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**RERA: JHARERA/PROJECT/105/2021**  
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*Made in nature*







# About Shrachi

For more than two decades, Shrachi Realty, which is a part of the Rs. 10 Billion Shrachi Group, has been the pioneer in providing luxurious and wholesome living experience and has created a number of residential and commercial spaces that have redefined the skyline of Eastern India.

Shrachi Realty has sculpted and crafted some of the finest and landmark edifices combining the best of design, aesthetics, technology and architecture with sustained growth, customer satisfaction, timely completion and delivery of projects. The company has already delivered 20 million square feet of projects.

With its firm footing in West Bengal, Shrachi Realty has also launched a joint venture project in Sri Lanka and we are now present as Shrachi Greens in Jamshedpur, Jharkhand.



Elite Homes,  
Renaissance  
Township



Renaissance  
Township



Renaissance  
Bungalow



Solis

# Our Projects Include

Renaissance Township, Burdwan is the largest live satellite township of South Bengal sprawling across 224 acres of land comprising of various segments like bungalows, plots, flats, and commercial spaces, facilities like education, healthcare and shopping mall, etc.





Greenwood Park Extension, Rajarhat



Synthesis Business Park



Urbana, Kolkata



Rosedale, Kolkata



Greenwood Nest, New Town

Artist's Impression



Junction Mall, Durgapur



South City, Kolkata



Greenwood Nook, EM Bypass Kolkata



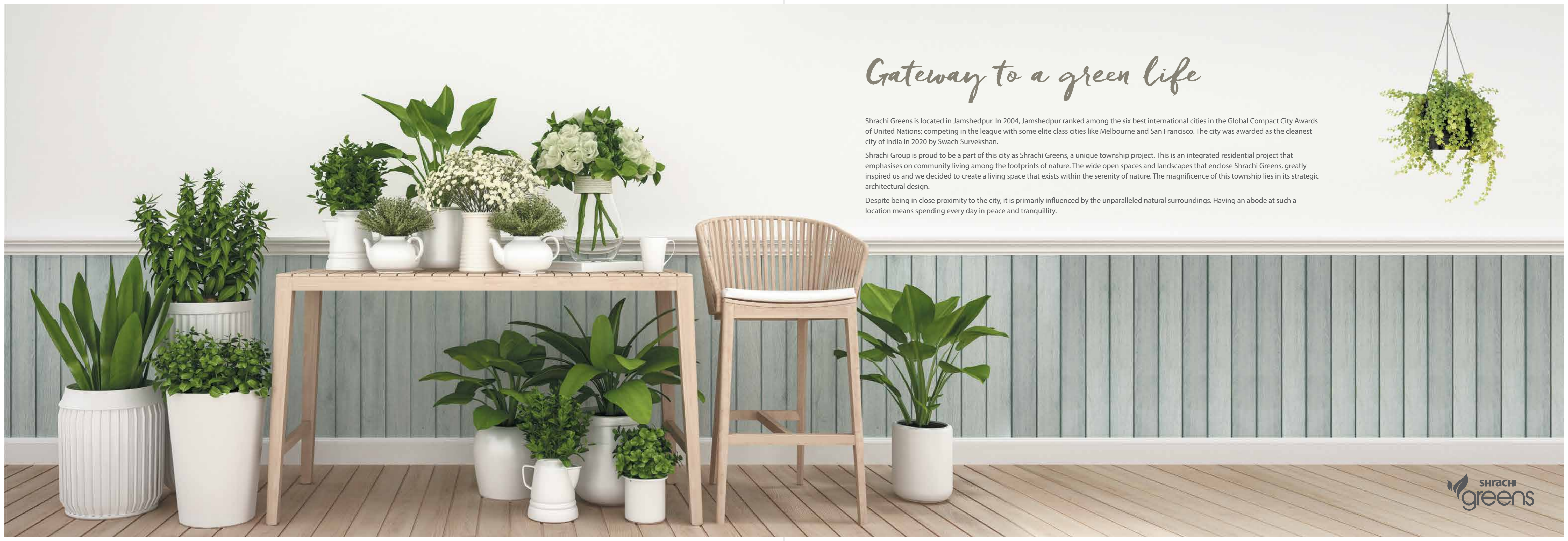


# Gateway to a green life

Shrachi Greens is located in Jamshedpur. In 2004, Jamshedpur ranked among the six best international cities in the Global Compact City Awards of United Nations; competing in the league with some elite class cities like Melbourne and San Francisco. The city was awarded as the cleanest city of India in 2020 by Swach Survekshan.

Shrachi Group is proud to be a part of this city as Shrachi Greens, a unique township project. This is an integrated residential project that emphasises on community living among the footprints of nature. The wide open spaces and landscapes that enclose Shrachi Greens, greatly inspired us and we decided to create a living space that exists within the serenity of nature. The magnificence of this township lies in its strategic architectural design.

Despite being in close proximity to the city, it is primarily influenced by the unparalleled natural surroundings. Having an abode at such a location means spending every day in peace and tranquillity.





*Nature's best  
Tailor made for you*

With the Dalma Hills right across, Shracchi Greens becomes the harmony between matchless comfort of luxury living & lifestyle, and calm & composure of the ambience.

Spreading across 7.65 acres of gorgeous landscape near Pardih Chowk on NH-33 in Jamshedpur, this township is at the most advantageous location.







Tatanagar Railway Station: 14 km

Brahmananda Narayana Multispeciality Hospital: 1.5 km

Jubilee Park: 7 km

## Location Advantage

Mahatma Gandhi Memorial Hospital: 6 km

Mango Market: 5 km

Delhi Public School: 2 km

Shopper's Square at Sakchi: 8 km



# Something for everyone at Shrachi Greens

The name, Shrachi Greens, has a symbolic connection to its design, architecture and landscaping. It is the next level of lifestyle and community living. The township offers a simplified multifunctional living space, adorned with all modern facilities and amenities:

- Swimming Pool
- Exclusive Club
- Landscape Gardens
- World Class Gymnasium
- Apartments
- Bungalows
- Row Houses





# You can find your dream home, here at Shracchi Greens

We present to you:

## Apartments

2, 3 & 4 BHK Apartments with attached balcony that opens to the serene view of a lawn with the picturesque Dalma Hills stretching across the horizon. Imagine waking up to witness this enchanting view and start a blissful day, every day.

## Bungalows

Each Bungalow has a parking spot and is built to prioritise private yet flexible living space for you and your family. The lush lawns set against the distant Dalma Hills create the perfect and peaceful visual influence that can delight your soul.

## Row Houses

The duplex Row Houses are built with personal terrace to lounge in. These houses are equipped with unparalleled luxuries of:

- Private Lawns
- Kitchen Gardens
- Private Entry
- Private Car Parking

So, indulge yourself.



Choose a life of tranquility  
inspired by nature







*A life of serenity,  
peace and calm*



Abundance of nature. Ease of connectivity.





# Masterplan





# Facilities

## Indoor Games Room

A bit of recreation and a lot of fun for you, your friends and your family; play a relaxing game or compete to be undisputed. Show off your skills or learn to play; do it your way. The pool tables, TT tables, chess and carom boards will engage your evenings. The reading room and kids' room will be the best chill zone for a hangout on a lazy afternoon for you and your children.



## Indoor Swimming Pool

Whether you are a beginner or an expert swimmer, just dive into the cool water and emerge with a stress-free state of mind. Indoor pool means a tan free swimming session every time.

## Children's Play Zone

Shrachi Greens boasts of 3 play zones for children. The children's park has a balance of recreational activities & attractions.

The play zone on the podium that connects Tower 5 & 6 will keep the children thoroughly entertained.

The kids' room of the indoor games room has the design to channelize the supercharged energy of the children and aid their physical & mental growth.



## Community Hall

You will love to host dinner parties and celebrations at this glamorously decorated dining room. Celebrate in this chicest enclosure with the most captivating interior design that will entrance and charm your guests.

## Modern Gym

Improve your fitness and sculpt your body with the modern gym equipments of our fitness facility. Workout at the gym to engage your whole body, enjoy a fit and healthy lifestyle with Shrachi Greens.





# Amenities

## Close Circuit TV

To ensure the safety of our residents, Shrachi Greens is equipped with strategically placed Close Circuit TV cameras. These will not only monitor the entry & exit but also keep a keen eye on the activities in and around the community premises, and watch over the children's activities while ensuring security at night, and safety for the elderly.



## Multi-Level Car Parking

Keeping in mind the vehicular requirements of the residents, we have built our multi-level parking lot to accommodate the maximum number of cars. It boasts of a design that supports hassle-free and smooth movement of cars and has well defined parking allotments.

## Landscaped Garden

We know that a garden is never finished – it is a creation that keeps evolving. Hence, our garden is inspired by each season of the year while staying in tune with the ambient landscape. Shrachi Greens' garden is design & flora oriented with evergreens all around the year, as well as seasonal flowering plants.





# Shrachi Greens, Jamshedpur specifications

Sub-project	Row Houses	Bungalow	Apartments
Foundation	R.C.C Foundation	R.C.C Foundation	R.C.C Foundation
Super Structure	RCC Framed Structure	RCC Framed Structure	RCC Framed Structure
Bed Rooms - floor	Vitrified Tiles	Vitrified Tiles	Vitrified Tiles
Bed Rooms - walls	Plaster of Paris	Plaster of Paris	Plaster of Paris
Living / Dining - floor	Vitrified Tiles	Vitrified Tiles	Vitrified Tiles
Living / Dining - walls	Plaster of Paris	Plaster of Paris	Plaster of Paris
Balcony - Floor	Anti-Skid Ceramic Tiles	Anti-Skid Ceramic Tiles	Anti-Skid Ceramic Tiles
Kitchen		Modular Type Kitchen	
Floors	Anti-Skid Ceramic Tiles	Anti-Skid Ceramic Tiles	Anti-Skid Ceramic Tiles
Walls	Glazed tiles 2'-0" over the counter	Glazed tiles 2'-0" over the counter	Glazed tiles 2'-0" over the counter
Counter	Granite	Granite	Granite
Sink	Stainless Steel	Stainless Steel	Stainless Steel
Toilet			
Floors	Anti-Skid Ceramic Tiles	Anti-Skid Ceramic Tiles	Anti-Skid Ceramic Tiles
Walls	Ceramic Tiles - Full height	Ceramic Tiles - Full height	Ceramic Tiles upto 7ft height
WC	Good quality EWC	Good quality EWC	Good quality EWC
Wash Basin	Porcelain with half pedestal	Porcelain with half pedestal	Porcelain with half pedestal
Fittings	Good quality CP fitting	Good quality CP fitting	Good quality CP fitting
Toilet Door	Good quality PVC Door	Good quality PVC Door	Good quality PVC Door
Geyser point	Hot and cold water provision in all toilets	Hot and cold water provision in all toilets	Hot and cold water provision in all toilets
Door	Main Door: Laminated flush door Internal Doors: Flush doors	Main Door: Laminated flush door Internal Doors: Flush doors	Main Door: Laminated flush door Internal Doors: Flush doors
Window	Aluminium	Aluminium	Aluminium
External Finish	Weather coat paint over plaster	Weather coat paint over plaster	Weather coat paint over plaster
Electrical	Electrical: Concealed Copper wiring and Modular Switch DG Back Up: At extra Cost AC Point: Living and dining and all the bedroom	Electrical: Concealed Copper wiring and Modular Switch DG Back Up: At extra Cost AC Point: Living and dining and all the bedroom	Electrical: Concealed Copper wiring and Modular Switch DG Back Up: At extra Cost AC Point: Living and dining and all the bedrooms
Staircase	Staircase: Anti-Skid Tiles / Kota	Staircase: Anti-Skid Tiles / Kota	Staircase: Anti-Skid Tiles / Kota; Lift: From reputed makers; Lift lobby: Vitrified Tiles
Other Facilities	Telephone & Cable TV wiring	Telephone & Cable TV wiring	Telephone & Cable TV wiring
Security	CCTV cameras at Main Gate and other strategic locations	CCTV cameras at Main Gate and other strategic locations	CCTV cameras at Main Gate and other strategic locations



Sunil Maniramka, Chief Architect  
Shrachi Greens

Maniramka and Associates (M&A) has more than 20 years of cumulative experience with different principal consultants, internationally acclaimed architects and consultants. The principal architect Mr. Sunil Maniramka, has an experience of more than 24 years in the industry.

M&A team handles a wide portfolio of housing projects, hotels, schools, auditoriums, clubs, prayer halls, temples, including interiors for the same. They are presently handling projects in 20 different Municipalities, Zilla Parishads, KMC, NKDA, HMC, Bidhannagar Municipal Corporation, etc. Some of the prominent projects by M&A are Greenwood Sonata, Rosedale, Fortune Township, and many more.

