

## Synthesis



### Rajarhat, Action Area I, Kolkata

The building has the **GREEN BUILDING** certification

### INTRODUCTION

This project aims to meet the best international standards of Green Design and set a benchmark in contemporary Indian corporate architecture, incorporating modern techniques for ensuring better energy management. Architecturally, this is a landmark design as it integrates the best of modern architecture and traditional concepts. It signifies the transition of Kolkata into an emerging modern city of Asia. It combines the use of modern materials and energy saving systems, to produce a smart building which does not harm the environment and reduces the load on the planet's resources.



### AMENITIES

#### ► **GRID POWER:**

- Incomer HT power of 33kv feeders
- Total installed Power capacity 5000kva
- Redundancy provided for transformers with 2 nos. of 2500 kva dry type transformers.
- PLC controlled MV panel with redundancy build in for critical loads.
- Two rising mains along with automatic floor distribution change over panels provided for redundancy at floor level.
- 100% power back with 3 nos. of 1500 kva plus 1 no. of 500 kva diesel run generators.
- AMF panel for generator for auto change over to



captive power in case of Grid power failure.  
 PLC control for single or two DG operations  
 depending upon the load conditions.

► **HVAC:**

All internal external light fixture to be controlled through IBMS having sensors  
 Most efficient HVAC system with 35% energy efficiency.  
 Treated fresh air units for thermal efficiency.



► **AHU:**

Direct Digital Control AHUs for zone wise air-conditioning.



► **AC:**

Cooling schedule programmable by IBMS.  
 Air-conditioning in all areas such as common areas, lobby, toilets etc.  
 Total Basement ventilation with blowers  
 CO2 monitoring system with sensor  
 Underground sump of 12,00,000 litres of storage.  
 Overhead tank of 7,00,000 litres of storage (backup supply)



► **Sewerage treatment:**

Sewerage treatment by state of art bio reactor sewerage treatment plant of tertiary type.

► **WATER:**

Water recycling(100%) - Treated water used for flushing of toilets/urinals and gardening.  
 Separate hydro pneumatic systems for all potable usage  
 Water Treatment plant with reverse osmosis technology  
 Underground water sump of 10,00,000 litres storage capacity exclusively for fire fighting.

► **Fire protection:**

Fire protection system as per NBC norms.  
 Two main electrical driven pumps, jockey pump and diesel driven pump is provided.  
 Yard hydrant and wet risers with hose reels in all the floors.

Separate sprinkler riser and system in all floors.  
Fire alarm and smoke detector system with PA system for the entire building.

► **Energy Efficiency:**

Structural Glazing covers entire front facade  
High performance double glazing toughened glass used for energy efficiency.  
All windows are UPVC with toughened glass.

► **Lift:**

4 passenger elevators (1.55 mps speed) of 16 passenger capacity each.  
3 no. of service lifts  
All lifts are of Gearless technology and provides smooth ride quality and are energy efficient.  
Aesthetically designed stainless steel cars with hairline finish.  
All lifts are accessible to the terrace.  
All lifts are fitted with automatic rescue device.  
Entire Basement part of Stilt

► **CP:**

Total no. of car parks Ground:117(o) 91(c)  
Basement: 214  
125 no. of two wheeler parking.

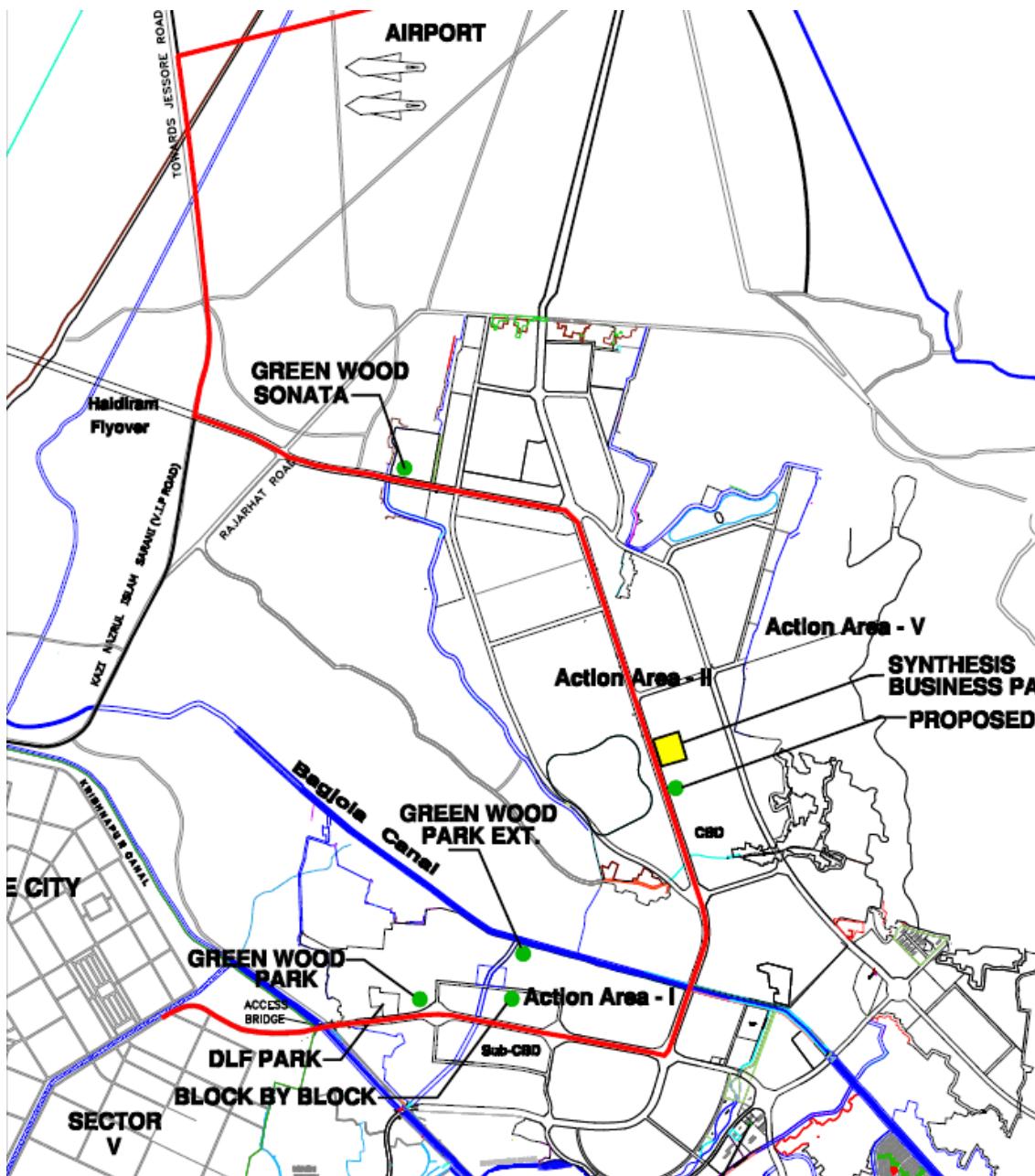
### SPECIFICATION

- Land Area - 5 Acres Total Built up area
- (Corporate Block)- 4.5 lac sq.ft.(apprx)
- Building height 51.6 metres
- Building B+G+11 storied
- Floor plate -34,000 sq. ft. (average)
- Highly design efficient building with
- 80-85% office usable area and 15% services area.

## LOCATION

Plot No.CBD/1, Action Area CBD, J.L. No. 23, DAG No. Mouza Ghuni, P.S Rajarhat, Dist 24 Parganas (N)

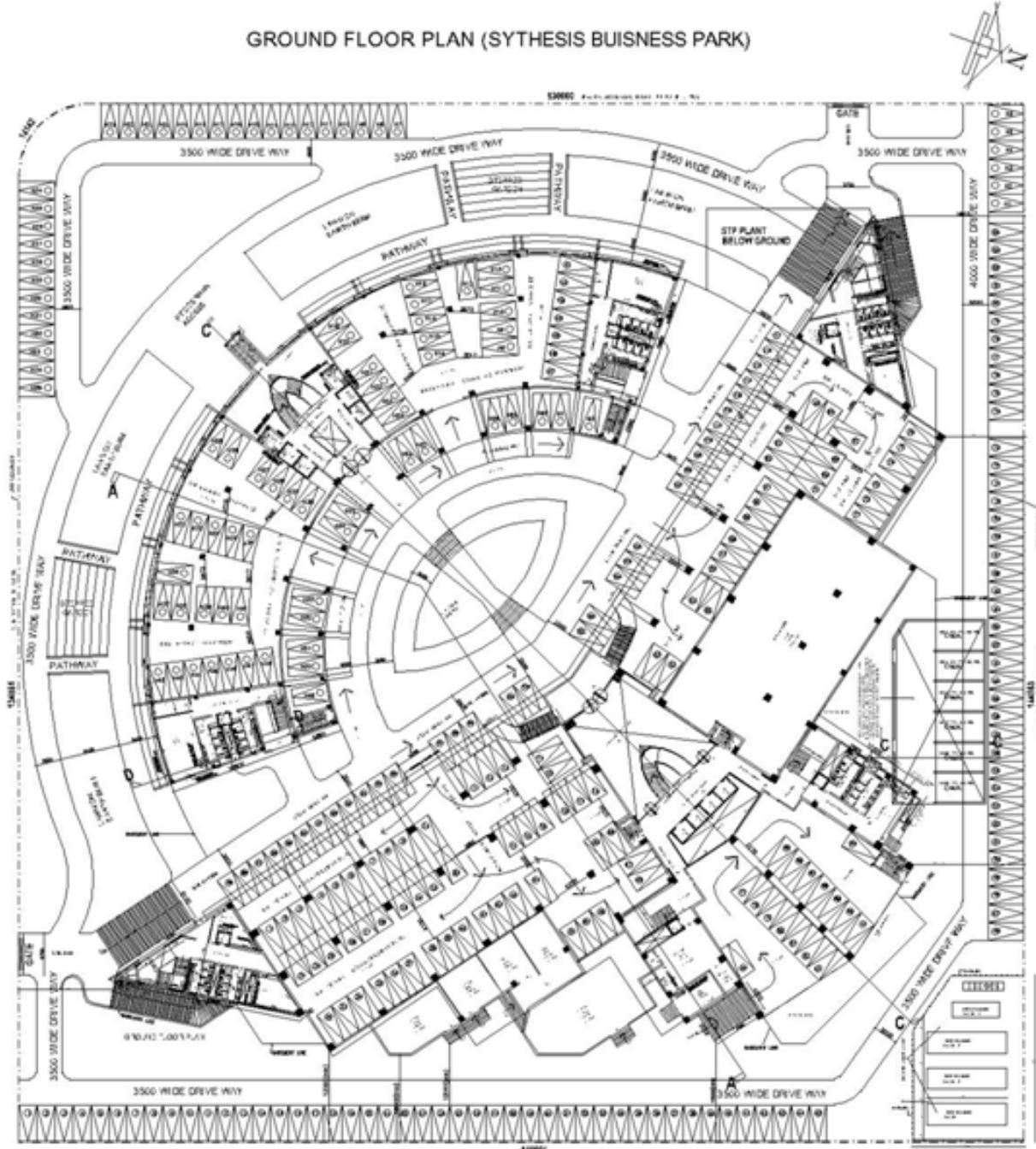
- Just 8 kms from Salt Lake, Sector V 7 kms from Kolkata International Airport
- Other prominent landmarks nearby are International Convention Centre, proposed 5 star hotel.



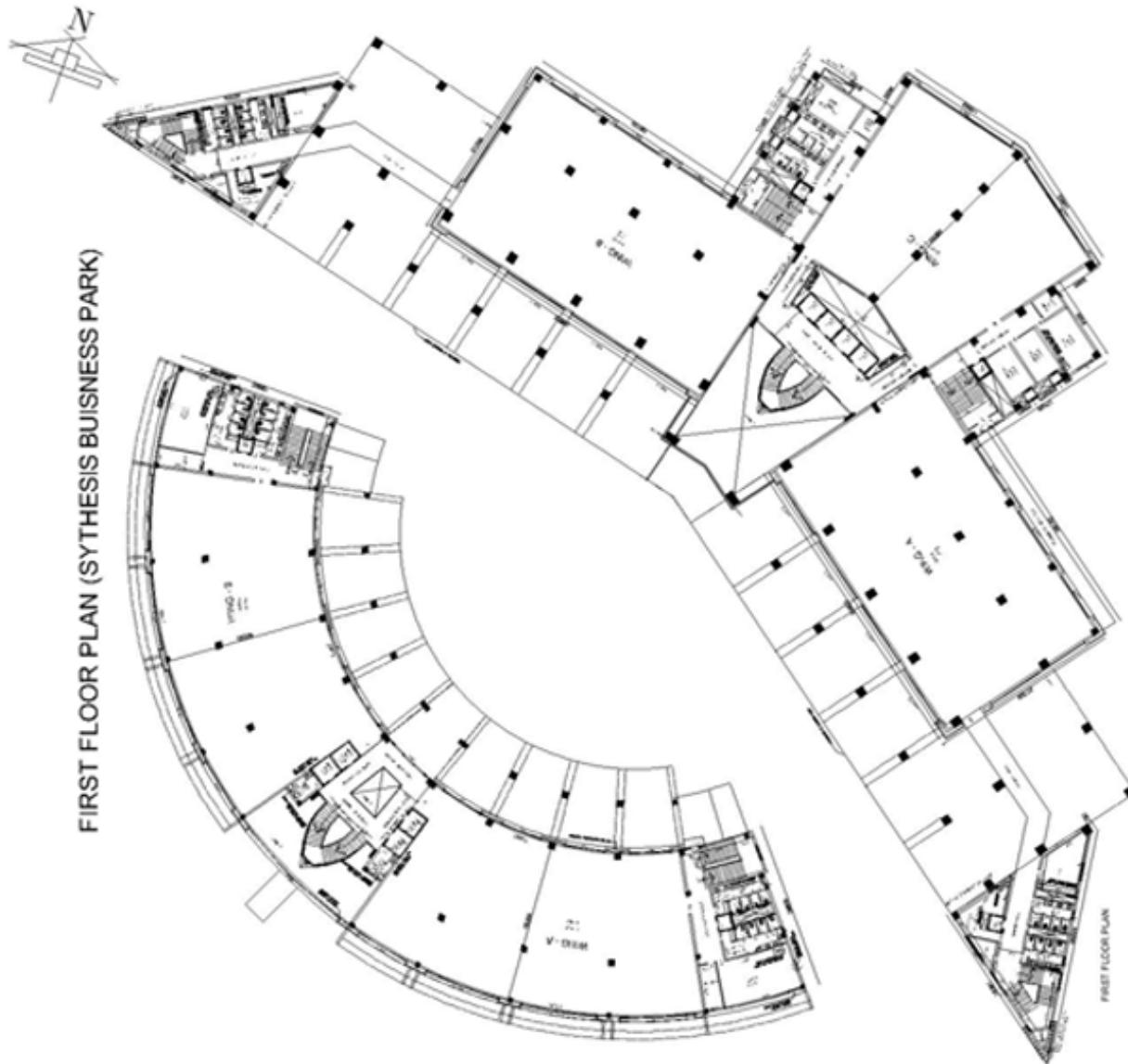
**TYPE & AREA**

**Ground Floor (Car Parking)**

GROUND FLOOR PLAN (SYTHESIS BUISNESS PARK)



1st to 10th floor (Office)



## DEVELOPER



### Bengal Shrachi Housing Development Ltd.

The 1000 crore Shrachi Group of Companies is involved in businesses as diverse as agro-machinery, engineering, real estate, information technology and medical services.

Under the guidance of Mr. S.K. Todi, the Group has achieved a reputation which only a few companies can boast of, a tradition which has been maintained by his illustrious sons Mr. Ravi Todi who was the inspiration behind the setting up of Shrachi Securities Limited, the flagship finance company of the Group, and Mr. Rahul Todi, the strength behind Bengal Shrachi Housing Development Limited essentially the young faces of the company representing a perfect blend of tradition and modernity.

Dynamism and evolution are what drive the Groups enterprise. Rooted in strength the Group branches out from a strong base, creating and passing new goals with each successive year.

The State Government and the State Housing Board felt the need for an active public private partnership to take housing and infrastructure to the next level. Basic needs of Housing were pass and there was an evolving need for mass affordable housing with high standards of life. Bengal Shrachi was thus formed. It is a classic example of one of the first and most successful marriages between a public and a private enterprise.

Bengal Shrachi Housing Development Limited is a joint venture between the West Bengal Housing Board and Shrachi Group. Having recently completed the much-awaited Greenwood Park at Rajarhat, the Company has already started work and complied with the flat allotment regulations for three mega-projects - Greenwood Park Extension, Greenwood Nook and Greenwood Sonata. Also work is on in full swing on Block By Block, a first of its kind complete home solution mall. The mall, which will come up at New Town, will be dedicated exclusively to homemaking accessories and allied resources. It will also house a first of its kind call centre. Shrachi Group has over 10 years of experience with proven track record in delivering quality real estate solutions. As builders property developers, the group has constructed a number of prestigious residential and commercial buildings - Shrachi Gardens, Shrachi Abasan, Shrachi Ushabas, Shrachi Manor and Shrachi Niket, to name a few. Bengal Shrachi aims at delivering quality housing for all in the years ahead, based on value management, ethical trade practices and quality commitment.

## ARCHITECT

### Karan Grover Associates, Baroda

**Karan Grover**- Architect, heritage conservationist, nature worshipper, futurist. He helped restore the fabled city of CHAMPAKER a contribution recognized by UNESCO, which is actively considering putting it on the World Heritage list. He also created the Sohrabji Godrej Green Business Centre in Hyderabad, India's first Platinum Grade, energy efficient building outside the United States.



**Associate Architects**- Sanon Sen Associates, Kolkata  
**Services Design**- SPECTRAL, Delhi

## BOOKING & PAYMENT

As per the company rules.