

Thane
One

Redefining the Business and Corporate Landscape

A project by **dil** 
LIMITED

June 2014

LOCATION

Thane
one

■ Key Commercial Developments

■ Key Hospitality Developments



--- Railway Line ● Railway Stations

Map Not to Scale (For Representation Purposes Only)



--- Railway Line ● Railway Stations

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LOCATION

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one



■ Key Residential and Entertainment Developments



Distances by road from Key nodes:

S.No	Landmark	Approx. Distance (Kms.)	Approx. Time Travel (Minutes)
1.	Thane Mulund Check Naka	6	15
2.	Dahisar Check Naka	18	30
3.	Powai Residences and Commercial	18	30
4.	Sahar International Airport	25	50
5.	Santacruz Domestic Airport	25	45
6.	Bandra Kurla Complex	28	45
7.	Lower Parel	35	50
8.	Nariman Point	45	70
9.	Navi Mumbai Proposed International Airport	35	60



Map Not to Scale (For Representation Purposes Only)

WEH- Western Express Highway; EEH- Eastern Express Highway;
CSIA- Chhatrapati Shivaji International Airport

~ 6.5 acre plot with lush Green ambience with multiple landscaped terraces & balconies

Strategically located site off the Eastern Express Highway with easy access from all parts of Mumbai, Greater Mumbai and Thane by multiple modes of transport;

IT/ITES Complex offering office blocks, banquets / business centre, guest rooms, health & wellness centre and complementary retail;

Built to LEED PLATINUM building standards;

Segregation of Private (Offices) and Semi Public (Retail Plaza) zones.

SALIENT FEATURES & AMENITIES
Entire Development

SALIENT FEATURES

Lush Green plot with building construction as per LEED PLATINUM standards.

Seismic Zone 3 Earthquake resistant design.

Designed to combine comfort with aesthetics:

- ✓ Grand Double Height Entrance Lobby;
- ✓ Floor-to-ceiling height of 4.05 mts /13 feet;
- ✓ 8 mts minimum column to column Distance on one grid;
- ✓ Heat-resistant glazing;
- ✓ Ramp access for Differently Abled;

Tenant provisions include:

- ✓ Connected Power Load of 7.5 W/Sq. ft. with wiring up to Distribution Board;
- ✓ Chilled water tap off points for High Side Air Conditioning;
- ✓ First fit out of Sprinklers, Smoke detectors & alarms
- ✓ Fiber optic (backbone) provision for voice and data;
- ✓ Designated wet areas provision for toilets and pantry;
- ✓ 100 % Power Back up;
- ✓ Facility Management;

Building Management System

MLCP with over 1,000 bays with provision of charging points for electric cars & car poolers parking.

Sewage Effluent Treatment Plant

OTHER AMENITIES

6 High Speed elevators (5 passenger and 1 service)

Security:

- ✓ 24 x 7 CCTV recording in all common areas with 7 days backup;
- ✓ Help Desk at Entrance Lobby;
- ✓ Boom barriers at Complex entry/exit points.;
- ✓ Public Address System;

Fire-fighting & Safety:

- ✓ First fit out of Sprinklers, Smoke detectors & alarms throughout the buildings;
- ✓ Pressurized fire escape staircases and designated exits at every level;
- ✓ Designated refuge areas;
- ✓ Firefighting equipment in all Common Areas;
- ✓ Glazed façade designed with necessary openings to meet NBC standards for smoke ventilation;
- ✓ Emergency medical facility on site with Security;

Complementary Conveniences (in Phase 2):

- ✓ Guest Rooms;
- ✓ Banquets, Convocation and Business Centre;
- ✓ Health & Wellness Centre with Swimming Pool;
- ✓ Cafes & restaurants;
- ✓ Gourmet supermarket;
- ✓ Banking facilities (ATM) / Stationary store;

VASTU COMPLIANT SITE



- Thane One entry point is from the north eastern direction.
- The tallest building is situated in the southwest quadrant.
- Individual building entries have access from the north eastern direction.
- The central utility block is situated in the north western quadrant.

LEED PLATINUM PRE-CERTIFIED



The LEED rating system has been divided into 7 categories:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environment Quality
- Innovation in Design
- Regional Priority



PRESENTING

Thane
One



Artistic impression. Plans may change subject to Approvals & Design

PHASEWISE DEVELOPMENT PLAN



SOUTH DIRECTION - BIRDS EYE VIEW



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TOWER 1: PEDESTRIAN APPROACH



Artistic impression. Plans may change subject to Approvals & Design

PHASE I: TOWER 1





TOWER 1: 11TH & 14TH FLOOR GARDEN TERRACES

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GRAND ENTRANCE & LIFT LOBBIES



Artistic impression. Plans may change subject to Approvals & Design

CONSTRUCTION UPDATE



15TH Floor under completion

TOWER 1 - SYNOPSIS



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Building Details

No of levels	Ground + 16 floors
Total Chargeable Area of the Building	Approx. 198,000 sq. ft.
Efficiency	~ 70%
Target Completion with OC	August '14

Thank you

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