

# Thane one

Elegantly designed infrastructure for 21<sup>st</sup> century workspaces

## PREMIUM COMMERCIAL SPACES

Designed to combine comfort with aesthetics, Thane One offers your business grand infrastructure and attractive amenities, with a breath-taking view. Strategically located at a prime location in Thane, it is the ultimate workplace utilizing cutting edge technology interwoven with a sustainable and green atmosphere.



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## CORPORATE BUSINESS PARK

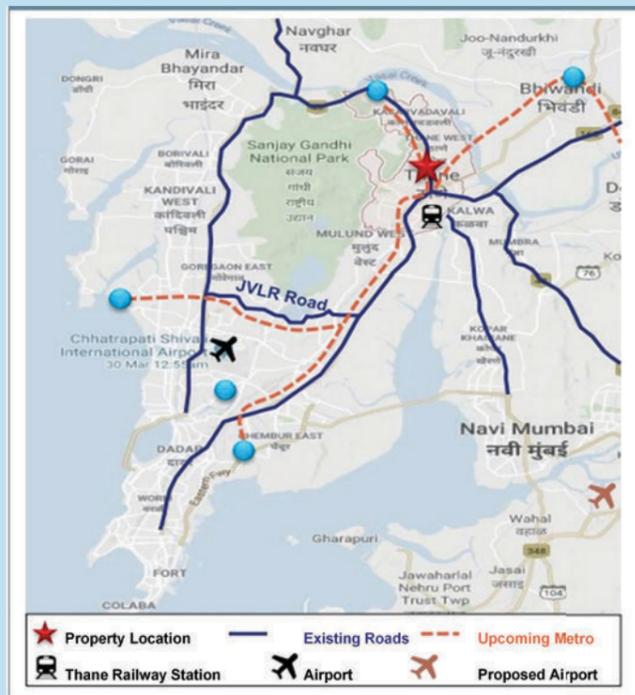


## PREMIUM COMMERCIAL SPACES ADDING PANACHE TO YOUR BUSINESS ADDRESS

### ABOUT US

The Thane One project is an initiative of Fermenta Biotech Limited, a publicly listed company of long-standing repute. Founded in 1951, the organization has evolved into a diversified business house with operational interests spanning multiple sectors such as pharmaceuticals, biotechnology, environmental solutions and real estate. At the helm of the company is its third-generation promoter, Mr Krishna Datla, ably supported by an experienced Board of Directors possessing rich experiences across business, financial and legal practices. Thane One, a state-of-the-art commercial and business hub in a prime location, is one of the company's real estate business ventures.

### LOCATION ADVANTAGE: CONNECTIVITY



Airports

- Sahar International Airport: 25 km
- Santacruz Domestic Airport: 25 km
- Navi Mumbai Proposed International Airport: 35 km

Road

- 850 m off Ghodbunder Road / State Highway 42
- Connectivity to Eastern Express Highway & Western Express Highway

Rail

- Thane Station: 4.5 km
- Ghatkopar Metro Station (Line 1): 20 km
- Kapurbawdi Metro Station (Upcoming Lines 4 & 5): 1 km

Business centres

- Bandra Kurla Complex: 28 km
- Lower Parel: 35 km
- Nariman Point: 45 km

## REDEFINING THE BUSINESS AND CORPORATE LANDSCAPE IN THANE

### Existing Building: Thane One:

Type of development	IT Park
Land area	1.23 acres
Tower / No. of floors	1 tower / G+16
Built - up area	~1.36 lac sf
Leasable area	~2.0 lac sf
Leasable status	100% leased

### Balance Land:

Location	Ghodbunder Road, Thane
Available plot area	5.39 acres
Land ownership	Freehold
Proposed development	Residential/IT Park/Commercial
Permissible FSI	IT Park: ~6.07 lac sf Residential/Commercial: ~3.6 lac sf



### SUSTAINABLE



Environmentally conscious complex : Built to LEED Platinum Rating standards

Flora & Fauna : 160+ trees and 15 varieties of bird species located in the complex. 20 birdfeeders installed

Reduced water requirement : STP for waste-water treatment, which is recycled for use, 80% of water requirement saved due to irrigation

Electricity saving : Overdeck insulation reduced over 30% of energy consumption, 75% users have access to daylight, decreasing need for artificial lighting

### SAFE



Seismic Zone 3 earthquake resistant design

Emergency medical facility on site

Pressurized fire escape staircases and designated exits at every level

Smoke detectors, alarms and Firefighting equipment at all levels / Common Areas

Meets international standards for smoke ventilation

24 x 7 CCTV recording with 7 days backup

### SITE AMENITIES



24 hours Facility Management

Heat-resistant glazing

Ramp access for wheelchairs

MLCP with over 1,000 bays

100% Power Generator Back up

Connected Power Load of 7.5 W/Sq. ft. with wiring up to Distribution Board

Fiber optic (backbone) for voice and data

Floor-to-ceiling height of minimum 12 feet

## THANE ONE: THE NEW BUSINESS HUB

