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**WBB**  
Wakad Business Bay



**MIHIR**



Project registered under MAHARERA  
REG NO. P52100021744

A  
NEW AGE  
BUSINESS  
DESTINATION  
AT WAKAD

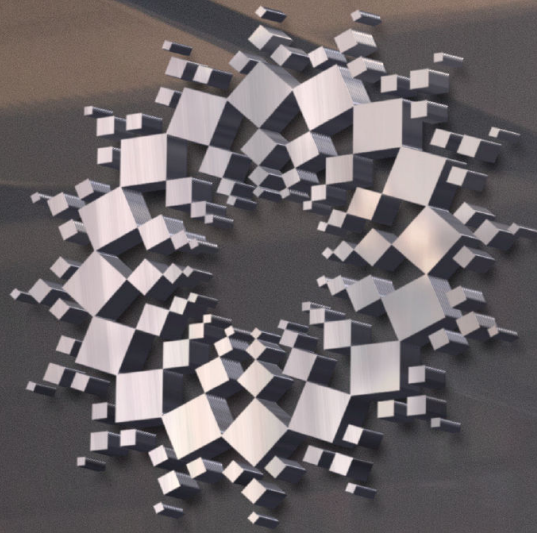
INTEGRATED WITH  
BUSINESS CONNECT<sup>o</sup>



WBB  
Wakad Business Bay







WBB





## ABOUT THE SITE

The site is approximately 200 meters from the Pune – Mumbai highway. It can be accessed via the existing service road. It is situated 700 meters from the new PMRDA metro stop and is diagonally opposite the New Phoenix Mall which is now under construction. The location is 5 mins from Hinjewadi Phase II which makes it an attractive proposition for prospective buyers who prefer staying within the corporation limits.

## ABOUT THE PROJECT

**11** EXCLUSIVE RETAIL UNITS

**180** MODERN OFFICE SPACES

## SPECIFICATIONS

- RCC Framed Structure
- PT Slab
- Energy efficient glass facade
- Bare shell units
- Two passenger lifts
- One Service lift
- Automated Boom Barriers
- CCTV secured campus
- Fire Prevention System
- DG back up

## AMENITIES

- Exclusive grand entrance lobby
- Centralized concierge
- Outdoor workspaces
- Spectacular gate and security quarter design
- Exquisite landscape design





**COMMON MEETING  
ROOMS**



**ELECTRONIC VISITOR  
MANAGEMENT SYSTEM**



**ON DEMAND CORPORATE  
CAFETERIA**



**BUSINESS CONNECT  
INTEGRATED PLATFORM**



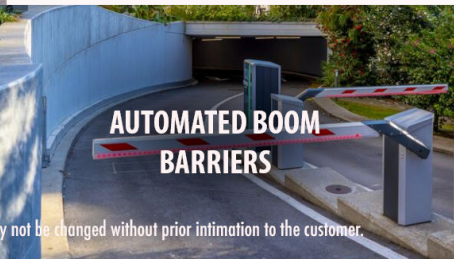
**WELL CONNECTED  
TRANSPORTATION SYSTEM**



**HIGH SPEED INTERNET  
LINES**



**INTELLIGENTLY SECURED  
AND TRACKED**



**AUTOMATED BOOM  
BARRIERS**



**OUTDOOR OPEN OFFICE  
CONCEPT**



**CENTRALIZED CONCIERGE  
LOBBY**



**AUTOMATED PARKING  
SYSTEMS**



**STAFF TRACKING  
APPROVAL SYSTEM**

# THE INTELLIGENT WORKPLACE

INTEGRATED WITH  
BUSINESS CONNECT<sup>®</sup>



These are proposed features of the BUSINESS CONNECT SYSTEM which may / may not be changed without prior intimation to the customer.



WHERE  
**FORM**  
MEETS  
**FUNCTION**







COMPACT

SEAMLESS

SUSTAINABLE

FLEXIBLE

THE **IDEAL**  
**OFFICE SPACE**

PREMIUM

CONNECTED

INTERACTIVE

CONVENIENT

MODERN

EXCLUSIVE SOPHISTICATED





CREATING  
AN EXCLUSIVE  
RETAIL ECOSYSTEM



ULTRA MODERN  
BOUTIQUE  
WORK PLACE



A  
FULCRUM  
OF CHANGE

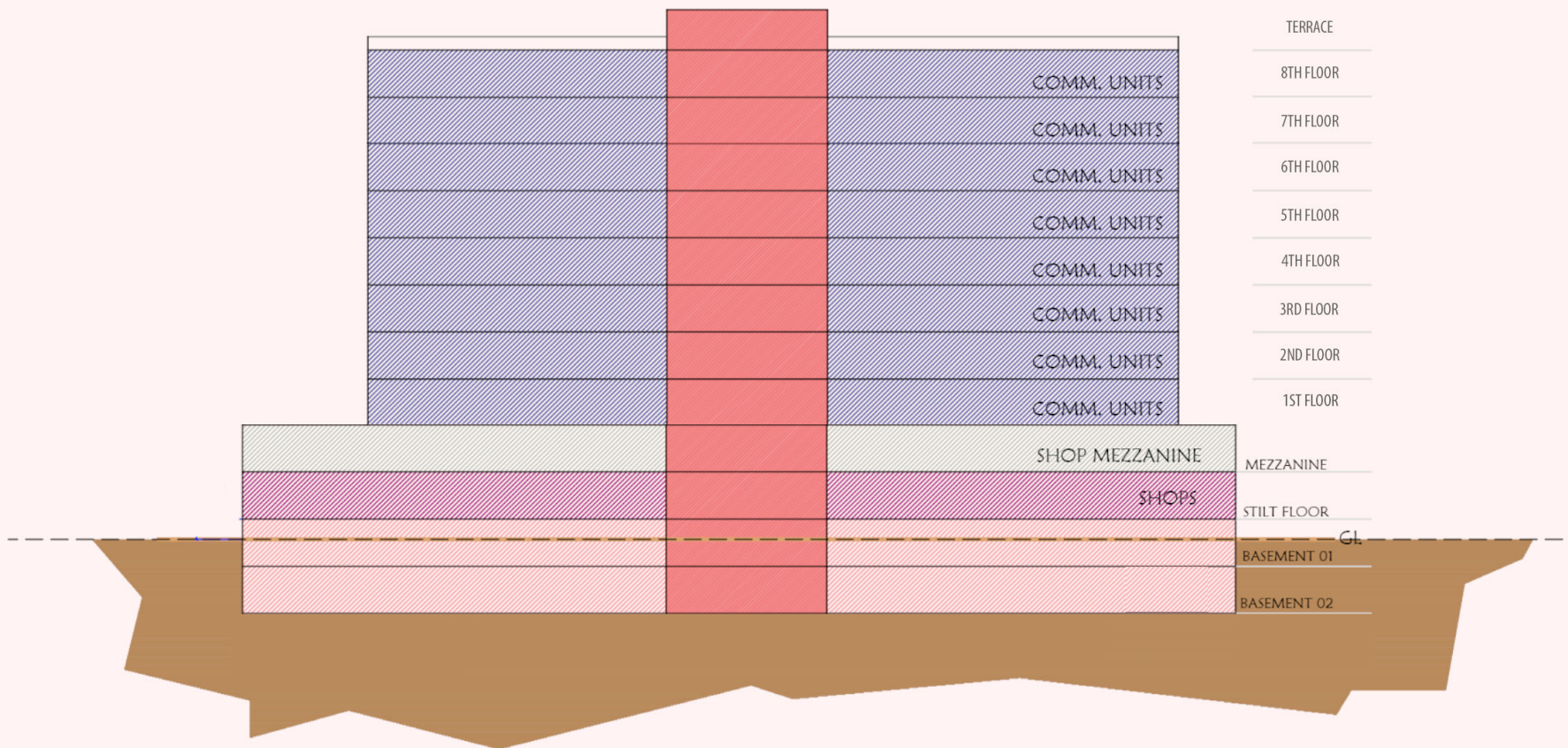


WITH MATCHLESS  
CONNECTIVITY  
& ENDLESS  
POSSIBILITIES



INFLUENTIAL  
& COVETED  
GALLERY SPACES









# GROUND FLOOR PLAN

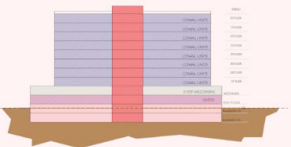


## GROUND FLOOR AREA STATEMENT

SHOP NO.	CARPET AREA (SQ.M)	MEZZANINE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.F)
001	106.97	53.52	160.22	1725
002	106.97	53.52	160.22	1725
003	106.97	53.52	160.22	1725
004	180.56	89.52	270.08	2907
005	180.56	89.52	270.08	2907
006	180.56	89.52	270.08	2907
007	180.56	89.52	270.08	2907
008	42.24	20.48	62.72	675
009	42.24	20.48	62.72	675
010	42.24	20.48	62.72	675
011	53.68	26.73	80.51	867

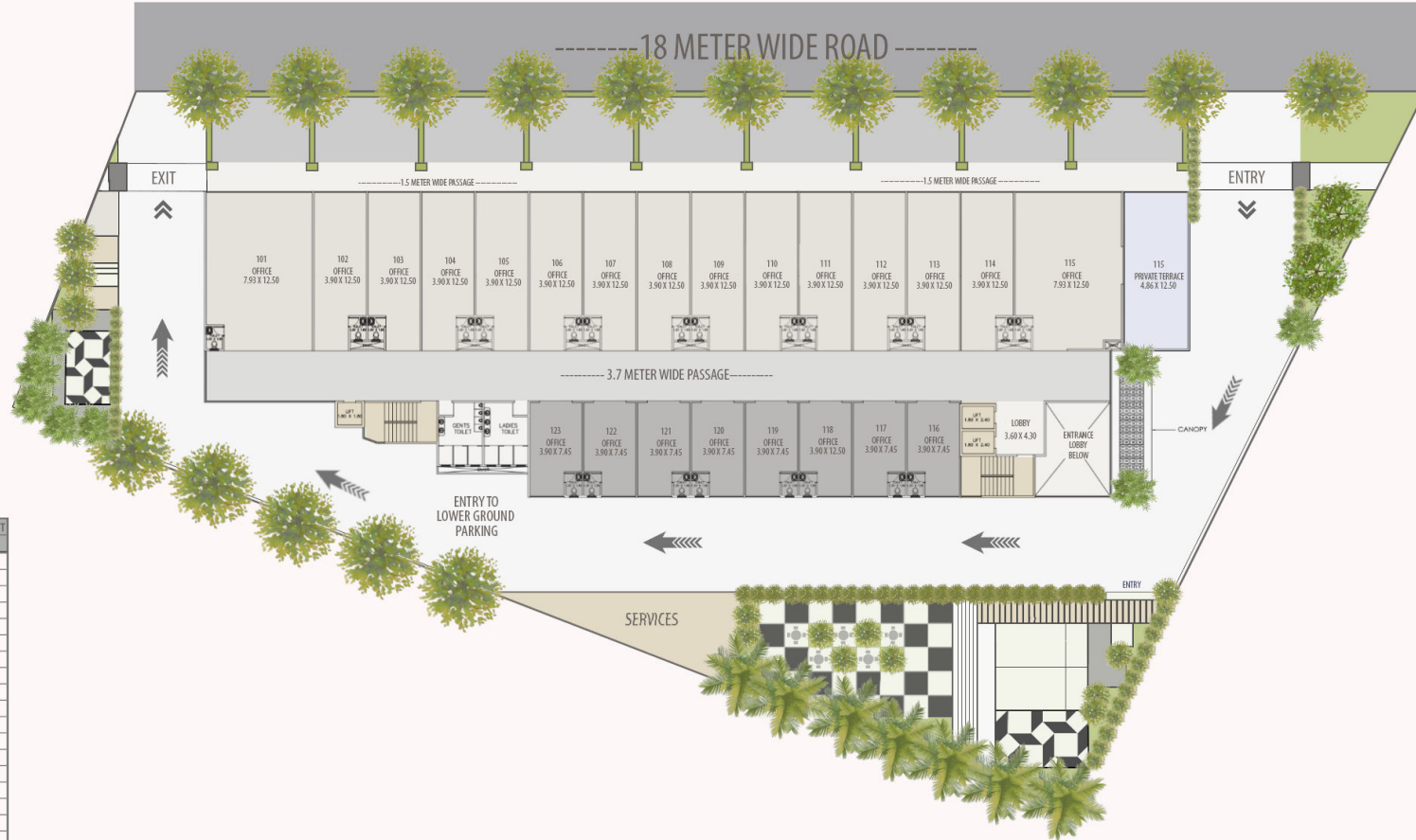
Plan drawings are for illustration purposes only and might be subject to change.

GROUND FLOOR





# FLOOR PLAN - 1ST FLOOR

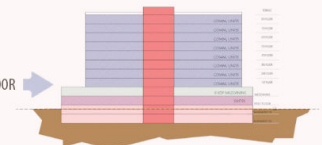


## FLOOR AREA STATEMENT

OFFICE NO.	CARPET AREA (SQ.M)	TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.F)
101	87.04	-	87.04	937
102	48.11	-	48.11	518
103	48.11	-	48.11	518
104	48.11	-	48.11	518
105	48.11	-	48.11	518
106	48.11	-	48.11	518
107	48.11	-	48.11	518
108	48.11	-	48.11	518
109	48.11	-	48.11	518
110	48.11	-	48.11	518
111	48.11	-	48.11	518
112	48.11	-	48.11	518
113	48.11	-	48.11	518
114	48.11	-	48.11	518
115	87.04	20.04	117.94	1270
116	29.37	-	29.37	316
117	29.37	-	29.37	316
118	29.37	-	29.37	316
119	29.37	-	29.37	316
120	29.37	-	29.37	316
121	29.37	-	29.37	316
122	29.37	-	29.37	316
123	29.37	-	29.37	316

Toilet outlets to be provided can be shifted internally towards the corners  
Plan drawings are for illustration purposes only and might be subject to change.

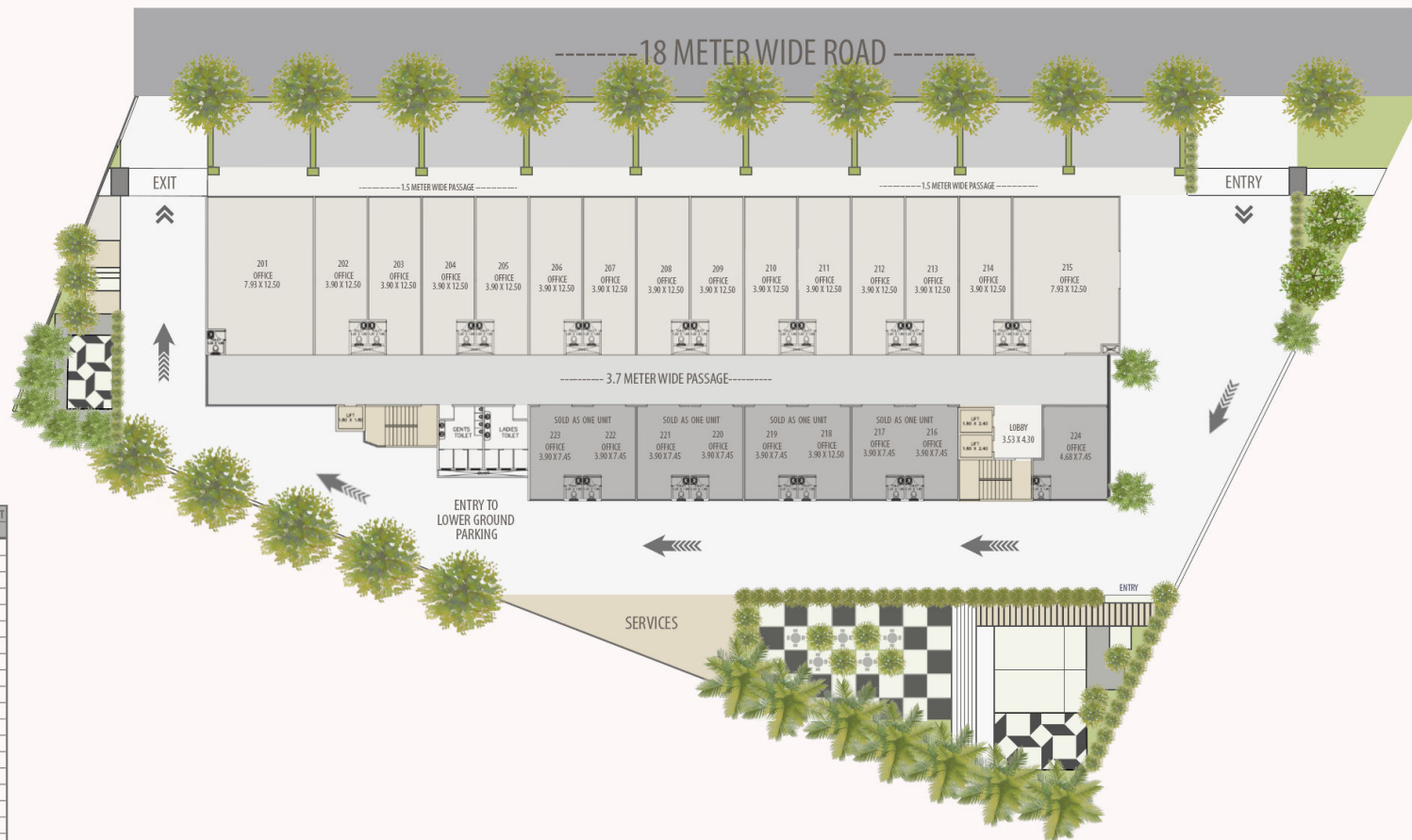
FIRST FLOOR



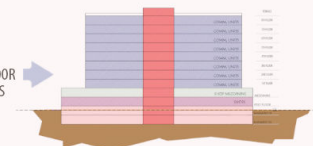




## FLOOR PLAN - 2ND-8TH FLOOR



SECOND FLOOR  
ONWARDS



### FLOOR AREA STATEMENT

OFFICE NO.	CARPET AREA (SQ.M)	TERRACE AREA (SQ.M)	TOTAL CARPET AREA (SQ.M)	TOTAL CARPET AREA (SQ.F)
201	87.04	-	87.04	937
202	48.11	-	48.11	518
203	48.11	-	48.11	518
204	48.11	-	48.11	518
205	48.11	-	48.11	518
206	48.11	-	48.11	518
207	48.11	-	48.11	518
208	48.11	-	48.11	518
209	48.11	-	48.11	518
210	48.11	-	48.11	518
211	48.11	-	48.11	518
212	48.11	-	48.11	518
213	48.11	-	48.11	518
214	48.11	-	48.11	518
215	87.04	-	87.04	937
216	29.37	-	29.37	316
217	29.37	-	29.37	316
218	29.37	-	29.37	316
219	29.37	-	29.37	316
220	29.37	-	29.37	316
221	29.37	-	29.37	316
222	29.37	-	29.37	316
223	29.37	-	29.37	316
224	34.86	-	34.86	375

Toilet outlets to be provided can be shifted internally towards the corners

Plan drawings are for illustration purposes only and might be subject to change.



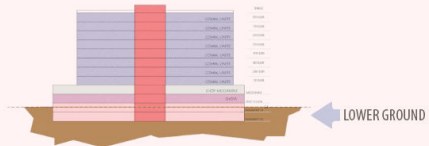
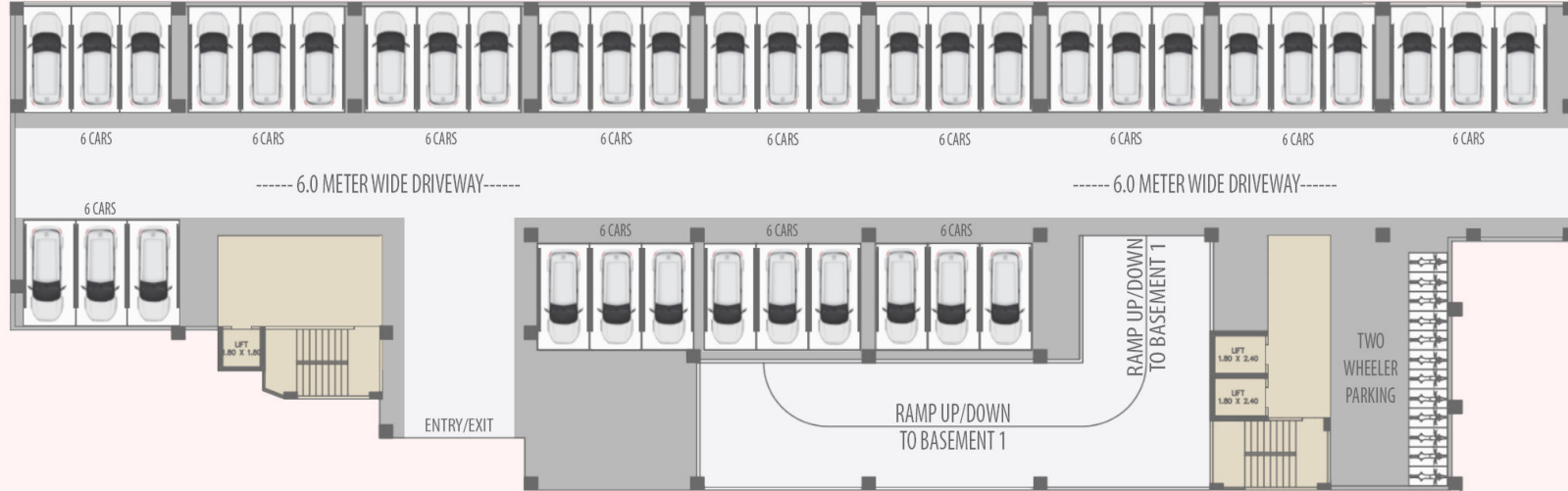
The site plan illustrates the layout of the parking garage. The top section features a long row of car stalls, each containing a car icon. These stalls are organized into groups of 8 cars, with a final group of 11 cars on the right. Below this row, two 6.0-meter wide drive aisles are indicated. The bottom section shows the building's entrance area, including a lobby (6075 x 5915), two lifts (1.80 x 1.80 and 1.80 x 2.40), and a ramp leading up/down to the basement. A second ramp is shown leading up/down to the basement 1. The plan also includes a section for two wheelers and a parking area.



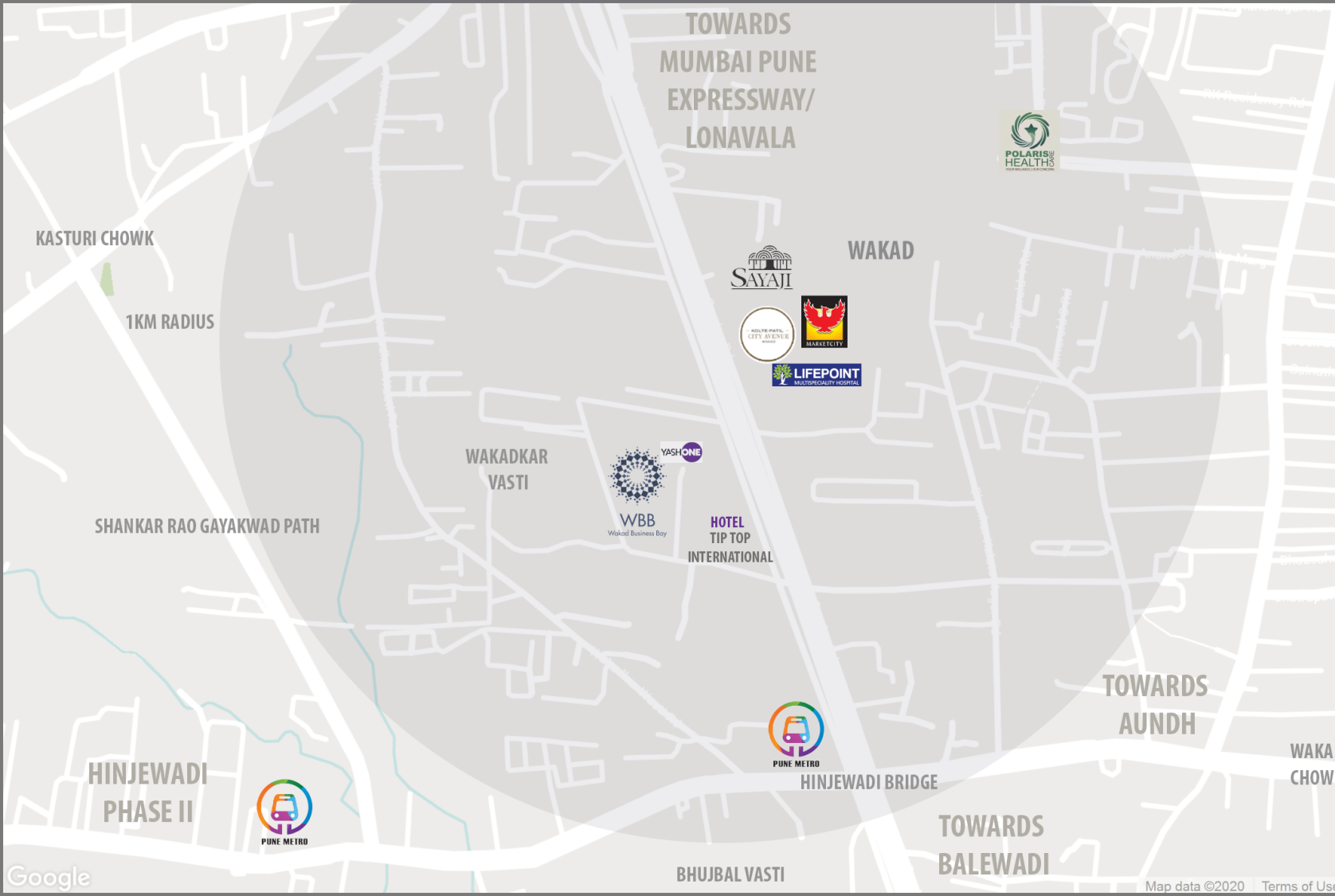




## LOWER GROUND BASEMENT PLAN



# LOCATION



Pune International Airport – 25 km

Pimpri Railway Station – 15 km

Hospital – 1 km

School – 1 km

Balewadi High Street – 4.5 km

Bhumkar Chowk – 0.6 km

Hinjewadi Chowk – 0.7 km

University Chowk – 10 km

Hinjewadi Phase II – 1.5 km

MITCON & NICMAR – 2.5 km

Proposed Pune Metro Station – 0.7 km



