



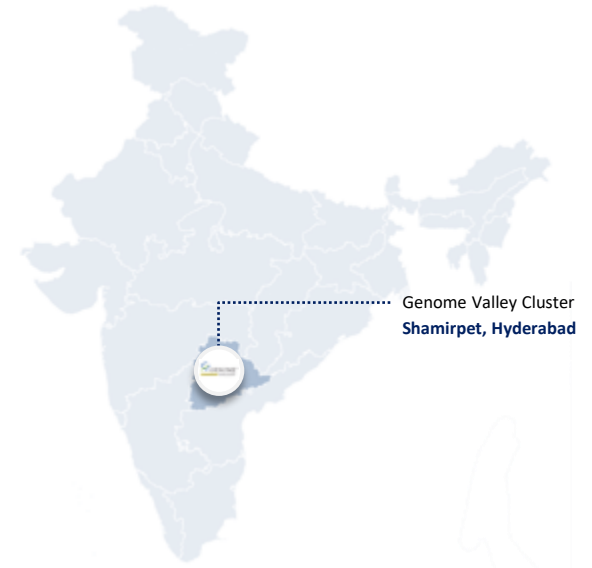
March 2022



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## Genome Valley Cluster, Hyderabad

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### TELANGANA STATE SNAPSHOT

**1/3<sup>rd</sup>** of global Vaccine output

**35%** of India's Pharmaceutical production

**20+** Lifesciences and Medtech incubators in Hyderabad



**40% of total API production and 50% of API export**



**Only state to have 200+ USFDA approved facilities**

# Overview

Genome Valley is India's first systematically developed lifesciences cluster, offering world-class single and multi-tenanted infrastructure

**200+**  
COMPANIES

**60+**  
START-UPS  
INCUBATED

**3.2**  
MN SQ FT WORLD-  
CLASS LAB SPACE

**3**  
INCUBATION  
CENTERS

**20,000+**  
WORKFORCE



# Why Genome Valley?



## Ecosystem

- Spread over 25 sq. kms, Genome Valley is a **highly networked and sustainable ecosystem** that enables the companies to achieve success at both national and international level.
- The purpose-built cluster is home to **200+** major domestic and global including leading Contract Research Organizations (CROs), vaccine manufacturers and world renowned R&D organizations.
- Over the years, Genome Valley has emerged as a **CRO hub, vaccine hub** and a preferred destination for **R&D companies**.



## Why Telangana?

- The **investor friendly policies**, public investment and availability of skilled talent has played a critical role in the growth of lifesciences companies in Telangana.
- Hyderabad as a lifesciences hub is projected to become a **\$50 billion** industry by 2030.
- The city has **readily available workforce**, with 45% of the total employed workforce in the Pharma, MedTech and Biotechnology GIC sector



## Government Policies

- In January 2015, the state announced The Telangana State Industrial Project Approval and Self-Certification System (**TSiPASS**), a super-quick industrial clearance system which attracted increased investments in lifesciences sector.
- Genome Valley has been accorded with the status of **Industrial Area Local Authority (IALA)** by Govt. of Telangana in 2018
- The cluster has excellent support infrastructure for R&D activities, created by the Telangana State Industrial Infrastructure Corporation (**TSIIC**) through public-private partnerships with major partners

# Infrastructure



## Connectivity

The cluster benefits from excellent transport connections

- Rajiv Gandhi International Airport is **60 minutes** away and is easily accessible for domestic and international flights
- Genome Valley is well connected to the rest of the city through **Outer Ring Road** encircling Hyderabad



## Support Infrastructure

### Power

- Fully operational dedicated sub stations in Genome Valley for uninterrupted power supply.

### Water Supply

- Direct supply by Hyderabad Metropolitan Water Supply and Sewerage Board (HMWSB)
- Storage Capacity of > 5,000 KL per day within Genome Valley

### Industrial Waste Management

- Dedicated waste management for safe disposal of waste



## Social Infrastructure

### Residential Clusters

- Turkapally – 5 to 10 minutes distance
- Alwal and Kompally – 25 to 30 minutes distance

### Hospitals

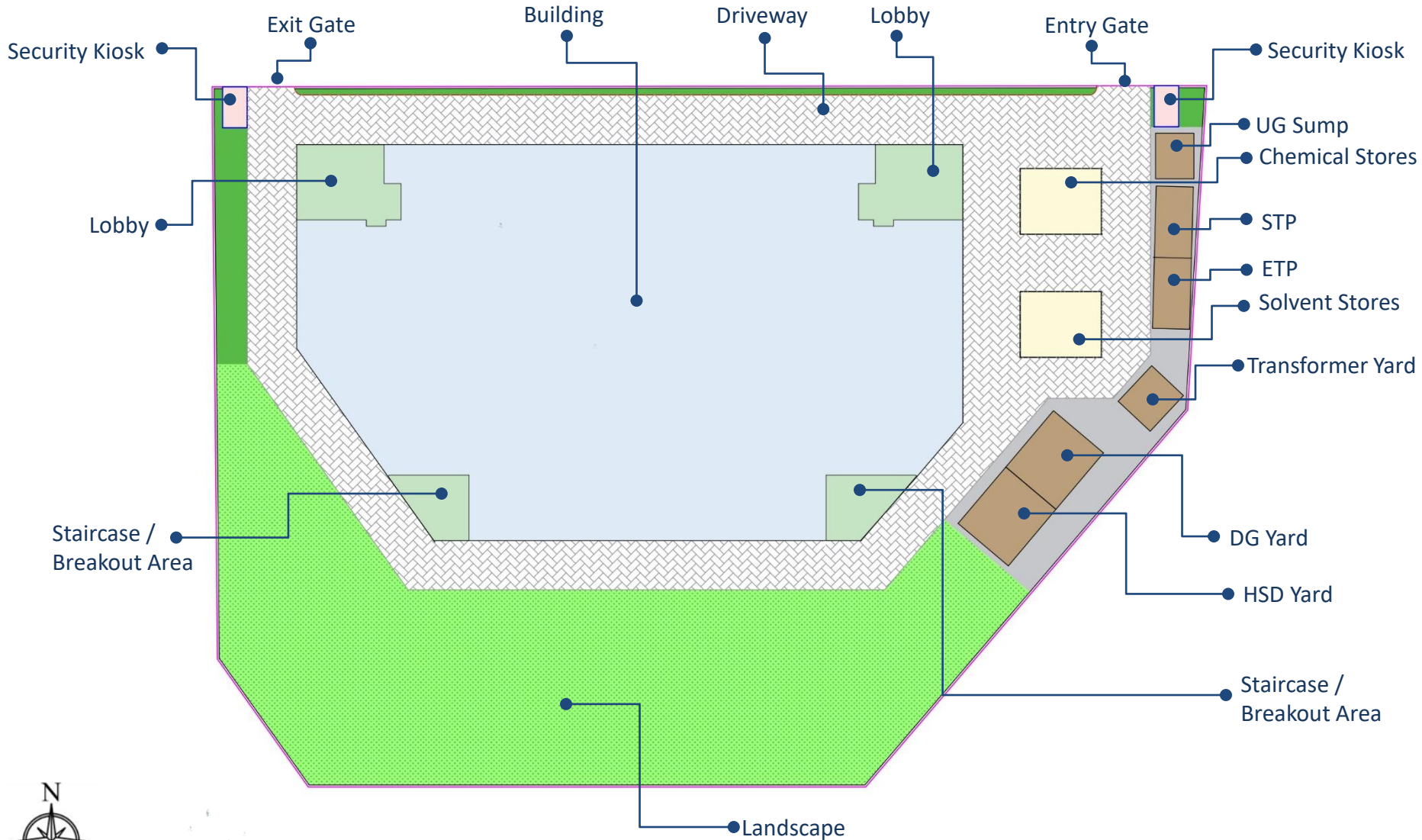
- RVM institute of Medical Sciences - 10 minutes
- Medciti Institute of Medical Sciences - 20 minutes



## NEXTOPOLIS

Nextopolis is meticulously designed to support life sciences research operations. Genome Valley’s first lake-facing facility, Nextopolis is first-of-its-kind and provides ambient working environment to its tenants. The building offers modular lab spaces, private lab suites and office spaces with an ideal floor loading capacity and floor to floor height. With this facility, Rx propellant aspires to create an accommodating research environment that advances innovation by providing best-in-class lab space that supports cutting edge technology.

# Master Plan



# Stilt Floor & Site Plan





# Typical Floor Plan & Site Plan



Colour	Description
	Lab Space
	Common Area



# Area Statement

S No	Floor	Super Built-up Area (sft)
1	First	43,630
2	Second	43,630
3	Third	43,630
Total Leasable Area		1,30,890

**Total Plot Area**  
~ **2.4 Acres**

**Total Development**  
~ **1,30,000 SF**

S No	Support Infra	Super Built-up Area (sft)
1	Chemical Stores (G+2)	2,560
2	Solvent Stores (G)	850
3	Parking (Stilt floor)	27,660

# About The Project

## 3-D Renderings



R&D  
Labspaces



Specialized  
Labspaces



Light Manufacturing  
Operations



Vivarium

**Development Status: Ready for fit-outs by  
December 2022**



# About The Project

## 3-D Renderings



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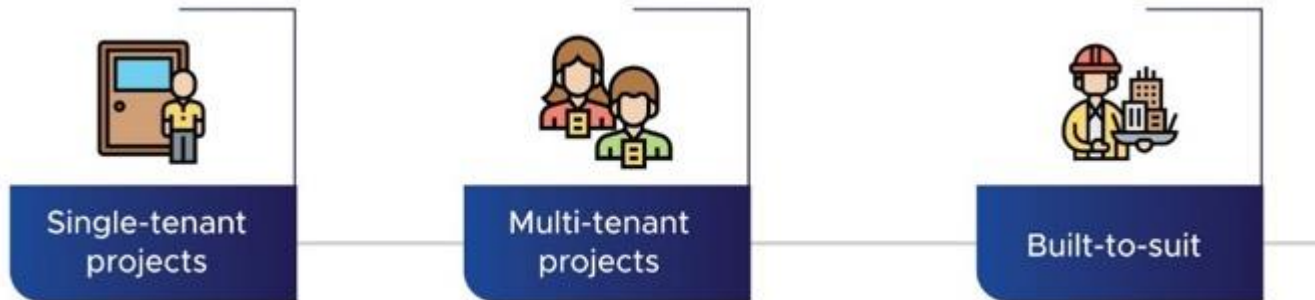
Vivarium



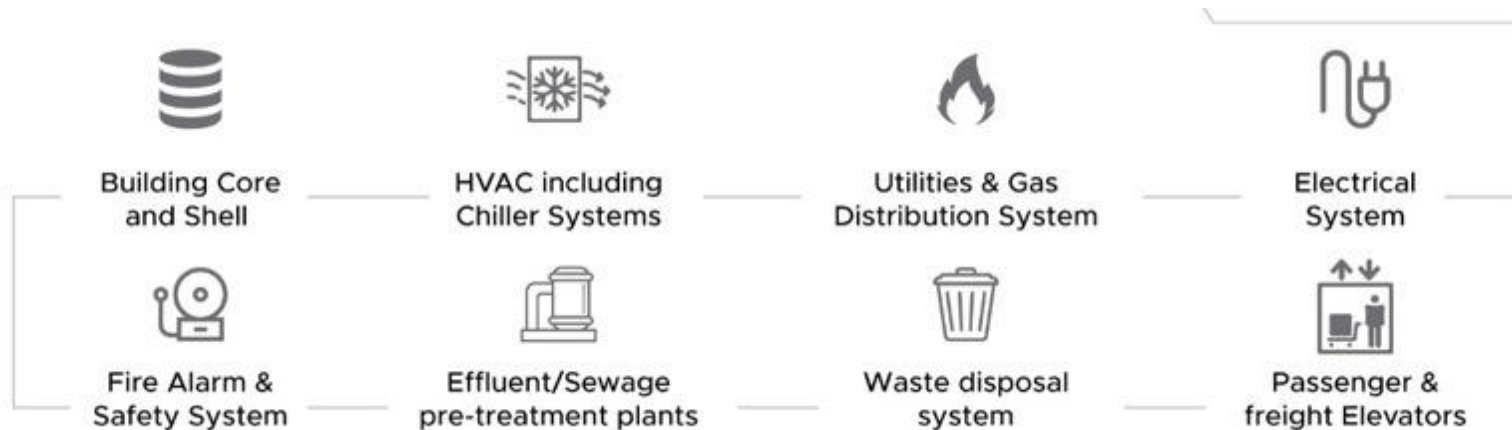
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# Warm-shell

## Solution for every need



## We provide an “extended” warm-shell with several inclusions



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## About Rx Propellant

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# Ecosystem Offerings

We offer a wide range of solutions encompassing infrastructure, talent nurturing, collaboration and incubation

## Asset Management

Real estate solutions from development advisory, acquisition to funding & leasing.



Labspaces



Factories

## Facilities Management

An exclusive Lifesciences facility services partnership to support growth acceleration through asset performance optimization



## Edu-skilling Initiatives

Focused on providing industry-aligned skilling programs for Lifesciences workforce

## Networking Platform

An Independent Cluster Development Enterprise dedicated to real asset growth acceleration

## Incubator

A launchpad for startups that covers their needs for infrastructure, talent, advisory and funding

# Pan-India Footprint

Rx Propellant is currently managing and developing **4 Mn SF** of infrastructure solutions for Lifesciences & Pharma sectors, with a pipeline of **5 Mn SF** pan-India

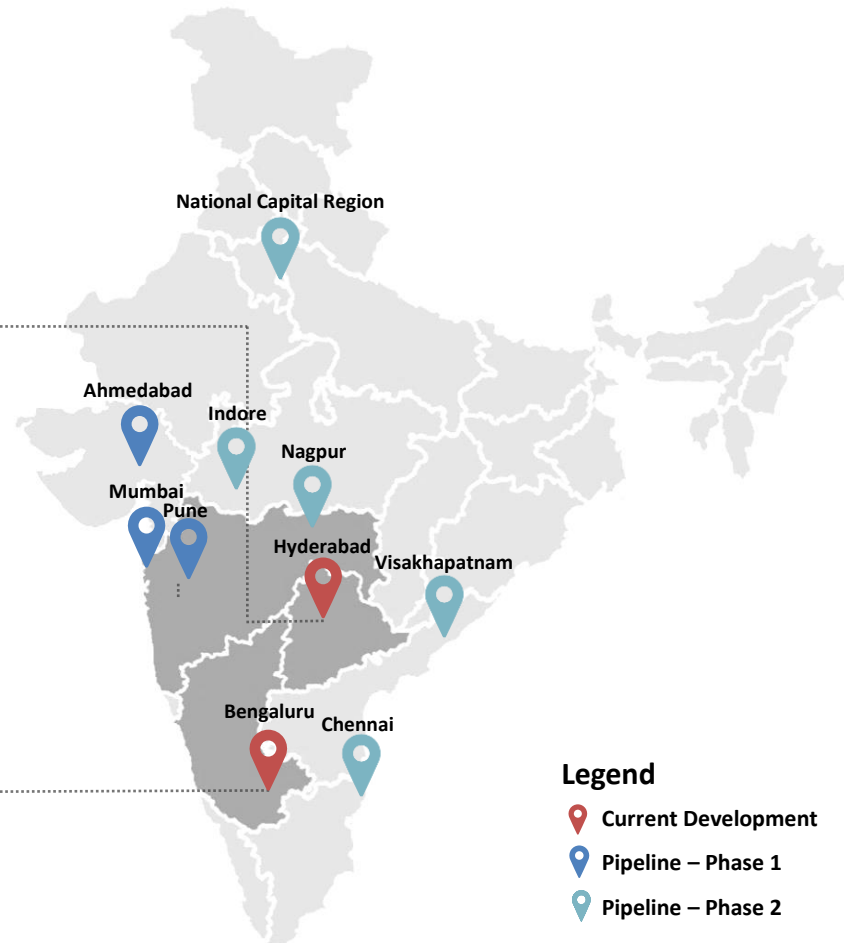
## Asset Management Portfolio

### Genome Valley, Hyderabad

Six projects with a development of 1.5 Mn SF in Genome Valley- India's leading Lifesciences hotspot

### Bengaluru

Development of **2.5 Mn SF** of bespoke research & development spaces in proximity to Bengaluru's fast growing lifesciences ecosystem



### Legend

- 📍 Current Development
- 📍 Pipeline – Phase 1
- 📍 Pipeline – Phase 2



# Scope of Operations

End-to-end asset solutions across spectrum of Lifesciences & pharma operations  
Enabling organizations to focus on core business functions



# Product Offerings

Built-to-suit & multi-tenanted **Grade-A assets** to cater to the entire Lifesciences value chain

## Target Sectors:



## Key Offerings :

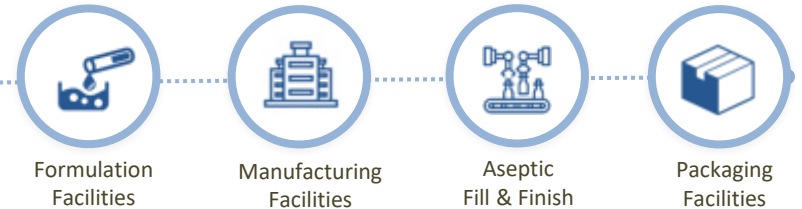
### Labspace

Ground + 2,3 (typical) fitout-ready Warm shells to suit:



### Flexi Factories

Ground, Ground + 1 (typical) fitout-ready Warm shells to suit:



# Labspaces : Product Classes

Illustrative Examples of product classes suited to Labspace Offerings:



*R&D Laboratories*



*Vivarium*



*Pilot Plants/  
Production Labs*



*Cleanrooms*



*Specialized  
Environments*



# Factories : Product Classes

Illustrative Examples of product classes suited to Flexi Factory Offerings:



*Formulation  
Facilities*



*Manufacturing  
Facilities*



*Aseptic  
Fill & Finish*



*Packaging  
Facilities*



## About Developer & Partners



Primary business: Development of housing and life sciences parks.  
 Track Record: 5 decades.  
 Headquarter: Hyderabad.  
 Area of operations: Hyderabad + peripheral areas, Telangana.  
[www.modiproperties.com](http://www.modiproperties.com)



Primary business: Development of housing, plotting layouts.  
 Track Record: 2 decades.  
 Headquarter: Hyderabad.  
 Area of operations: Hyderabad + peripheral areas, Telangana.  
[www.homelineinfra.com](http://www.homelineinfra.com)



Primary business: Build futuristic spaces for labs and factories.  
 Track Record: 1 decade.  
 Headquarter: Hyderabad.  
 Area of operations: Pan India.  
[www.rxpathellant.in](http://www.rxpathellant.in)

# Disclaimer

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