

GV One

Genome Valley, Hyderabad

November 2022



1.

GV One: Project Details

GV One, located in Genome Valley epitomizes an inspiring work environment where design meets functionality.

GV One offers flexible and futuristic spaces tailored to meet specialized research needs of Lifesciences companies.



Located within
existing Lifesciences hub



All Encompassing
Lifesciences Ecosystem



Research & Innovation



Flexible
Scalability

Locational Advantage (Genome Valley, Hyderabad)

Thriving Lifesciences Ecosystem

- Home to 200+ companies

Ease of doing business

- Telangana state industrial project approval and self-certification system (TSiPASS)
- Investor friendly policies and public investment

Availability of Skilled workforce

- 15000+ skilled workforce



Excellent Connectivity

- Airport: 1 hr 20 min drive
- Secundrabad Junction: within 33 kms radius
- Outer Ring Road: 13.6 Kms

Social Infrastructure

- Residential cluster: 5-10 min distance
- Hospitals: 10-20 min distance

Support Infrastructure

- Power: Dedicated substations
- Water: Direct supply by HMWSB
- Industrial Waste Management: Dedicated waste management

Asset location (Genome Valley, Hyderabad)



GV One is a pioneer facility in Genome Valley, meticulously designed to support life sciences research operations and surrounded by multinational R&D and Pharmaceutical companies along with availability of proficient personnel.



3-D Rendering

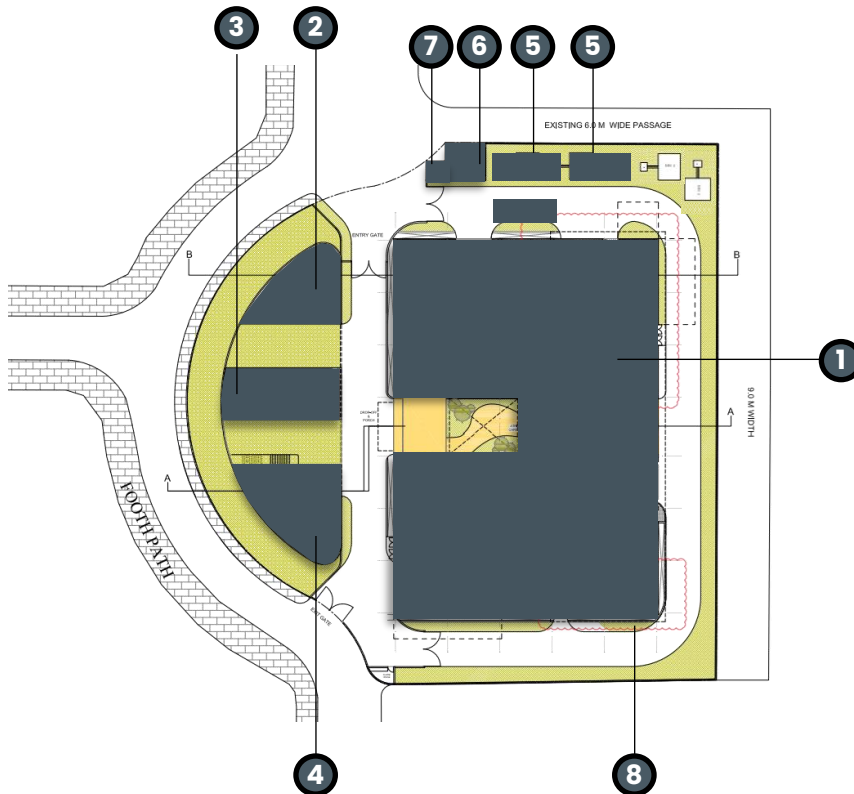
GV One : Asset Illustration

Front View



3-D Rendering

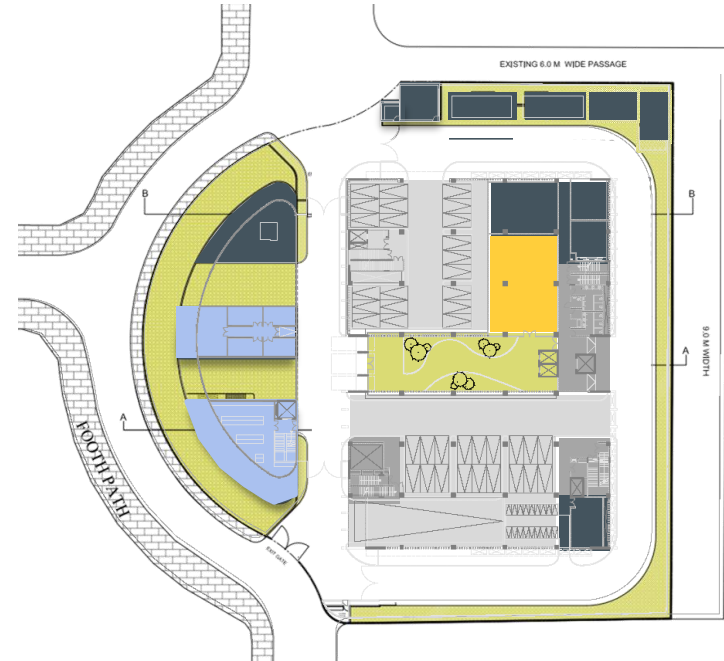
Master Plan and Development strategy



Master Plan

Current Development

- | | |
|-------------------|---|
| 1. Lab suites | 6. Metering Room |
| 2. HSD Yard | 7. Guard House |
| 3. Solvent store | 8. Effluent Treatment Plant (On Stilt floor plan) |
| 4. Chemical store | 9. Atrium |
| 5. DG set | |

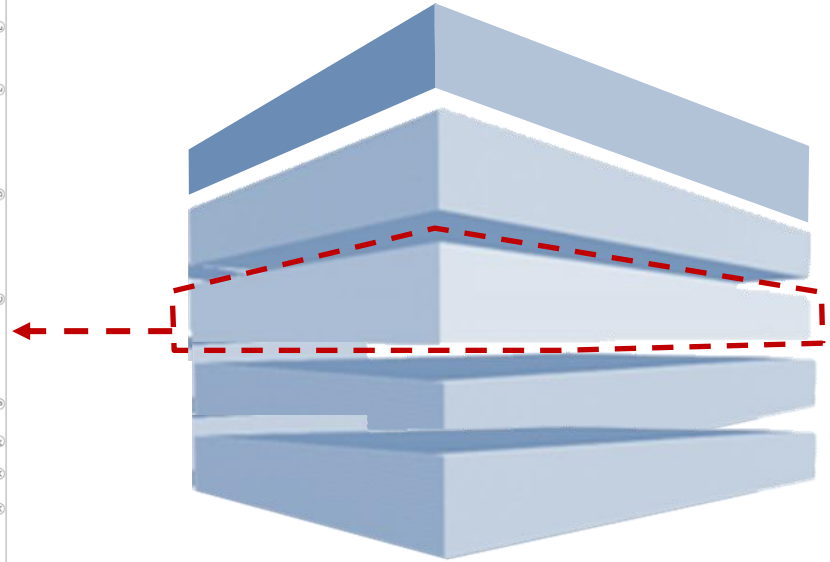


Stilt Floor Plan

- | | |
|---|--|
|  Parking |  Service area |
|  Utilities/Amenities |  Support infrastructure |
|  Common area |  Landscaped area |

1.8 acres
Total Plot Area

~1,15,000 sft
Total Development



Area Statement

Sl. No.	Particulars	Area
1	Total Land Area	1.8 acres
2	Total Built-Up Area for Labspace	1,15,000 sft
3	Basement & Stilt	62,000 sft
4	Proposed Support area (Solvent + Chemical Stores)	6,815 sft

About Developers and Partners



Primary business: Development and operations of public storage and RV parks

Other business: Real Estate

Track records: 6 decades

Headquarters: Los Angeles

Area of Operations: California, Texas, Utah, Arizona

www.greensglobal.com



Primary business: Development and operations of hotels, apartments and office spaces

Other businesses: Gas stations, real estate

Track Record: 3 decades

Headquarter: Los Angeles

Area of operations: California, Utah, Arizona, New Mexico

www.greens.com



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



Primary business: Leasing of life sciences real estate

Track Record: 1 decade

Headquarter: Hyderabad

Area of operations: Hyderabad + peripheral areas, Telangana

www.rxpropellant.in

Thank You!

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