



**MODI
PROPERTIES**

**Opportunity for Manufacturing
Facility Lease at**

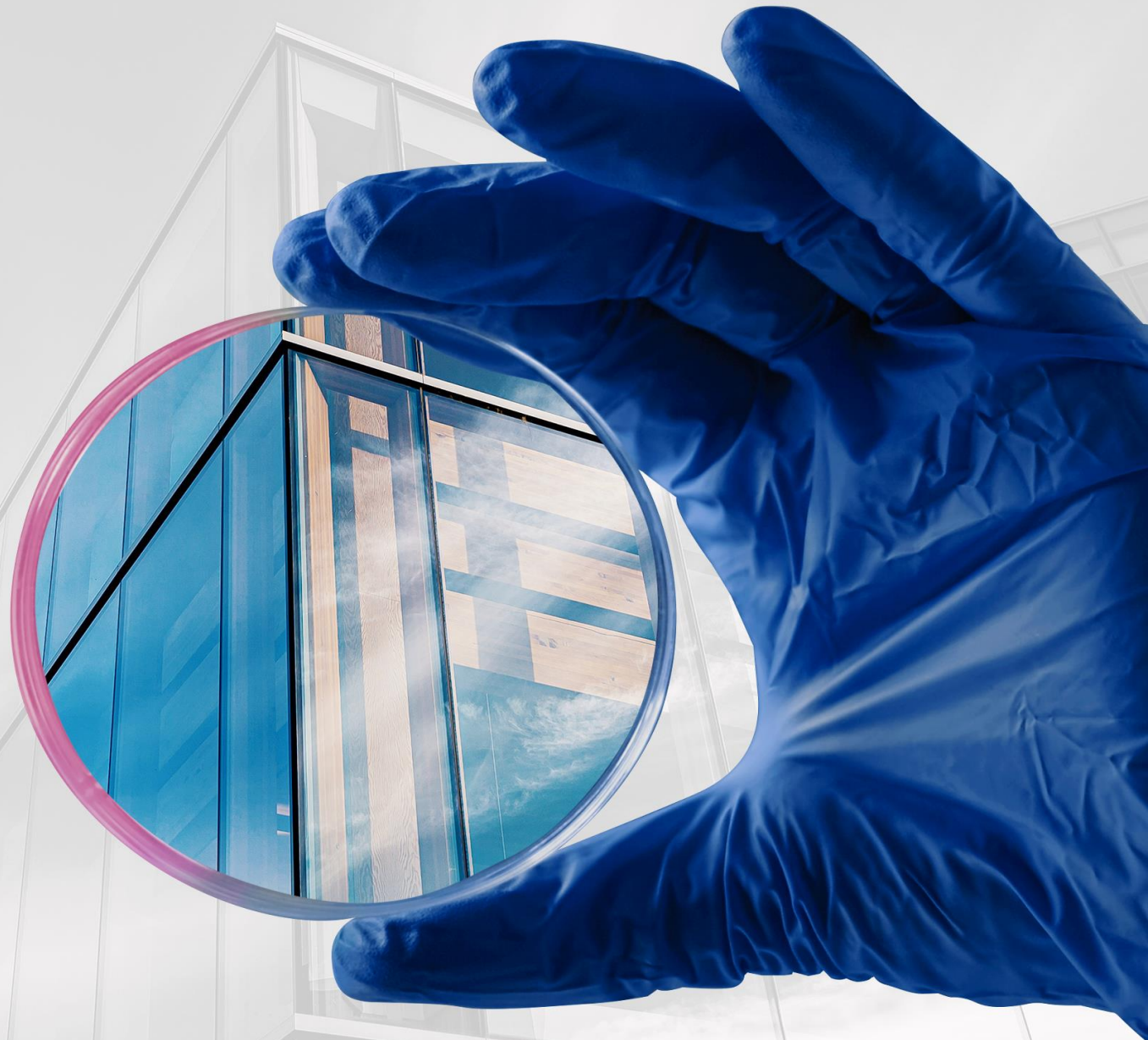


MEDPOLIS

Manufacturing Square

AMTZ, Visakhapatnam

October 2023



Location: Andhra Pradesh Medtech Zone

Asia's First Medical Devices Park

Spread across 270 Acres, AMTZ is one of the world's largest integrated medical device manufacturing ecosystems and fastest developed industrial zone (under 100 Acres). Incorporated on 30th April 2016 with over 100 resident companies, AMTZ aims to set up 250+ Manufacturing Units, assisting Investors across the globe



Air Connectivity

Visakhapatnam International
Airport: 18 km



Connectivity with Major Ports

Vishakhapatnam Port: 22 km



Rail Connectivity

Duvvada: 8 kms



Bio Material
Testing



EMI/EMC
Testing



Gamma
Irradiation



Centre for 3D
Printing



Testing &
Calibration Lab



Pre-Compliance
Testing (PCT)





Cluster Development Approach

Collaborative environments are crucial to the holistic development of the Industry
Medpolis was created with a vision to build a network of world-class Lifesciences clusters in India.



Create an ecosystem of innovation for new discoveries & developments

Promote collaborative research for scientific breakthroughs



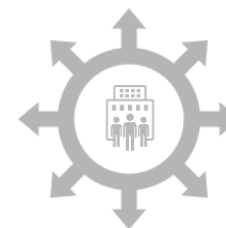
Serve as entry opportunity for young startups to induct into a cluster

Serve as a natural extension to prominent hubs in the region



Attract diverse mix of operators across the Lifesciences value chain

Cater to scale-up needs of incubated start, satisfy expansion needs of fast growing companies o



Proposed Facility at

Manufacturing Zone



10 acres

Master Planned Campus



3,00,000 sf

Planned Development





Flexibly designed Infrastructure to ensure streamlined and seamless process flows

Phase 1 Ready-for-Fit outs by **March 2024**



Pilot Plants



Manufacturing Areas



Fill and Finish Plants



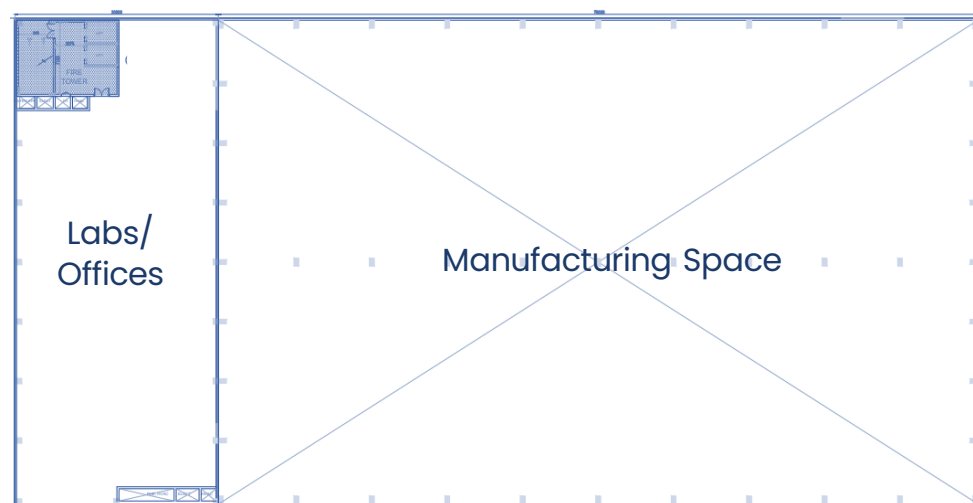
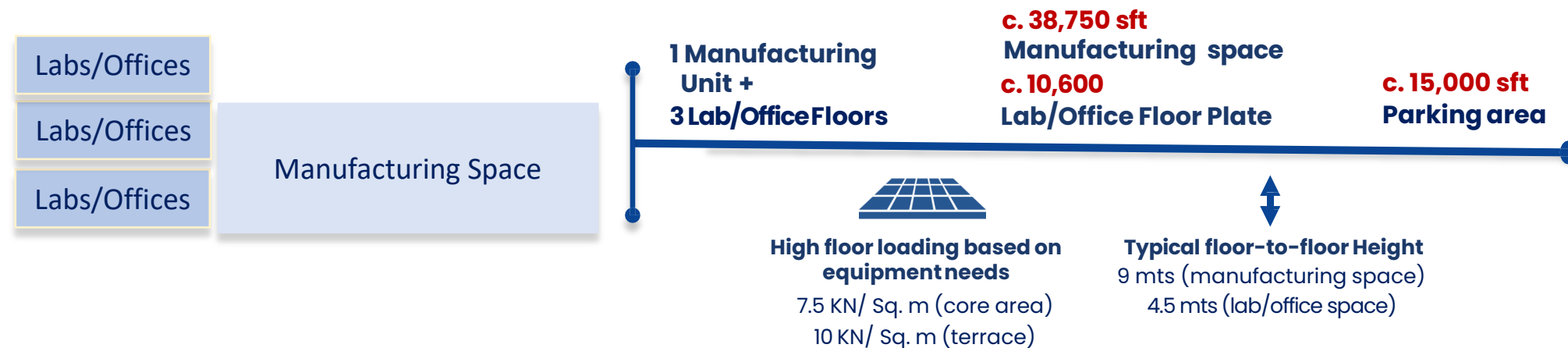
Packaging & Warehousing Units



Corporate Workspaces

Building 801 Technical Specifications

Phase 1 development of c. 70,600 sq. ft.



**Built-up Area
Efficiency of
+98%**

Proposed Engagement Models

Enhanced Warm-shell

Design	Build	Lease	Maintain
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-  **Building Core and Shell**
-  **Electrical System**
-  **FAS & Campus Surveillance**
-  **High Side Gas Distribution Space**
-  **Solid Waste Disposal System**
-  **Passenger Elevators**
-  **Sewage Treatment Plant**
-  **High Side HVAC***
-  **Effluent pre-Treatment Plant***



Power Supply
500 KVA per building
Basis usage speculated and per capita demand specified by the National Building Code 2016



Water Supply
Design capacity of 25 KL per day
Basis usage speculated and per capita demand specified by the National Building Code 2016



Power Back-up*
Additional basis user requirements



Sewage Treatment Plant
Basis usage speculated and per capita waste generation specified by the National Building Code 2016



High side HVAC*
Basis usage speculated



Effluent Treatment Plant*
Basis usage speculated and anticipated BOD & COD levels in the case of Manufacturing operations

***Infrastructure at additional charges**

DISCLAIMER

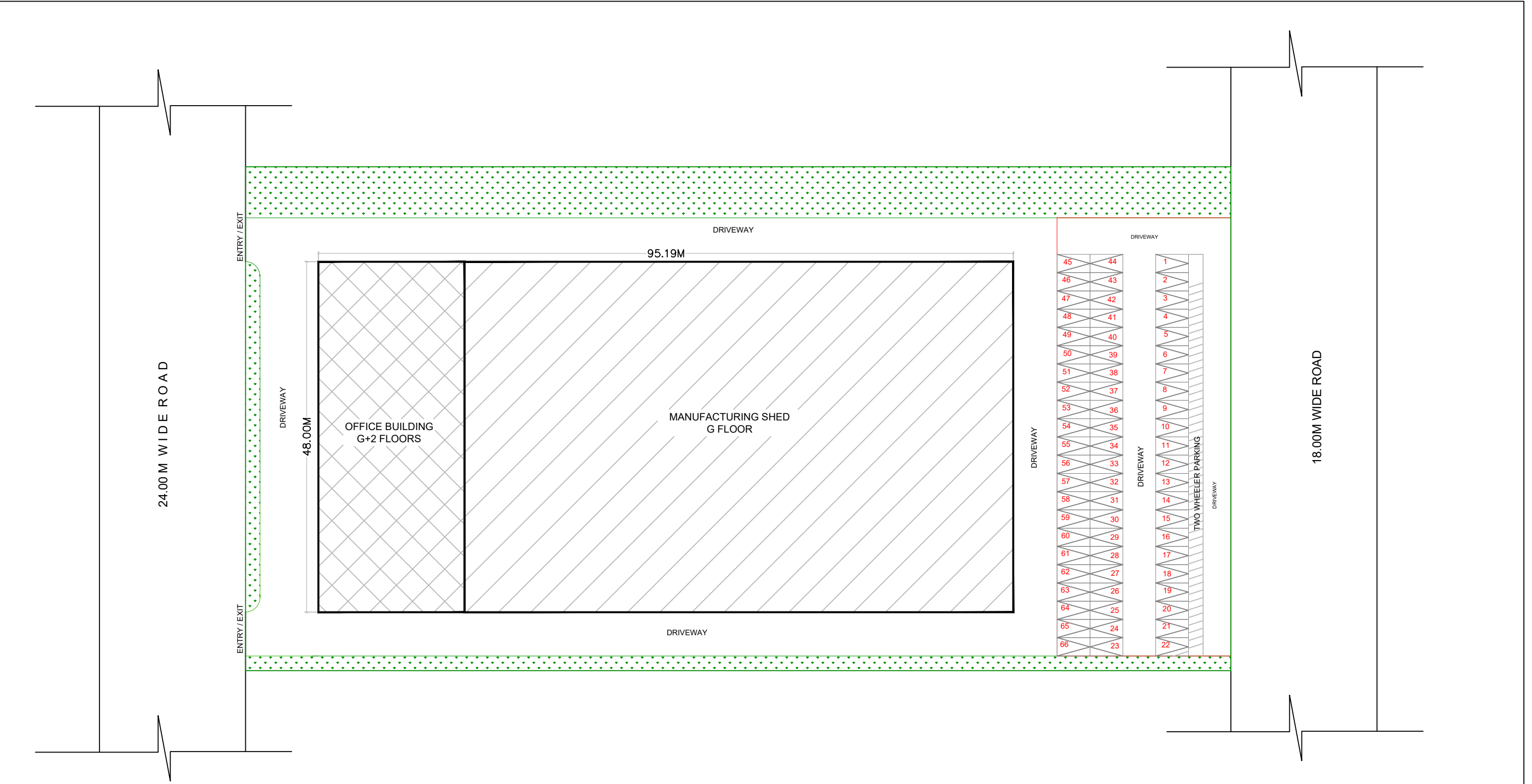
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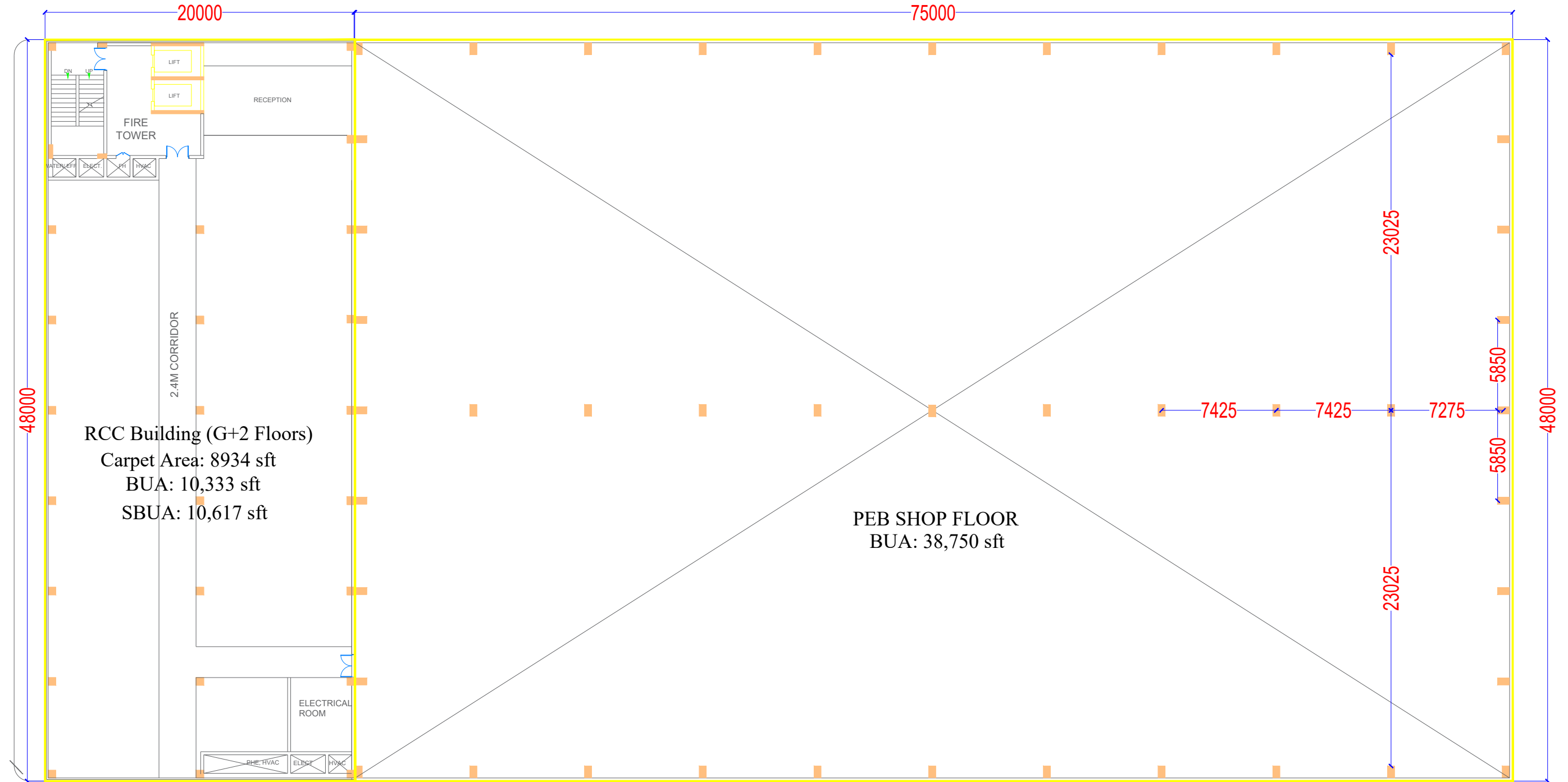
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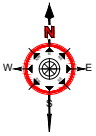
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Description	Direction	Owners & Developers :	Date :	06-10-2023	Promoted by
SITE PLAN OF AMS 801		Modi Properties & Investment Pvt Ltd.	Prepared By :	D.Asha	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		AMTZ Medpolis Square 801 Pvt. Ltd.	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	19.07.2023	Promoted by
Typical Floor Plan		AMTZ MEDPOLIS SQUARE 801 PVT. LTD	Prepared By :	Kauser Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		MEDPOLIS - 801	Scale :	N.T.S	