



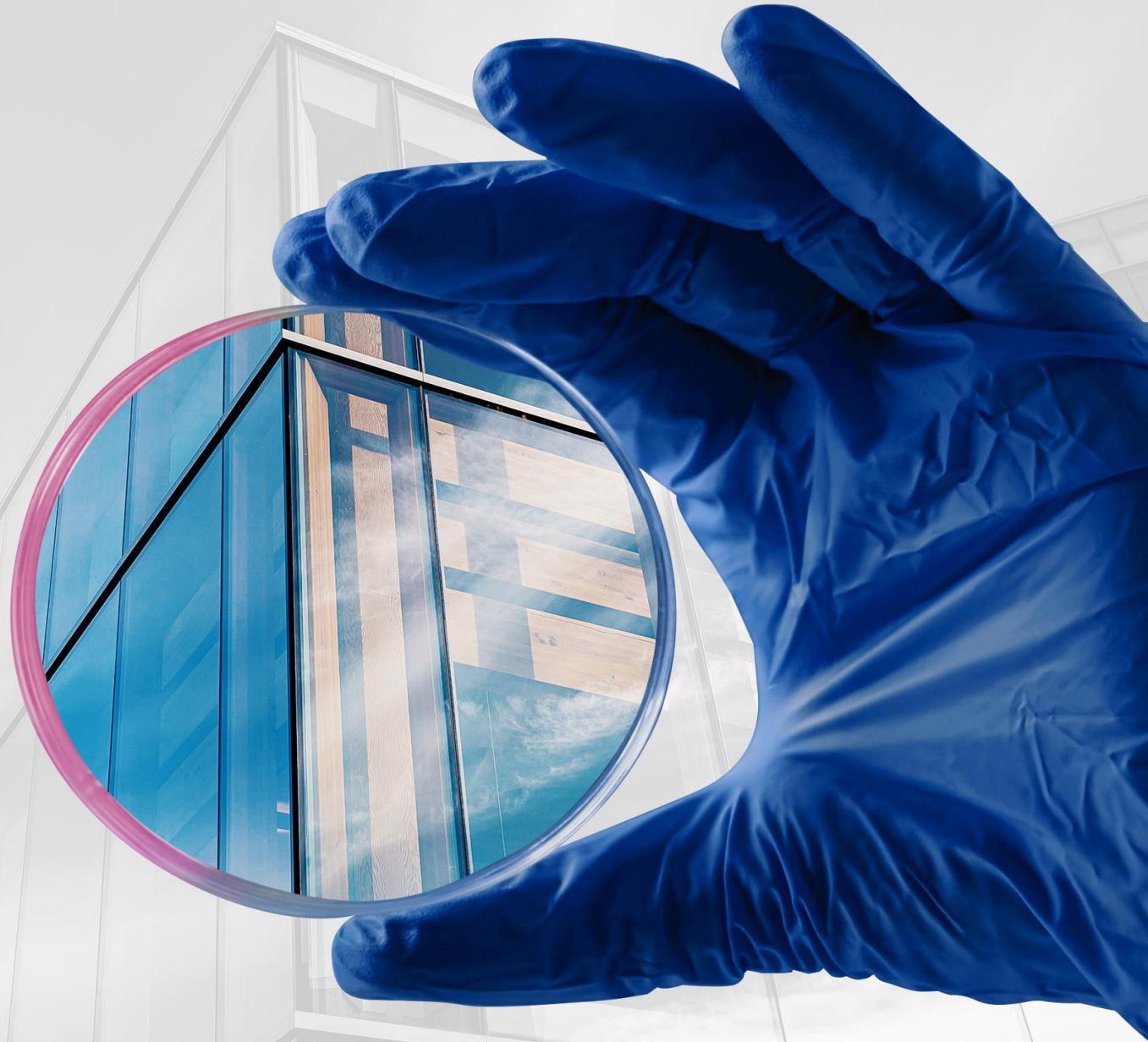
**MODI
PROPERTIES**

**Opportunity for R&D and
Scale-up Facility Lease at**



AMTZ, Vishakhapatnam

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

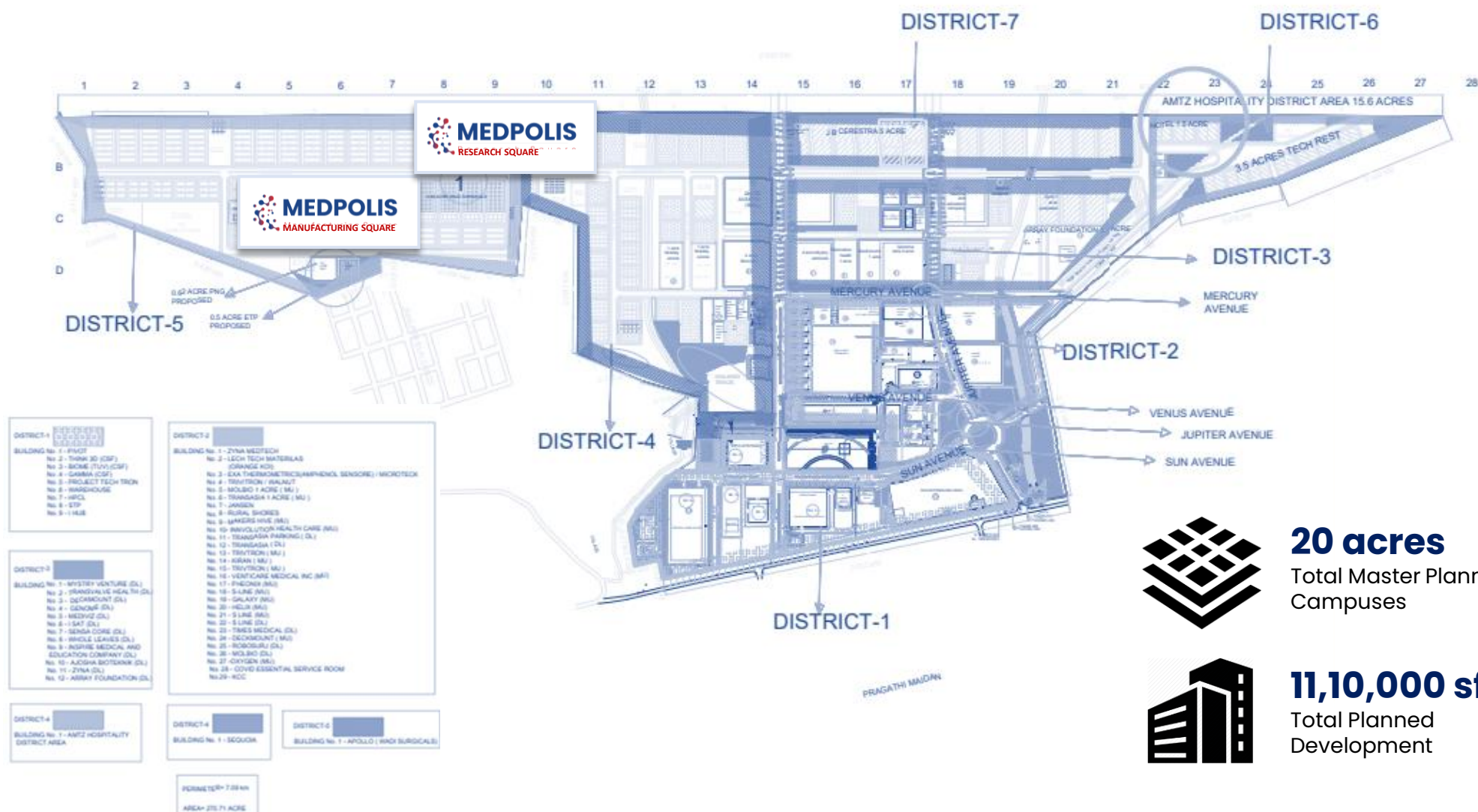


Pre-Compliance
Testing (PCT)



Master Plan

Medpolis at Phase-2, AMTZ Vishakhapatnam



20 acres
Total Master Planned
Campuses



11,10,000 sq.ft.
Total Planned
Development

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
Research Zone



10 acres

Master Planned Campus



8,10,000 sf

Planned Development





Phase 1
Building 4554
c. 105,500 sq. ft.

Phase 5

Phase 6

Phase 3

Phase 2

Phase 4

Phase 7

**Cutting-edge infrastructure designed for
diverse range of high-spec operations**

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



**Corporate
Workspaces**



**Chemistry & Biology
Labs**



Clean Rooms



Vivarium

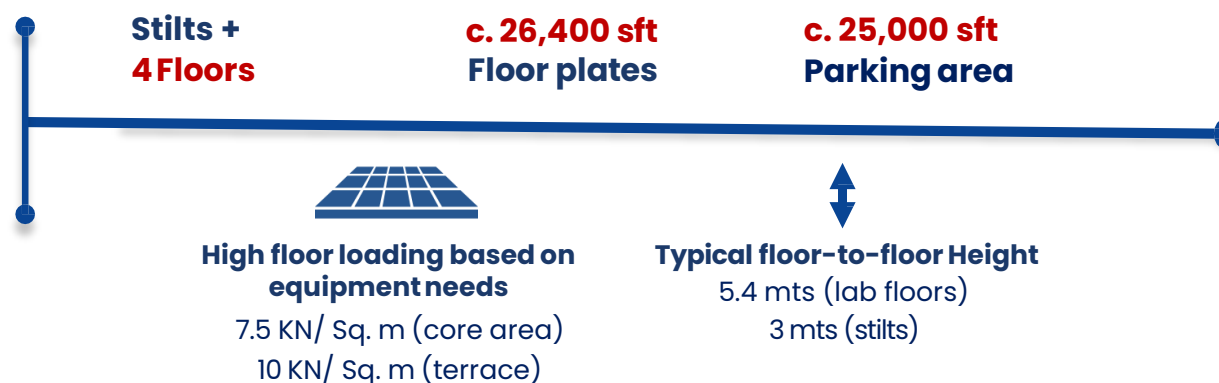
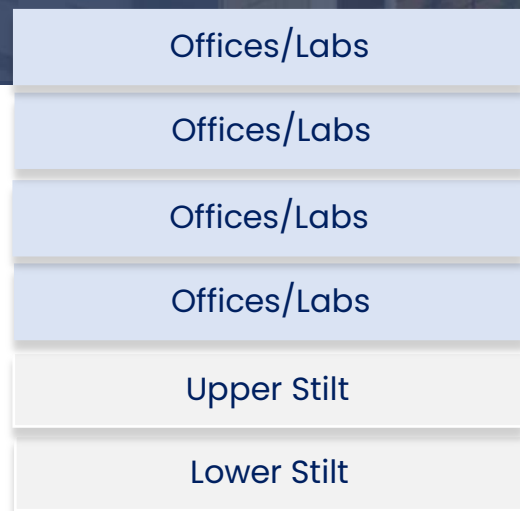


Pilot Plants

Building 4554

Technical Specifications

Phase 1 development of c. 105,500 sq. ft.



Typical Floor Layout
Not to Scale

Built-up Area Efficiency of +92%



Proposed Engagement Models

Enhanced Warm-shell

Design Build Lease Maintain

 **Building Core and Shell**

 **High Side HVAC System**

 **Electrical System**

 **FAS & Campus Surveillance**

 **Sewage Treatment Plant**

 **High Side Gas Distribution Space**

 **Solid Waste Disposal System**

 **Passenger & Freight Elevators**

 **Effluent pre-Treatment Plant***



Power Supply

800–1,000 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

100% back-up



Sewage Treatment Plant

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



High side HVAC

400 TR per building

*1 No. Chiller of capacity 400 TR + Standby
Basis usage speculated*



Effluent Treatment Plant*

Basis usage speculated and anticipated BOD & COD levels in the case of R&D operations

***Infrastructure at additional charges**

DISCLAIMER

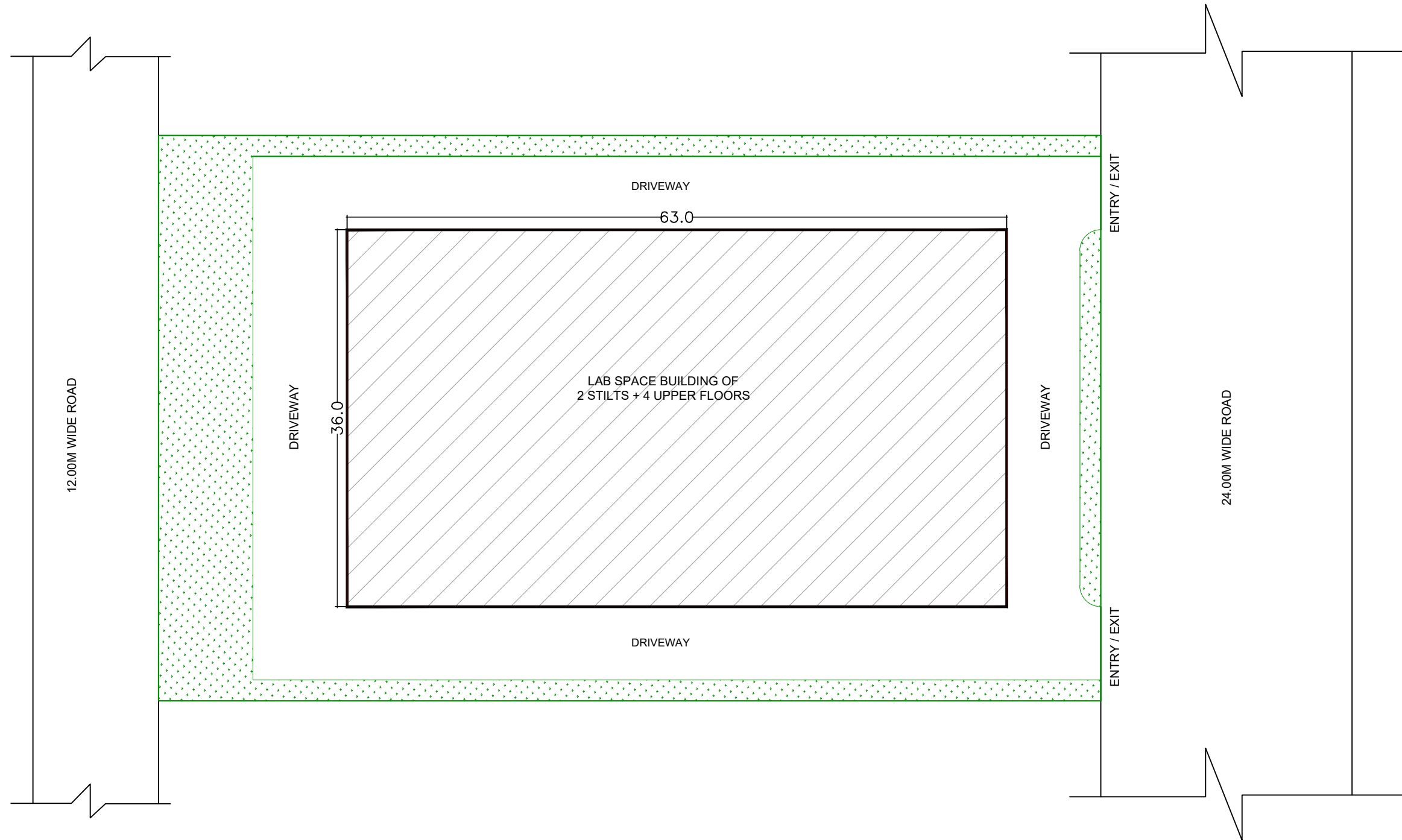
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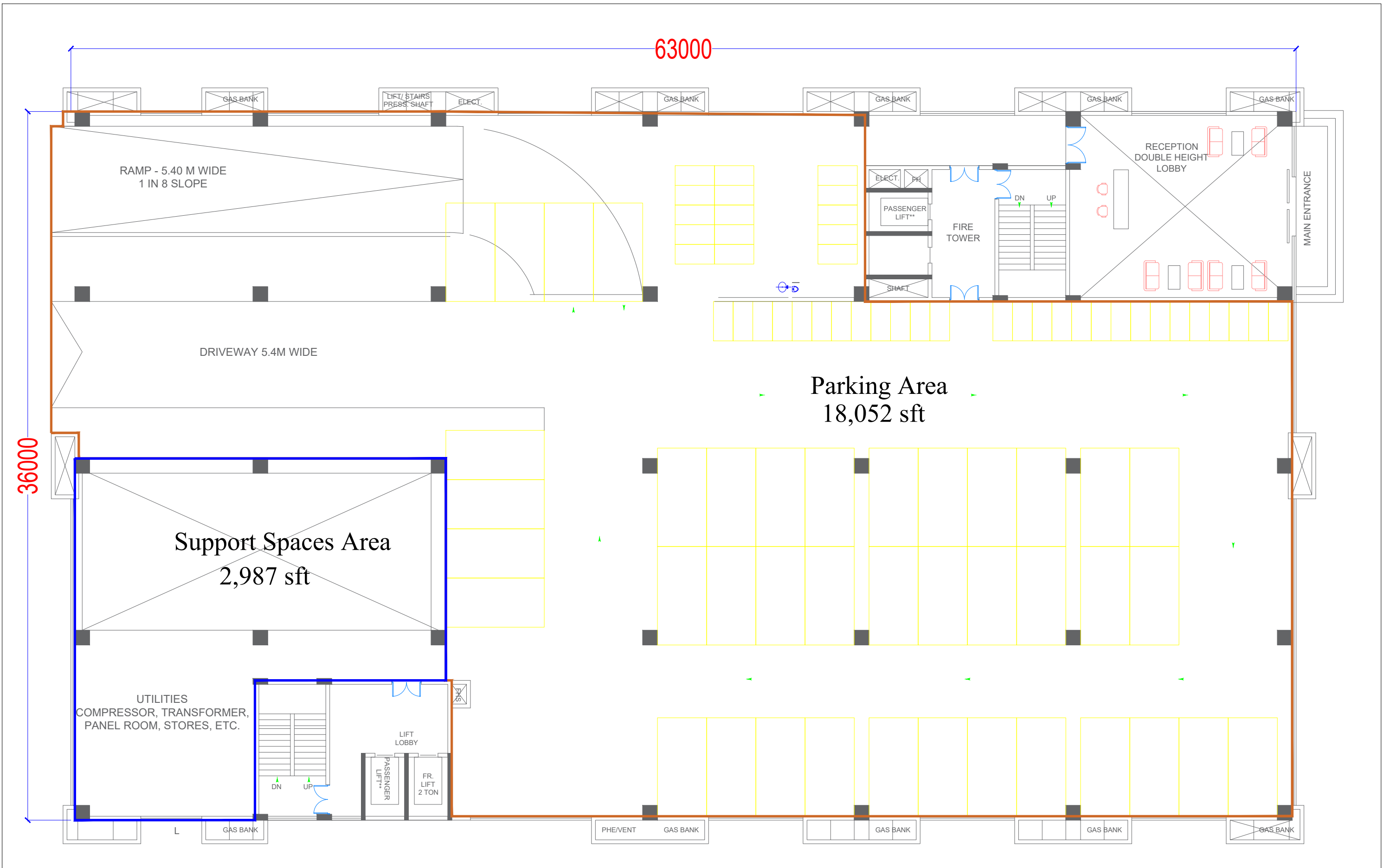
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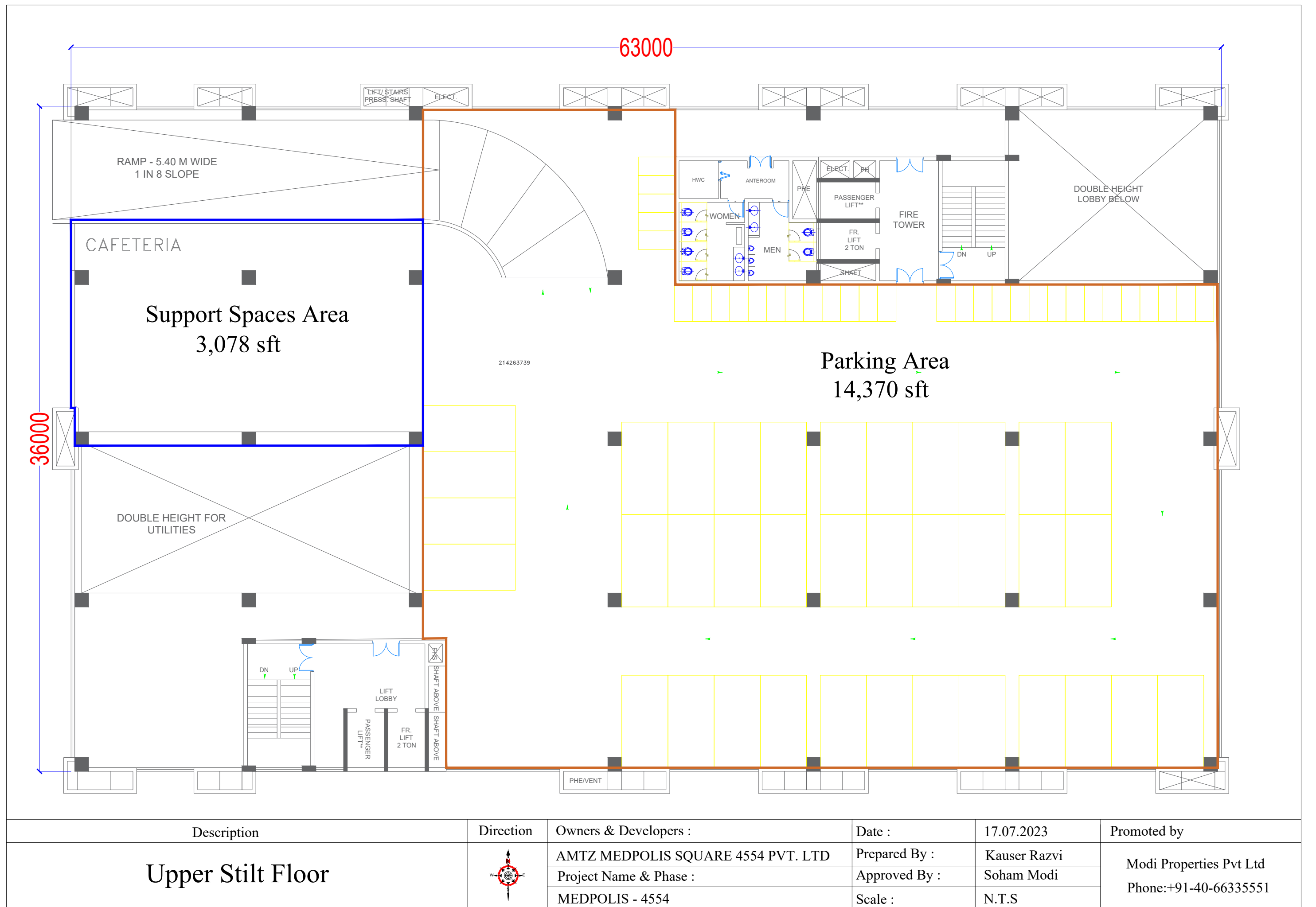
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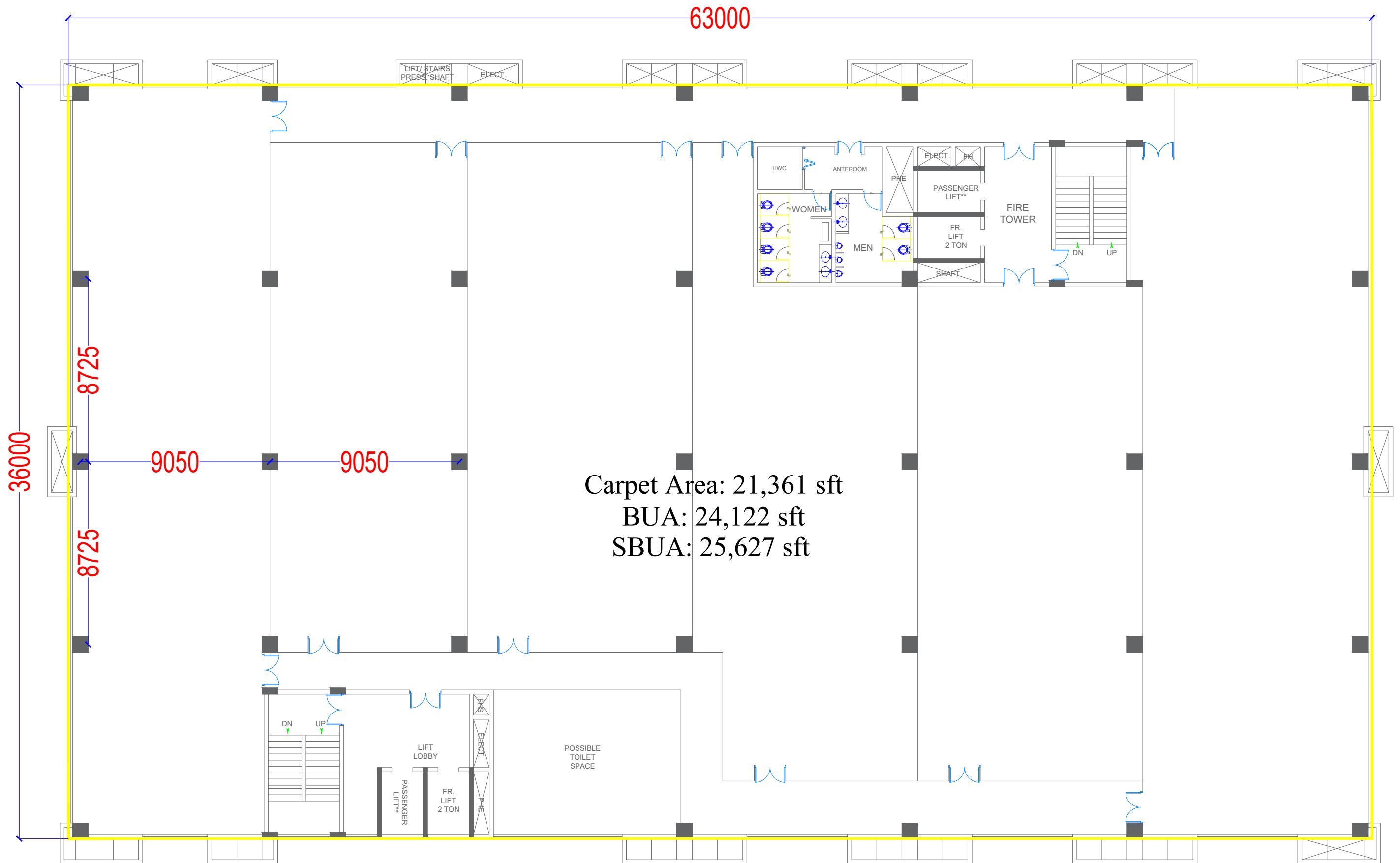


Description	Direction	Owners & Developers :	Date :	06-10-2023	Promoted by
SITE PLAN OF AMS 4554		Modi Properties & Investment Pvt Ltd.	Prepared By :	D.Asha	Modi Properties & Investments Pvt. Ltd. Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		AMTZ Medpolis Square 4554 Pvt. Ltd.	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	17.07.2023	Promoted by
Lower Stilt Floor		AMTZ MEDPOLIS SQUARE 4554 PVT. LTD	Prepared By :	Kauser Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		MEDPOLIS - 4554	Scale :	N.T.S	





Description	Direction	Owners & Developers :	Date :	17.07.2023	Promoted by
Typical Floor Plan		AMTZ MEDPOLIS SQUARE 4554 PVT. LTD	Prepared By :	Kausar Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		MEDPOLIS - 4554	Scale :	N.T.S	