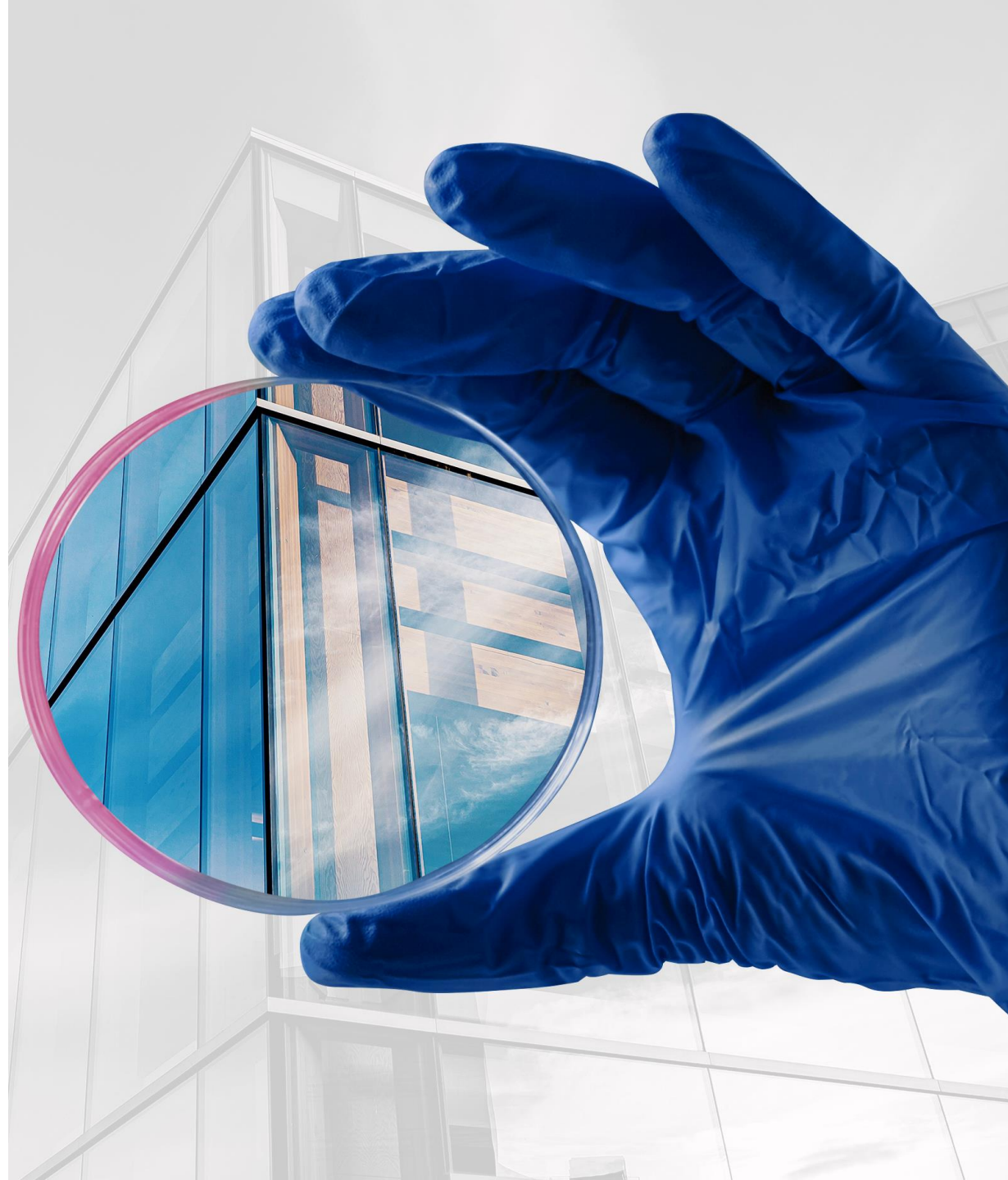




Life Sciences Park

Genome Valley, Hyderabad

February 2025



Life Sciences Clusters in India



Life Sciences Clusters in India with Lab Space opportunity



Ranking of 15 Core Clusters in India

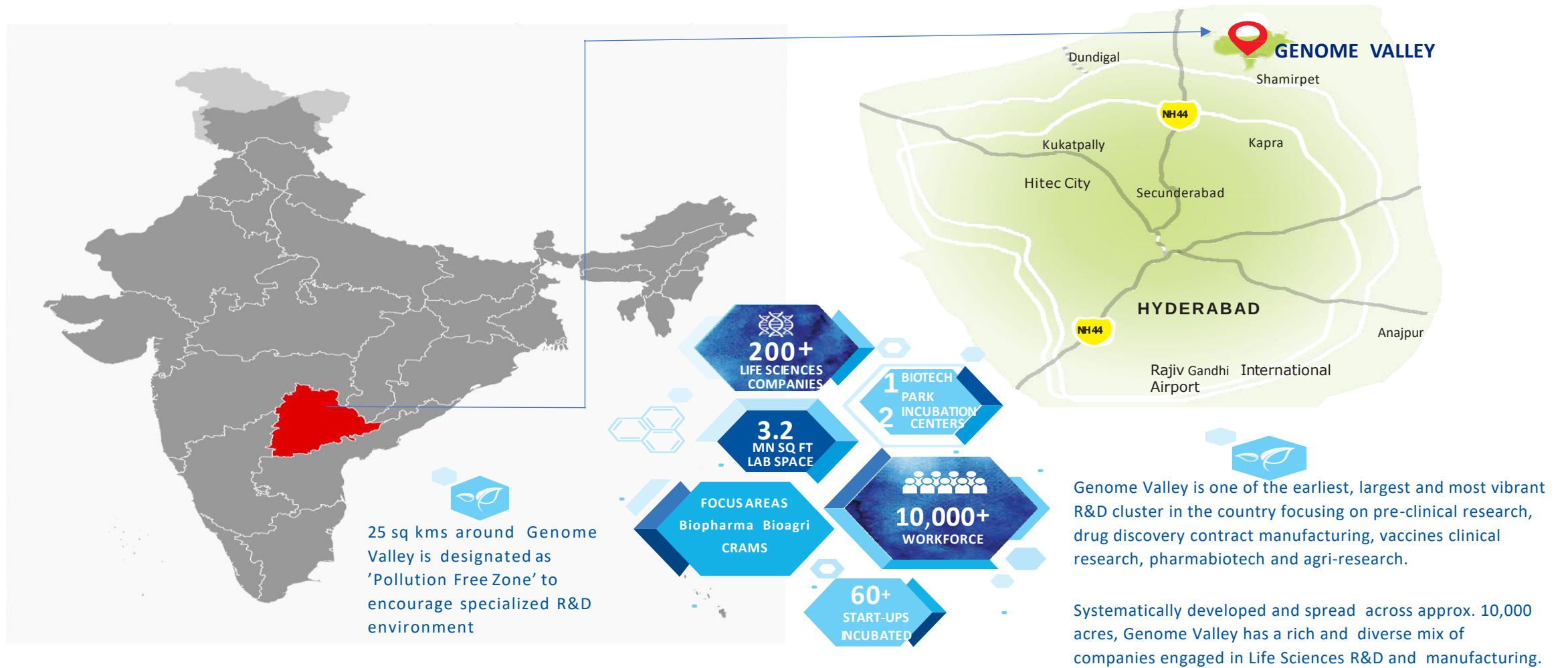
Rank	Cluster	City / State	Score(out of 100)
1	Genome Valley	Hyderabad/ Telangana	84
2	Electronic City	Bengaluru/ Karnataka	67
3	Patancheru	Hyderabad/ Telangana	65
4	Taramani	Chennai/ Tamil Nadu	64
5	Parawada	Visakhapatnam/ Andhra Pradesh	64
6	Hinjewadi	Pune/ Maharashtra	63
7	Ahmedabad	Gujarat	57
8	Peenya-Yeshwanthpur	Bengaluru/ Karnataka	54
9	Nacharam	Hyderabad/ Telangana	50
10	Whitefield	Bengaluru/ Karnataka	46
11	Pimpri-Chinchwad	Pune/ Maharashtra	46
12	TTC Cluster	Navi Mumbai/ Maharashtra	43
13	Panvel-Taloja	Navi Mumbai/ Maharashtra	38
14	CBD Belapur	Navi Mumbai/ Maharashtra	38
15	Gurugram	Gurugram/ Haryana	32

The comprehensive ranking of the 15 core clusters is presented below. Genome Valley, Hyderabad, Electronic City, Bengaluru and Patancheru, Hyderabad have emerged as the top 3 hotspots for Life Sciences real estate in the country. The existing strong base of Life Sciences industries, institutional ecosystem and on-going support of the local Governments have been the key drivers for these leading clusters.

Top 10 Life Sciences facility footprints in Genome Valley

Company	Segment	Sq ft
Biological E	Biopharma	300,000
E.I. DuPont Knowledge Center	Bio-agri & Chemicals	400,000
Vimta Labs	CRO	185,000
Novartis	Pharma	180,000
Laurus Labs	Pharma	160,000
Bharat Biotech	Biopharma	150,000
Globion	Biopharma	120,000
Indian Immunologicals Limited	Biopharma	120,000
U.S.Pharmacopeia	Biopharma	105,000
Unicorn Natural Product Limited	Biopharma	100,000

Hyderabad (Genome Valley)



Genome Valley - India's first systematically developed life sciences 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

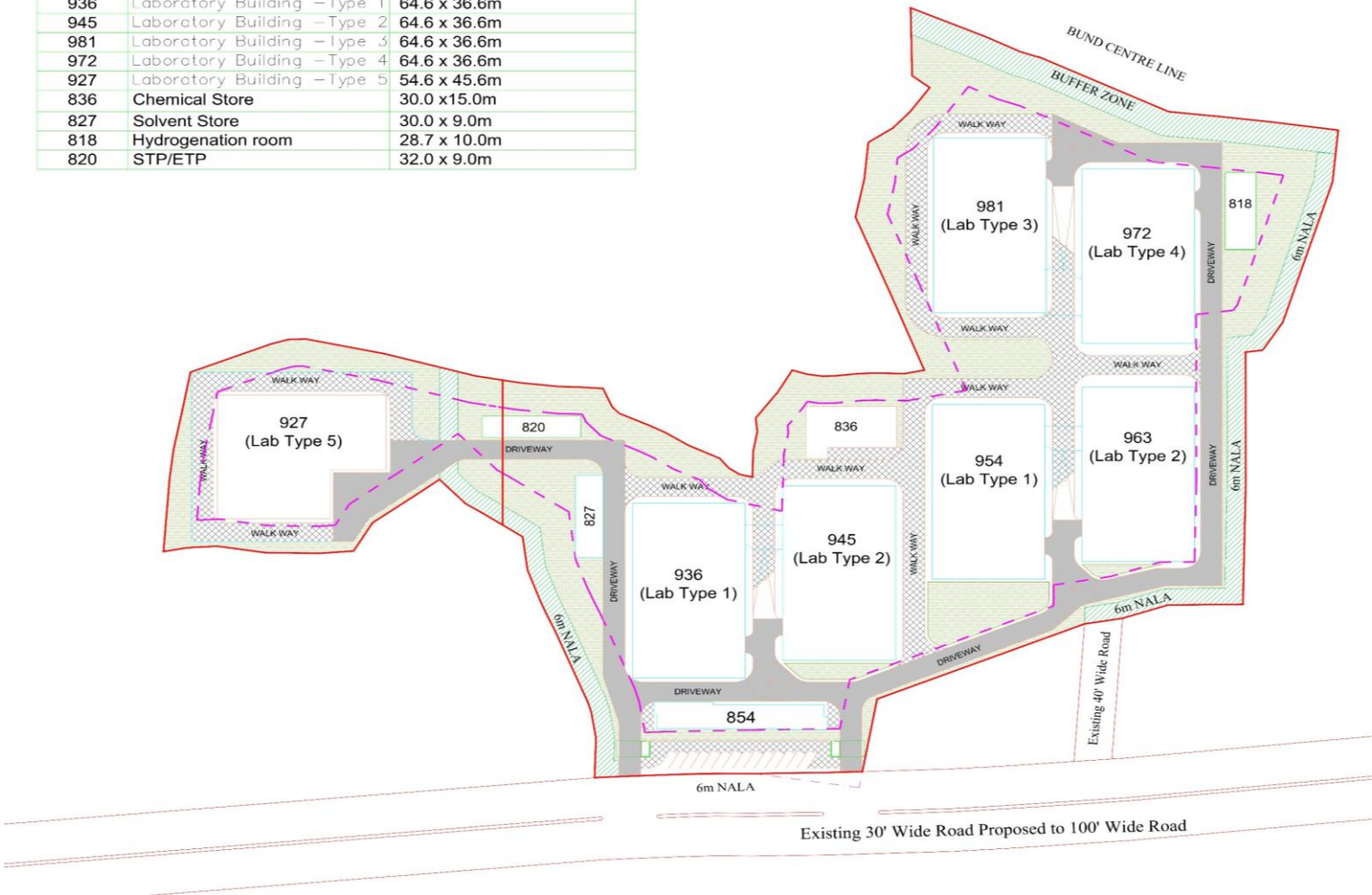
- Turkapally – 5 to 10 minutes distance
- Alwal and Kompally – 25 to 30 minutes distance

Hospitals

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

Site Plan

854	Entry Block/Common Amenities (G+1)	
936	Laboratory Building – Type 1	64.6 x 36.6m
945	Laboratory Building – Type 2	64.6 x 36.6m
981	Laboratory Building – Type 3	64.6 x 36.6m
972	Laboratory Building – Type 4	64.6 x 36.6m
927	Laboratory Building – Type 5	54.6 x 45.6m
836	Chemical Store	30.0 x 15.0m
827	Solvent Store	30.0 x 9.0m
818	Hydrogenation room	28.7 x 10.0m
820	STP/ETP	32.0 x 9.0m



12 acres
Total Master
Planned Campuses



7 Lakhs sft.
Total Planned
Development



Contact details for leasing :



Waseem Akhtar | VP
5-4-187/3&4, Soham Mansion,
MG Road, Secunderabad,
Hyderabad - 500003,
Telangana
+91 93475 76914
waseem@modiproperties.com
www.modiproperties.com



Thank You

