

Next-Gen Spaces to Accelerate Lifesciences Innovation

Available on Flexible Leasing Models



@ AMTZ (Andhra Pradesh Medical Technology Zone), Visakhapatnam



RESEARCH SQUARE

10

Acres

Master planned campus

810,000

square feet

Planned development

**Modules of 5,000 – 100,000 square feet
available on lease**

MANUFACTURING SQUARE

10

Acres

Master planned campus

300,000

square feet

Planned development

**Modules of 4,000 – 70,000 square feet
available on lease**



Pharma



Biotechnology



Medical Technology



Agri Research



Contract Research &
Development

Infrastructure supporting
diverse research
operations

R&D Labs

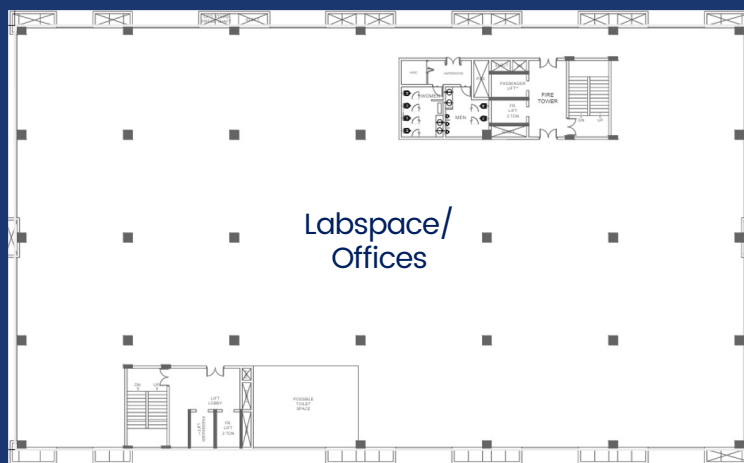
Chemistry & Biology Labs

Clean Rooms

Vivarium

Pilot Plants

Associated Office Spaces



Typical Floor Plan (Medpolis Research Square)

Medpolis Research Square



7

Phases



105,500 square feet each

Phase 1 ready for fit-outs by **December 2024**

- Proposed development of 810,000 square feet with 7 lab buildings of 105,500 square feet each.
- Buildings with 4 lab floors of 26,400 square feet each with independently functional quadrant.
- Floor-to-floor height - 5.4 metres.
- Floor loading capacity - 7.5 KN/Sq.m (core area)
10 KN/Sq.m (terrace)
- 2 Parking/Service floors.
- Other amenities include power supply, 100% power back-up, effluent & sewage treatment plants (ETP/STP), chemical & solvent stores, high-side HVAC systems and cafeteria.

Fitout- ready spaces with
development approvals

01

Design versatility for easy
integration

03

Accelerated
Operational Timelines

05

Scale-up

Infrastructure enabling



Contract Manufacturing



Speciality Chemicals



Food Technology



Nutraceuticals



Cosmeceuticals

Infrastructure supporting
diverse manufacturing
operations

Flexi Factories

Manufacturing Units

Formulation Plants

Fill-finish Operations

Assembly & Packaging
Centers

Associated Office Spaces



Typical Floor Plan (Medpolis Manufacturing Square)

Medpolis Manufacturing Square



4

Phases



70,600 square feet each

Phase 1 ready for fit-outs by **July 2024**

02

Modular and built-to-suit
formats

04

Phased rollout of inventory

06

Low upfront investment

- Proposed development of 300,000 square feet with 4 facilities of built-to-suit capabilities.
- Each facility includes:
 - Manufacturing space with floor plates of 38,750 square feet and floor-to-floor height of 9 metres.
 - Office space of 3 floors with floor plates of 10,600 square feet each and a floor-to-floor height of 4.5 metres.
- Other amenities include power supply, 100% power back-up, effluent & sewage treatment plants (ETP/STP), chemical & solvent stores, high-side HVAC systems, cafeteria and car parking.

as you grow
concept to commercialization



Located in Visakhapatnam, Andhra Pradesh MedTech Zone (AMTZ) is a medical technology park, spread across 270 acres. Distinguished as one of the world's largest medical technology and manufacturing clusters, AMTZ has fostered collaboration with over 100 companies dedicated to advancing research, development, and production of life-saving medical devices.

Operational since 2018, AMTZ offers Common Manufacturing & Scientific Facilities that include specialized laboratories, warehousing and testing centres such as the Centre for Electromagnetic Compatibility and Safety Testing, Centre for Biomaterial Testing, Centre for 3-D printing, Centres for Lasers, MRI Magnets, Gamma Irradiation, Molds, and many other industrial service centres. It also houses the Bio Valley Incubation Council, funded by the Department of Biotechnology (DBT), and the Kalam Institute of Health Technology.



Medpolis - Manufacturing Square

About the Partners



India's leading Lifesciences Infrastructure Platform

Rx Propellant is India's Leading Lifesciences Infrastructure Platform with over 6.5 million square feet of Labspaces under development encompassing 9 projects across three major cities in India – Hyderabad, Bengaluru and Mumbai. It has forged successful partnerships with prominent Lifesciences companies, both domestic and international, facilitating their strategic operational expansions in the country.



Raising the bar in India's real estate

Modi Properties blends wisdom and commitment with a deep understanding of changing urban lifestyle needs. The company acquires and develops properties that support tomorrow's innovations by actively investing in state-of-the-art facilities, controlled environments, and creative flexibility. With portfolio in residential units and Lifesciences real estate, Modi Properties' is committed to adherence of highest quality and customer satisfaction.

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www.rxpropellant.com

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Scan QR Code for the location

