



# THE DISCOVERY HUB

**GENET**  
SCIENCE CITY . HYDERABAD



An aerial architectural rendering of a large, modern biotech park. The park consists of numerous interconnected buildings with light-colored facades and grey roofs, some featuring blue-tinted skylights. The buildings are arranged in a cluster, with roads and green spaces interspersed. The entire development is set against a backdrop of lush green fields and forests. A multi-lane road runs along the bottom left of the image.

# A NEW-AGE LIFE SCIENCES DESTINATION

GENET Science City is on a mission to accelerate transformative breakthroughs in life sciences by connecting visionaries with the right space and infrastructure. We are one of India's largest privately owned and managed bioclusters.

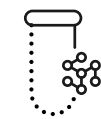


# WHY HERE? WHY NOW?

India is among the world's fastest-growing bioeconomies, having risen from \$10Bn in 2014 to over \$165Bn by 2024.

Hyderabad is at the epicentre of this phenomenal rise. Dubbed the country's pharma and vaccine capital, the city contributes to over 40% of bulk drug exports and is home to a vibrant innovation corridor comprising biotech, medtech, R&D, and manufacturing companies. GENET Science City brings these opportunities together, providing researchers and enterprises with the space to discover, design, and deliver the future of life sciences.

## A DIVERSE AUDIENCE



Biotech



Medtech



Agri Biotech



Cell & Gene



CRO, CDMO,  
CRDMO



Pharmaceutical  
R&D



Healthtech

**GENET**  
SCIENCE CITY - HYDERABAD



# THE DISCOVERY CAPITAL

Spanning over 100 acres, GENET Science City is purpose-built to facilitate seamless life sciences innovation and manufacturing.

## 100 ACRES OF BUILT-IN INFRASTRUCTURE

Lease and land/plot sale options

## COMPLETE ECOSYSTEM

Suitable for R&D, pilot plants, and manufacturing units

## STRATEGIC LOCATION

Located just off NH-65, amid an industrial cluster

## EASILY ACCESSIBLE

Seamless connectivity from RGIA and key locations

## COMPREHENSIVE SUPPORT

Liaisoning and facilitation services







# SPACE TO DISCOVER AND BUILD

GENET Science City offers innovators from across the spectrum a unique opportunity to create the space they need and align every essential resource to kickstart their pursuit.

R&D SPACES

LABORATORIES

PILOT PLANTS

MANUFACTURING PLANTS

CUSTOM-DESIGNED FACILITIES

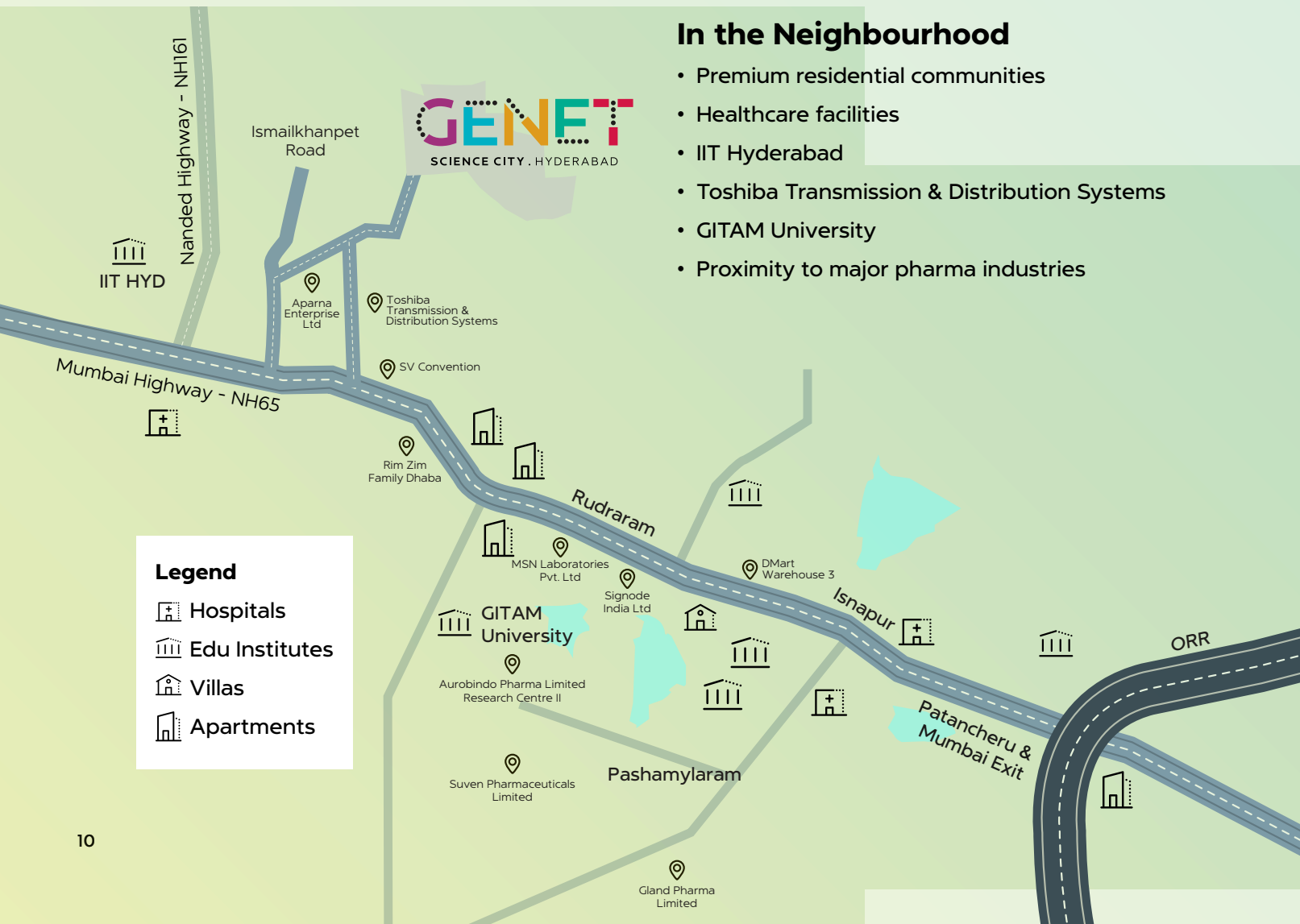


# BUILT TO BE SEAMLESS

GENET Science City is located in the heart of Hyderabad's thriving industrial zone near Pashamylaram and Patancheru. The strategic location makes it easily accessible via the Outer Ring Road, with a drive time from the international airport of under an hour.

## In the Neighbourhood

- Premium residential communities
- Healthcare facilities
- IIT Hyderabad
- Toshiba Transmission & Distribution Systems
- GITAM University
- Proximity to major pharma industries



### Legend

- Hospitals
- Edu Institutes
- Villas
- Apartments



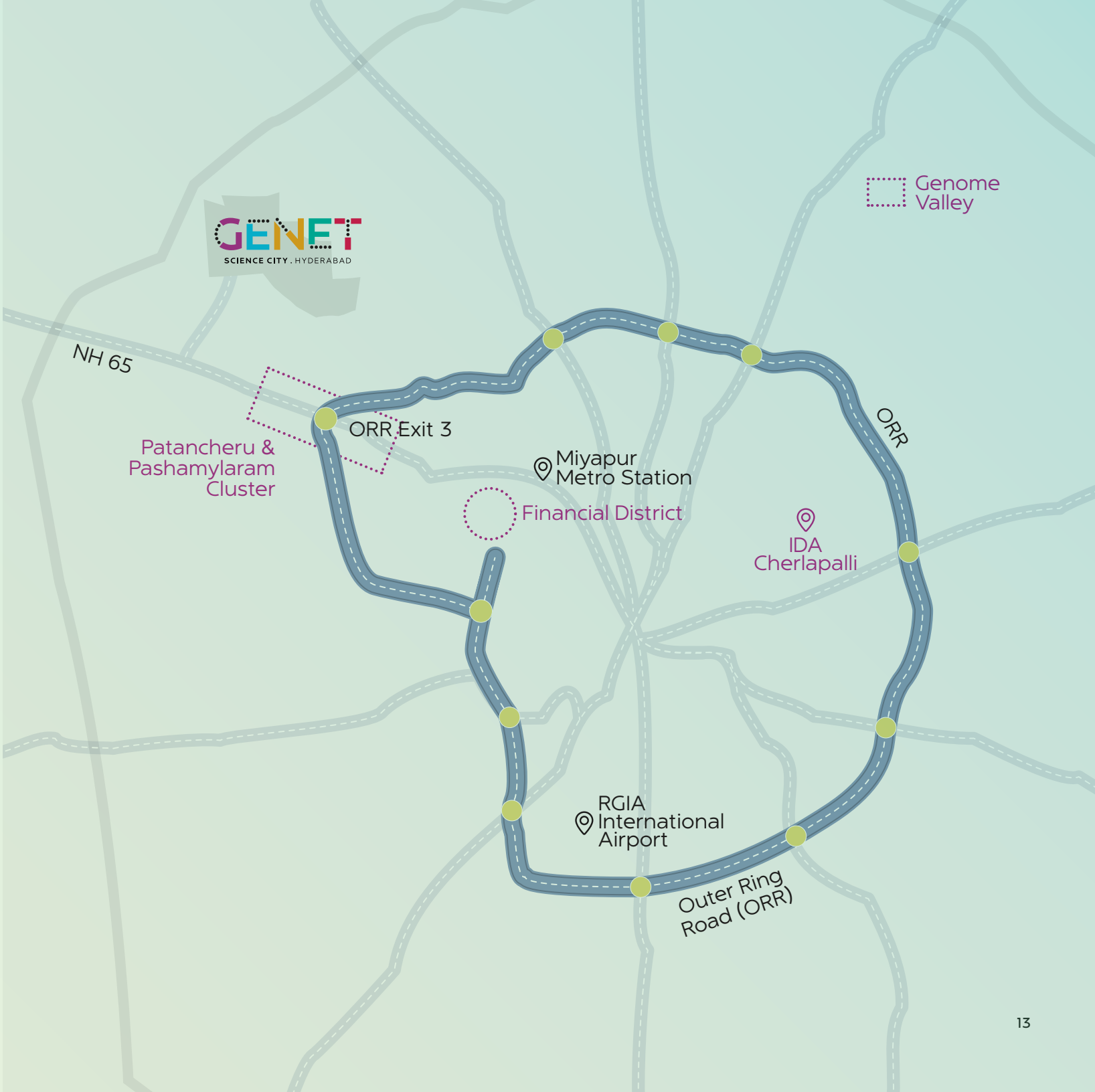
# CONNECTED BY DESIGN

- 2 mins from NH-65 (Mumbai Highway)
- 10 mins from ORR Exit 3 (Patancheru & Mumbai Exit)
- 30 mins from Financial District, Gachibowli, Madhapur, Miyapur, and Kondapur
- 45 mins from Hyderabad International Airport

\*Approximate drive times



Representative image





# BUILT FOR THE FUTURE

GENET Science City is designed as a truly performative ecosystem that's supported by cutting-edge infrastructure capable of handling the industry's emerging needs.

## R&D, Labs & Pilot Plants

- Multi-tenanted spaces
- G+3 construction
- Suitable floor load capacity
- Pilot manufacturing area

## Manufacturing Units

- G+1 construction
- Designed to specification

## Effluent Treatment Plants

- 50 KLD Primary ETP
- Dedicated kill tank
- Scalable to 150 KLD
- CETP Availability



Photograph by Andrew Rugge. Copyright Perkins Eastman.

## Solid Waste Treatment

- Central STP
- Solid waste management for R&D blocks
- Provisional support for manufacturing units

## 24x7 Power

- 11KV power lines
- Up to 5,000 KV
- Dedicated line for manufacturing units on request

## Power Backup

- 100% DG power backup for common infrastructure and R&D labs

## Seamless Water Supply

- Round-the-clock borewell and municipality supply

## Storage and Warehousing

Common storage and warehousing facilities for:

- Chemicals
- Material Goods
- Finished Goods



# A SPACE FOR EVERY VISION

## LEASED R&D BLOCKS

The R&D cluster at GENET will span over ~1.5 Mn sq ft in a G+3 format and is designed to house advanced wet and dry labs as well as pilot plants.

### Pilot Plants

- 5,000 sq ft to 25,000 sq ft spaces
- Situated on the ground floor
- 7m roof height

### R&D Spaces & Labs

- 3,000 sq ft to 25,000 sq ft spaces
- Spread across 3 storeys
- 5m roof height

## PLOTS

The manufacturing plots are spread over ~39 acres. Each unit is designed to cater to capacity-specific requirements and accommodates government regulations on green space, parking, and utilities.

### Small Parcels

0.5 acre to 2 acre plots

### Dedicated Campuses

3 acre to 20 acre plots







- R&D
  - Manufacturing
  - Central Warehouse
  - Utilities
  - Reserved Plots
  - Central Warehouse
  - Services and Utilities
- 19



# BUILT TO SUPPORT

Life at GENET Science City is designed for easy access and enhanced collaboration. We facilitate a wide range of liasoning, enablement, and guidance services for your enterprise.

## Start-up Enablement

- Liasoning support for regulatory approvals
- Design optimisation and guidance

## Innovation Environment

- Proximity to academic and research institutes
- Potential for shared analytical equipment

## Ecosystem Support

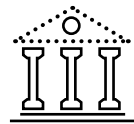
- Boardrooms and meeting spaces
- Cafeteria with capacity for 250+ diners
- Dedicated training centre
- Banquet facilities for large gatherings
- Planned parking spaces



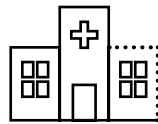


# AMENITIES

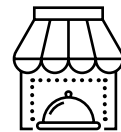
GENET Science City is a self-contained ecosystem with every modern amenity you need to work, collaborate, and unwind. From everyday essentials to inspiring spaces for networking and leisure, everything is within reach.



Banks  
and ATMs



Medical  
Facilities



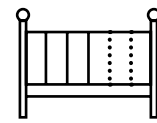
F&B  
Outlets/Cafes



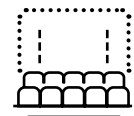
Coworking  
Spaces



Retail  
Outlets



Day Care  
Centre



Event  
Spaces



Multipurpose  
Rooms



Wellness  
Areas



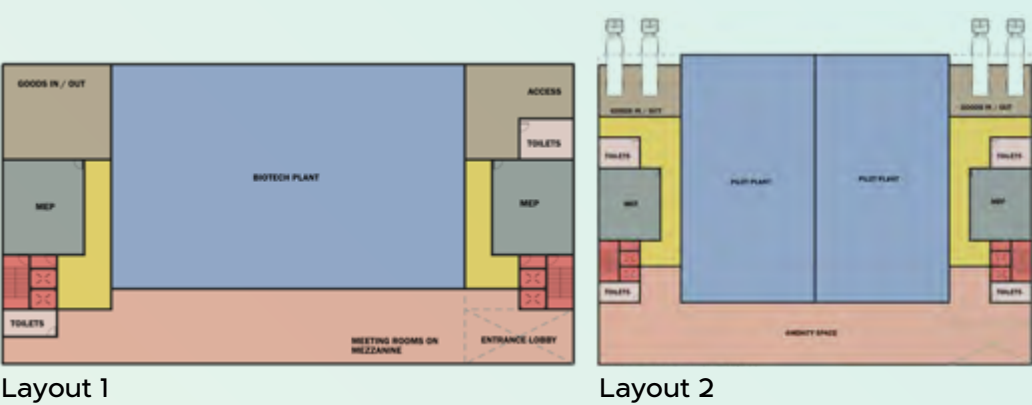


# R&D BLOCK



## R&D Block Plans

Ground Floor Plan

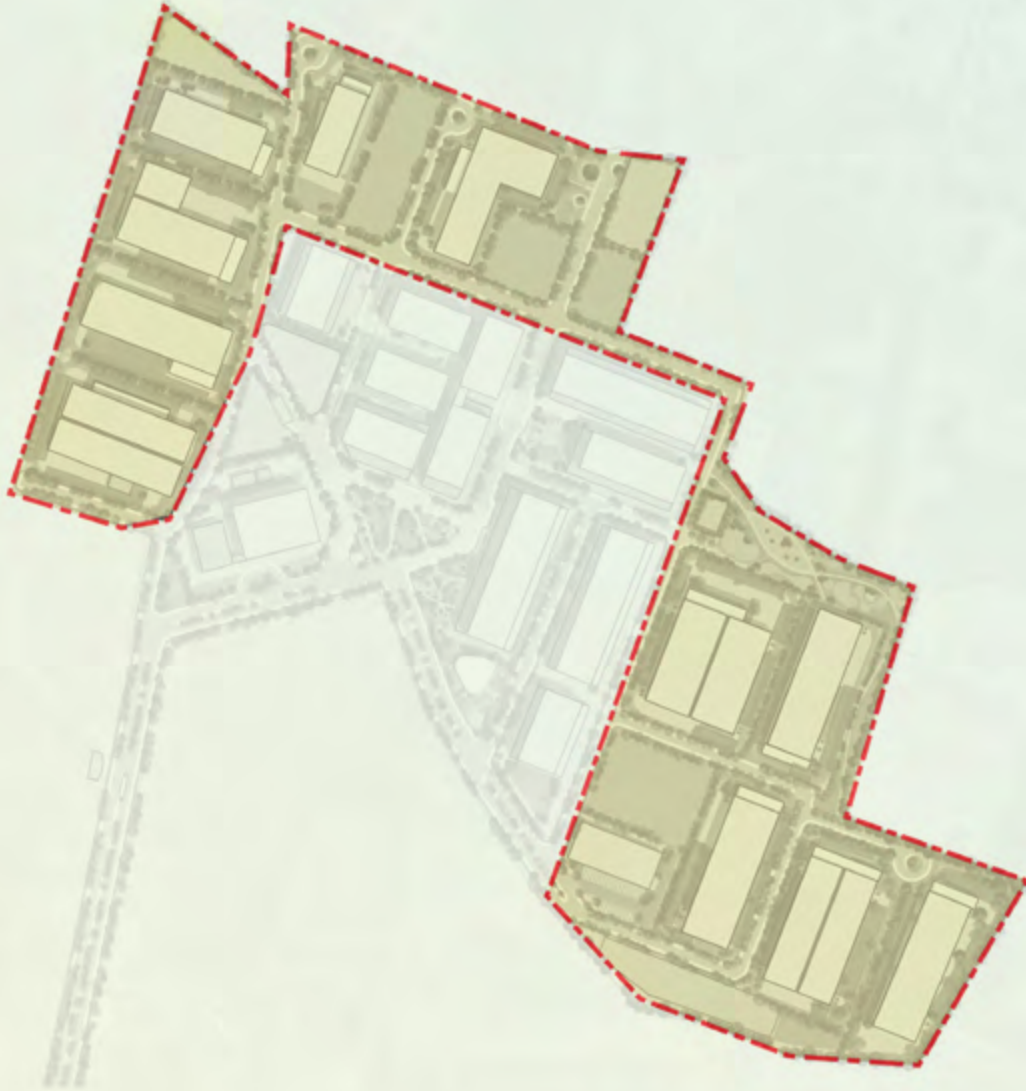


Typical Floor Plan





# MANUFACTURING AND MIXED USE BLOCKS

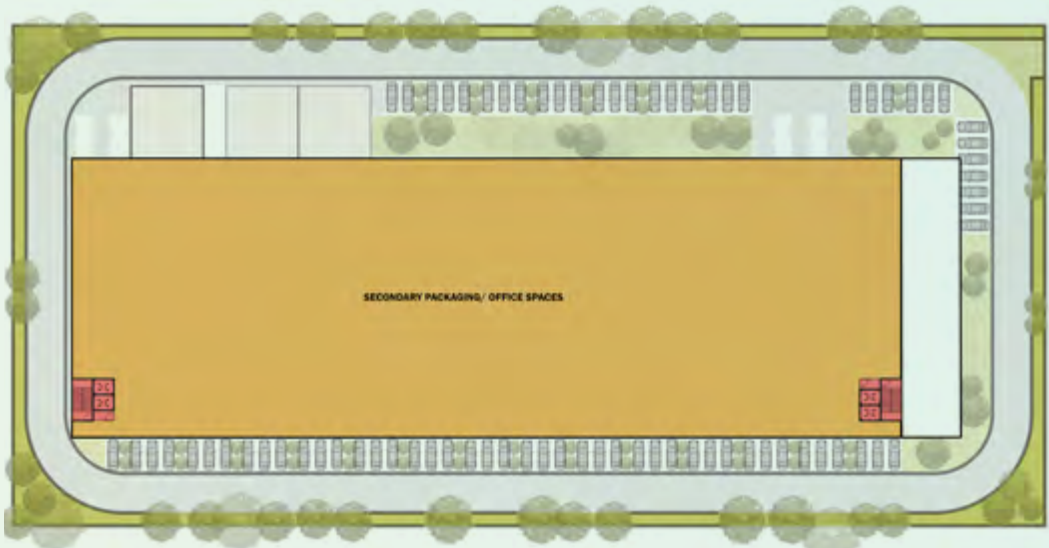


## Manufacturing Block Plans

Ground  
Floor Plan

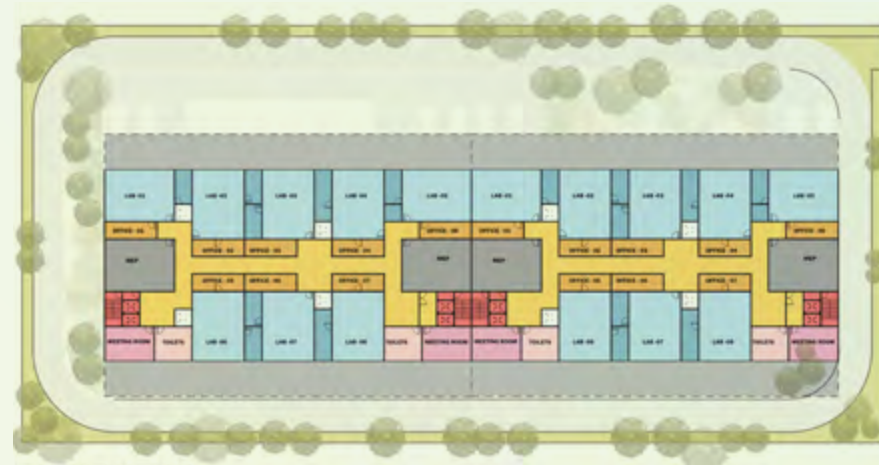


First  
Floor Plan





## Ground Floor Plan



## First Floor Plan





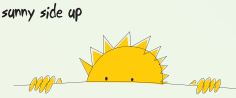
# BACKED BY PIONEERS



**INDIS**, a pioneer in engineered homes, has redefined residential living in Hyderabad, with iconic projects like PBEL City, One city, VB City, and several emerging projects such as Myra Villas and Viva City. The company continues to set new benchmarks in the industry.



**Zeromile Warehousing**, one of South India’s largest warehousing companies, has developed over 2.3Mn sq ft of industrial and warehousing spaces, serving clients across diverse sectors.







SCIENCE CITY . HYDERABAD

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Telangana, India - 500 033.

A group company of **Indis** and **Zeromile Warehousing**