



A 100 acre playground for scientists & researchers in Pune.

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Applying the science of space  
for the space of science.

Science is the art of optimization. In its every discipline, science endeavors to derive the best possible result of an action. To apply spatial science to a space made for scientific activity is to create an unparalleled world of sharp perfection and endless possibilities. An evolved space that becomes a catalyst of growth to every operation it houses.

Welcome to International Biotech Park Limited.

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## An Overview International Biotech Park

International Biotech Park is a joint venture between Maharashtra Industrial Development Corporation (MIDC) and TCG Real Estate, making it the first public-private biotechnology park initiative in Maharashtra.

The park finds home at Pune's "Smarter City", Hingewadi. Spread over a sprawling 100 acre campus, the park is dedicated to biotechnology, pharmaceuticals and more. IBP, has been designed keeping in mind the functional and strategic requirements that are imperative to such a project, not only today but also in the future. From an integrated development model to robust, futuristic infrastructure, IBP, showcases project planning like never before.

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International Biotech Park displays a revolutionary sense of planning and development. With a plethora of intelligent features in area plotting, occupational setup, infrastructure and more, the project is a first of its kind.

**ZRICKS** INDIA

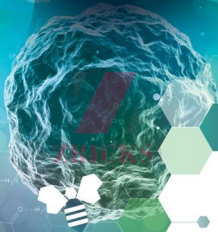
## Project Highlights

IBPL

### IBPL Highlights:

- Largest Biotech Park in Western India and the only one in Maharashtra
- Total project investment of over Rupees 500 Crore
- Part of Rajiv Gandhi IT-ET Park on the Mumbai-Pune knowledge corridor
- 100 acres of dedicated Biotech Park space
- 25 acres of Special Economic Zone and support facilities
- Total of 9 million square feet in phase-wise development
- International infrastructure ready set-up
- Excellent connectivity to all important transport and infrastructure junctions
- Quick access to Mumbai-Pune Expressway; therefore well-connected to Mumbai and the new airport coming up at Navi Mumbai
- Located in proximity of major IT campuses
- Multi-faceted development plans with facilities for hospitality, commercial, retail and residential development
- Close proximity to major residential developments, hotels and social & healthcare infrastructure

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Pre-planned for  
perfection and progress

Science declares that the greatest of phenomena observed in the universe owe their occurrence to the presence of the perfect conditions for their being. The potential of having the right conditions at the right time are limitless. Imagine a space that is pre-planned to offer all the needs of today, tomorrow and the day after. Imagine a space pre-designed for seamless growth and progress. Now, enter it.

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HINJEWADI  
PUNE

Pune city is among India's top 3 biotech clusters, and is known as the knowledge capital of Maharashtra.



Pune is home to the largest number of life sciences companies in India. International Biotech Park is located at Rajiv Gandhi Infotech / Biotech Park at Hinjewadi - Phase II, Pune.

## The Location Hinjewadi, Pune, Maharashtra

Hinjewadi is located next to the Mumbai-Pune Expressway, which provides seamless connectivity to Mumbai. One of the most well-developed cities in recent times, Hinjewadi has been declared a "Smarter City".

The significant and striking features of the blooming new city are its mushrooming business centres, unmatched infrastructure, modern residences and splendid natural beauty, making it truly a place of balance and growth.

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# INFOSYS

Infosys Captive Power Generation Plant



## HINJEWADI PHASE II

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## The Masterplan Hinjewadi, Pune

- LABS & OFFICE SPACES
- BIOTECH PLOT
- BIOTECH SEZ
- EXISTING BIOTECH UNITS
- RESIDENTIAL
- COMMERCIAL

Infosys	125 acres
Wipro	75 acres
Tata Consultancy Services (TCS)	50 acres
Emcure Pharma	25 acres





## Connectivity Pune

Courtyard Marriot	4 KM
Symbolis	4 KM
Mercedes Benz International School	4 KM
Pune - Mumbai Expressway	10 KM
Pune University	12 KM
Pune Airport	25 KM

International Biotech Park is strategically located in the heart of Hinjewadi Phase - I, just adjacent to the Mumbai-Pune Expressway, thus enjoying seamless connectivity to Mumbai, the country's business capital. Besides the expressway, International Biotech Park lies within an established network of well-developed roads and railways that offer connectivity to any part of Pune and beyond, in a matter of minutes. The park is situated a 45 minute drive from Pune Airport, and a speedy 3 hour drive from Mumbai's International Airport.

The project offers close proximity to all major residential developments in the vicinity, business hotels and other social and healthcare infrastructure. The Biotech Park is a part of the Rajiv Gandhi IT-BT Park on the Mumbai-Pune knowledge corridor, among only the best and most renowned International Infotech & BioTech developments.



## Infrastructure



International Biotech Park showcases infrastructure the likes of which are seen internationally. The park's master planning and complete infrastructure engineering design have been done by the renowned Pelli Friskman, London. At every step of the way, the impeccable setup ensures only the most optimized course of action for any operation.

The approach road access to the biotech park is by means of a 40-meter wide road. This ensures ample space for heavy utility vehicles, material & machinery transport, and a smooth vehicular traffic flow, even with a future horizon.

International Biotech Park offers no scope of interruptions in workflow. The Park is fueled by Power Substations of 22 KV and 100 MVA, constructed for committed supply, fed from a 220 KV / 22 KV MISC receiving station. Advanced generators offer 100% power backup to the entire Biotech Park. No matter how demanding the procedures, testing or processes may be, the project's power supply is poised to remain unstoppageable.

Considering water, another significant biotech requirement, IBP, comes prepared. The MDC has constructed a 5 MLD water reservoir with provisions for increasing the capacity to 25 MLD. Each plot is provided with an individual water connection to ensure dedicated resources and seamless supply.

All plots at International Biotech Park are pre-equipped with a Primary Effluent Treatment Plant, which is designed as per international standards, conforming to strict quality and functional requirements. Each primary plant is supported by the Central Effluent Treatment Plant, ensuring efficiency and safety.

### DISTINCT FEATURES

- Medico Resource Center
- Proposed Incubation center
- Video Conference Facility
- Environmental Clearances
- Waiver of Stamp/Duty
- Fast track statutory approvals



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## Unmatched Efficiency, Unparalleled Choices

Science flourishes not on the basis of fixed paths, but on the possibility of choices unimpeded. True efficiency lies not in thoughtless clockwork, but in dynamic perfection. Experience the advantage of intelligently designed choices, along with rigorous perfection offered in each one. Experience the advantage of a space, where compromise is not assumed.

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**25 ACRES**  
of Biotech  
Special Economic Zone

**100 ACRES**  
Biotech Park

more than **75%** of project is  
developed & occupied



## Current Status International Biotech Park

Part of Rajiv Gandhi IT-BT Park on Mumbai-Pune Knowledge Corridor

100 acres of dedicated Biotech Park space

25 acres of Biotech Special Economic Zone and support facilities

Total of 9 million square feet in phase-wise development

Over 5,000 employees

Biotechnology regulatory standards modeled on international best practices

Master Planning & Infrastructure Engineering designed by renowned Pelli Friskman, London

Proposed multi-faceted development includes Retail / Commercial Complex, Residential Project, Business Hotel, Food Court, Entertainment Zone and more

Over 75% of the project already developed and occupied by leading biotech companies

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# Biotech Activities

## ACTIVITIES PERMITTED IN INTERNATIONAL BIOTECH PARK

Biotechnology Units as defined below can set up operations in International Biotech Park.

"Bio-Technology (BT) Unit" means a unit engaged in Research and Development and/or Manufacture of products which use or are derived by using (a) Living systems, (b) Enzymes, (c) Bio-catalysts derived there from, in any of the following fields:

- Genetic Engineering / Gene Engineering
- Cell Engineering / Cell Culture
- Bio process engineering
- Protein Engineering
- Tissue Engineering
- Microbiology
- Bio-chemistry
- Bio-informatics (Assembly of data from genomic analysis into accessible form)
- Genomics (The molecular characterization of all species)
- Bio-Transformation (The introduction of one or more genes conferring potentially useful traits into plants,

livestock fish and tree species)

- Molecular breeding (The identification and evaluation of desirable traits in breeding programs by the use of marker assisted selection for plants, trees, animals and fish)
- Bio-Diagnostics (The use of molecular characterization to provide more accurate and rapid identification of pathogens and other organisms)
- Bio-Immunology Vaccine Technology (The use of modern immunology to develop recombinant DNA vaccines for improving control against lethal diseases)
- Embryo Manipulations
- Pharmacogenomics
- Proteomics
- Allo-transplantation
- Xenotransplantation
- Bio Chips
- Gene Therapy

The term 'unit' refers to a legal/corporate entity (e.g. a Public or Private Limited Company / Partnership or Proprietors Firm / Registered Society or Trust / Cooperative Society), or a distinct locationally separate facility of such an entity.

## THE TERM 'BIOTECHNOLOGY' SHALL ALSO MEAN AND INCLUDE WITHOUT LIMITATION, THE FOLLOWING

- MALDI base technology
- Micro array technology
- Gene discovery based target identification
- Target validation chemical
- Basic lead discovery
- Chemistry contract research
- Combinatorial chemistry
- Contract research in molecular biology
- DNA sciences
- Biotechnology research pharmaceutical
- Medical devices
- Healthcare
- Out-sourcing related to Biotech industry
- Cheminformatics
- Silico-drug designing
- Molecular modeling
- Toxicological Studies
- ADME clinical studies
- Clinical trial base contract research

- Bio-company
- Biomedical company
- CDMO facilities pharmaceutical
- Animal Houses
- Enzyme manufacturing company
- Chemical & consumable suppliers for pharmaceutical & biotech Company
- Scientific instrumentation Company related to Life Sciences
- Medicine Instrumentation Company
- Medical transcription related to Biotechnology
- Tele medical research center (part of overall facility)
- Bio-equivalence facility
- Tissue and cell bank

The term 'Biotechnology' shall also mean and include any ancillary services to any of the above-mentioned centers such as business facilitation centers comprising of offices, auditoriums etc. and residential facilities for the tenants / users of the park.

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# Lease Models



## CHRYSLIS ENCLAVE

- The Built-to-suit Campus is spread over 7 acre campus
- Building of 100,000 square feet built and leased
- Building of 140,000 square feet is built and partly leased

## GENESIS SQUARE

- A Multi tenanted campus
- Building of 90,000 square feet built and leased



Promoted by "The Chatterjee Group" (TCG), a US based strategic investment firm, TCG Real Estate is a development, financing and investment company. In a short span of time, we at TCG RE have developed prestigious projects Pan-India. Our portfolio is spread across Mumbai, Delhi NCR, Gurgaon, Chennai, Bangalore, Kolkata and Pune.

- |  |  |
|--|--|
| 1 TCG Financial Centre<br>Bandra Kurla Complex, Mumbai               | 2 Eon Digital Park<br>Sector 1, Salt Lake, West Bengal |
| 3 Eon International Financial Centre<br>Bandra Kurla Complex, Mumbai | 4 Eon Technology Place<br>Whitefield, Bangalore        |
| 5 International Business Park<br>Hinjewadi, Pune                     | 6 Eon Software Park<br>Mount Poonam Road, Chennai      |
| 7 Bengal Intelligent Park<br>Sector 1, Salt Lake, West Bengal        | 8 Eon India Place<br>MG Road, Gurgaon                  |
| 9 Bengal Eco-Intelligent Park<br>Sector 1, Salt Lake, West Bengal    | 10 World Trade Centre<br>Gurgaon, Sohna Road, Gurgaon  |

**TCG**  
The Chatterjee Group

#### Western Region



#### Eastern Region



#### Southern Region



#### Northern Region



COMPANIES IN BIOTECH PARK



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A Public Private Partnership between  
Maharashtra Industrial Development Corporation and TCG REAL ESTATE

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