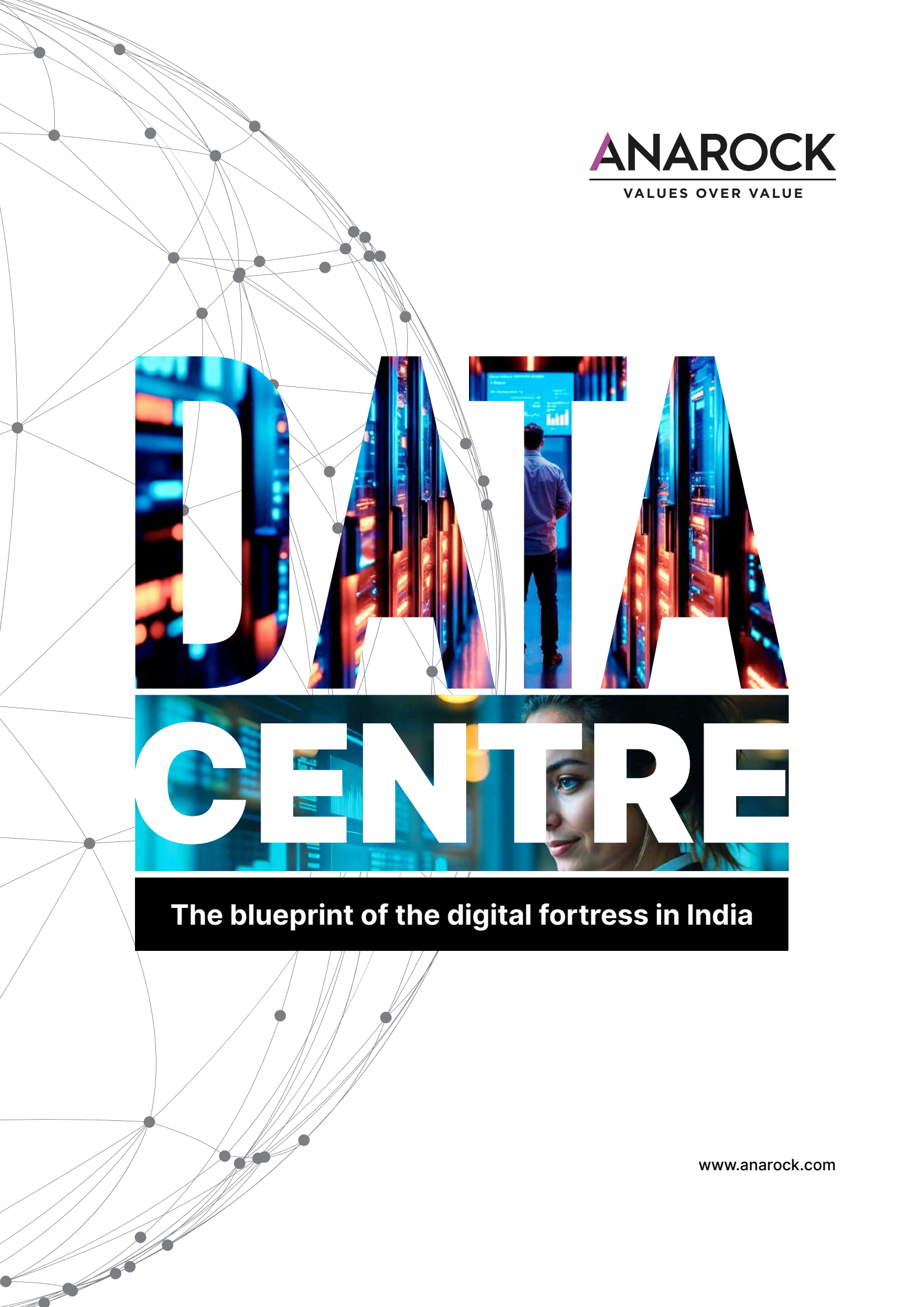




DATA CENTRE

The blueprint of the digital fortress in India

Setting the tone



Every digital action leaves a physical footprint. A UPI payment in Mumbai-MMR, a video streamed in Delhi-NCR, a cloud application used in Bengaluru or a question posed to an artificial intelligence platform may feel instantaneous and intangible. Behind each interaction lies a vast physical network of servers, cooling systems, power infrastructure and secure facilities. Data centres are, in many ways, the factories of the digital economy.

As India generates and consumes unprecedented volumes of data, these factories are expanding at remarkable speed. From a modest 0.6 Mn sf in 2007, India's data centre footprint reached 27 Mn sf by H1 2026 and is projected to touch 101 Mn sf by 2030.

Capacity is following a similar trajectory. From less than 1 GW only a few years ago, India has crossed 1.8 GW today. The development pipeline is expected to take capacity beyond 6.7 GW by the end of the decade, representing a more than threefold increase within the next four years. More than USD 300 Bn in investment commitments already support this buildout, placing India among the world's fastest growing data centre markets.

The explosive growth of artificial intelligence is adding another powerful dimension to this opportunity. AI models require far greater computing power, storage capacity and energy than conventional digital applications.

As businesses, governments and consumers adopt AI at scale, data centres are evolving from supporting digital activity to becoming critical infrastructure for economic growth and technological competitiveness.

Demand remains the primary engine of this expansion, while policy and financing are providing additional momentum. The Digital Personal Data Protection Act, 2023 has strengthened the strategic importance of domestic data infrastructure. Infrastructure status has also improved access to long tenor financing at interest rates of ~9.5% to 10.5%, with tenors extending up to 12 years. The proposed tax holiday through 2047 for eligible global cloud service providers further enhances India's competitiveness.

This scale of growth also brings an equally significant sustainability challenge. As AI workloads push rack densities to 10 to 20 times conventional levels, operators are investing in renewable energy, liquid cooling, improved Power Usage Effectiveness (PUE) and environmentally certified campuses.

Shobhit Agarwal
CEO
Anarock Capital



Building on the insights and perspectives established across our previous three publications, **this latest report examines the key forces shaping India's data centre transformation, the economics and strategic considerations of scaling capacity, and the opportunities and challenges** that will define the market through 2030 and beyond.



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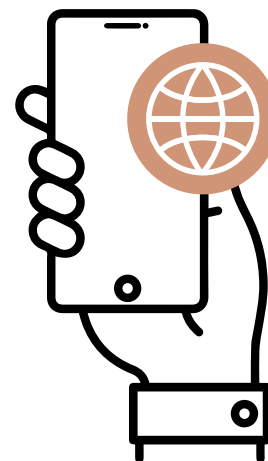
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**The megatrend:
Setting the global stage**

Data centres: The sovereign backbone of the digital economy

Exhibit 1: The oxygen of the new economy

Every **1 sec** across the globe



More internet users (traffic) → More apps & AI → More data →

1011001010101
1100010101110
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→

More computation → More power capacity (MW) → More DCs

Powering the digital economy: The essential role of data centres

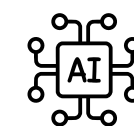
Every click, stream, transaction, & connection generates data, this **data is the oxygen that fuels business, innovation and the global digital economy.**

The growth of the internet is no longer measured in users alone. It is measured in megawatts (MW). Data centres are the engine that powers the digital economy.

The new infrastructure era

Data infrastructure is now as strategically important as ports, highways, railways, and power grids were in previous industrial revolutions. Modern **data centres power the always-on digital world**, enabling secure storage, processing and delivery of massive data for:

- ✓ Artificial intelligence
- ✓ Cloud computing
- ✓ Next gen applications
- ✓ Digital finance
- ✓ E-commerce
- ✓ Healthcare systems
- ✓ National security networks
- ✓ Driving digital infra with sustainability

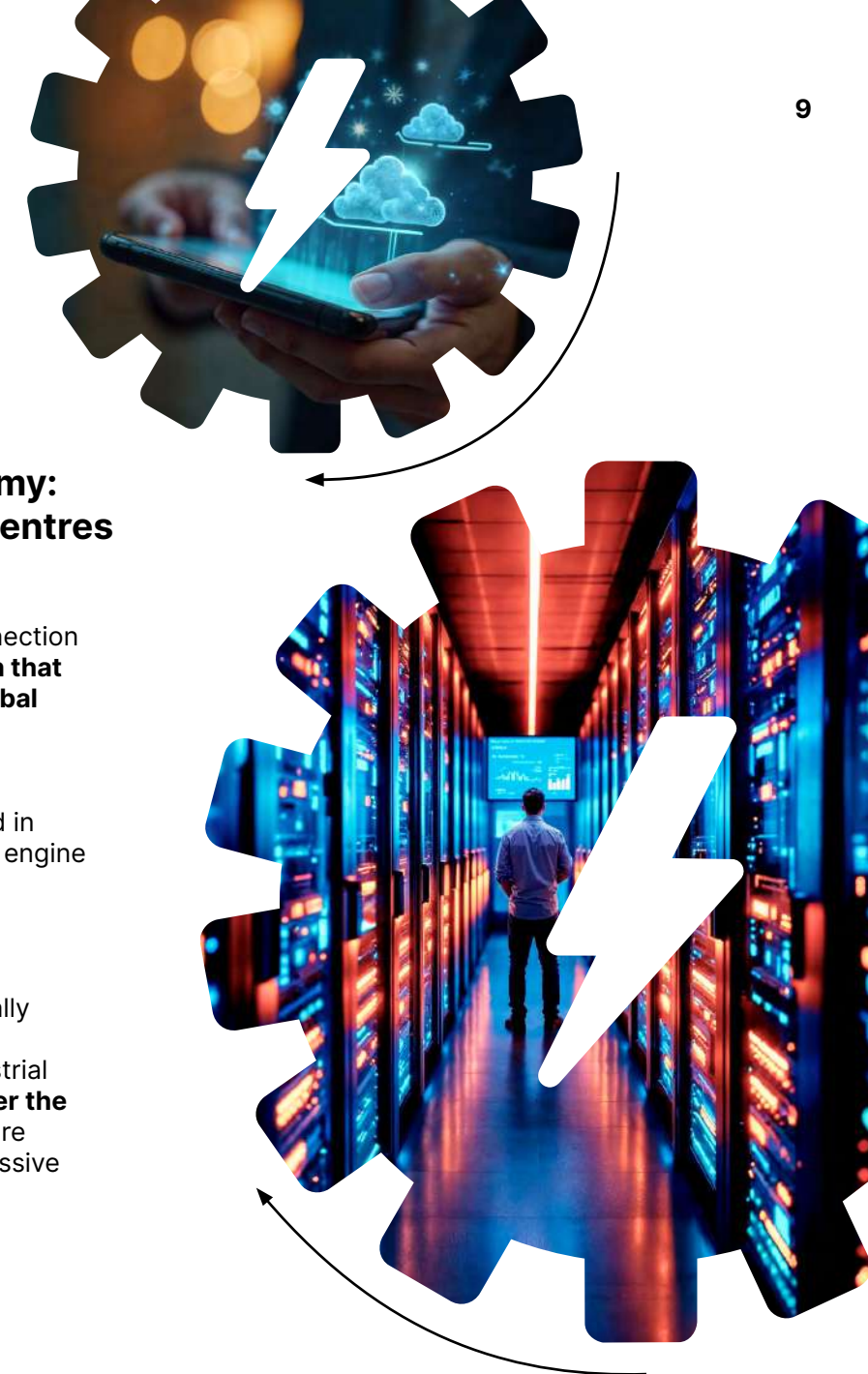


70%

DC demand is expected to be driven by AI workloads (2030F)

Data centres are the factories of the AI age.

The nations that secure compute capacity, energy availability, and digital sovereignty today will define the global digital economy tomorrow – and India is uniquely positioned to lead this transformation.



The global data centre capacity landscape & India comparison

The world’s digital economy runs on a handful of hyperscale infrastructure markets, with the Americas maintaining a commanding lead while Asia emerges as the next major growth frontier.

Exhibit 2: Operational DC capacity share by region (H1 2026)

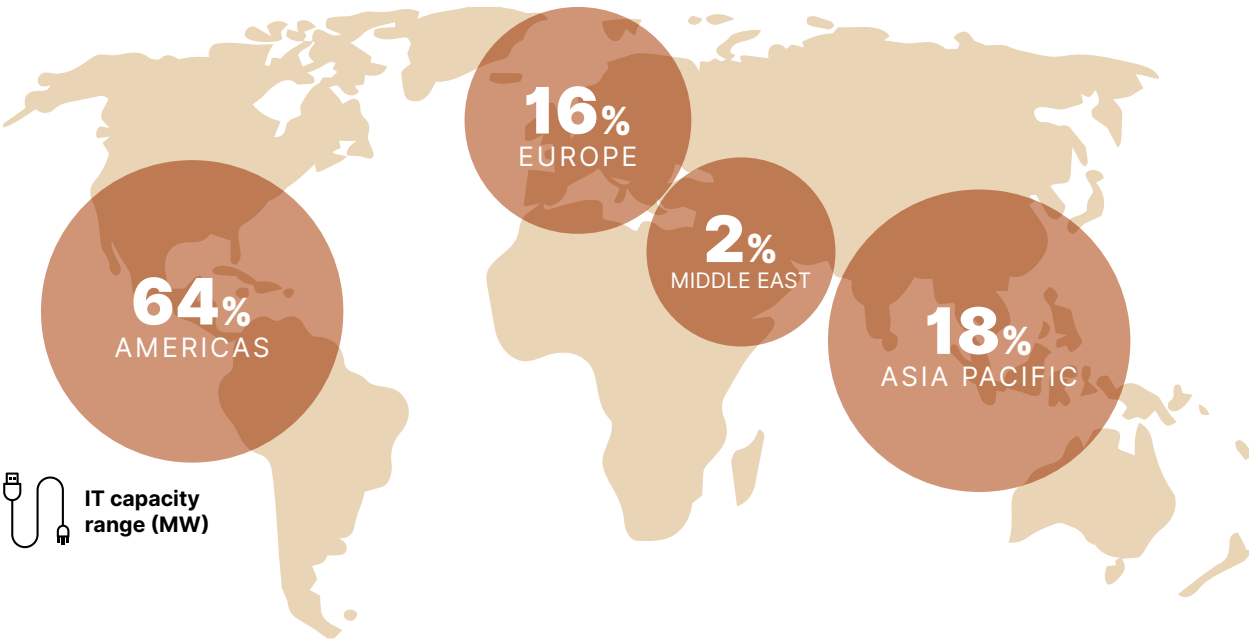
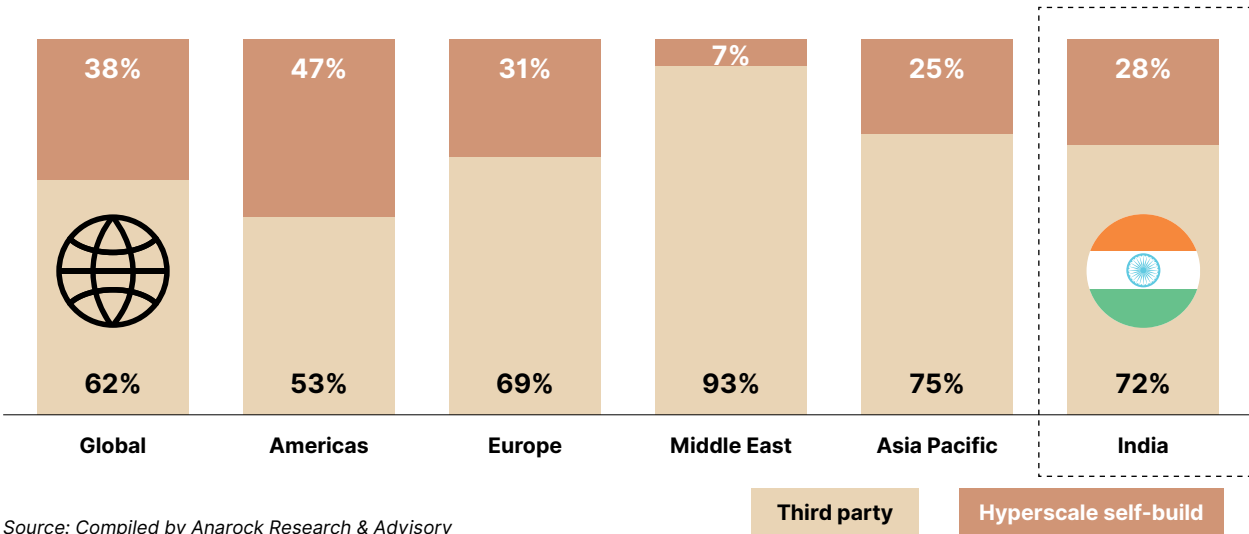
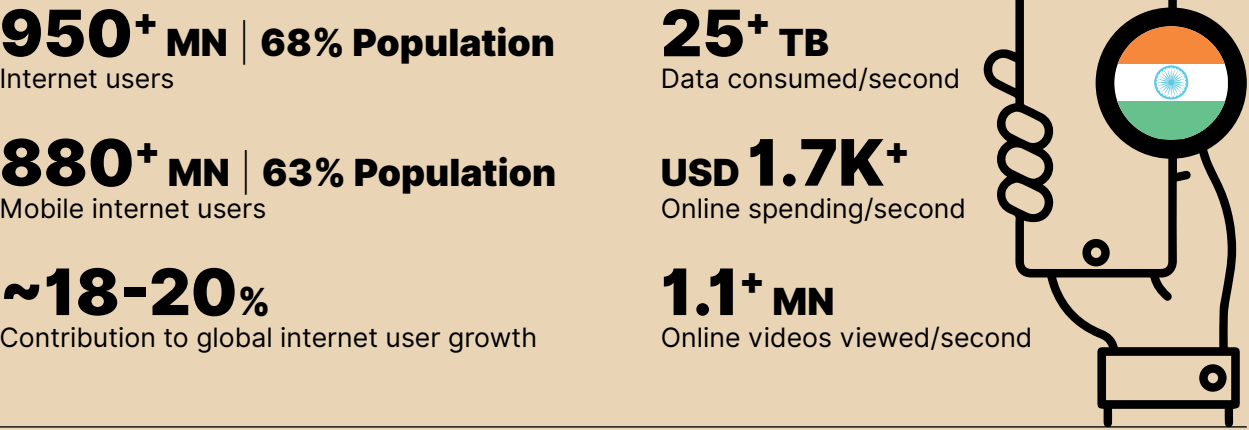


Exhibit 3: Third party vs. hyperscale self-build (IT capacity) by region (H1 2026)

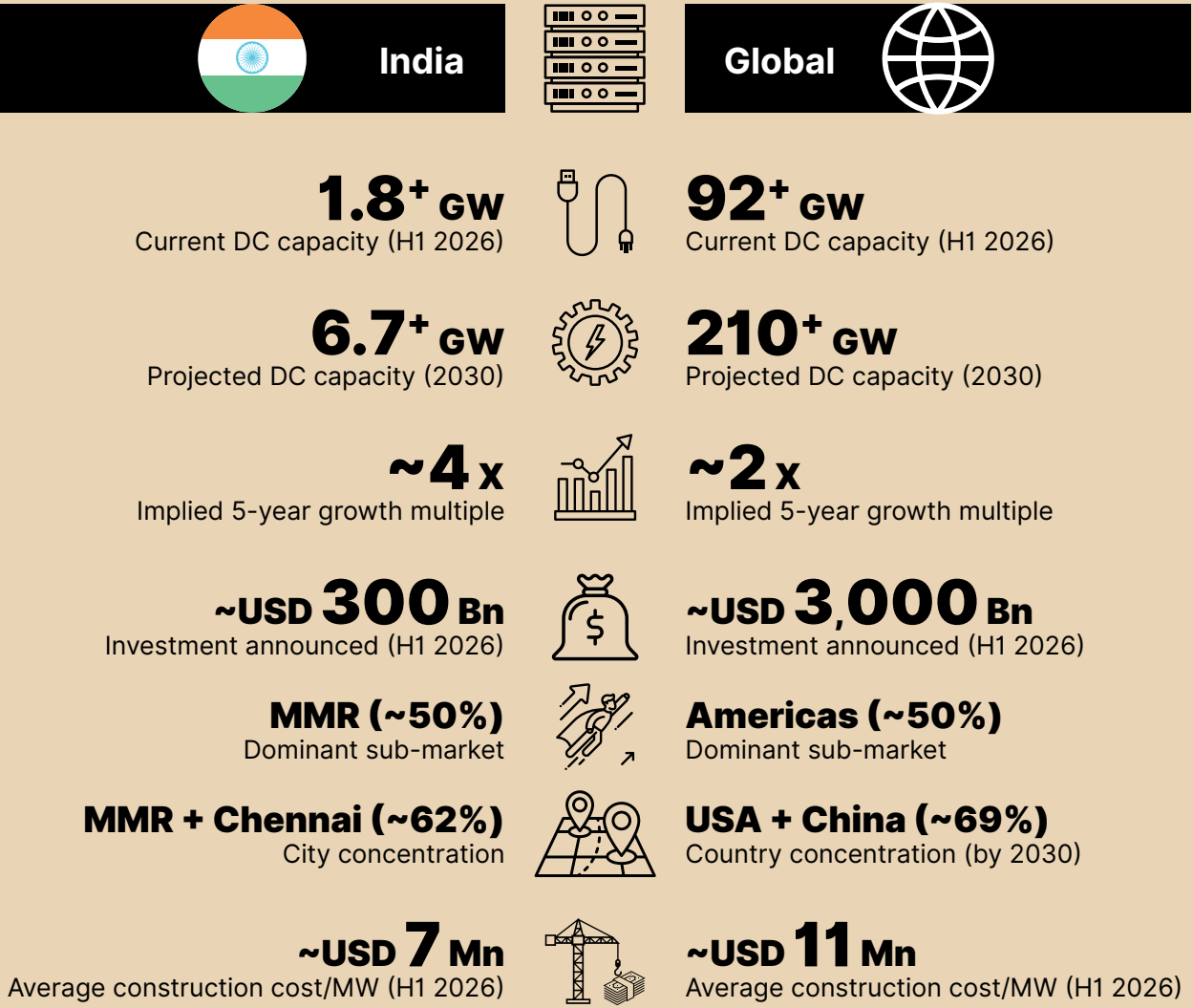


Source: Compiled by Anarock Research & Advisory

Exhibit 4: India: A digital superpower (H1 2026)



Global capacity is set to nearly double (2x) by 2030 – India is growing 4x faster off a much smaller base and India’s 5-year growth multiple – the steepest of any major market.



Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory



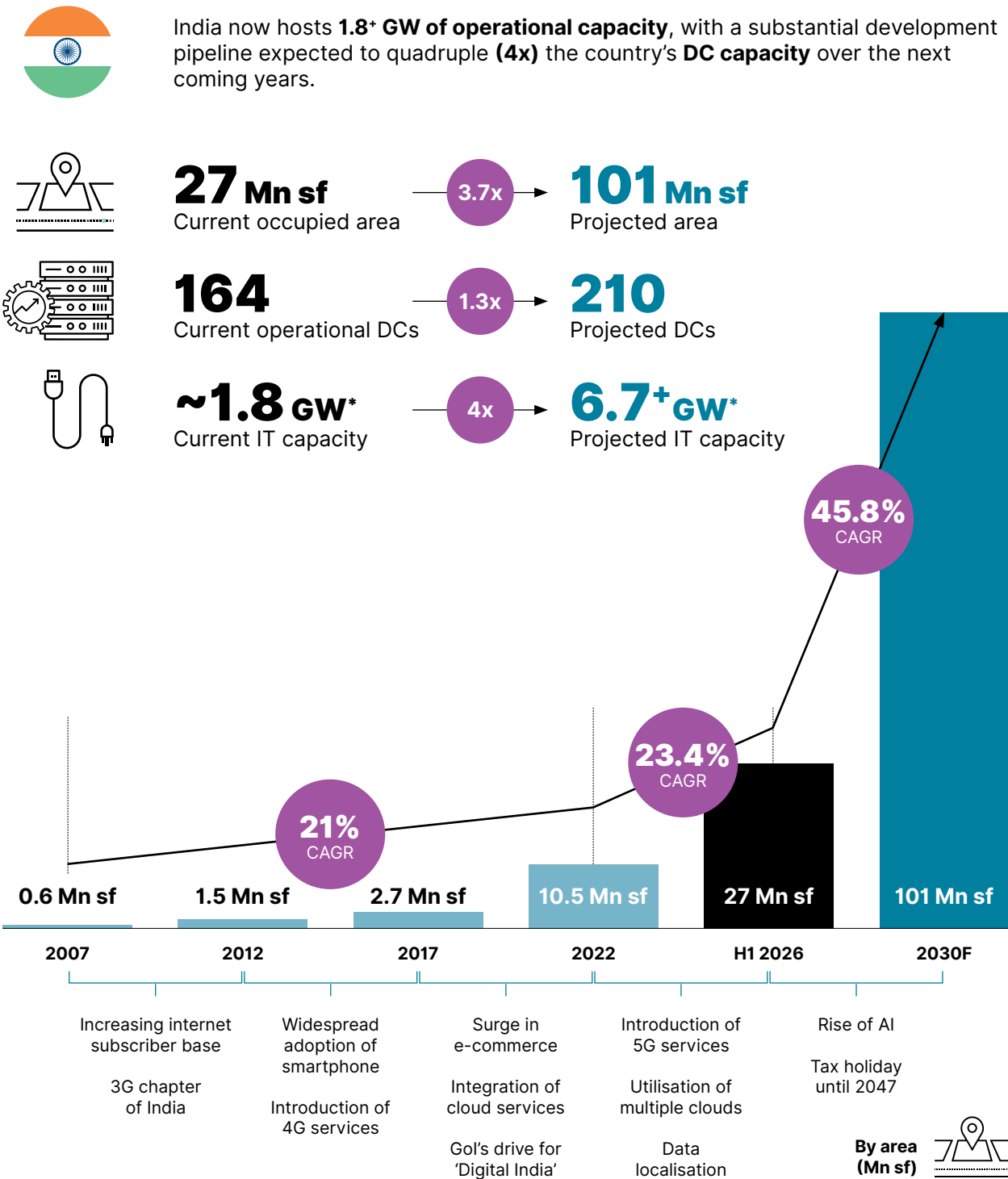
2

**Data centre
awakening in India**

India DC capacity landscape

Exhibit 5: Past, current & projected DC supply in India

2025 2030F



* 1 Giga Watt (GW) = 1,000 Mega Watts (MW)
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

Inflection point for India

6 Catalysts defining the next phase of DC market in india

1. Digital mass: The demand foundation

India has the world's cheapest mobile data at under USD 0.10–0.12/GB and among the highest per-user consumption at ~27–31 GB/month. With UPI processing 22.7+ Bn transactions worth ~₹28.92 Lakh Cr (~USD 297 Bn) monthly, 500+ Mn OTT streaming users, and digital governance initiatives (Aadhaar, DigiLocker, DIGI Yatra) generating data at scale, India's total data creation grows at over 20% per year and every byte needs to live in a data centre.

2. Cloud adoption & hyperscaler capital commitments

The world's largest technology companies and Indian conglomerates have collectively committed over USD 300+ Bn in India – a concentration of capital unmatched by any other emerging market in the DC sector:

Amazon Web Services (AWS): USD 48 Bn in Indian AI & cloud infrastructure by 2030 (raised from USD 35 Bn, announced June 2026)

Microsoft: USD 17.5 Bn committed in Dec 2025, covering cloud/AI infra through 2029

Google: USD 15 Bn AI/DC campus in Visakhapatnam (largest in Asia), announced Feb 2026

Adani Group: USD 100 Bn in AI-ready data centres by 2035; targeting 5 GW capacity; partnerships with Google and Microsoft

Reliance Industries: USD 110 Bn AI infra plan (2026); 3 GW AI-powered campus in Jamnagar, Gujarat

3. AI: The demand multiplier

Artificial Intelligence workloads demand 10–20x the power density of traditional servers.

A single Nvidia H100 GPU cluster draws 30–60 kW per rack vs. 8–10 kW traditionally. India's AI pre-committed demand pipeline stands at 850 MW – creating a distinct, premium sub-sector commanding 3–5x the revenue per MW of standard colocation.

4. Data localisation: The DPDPA regulatory mandate

India's Digital Personal Data Protection Act (DPDPA) 2023 creates legal obligations for personal data to be stored and processed within Indian borders across many categories. This single regulation forces every multinational operating in India to establish on-soil data infrastructure – making colocation demand partially non-discretionary. Unlike revenue forecasts, regulatory compliance is non-negotiable.

5. Government policy: Infrastructure status

The Gov's granting of infrastructure status to data centres enables access to priority sector lending at 9.5–10.5% for 12-year tenors – the same financing channel used for highways and ports. A proposed tax holiday until 2047 for eligible foreign cloud companies using Indian data centre services further strengthens India's competitive position globally.

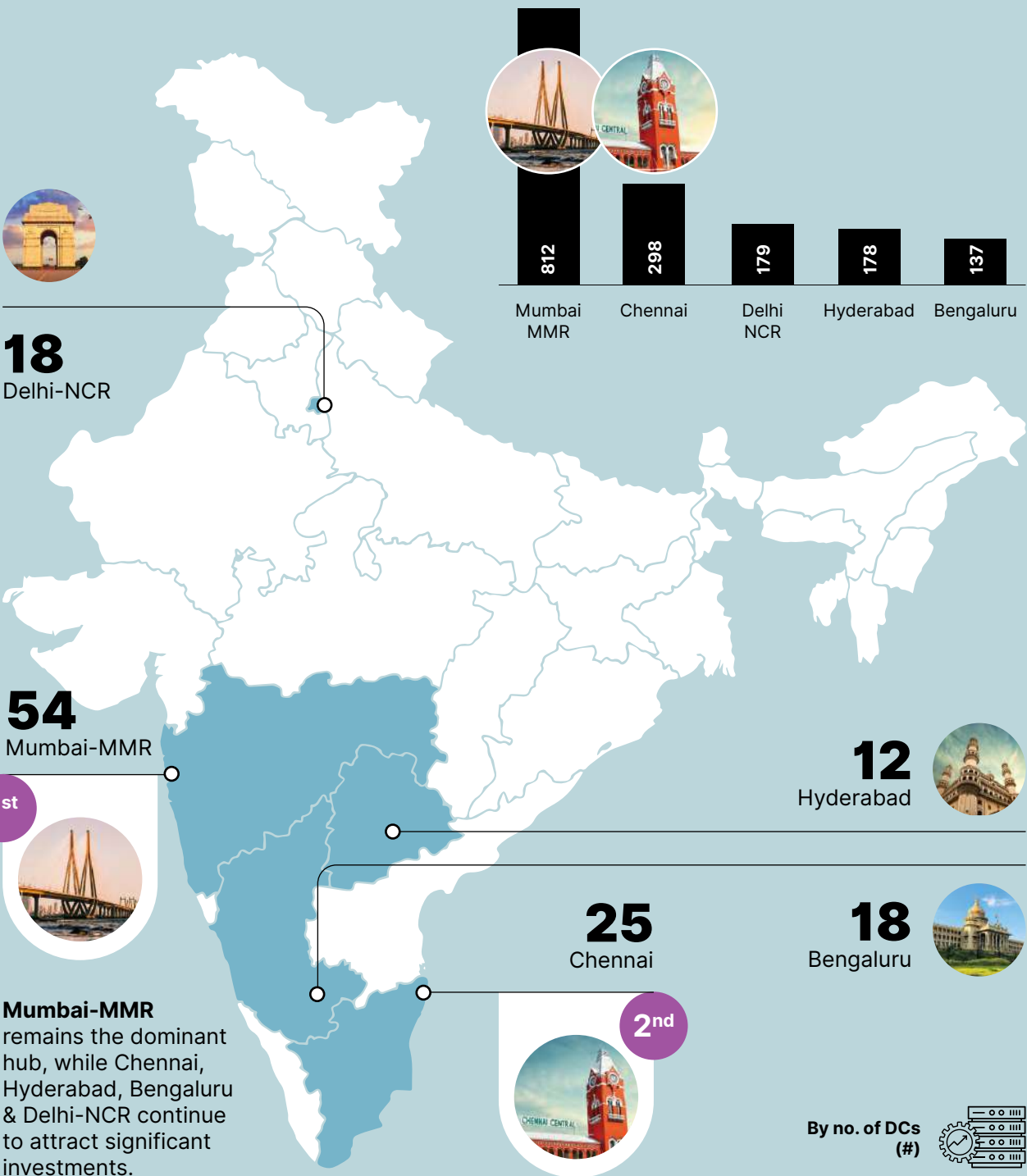
6. Strategic geography: At the crossroads of global data routes

Mumbai-MMR and Chennai sit at the intersection of sub-sea cable routes connecting Europe, the Middle East, Southeast Asia, and East Asia. These cities are landing points for the 2Africa, India-Asia-Xpress, and other major cable systems planned through 2028. This irreplaceable geographic position makes India the natural candidate for a regional data hub serving the entire Indo-Pacific.

Mapping DC clusters in India: Top 5 cities

Exhibit 6: Current DC supply by city (H1 2026)

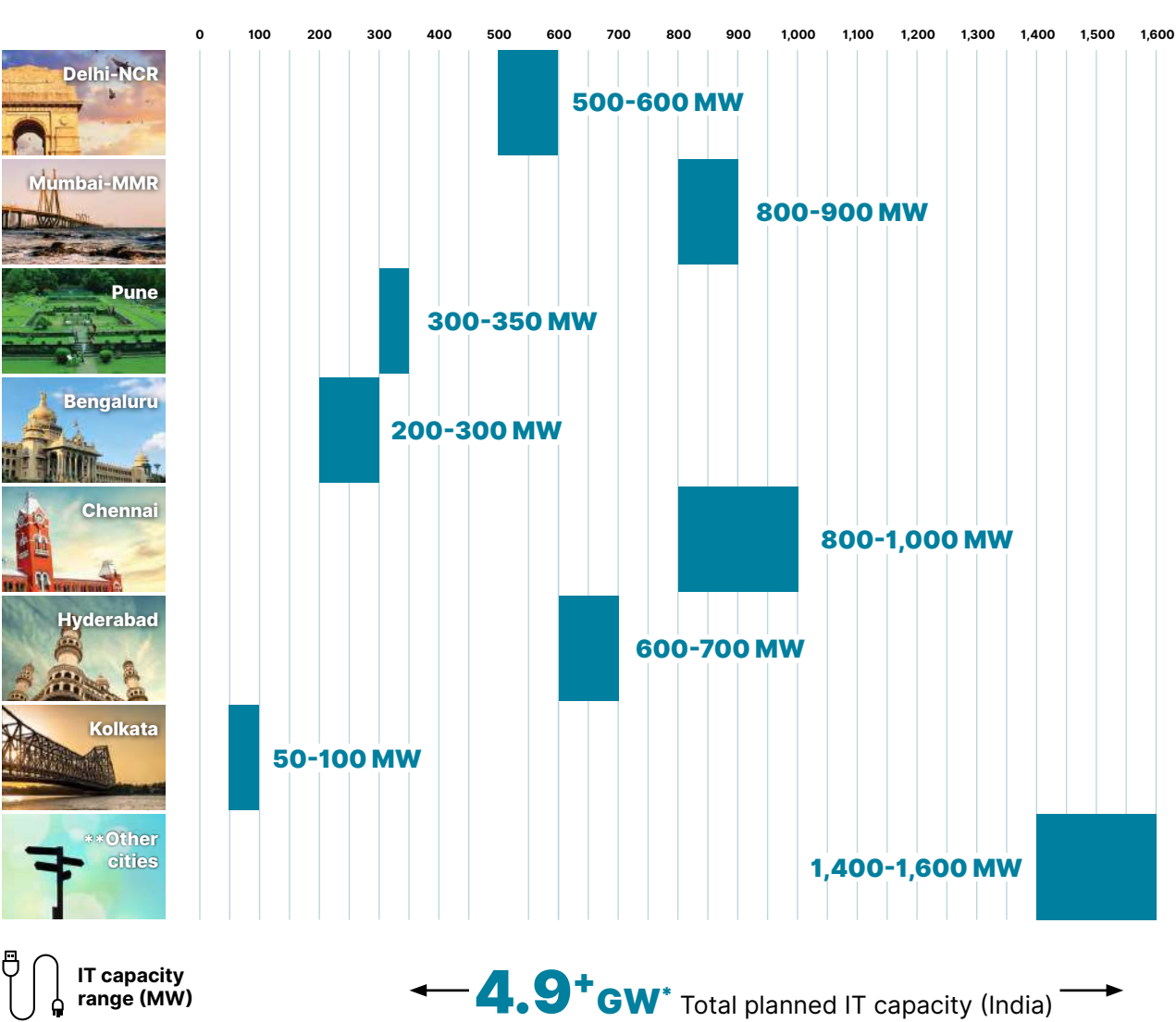
By IT capacity (MW)



Map not to scale, for representation purpose only
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

Upcoming DC pipeline in India: Top 7 cities

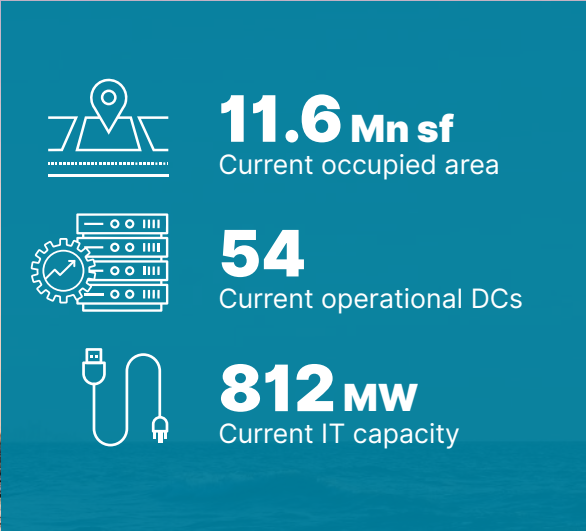
Exhibit 7: Planned DC supply by IT capacity by city (2026-30)



By infra type	50-60% Hyperscale	35-40% Enterprise / colocation	5-10% Edge / carrier neutral
By phase	40-50% Under-construction	30-35% Approved	20-25% Announced

* 1 Giga Watt (GW) = 1,000 Mega Watts (MW)
** Other cities includes Ahmedabad, Lucknow, Jamnagar, Vishakhapatnam & Jaipur
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

MUMBAI-MMR



Key markets

- 1 Navi Mumbai (Airoli, Ghansoli, Rabale, Mahape & Panvel)**
Largest concentration of hyperscale & colocation DCs; availability of large land parcels, power infra, & scalability
- 2 Chandivali & Powai-Andheri (E) corridor**
A major interconnection hub with strong network density, carrier presence, and enterprise demand; preferred for latency-sensitive applications, cloud connectivity, and enterprise colocation requirements
- 3 Bandra-Kurla Complex (BKC) & South Mumbai (SoBo)**
Enterprise-focused deployments serving BFSI, stock exchanges & mission-critical workloads; limited scope for large-scale expansion
- 4 Dombivali & Taloja (peripheral)**
Emerging alternative market benefiting from lower land costs and improving power availability; a developing hyperscale corridor with large land availability & proximity to submarine cable infrastructure



Map not to scale, for representation purpose only
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

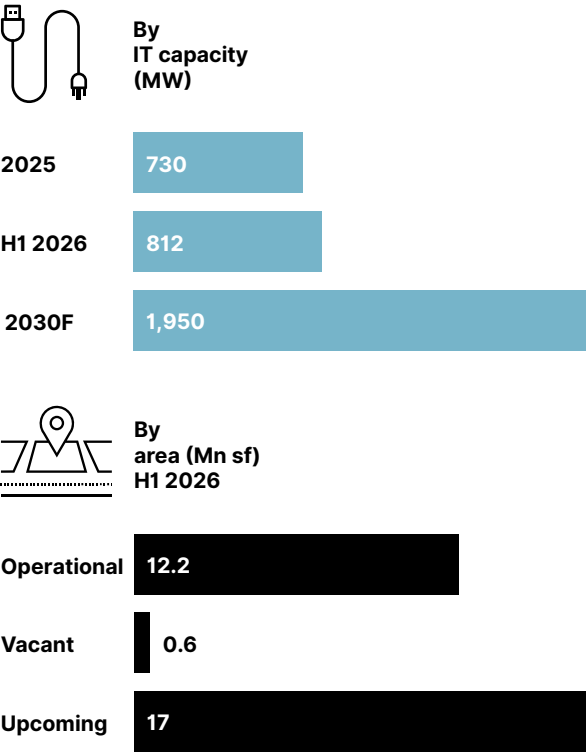
Market overview

In India, Mumbai-MMR remained the largest and most advanced data centre market in 2025, strengthening its role as the nation’s digital gateway. Supported by extensive connectivity infrastructure, including submarine cables, carrier networks, internet exchanges, and cloud on-ramps, the city continues to attract strong demand from hyperscalers, cloud providers, BFSI firms, content platforms, and emerging AI workloads.

Despite significant new supply, occupancy levels remain strong. Large campuses in Navi Mumbai lead capacity growth, while Chandivali and Andheri continue to serve as key interconnection hubs.

Rising land and power constraints are also driving innovative development approaches, including vertical facilities and renewable energy adoption.

Exhibit 8: Mumbai-MMR DC outline



Key upcoming supply

Developer / Investor	Project / Location	Estimated capacity	Development status	Strategic significance
NTT Global DCs	NAV2 hyperscale campus, Navi Mumbai	Several hundred MW IT load; facility power infrastructure approaching ~500 MW	Under phased development	One of the largest hyperscale campuses in India, designed to serve cloud providers, AI workloads, & enterprise customers; strengthens NTT's leadership position in colocation market in Mumbai-MMR
Blackstone (Lumina CloudInfra) & Panchshil Realty	AI DC campus, Airoli, Navi Mumbai	~500 MW	Announced / planned	Among the largest AI-focused data centre developments in India; designed to address growing demand from hyperscalers and high-density AI computing deployments
Lodha Group & STT	Palava green digital infrastructure park, Dombivli	Up to ~2 GW (phased development)	Master-planned development	Potentially one of the largest integrated digital infra parks in Asia; intended to host multiple operators with a strong focus on renewable energy integration and sustainable operations
AdaniConneX	MMR & Pune expansion program	~1 GW (MoU-based pipeline)	Development pipeline	Represents one of the largest planned hyperscale capacity programs in Maharashtra, leveraging Adani's renewable energy, power, & infrastructure ecosystem
Princeton Digital Group (PDG)	Airoli MU2 facility & campus expansion	Campus designed to exceed 150 MW IT load	Expansion underway	Supports growing hyperscale and enterprise demand in Navi Mumbai while expanding their footprint in India

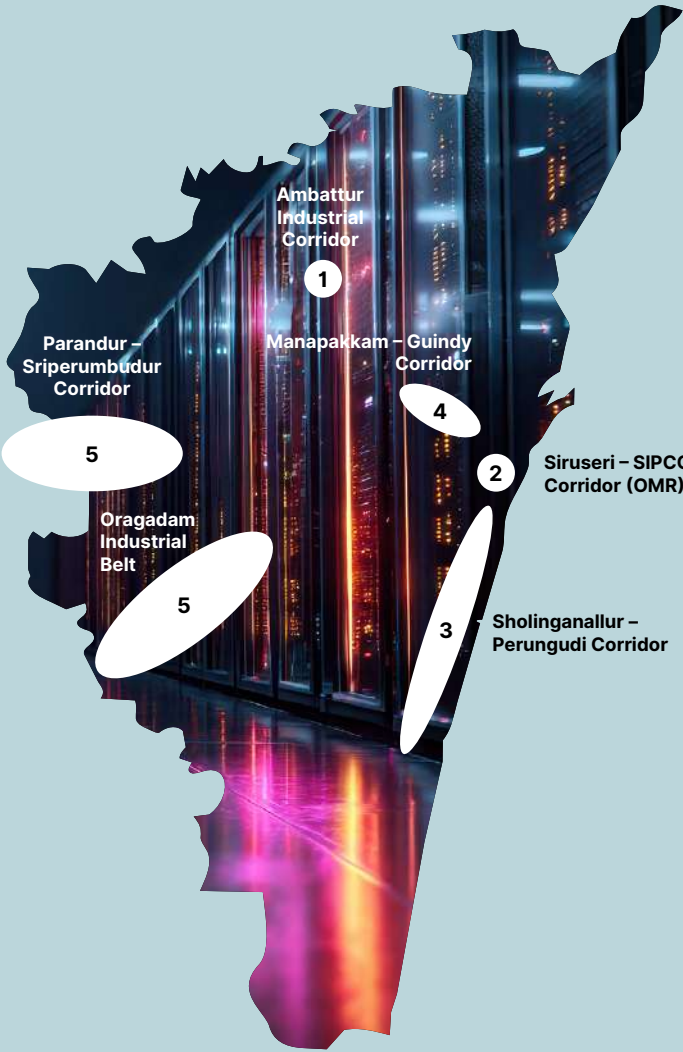
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

CHENNAI



Key markets

- 1 Ambattur Industrial corridor**
Mature ecosystem, strong power availability, industrial land parcels, carrier-rich environment, proximity to city enterprises
- 2 Siruseri-SIPCOT corridor (OMR)**
Large land parcels, AI-ready campuses, hyperscaler demand, submarine cable proximity, future metro connectivity
- 3 Sholinganallur-Perungudi corridor**
Enterprise workloads, cloud on-ramps, IT corridor demand, low-latency access to business districts
- 4 Manapakkam-Guindy corridor**
Limited expansion opportunities, enterprise colocation, telecom infrastructure concentration
- 5 Oragadam Industrial Belt & Parandur-Sriperumbudur corridor**
Emerging & long-term growth market with large land availability, lower land cost, future hyperscale opportunities



Map not to scale, for representation purpose only
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

Market overview

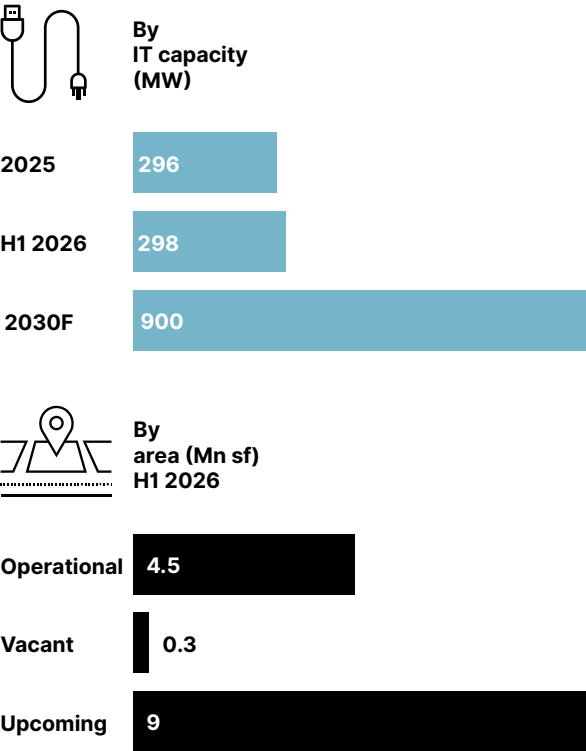
Chennai has emerged as India’s second-largest data centre market after Mumbai-MMR, driven by strong demand from hyperscale cloud providers, enterprises, telecom operators, and digital services.

The city benefits from its strategic coastal location, multiple submarine cable landings, robust connectivity ecosystem, and improving power infrastructure.

Supported by favorable state policies and ongoing investments from global and domestic operators, Chennai continues to witness significant expansion across hyperscale and colocation segments.

With multiple large-scale campuses under development, the city is strengthening its position as a key digital infrastructure gateway for India and South Asia.

Exhibit 9: Chennai DC outline



Key upcoming supply

Developer / Investor	Project / Location	Estimated capacity	Development status	Strategic significance
CtrIS DCs	Ambattur DC park – Phase II	~72 MW IT Load	Commissioned in 2025	Expands their Chennai footprint and supports growing cloud & enterprise demand while integrating higher levels of renewable energy sourcing
ST Telemedia Global DCs (STT GDC)	Chennai-3, Siruseri	~50 MW	Phase 1 in 2025; subsequent phases planned	Strengthens their presence in South India and supports hyperscale deployments along the digital corridor in Chennai
Sify Technologies	Chennai-2, Siruseri	130+ MW	First tower operational in 2025; remaining phases under development	One of the largest upcoming data centre campuses in Chennai, reinforcing Sify's position as a leading domestic operator
CapitaLand Data Centre Group (CLDC)	Chennai-1, Ambattur	~54 MW	Under construction during 2025	Expands their India portfolio and brings additional institutional-grade capacity to the Chennai market
Colt DCS & RMZ Corp	Ambattur campus	~70–72 MW	Advanced planning stage	Represents their strategic expansion into India, leveraging connectivity advantages & enterprise demand growth in Chennai

Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

DELHI-NCR



2.5 Mn sf
Current occupied area



18
Current operational DCs



179 MW
Current IT capacity

Key markets

- 1

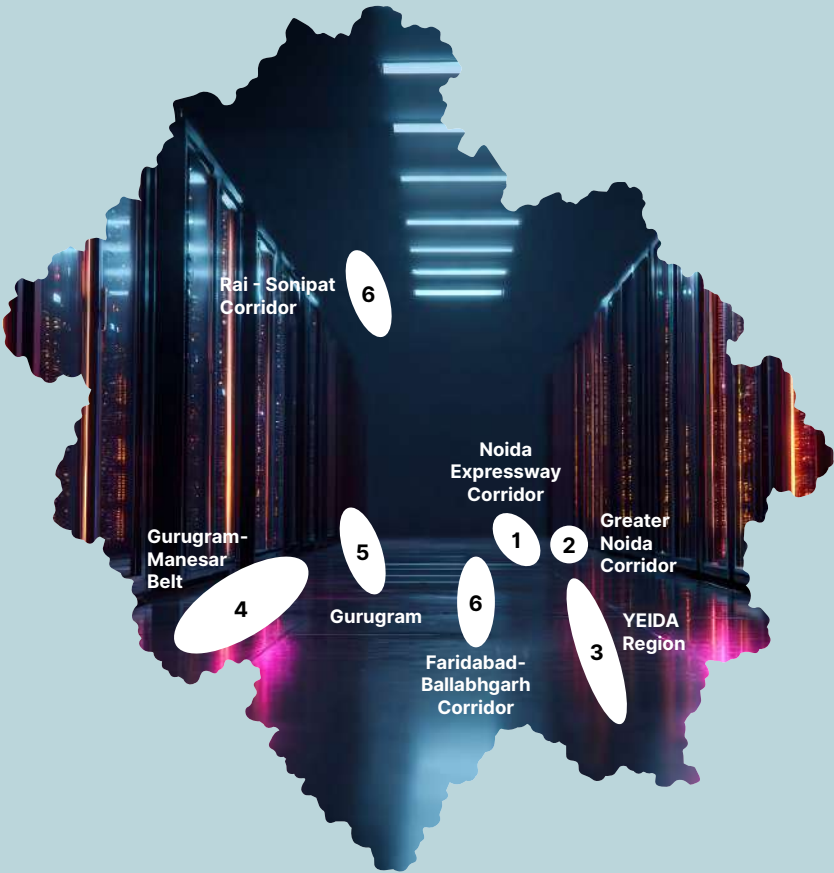
Noida Expressway corridor
(Sectors 62, 132, 142, 143, 150-167)
Highest concentration of live capacity, hyperscale campuses, strong fiber ecosystem, dedicated power infrastructure
- 2

Greater Noida corridor (Knowledge Park, Tech Zone, Pari Chowk)
Large land parcels, lower land cost, hyperscaler demand, campus-scale developments
- 3

Yamuna Expressway / Jewar corridor (YEIDA region)
Massive land availability, airport-led development, AI and hyperscale opportunities
- 4

Manesar corridor (Gurugram-Manesar belt)
Enterprise demand, industrial power infrastructure, proximity to Gurugram
- 5

Gurugram (Cyber City-Golf Course Road)
Premium enterprise demand, telecom concentration, disaster recovery workloads



- 6

Rai-Sonipat & Faridabad-Ballabhgarh corridors
Sonipat as an emerging northern growth gub & Faridbad as a long term edge market with greenfield land availability, lower cost, large campus opportunities

Map not to scale, for representation purpose only
Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

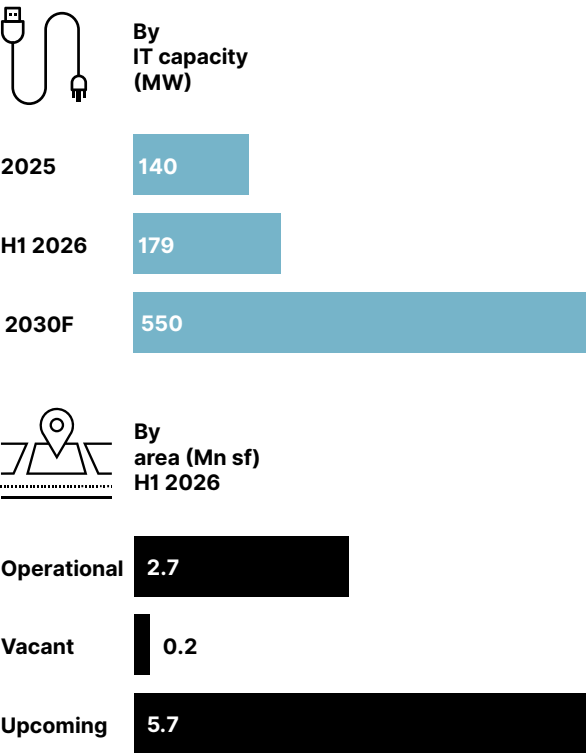
Market overview

Delhi-NCR has emerged as a key data centre market, serving as a strategic digital infrastructure hub for the Northern part of India. Driven by strong demand from cloud providers, BFSI institutions, enterprises, media platforms, and emerging AI workloads, the region continues to attract significant investment across both hyperscale and colocation segments.

Its strategic advantages include proximity to the national capital, a large enterprise ecosystem, extensive fiber connectivity, and access to large-scale development land.

Supported by favorable policies, capital incentives, and renewable energy pathways in Uttar Pradesh and Haryana, Noida, Greater Noida, and Gurugram have emerged as key data centre clusters, reinforcing Delhi-NCR's position as a critical growth market in India's digital economy.

Exhibit 10: Delhi-NCR DC outline

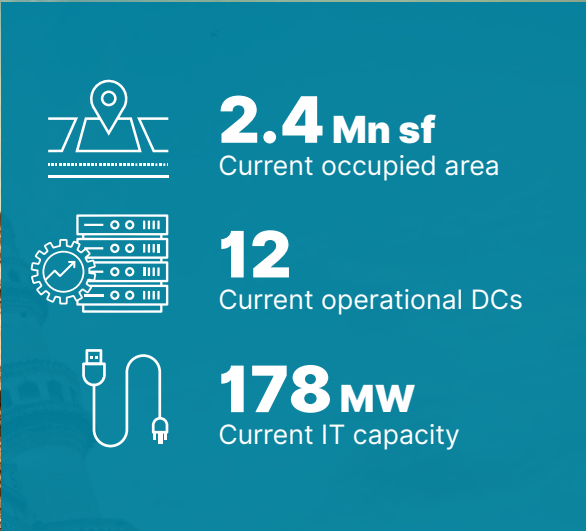


Key upcoming supply

Developer / Investor	Project / Location	Estimated capacity	Development status	Strategic significance
Yotta Infrastructure	Greater Noida campus	90+ MW (D1-D3)	D1 operational; D2 & D3 progressing	One of the largest hyperscale campus in North India, supporting cloud, AI, & enterprise workloads with substantial future expansion potential
NTT Global DCs	Sector-142, Noida	50+ MW	1 st facility operational; 2 nd building under development	Expands their NCR presence and strengthens its position among leading hyperscale colocation providers in India
ST Telemedia Global Data Centres (STT GDC)	Sector-143, Noida	~35 MW	DC1 operational; DC2 under development	Enhances their North India footprint and provides scalable capacity for cloud and enterprise customers
Sify Technologies	Sector-132, Noida-2	130+ MW	Phase 1 operational in 2025; subsequent phases under development	Among the largest planned campuses in NCR, featuring dedicated 220 kV GIS infrastructure for high-capacity deployments
AdaniConneX	Sector-62 & Sector-80, Noida	Large hyperscale development (capacity undisclosed)	Under development	Represents their strategic expansion into North India, targeting hyperscalers and AI-driven demand

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Source: Compiled by Anarock Research & Advisory

HYDERABAD



Key markets

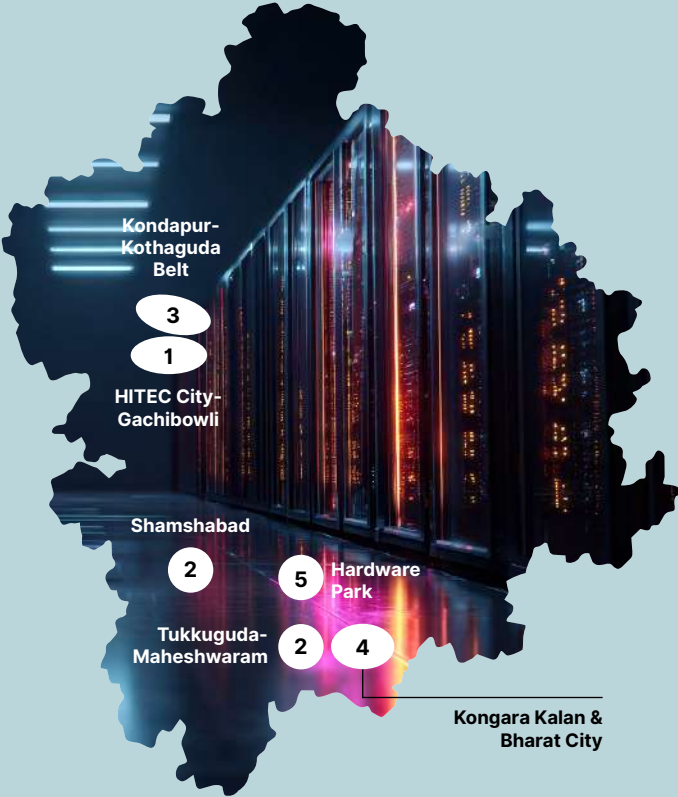
- 1

HITEC City – Gachibowli (financial district)
Primary enterprise and colocation hub & an established DC cluster with the highest concentration of enterprise demand, carrier networks, and cloud connectivity; land scarcity is driving multi-story developments
- 2

Maheshwaram – Shamshabad – Tukkuguda (southern ORR belt)
Primary hyperscale growth corridor, with largest concentration of future hyperscale development; offers abundant land, scalable power infra, airport proximity, & suitability for multi-building campuses
- 3

Kondapur – Kothaguda (secondary colocation market)
Extension of the western tech corridor, offering larger plots than Gachibowli while maintaining proximity to enterprise occupiers; favoured for modern wholesale & retail colocation facilities
- 4

Kongara Kalan / Bharat Future city (next-generation expansion zone)
Government-backed growth corridor designed for large digital infrastructure investments, AI-ready campuses, and long-term capacity expansion



- 5

Hardware Park – Airport zone (infra & data recovery cluster)
Industrially zoned location near the airport with strong utility access, making it attractive for disaster recovery and cloud availability zone deployments

Map not to scale, for representation purpose only
Data given for CY = Calendar Year (1st January - 31st December)
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Market overview

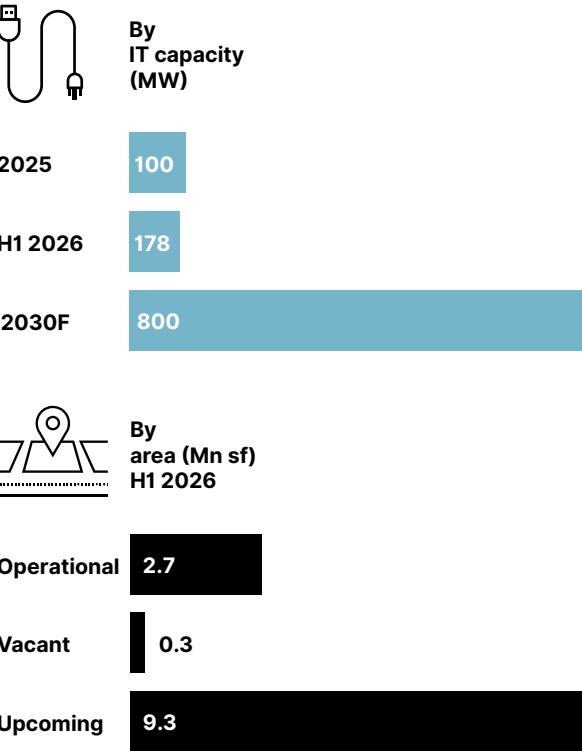
Hyderabad has rapidly emerged as one of India's leading data centre markets, evolving from a disaster-recovery location into a preferred destination for hyperscale and colocation deployments.

As of 2025, the region supports ~100 MW of live IT load, driven by strong cloud adoption, enterprise demand, and a pro-investment policy framework.

Major commitments from hyperscalers, expanding land banks along the Outer Ring Road, and facilities designed for AI and high-density workloads continue to accelerate growth.

Supported by a large technology talent pool, low seismic risk, strong fiber connectivity, and improving power infrastructure, Hyderabad is firmly establishing itself as a strategic digital infrastructure hub in India.

Exhibit 11: Hyderabad DC outline

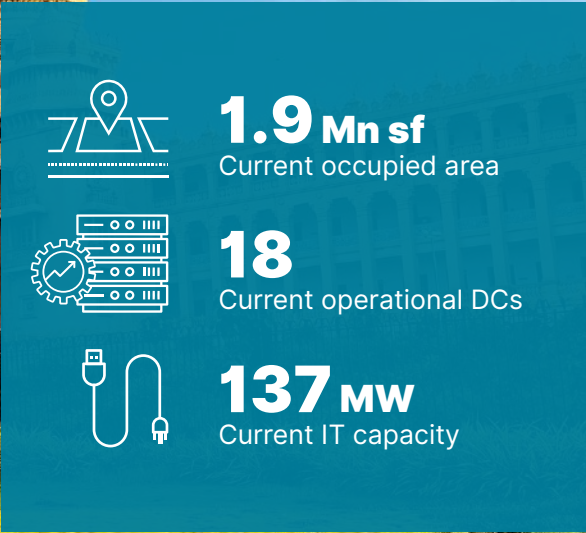


Key upcoming supply

Developer / Investor	Project / Location	Estimated capacity	Development status	Strategic significance
CtrIS DCs	AI DC cluster, Southwest Hyderabad	Multi-hundred MW (planned)	MoU signed / planning stage	One of the largest AI-focused DC initiatives in India, designed to support hyperscale cloud providers and next-generation AI workloads
NTT Global DCs	Hyperscale AI campus, Hyderabad region	~400 MW	Announced / development phase	Positioned as a large-scale AI supercomputing and cloud infrastructure hub, combining their expertise with Neysa's AI cloud capabilities
Tillman Global Holdings	Hyperscale DC park	Multi-hundred MW	Planned	Designed to cater to hyperscalers, AI platforms, and big-data applications, further strengthening the institutional DC ecosystem in Hyderabad
Ursa Clusters	AI infrastructure hub	~100 MW	Announced	Focused on GPU-intensive computing, hybrid AI infrastructure, and sovereign AI workloads for startups, enterprises, and research organisations
ST Telemedia Global DCs (STT GDC)	Mucherla / Meerkhanpet campus	~100 MW	Under development	Expands their presence in Hyderabad and supports high-density cloud & AI deployments in the city's emerging southern data centre corridor

Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

BENGALURU



Key markets

- 1 **Electronic City – Bommasandra (primary DC hub)**
Bengaluru’s most established data centre cluster with strong power availability, mature infrastructure, and a large concentration of enterprise, cloud, and colocation demand
- 2 **Whitefield – ITPL – EPIP zone (major colocation & cloud market)**
Close to major technology parks and GCCs, offering strong fiber connectivity and demand from IT, cloud, and digital businesses
- 3 **Devanahalli – North Bengaluru (primary hyperscale growth corridor)**
Large land parcels, airport connectivity, and scalable power infrastructure make it the preferred destination for future hyperscale campuses
- 4 **Bellandur – Marathahalli | Outer Ring Road (enterprise & edge market)**
Strategically located near Bengaluru’s largest office corridor, supporting low-latency enterprise, cloud edge, and content workloads



- 5 **Sarjapur Road corridor (emerging expansion market)**
Growing technology corridor with improving infrastructure and increasing interest from operators seeking expansion opportunities

Map not to scale, for representation purpose only
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Source: Compiled by Anarock Research & Advisory

Market overview

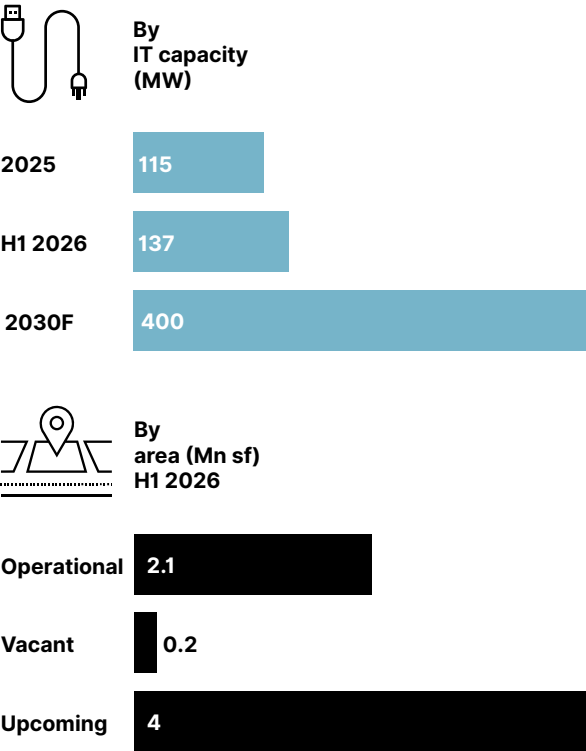
Bengaluru, often referred to as the ‘Silicon Valley of India,’ has evolved into one of the leading data centre markets, supported by its large concentration of IT firms, global capability centres and startups.

Backed by Karnataka’s Data Centre Policy 2022–27, the city has seen strong growth in both colocation and hyperscale demand, with live colocation IT load exceeding 135 MW.

Major operators such as NTT Data, ST Telemedia Global Data Centres, Nxtra by Airtel, CtrlS, Sify Technologies, and Iron Mountain have expanded their presence to serve enterprise, cloud, and disaster-recovery requirements.

The city also benefits from strong connectivity and remains a preferred backup location for deployments across India.

Exhibit 12: Bengaluru DC outline



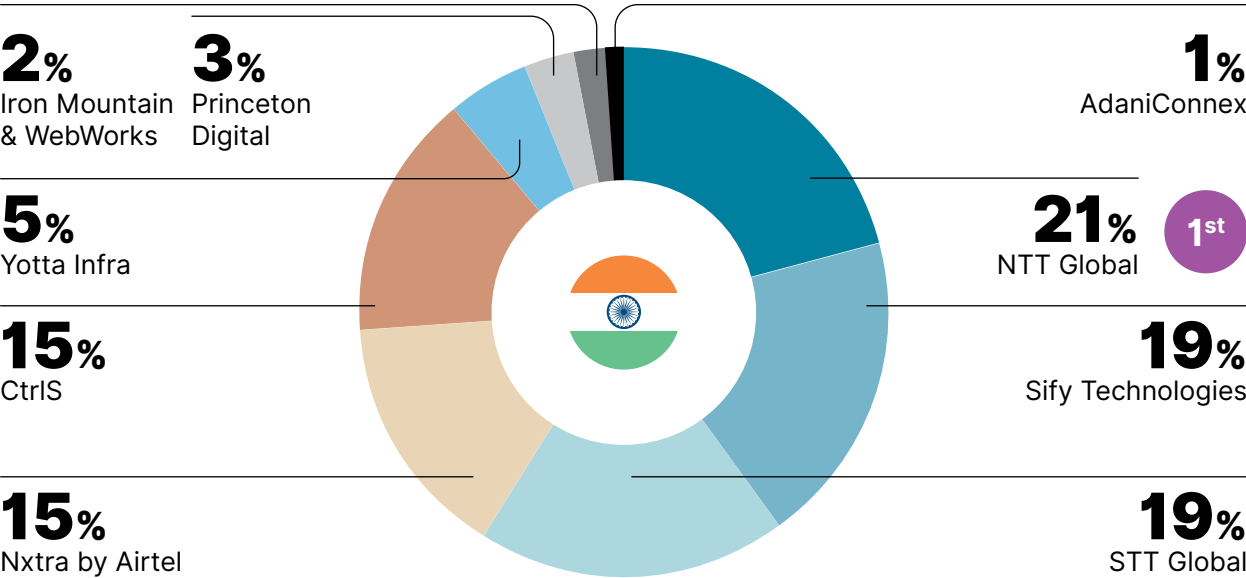
Key upcoming supply

Developer / Investor	Project / Location	Estimated capacity	Development status	Strategic significance
NTT Global DCs	Bengaluru 4, Electronic City	~67 MW IT Load	Phase 1 targeted operational in late 2025	Expands their Bengaluru footprint and strengthens Electronic City as a major hyperscale cluster serving cloud and enterprise customers
Web Werks – Iron Mountain	Bengaluru DC Park	Multi-hundred MW potential	Construction mobilisation underway	Backed by a major investment commitment, the campus is expected to become one of the largest digital infrastructure developments in Karnataka over time
ST Telemedia Global DCs (STT GDC)	Whitefield expansion program	Additional phases beyond existing campus	Ongoing development	Reinforces their position in Bengaluru while supporting growing hyperscale, enterprise, and AI-driven demand
Bharti Airtel Nxtra	Bengaluru II facility Bengaluru-2,	~5,000 racks	Under development	Designed to complement their existing Whitefield operations and leverage its nationwide fiber and telecom infrastructure
Sify Technologies	Aerospace park (Devanahalli)	Multi-phase hyperscale campus	Phase 1 under development	Anchors their expansion into North Bengaluru and supports hyperscale cloud deployments through dedicated high-voltage power infrastructure

Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

India DC Power Play: Operator Market Share

Exhibit 13: India market share by DC operator (H1 2026)



Operator	Backer / Structure	Recent key developments
NTT Global DCs	NTT Corp (Japan, Listed)	First facility opened in Delhi-NCR (2024) ₹2,400 Cr new Bengaluru 4 campus (100 MW)
Sify Technologies	Nasdaq-listed (SIFY)	USD 360+ Mn capex cycle Strong enterprise + cloud + managed services mix
STT Global DCs	Temasek (Singapore)	Aggressive expansion JV with Tata Communications for carrier-neutral interconnection
Nxtra by Airtel	Bharti Airtel (Subsidiary)	USD 660 Mn to reach 400 MW by 2026 across Mumbai-MMR, Pune, Kolkata, Chennai, Hyderabad, Delhi-NCR, & Bengaluru
CtrlS DCs	Private; Founder-led (Hyderabad)	Asia's largest tier IV network Doubling RE-powered footprint CtrlS 5.0 AI campus launches
Yotta Infrastructure	Hiranandani Group (private)	USD 500 Mn in 16,000 NVIDIA H100 GPUs AI-first positioning 75% utilised by global AI companies
Princeton Digital Group	KKR-backed	USD 1 Bn expansion plan 10-year solar PPA with Tata Power renewable energy
Iron Mountain + Web Werks	Iron Mountain (NYSE: IRM)	Global REIT's India entry (Mumbai-MMR, Pune, Bengaluru, Hyderabad platform)
AdaniConneX	Adani Group + EQT (EdgeConneX)	USD 5+ Bn committed USD 15 Bn (Google Vizag AI campus) 100% RE target

Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

Recent investments in Indian DC real estate

Exhibit 14: Key land acquisitions

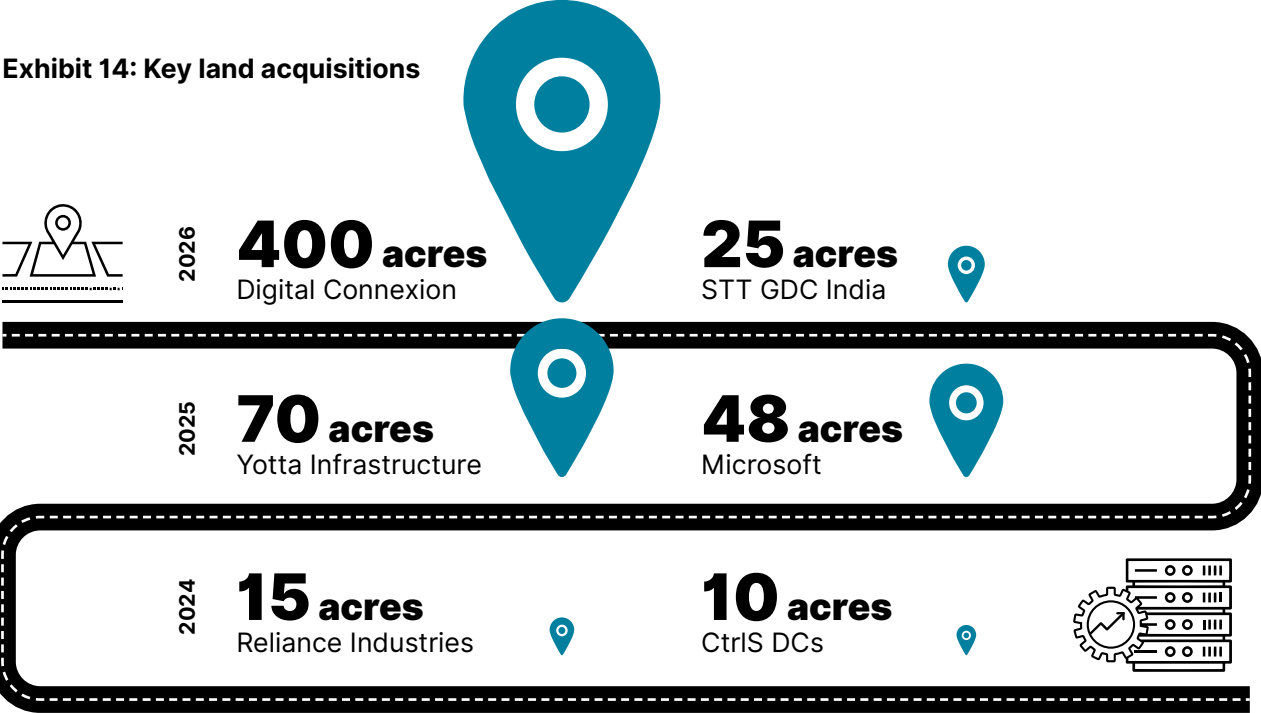


Exhibit 15: Partnerships & investment structures

Partnerships	Investment	Target cap	Strategic rationale
Adani + Google (Vizag AI campus)	USD 100 Bn ¹ (~USD 15 Bn campus-specific)	Largest AI campus in India; 5 GW group-wide target by 2035	RE-powered Andhra Pradesh anchor AI infrastructure platform for region
Reliance Jamnagar campus	USD 110 Bn ²	3 GW AI-powered 120+ MW live H2 2026	Largest planned single DC campus globally; anchors Jamnagar energy city
Colt DC + RMZ Digital	USD 1.7 Bn + ~USD 20 Bn ³	250+ MW (MMR + Chennai) 1.25 GW (Vizag campus)	AI-driven; hyperscale focus 1 st European operator-developer JV in India
Blackstone + Lumina + Panchshil	USD 2.3 Bn ⁴	500 MW AI campus, Navi Mumbai	PE build-for-REIT-exit Airoli & Mahape campuses
Digital Edge + NIIF + AGP (Stonepeak)	USD 2 Bn	300 MW Greenfield, Navi Mumbai (BOM1 live)	Sovereign fund anchor Pan-India platform
Digital Connexion (Digital Realty + Brookfield + Reliance)	USD 11 Bn	1 GW AI-native campus, Visakhapatnam	Carrier-neutral Global REIT + Indian conglomerate
Iron Mountain + Web Werks	~USD 320 Mn ⁵ acquisition	166 MW Pan India	1 st listed global DC REIT in India Full integration complete

Footnotes:
¹ USD 100 Bn = Adani's total group commitment (5 GW, by 2035); ~USD 15 Bn = Vizag campus only
² Reliance's total 7-yr AI/compute plan; Jamnagar-specific capex undisclosed
³ USD 1.7 Bn = Original JV (MMR + Chennai); USD 20 Bn = new Vizag campus, additive
⁴ Campus-specific cost; part of Blackstone's larger USD 11 Bn Maharashtra pledge
⁵ Acquisition cost (approx.); excludes new campus capex (e.g., ~USD 170 Mn Navi Mumbai)
Note: Footnoted figures are group totals, not campus-specific costs - avoid summing the investment column



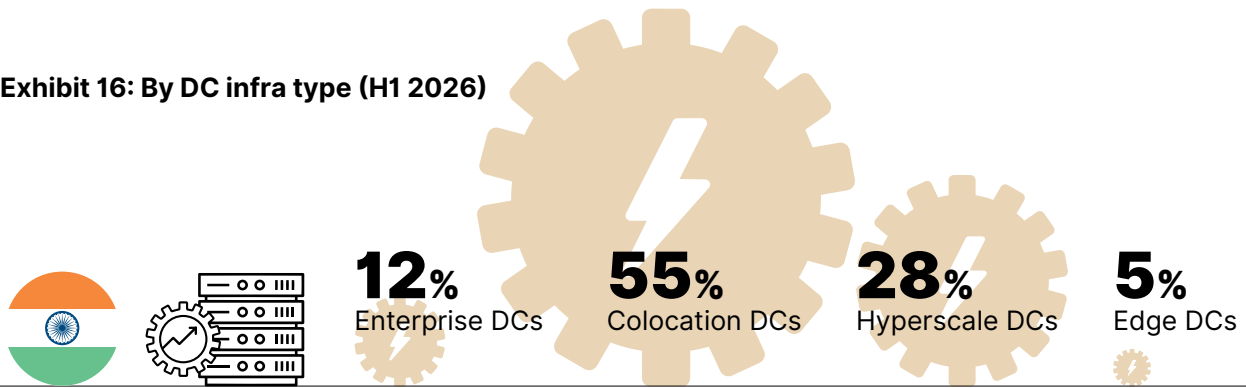
3

**The architecture of the cloud:
Tech, infra & real estate**

Decoding the infrastructure

Unlike mature Western markets, India’s data centre ecosystem evolved with a relatively limited enterprise-owned base and transitioned rapidly toward a colocation-led model, which now underpins hyperscale and AI capacity expansion.

Exhibit 16: By DC infra type (H1 2026)



Global evolution
Enterprise DCs → Colocation → Hyperscale → AI

India evolution
Limited enterprise base → Colocation-led growth → Hyperscale / AI expansion

Exhibit 17: DC value chain - Infrastructure types & functions

Type	Typical size	Ownership model	Primary users	Key characteristics
Enterprise DCs	1-10 MW	Owned & operated by enterprise	Banks, governments, large corporates, telecoms	Legacy captive facilities; shrinking share: Dedicated infrastructure, high control, lower utilisation efficiency
Colocation facilities	10-100+ MW	Third-party operator	Enterprises, cloud providers, digital businesses	Dominant infrastructure model in India: Shared infrastructure, rack/cage leasing, carrier-neutral ecosystem
Hyperscale campuses	50-300+ MW per campus	Cloud & internet giants	AWS, Microsoft, Google, Meta, Alibaba	Fastest-growing segment: Massive scale, highly standardised design, AI-ready power densities
Edge DCs	<1-10 MW	Operators, telecoms, cloud edge providers	Content delivery, gaming, IoT, OTT, AI inference	Nascent but expanding into Tier II & Tier III cities: Distributed architecture, low-latency deployment close to users

Data given for CY = Calendar Year (1st January - 31st December)
Source: Compiled by Anarock Research & Advisory

Developer’s guide to building a data centre in India

Data centres are the most technically demanding category of real estate development. For developers entering the sector, the learning curve is steep – but the rewards are significant. This section provides a practical reference covering every major decision and risk.

Step 1: Site selection: 5 critical checks

1.1. Power (Non-negotiable first step)

Power is the single most important site selection factor. A developer must confirm power availability before committing to land. Begin the DISCOM application on Day 1 – it is the longest-lead item on the entire project.

HT supply: 33 kV, 66 kV, or 132 kV substation within 2–3 km capable of delivering a dedicated feeder

Open-access real estate: Long-term solar or wind PPA essential for green credentials, cost management, and tenant requirements

Grid capacity: Local DISCOM substation must have headroom; power must be sanctioned before construction begins

Lead time: Budget 12–24 months for HT connection – begin application on Day 1 of project

Grid reliability: Frequency fluctuations in certain zones cause expensive equipment damage – check DISCOM annual reliability reports



1.2. Land (area, zoning, & title)

Always acquire 30-50% more land than Phase 1 requires. Expansion optionality is a key platform value driver and avoids expensive adjacent land purchases later.

Exhibit 18:

Facility size (MW)	Land required (acres)	Built-up area (sf)	Ideal location	Land cost range
5–10	2–5	30,000 – 70,000	Urban/suburban; vertical development viable	₹35-60 Cr/acre (Mumbai-MMR suburbs) ₹4-10 Cr (secondary cities)
10–30	5–15	1,00,000 – 200,000	Suburban industrial zone MIDC/KIADB parcels	₹5-20 Cr/acre (varies by state & zone)
30–100	15–50	300,000 – 10,00,000	Outer suburban; state-allocated industrial; greenfield	₹4-12 Cr/acre State incentive reduces effective cost
100–500	50–200	10,00,000 – 50 ,00,000	Navi Mumbai; outer Chennai; NOIDA DC parks	₹3-10 Cr/acre MIDC/TSIIC/KIADB allocation preferred

1.3. Zonal risks

Flood risk: Avoid 100-year flood plains – critical in coastal cities during monsoon; review BMC flood hazard maps for MMR sites

Seismic risk: Avoid Zone IV and V (Gujarat, Himalayan belt). Zones II and III acceptable with proper structural engineering

1.4. Connectivity

Minimum two diverse OFC entry routes from separate providers; physically separated cable entry points into building

1.5. Water supply

~25.5 Mn litres/MW/year for cooling towers; coastal cities have supply advantage; model water balance for all inland sites

Step 2
Technical architecture

Data centres are the most technically demanding category of real estate development. For developers entering the sector, the learning curve is steep – but the rewards are significant.

This section provides a practical reference covering every major decision and risk.

Exhibit 19: Power

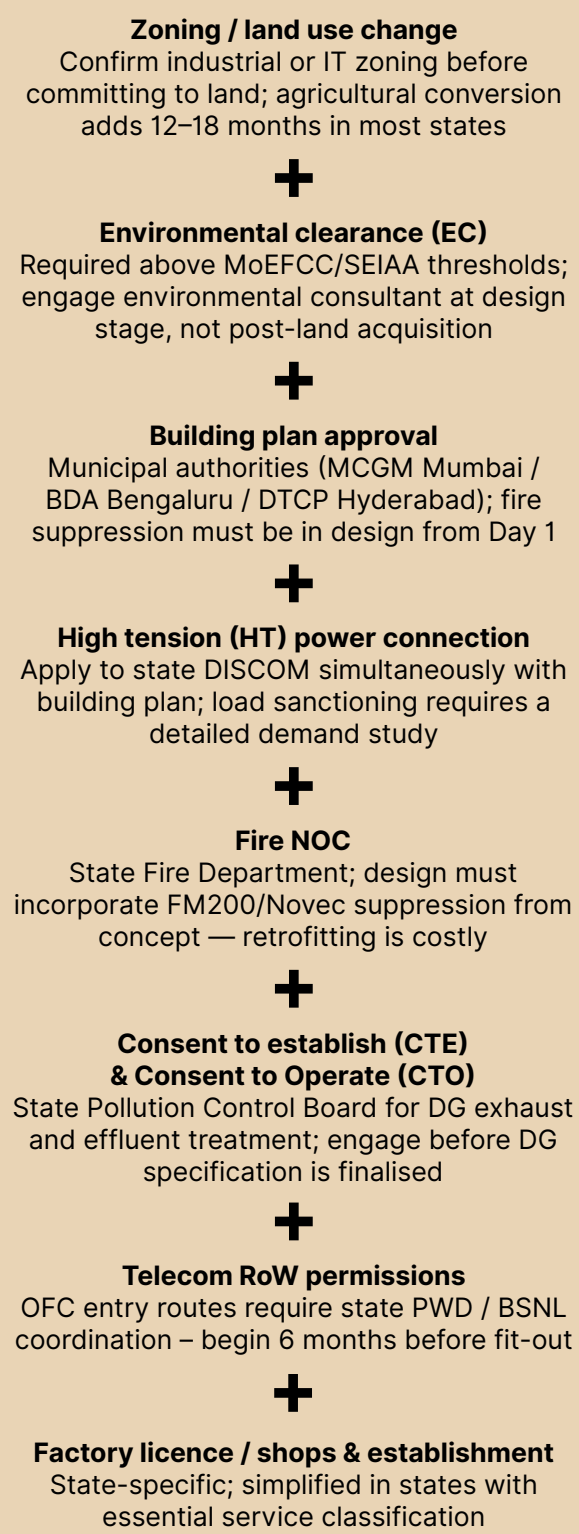
System	Specification	Redundancy	India note
HT incoming supply	33–132 kV Dedicated DISCOM feeder	Dual feeders from separate substations (N+1 min; 2N for tier IV)	Apply 24 months before target energisation date
Transformers	HT/LT step-down, auto-changeover switchgear	N+1 parallel transformer banks	12–18 month import lead-time; order before construction begins
UPS	Double-conversion online 10–15 min battery backup	N+1 or 2N; redundant battery strings	VRLA or Li-ion; Li-ion more compact for space-constrained urban sites
Diesel generators	High-capacity gensets 10-day on-site fuel storage	N+1 (tier III) 2N (tier IV) Auto-start <15 sec	Cummins, CAT, & Kirloskar standard India suppliers; maintenance
PDU	Dual-corded A+B power paths to every rack	Redundant; floor-level distribution	AMC essential; integrated power monitoring required for AI density management
BESS (Battery storage)	Grid stabilisation; frequency regulation; reducing DG run-hours	Emerging; mandatory for green campus commitments	Reduces emissions & DG; maintenance cost; SEBI ESG benefit

Exhibit 20: Cooling — Technology selection by workload

Technology	Density supported	PUE impact	India suitability
CRAC/CRAH precision AC	3–10 kW/rack	Adds 0.35–0.55	Most common in India; N+1 mandatory; cost-effective for standard enterprise workloads
Chiller plant (water-cooled)	10–20 kW/rack	Adds 0.20–0.35 (more efficient)	Better for large facilities; requires cooling towers; water quality management critical in India
In-row cooling	15–25 kW/rack	Close-coupled; hot-spot reduction	Growing adoption in new builds; significantly better efficiency than overhead distribution
Rear-door heat exchanger	20–40 kW/rack	Highly efficient at source	Suitable for AI GPU nodes; requires chilled water loop plumbing
Direct liquid cooling (DLC)	40–100+ kW/rack	Enables PUE 1.1–1.2 for AI	Critical for AI data centres; coolant manifolds in floor; the emerging standard for 2025+ builds in India
Free cooling / economiser	Any; seasonal benefit	Reduces cooling energy 20–40%	Applicable to Delhi-NCR and Pune winters; minimal benefit in Mumbai-MMR / Chennai year-round humidity

Step 3
Approval process & sequencing

Setting up a data centre requires multi-agency approvals.
Parallel processing – not sequential – is critical to managing timelines:

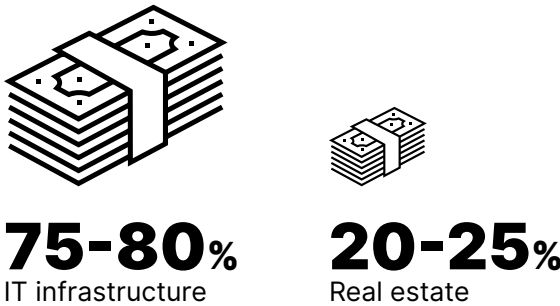


Step 4
Benchmarks: Capital expenditure (Capex) & operational expenditure (Opex)

The real investment in a data centre isn't the building, it's the infrastructure within. Technology, real estate, and infrastructure all interact in data centres. Data centre facilities are more capital-intensive than the majority of pure-play real estate asset classes, requiring **investments of ~USD 4 Mn or ~₹38 Cr (2025) for every 1 MW of capacity.**

Therefore, a long-term investment strategy involving cooperation between developers and data centre operators to create substantial built-to-suit facilities tailored to occupiers' demands is necessary.

Exhibit 21: Data centre cost split (%)



Cost head	Low	High	Notes
Land	₹1–3 Cr/acre	₹35–60 Cr/acre	Secondary city vs. suburban MMR; state incentive offset 25–50% in policy states
Civil & structural	₹12 Cr/MW	₹22 Cr/MW	Core & shell; raised floor; roads; perimeter fencing
Power infrastructure	₹14 Cr/MW	₹22 Cr/MW	Largest single line; DG, UPS, HT supply, switchgear; scales with tier
Cooling infrastructure	₹8 Cr/MW	₹16 Cr/MW	Higher for liquid-cooled AI builds; chiller plant vs DX cooling
IT fit-out (Racks, PDUs, cabling)	₹4 Cr/MW	₹8 Cr/MW	Often tenant-supplied in wholesale; operator-provided in retail colo
Connectivity, BMS, security, fire	₹3 Cr/MW	₹5.5 Cr/MW	OFC, DCIM, CCTV, access control, FM200/ Novec
Consulting, PMC, commissioning	₹1.5 Cr/MW	₹2.5 Cr/MW	MEP engineering; uptime certification; independent testing
Pre-operating & contingency	₹2.5 Cr/MW	₹5 Cr/MW	Licences, working capital, 5% construction contingency
Total greenfield (tier III, N+1)	₹40–45 Cr/MW	₹65–70 Cr/MW	USD 4.8–8.4 Mn/MW; lower in secondary; higher in coastal markets
Annual OPEX: Power	₹8 Cr/MW/yr	₹12 Cr/MW/yr	40–50% of total opex; major NOI driver; NNN pass-through protects on wholesale
Annual OPEX: Staffing	₹0.4 Cr/MW/yr	₹1 Cr/MW/yr	Technical ops, security, facility management
Annual OPEX: Maintenance AMC	₹0.8 Cr/MW/yr	₹1.8 Cr/MW/yr	UPS, DG, cooling, fire suppression; non-negotiable for SLA compliance
Colocation revenue: Wholesale NNN	₹36 Cr/MW/yr	₹60 Cr/MW/yr	Hyperscaler NNN lease; lower yield, lower risk; power not operator's burden
Colocation revenue: Retail	₹60 Cr/MW/yr	₹110 Cr/MW/yr	Rack-level pricing; higher yield, higher sales and ops effort

Source: Compiled by Anarock Research & Advisory

Case study: 30 MW tier III DC campus in Navi Mumbai

A representative financial and operational model of a high-capacity campus in India’s premier data centre hub, optimised for hyperscale AI workloads and institutional exit.

Project blueprint & infrastructure

Capacity
30 MW critical IT load
(tier III, N+1 redundancy)

Location
Navi Mumbai / Thane Belapur belt
(MIDC land allocation)

AI readiness
Designed for high-density workloads from Day 1, includes direct liquid cooling (DLC) manifolds & high floor loading of 1,500 kg/m²

Timeline
30-month construction/commissioning phase; revenue ramp-up starts in Month 31

Optimised financing structure

Debt-to-equity ratio
70:30 (designed to maximise IRR through India’s Infrastructure Status)

Cost of debt
Access to long-tenor loans (12 years) at 9.5% – 10.5% (this is 200 bps cheaper than standard commercial real estate debt, boosting equity IRR by 3–4 percentage points)

Weighted average cost of capital (WACC)
~11.5%

Capital expenditure & policy incentives

Total project cost
₹2,350 Cr (USD 266M)
Averaging ₹78.4 Cr/MW or USD 8.3M/MW

Major costs
Power Infrastructure (24.4%)
Civil / Structural (20.6%)
Cooling (14.1%)

Policy arbitrage
Leveraging the Maharashtra IT/ITeS Policy 2023 (electricity/stamp duty exemptions & MIDC subsidies) reduces the net effective all-in capex to ₹71–74 Cr/MW

Operational performance (stabilised year 5)

Model target-mix
60% Wholesale (NNN leases) & 40% Retail
Colocation to balance stability with yield

Utilisation
93% (27.9 MW)

Revenue
₹402 Cr
Wholesale: ₹43 Cr/MW/year
Retail: ₹72 Cr/MW/year

EBITDA
₹193 Cr (48% margin)

Risk mitigation
Wholesale leases are triple-net (NNN), passing all power costs and maintenance to the tenant, insulating the operator from energy price volatility



Investor returns & exit thesis

The investment thesis relies on both operating cash flows and multiple expansion alpha:

Target returns (GP Equity)
20–25% IRR at 2.5–3.5x Money-on-Money (MOIC) multiple over a 5–7 year hold

Valuation gap
Indian assets currently trade at 10–15M/MW, while comparable US/Singapore assets trade at 20–30M/MW

Investors capture a 50–100% potential multiple expansion as the Indian market matures

Exit strategy
A dual-track exit in Year 5 is recommended, trade sale to a global DC REIT (e.g., Digital Realty, Equinix) or an InvIT listing

Strategic takeaways for stakeholders

For developers
Power procurement is the primary timeline risk; applications must begin 24 months before groundbreaking

For investors
Focus on clean land titles & uptime Tier III certification, which adds 5% – 10% to asset value

AI-ready designs command a 3x–5x revenue premium per MW compared to standard colocation

Disclaimer: The case study presented in this section is a hypothetical illustration and does not represent any specific project or investment opportunity.



4

**Data centre outlook
& key trends 2026**

From the research desk

The outlook

Data centre market in India is expected to maintain strong growth over the next few years, supported by rapid digitalisation, rising cloud adoption, expansion of AI and high-performance computing workloads, and increasing demand for low-latency digital infrastructure.

Major metropolitan markets such as Mumbai-MMR, Chennai, Delhi-NCR, Hyderabad, and Bengaluru are likely to remain the primary growth hubs, while secondary cities are gradually emerging as future data centre destinations.



The market is also witnessing greater participation from hyperscale operators, colocation providers, real estate developers, and infrastructure investors. This is driving the development of large campus-style data centres, higher power-capacity facilities, and stronger ecosystem integration with telecom, cloud, and renewable energy infrastructure.

Dr. Prashant Thakur
Executive Director &
Head - Research & Advisory
Anarock Group

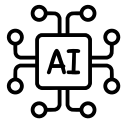


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Emerging trends



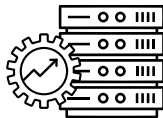
Hyperscale expansion
Cloud providers and large operators are investing in high-capacity campuses across major cities



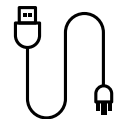
AI & high-density workloads
Growing AI and HPC demand is driving the need for higher rack densities, advanced cooling, and greater power capacity



Large campus-style developments
Operators are developing integrated multi-building data centre parks with scalable infrastructure



Edge DC growth
Low-latency applications such as OTT, gaming, fintech, and enterprise services are supporting smaller distributed facilities



Greater focus on resilience
Facilities are prioritising redundant power, advanced cooling, cybersecurity, and disaster-resilient design

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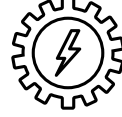
Sustainability trends



Renewable energy sourcing
Operators are increasing the use of solar, wind, and hybrid renewable energy to reduce carbon emissions



Energy-efficient cooling
Adoption of liquid cooling, free cooling, and hot/cold aisle containment is improving operational efficiency



Improved PUE targets
New facilities are being designed with lower Power Usage Effectiveness through optimised equipment and energy management



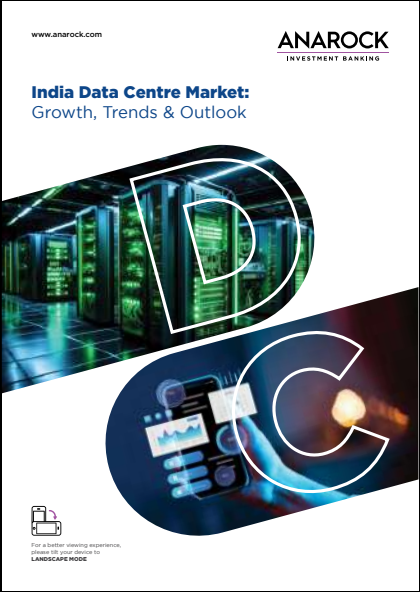
Water conservation practices
Water-efficient cooling systems, recycling, and rainwater harvesting are becoming more common.



Green building & carbon goals
Operators are pursuing certifications such as LEED/IGBC and setting long-term carbon-neutral or net-zero targets.

Our past DC publications

2025



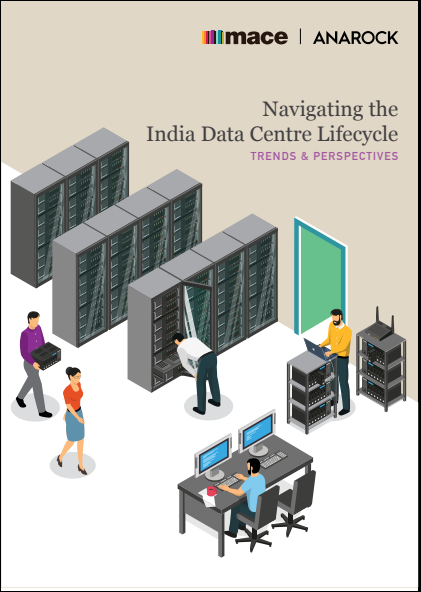
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Investment banking

Fund raising
We assist DC operators in raising equity platforms or project specific equity from institutional capital providers

Buy-side advisory
We advise global DC operators on their india entry strategy, providing insights into the sector's investment landscape, capital structures, and financing opportunities

Corporate finance
We help raise construction & project finance at competitive rates & terms from private or public banks or NBFCs



Asset / portfolio / land sale

Asset / portfolio sale
We provide end-to-end advisory on asset and portfolio exits, enabling DC operators, developers, PE funds, and enterprises to monetise assets via outright sale (os) or sale-and-leaseback structures

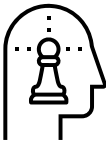
Land acquisition
We assist DC operators acquire the right land parcels through outright sale (os) or JVs, JDs, or BTS while adopting a transparent process; facilitate operators acquire land through private sale or government allotment



Strategic partnerships

Joint development (JD) / joint venture (JV)
We originate & structure JD / JV partnerships that align stakeholders (landowners, capital providers, DC operators, & developers) to unlock value, optimise project economics, and mitigate development risks

Development management (DM) advisory
We assist in appointing and overseeing development managers to drive efficient execution, manage risks, and maximise asset value



Consulting & valuation

We deliver objective market intelligence, financial feasibility analysis, and asset valuation to support global institutional fund /investors evaluate opportunities, shape their india entry strategy, and make informed investment decisions by providing insights into the sector's investment landscape, capital structures, and financing opportunities

About Anarock

Anarock is a leading independent real estate services company operating across India and the Middle East. Established in 2017, Anarock draws upon a legacy of over three decades of real estate expertise and advises clients across all property sectors including residential, commercial, retail, hospitality, land, industrial and logistics, data centres and flexible workspaces.

With a team of over 2,600 professionals, Anarock delivers integrated real estate solutions spanning investment banking, bespoke research, strategic advisory and valuations, project management and engineering services and digitised community management. Backed by a proprietary AI-led ecosystem, advanced CRM infrastructure and strong relationships with developers, occupiers, investors and government stakeholders, the firm combines market intelligence, technology and disciplined execution to create long-term value across the real estate lifecycle.

For more information, please visit
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