



Anant Raj Limited

Data Center Development
www.anantrajlimited.com

EXECUTIVE SUMMARY

Company as a Partner

Anant Raj Limited (ARL) started its operations in 1969 and since then has engaged in Construction and Development across all segments in the states of Haryana, Rajasthan, Andhra Pradesh with a stronghold of over 28 million sq. ft. of residential & commercial projects in Delhi NCR.



Attractive Market Dynamics

Unprecedented surge in virtualization, cloud computing and data generation will drive India's Data Center market growth (predicted at 12% CAGR 2019-2024). Expected that Data Storage requirement will exceed 2000 MW IT Load Capacity by 2025, which combined with Government Policy Initiatives, suggests an stratospheric launch of the Indian Data Centre market.

ARL Projects in the Pipeline

ARL to develop Tier III & Tier IV Data Center of 150 MW IT Load with minor modifications to existing ARL IT Park Buildings in Haryana. 20 Acres of additional Green-Field with all statutory clearances is available in existing ARL IT Parks for additional 150 MW IT Load Built-to-Suit Tier III or Tier IV Data Centers. 1st phase with of 450,000 Sq. Ft., of 21 MW IT Load. 3MW to be operational by July 2022.

Anant Raj Limited, with an illustrious track record of nearly 52 years, started its operations in 1969, engaging in Construction and Development of projects across all segments, primarily:-

- ▶ IT Parks
- ▶ Commercial
- ▶ Hospitality Projects
- ▶ SEZs
- ▶ Office Complexes
- ▶ Shopping Malls
- ▶ Residential-Ultra Luxury/
High Income Group Housing
(HIG)/MIG/LIG
- ▶ Low Cost-Affordable Housing

ARL as an experienced & accomplished partner


All the projects executed and under implementation are in the states of Delhi, Haryana, Rajasthan, Andhra Pradesh & Delhi NCR. The Company has developed over 28 Million Sq. ft. of residential & commercial projects in

WHY DATA CENTER IN INDIA?

India is witnessing robust growth in Data Center market, based on an unprecedented surge in virtualization, cloud computing and public data generation.

The market is expected to grow at 12% CAGR from 2019 to 2024 (Synergy Research Group), and cloud spending is expected to grow at CAGR 30% to reach USD\$ 7.1 Billion per annum in 2022 (NASSCOM).

India is the 2nd fastest growing digital economy in the World. IT & Communication sector shall double by 2025 and shall contribute appx. USD\$ 400 Billion to the Indian GDP.




Favourable Political Climate with Planned Incentives



Several Policy Growth Drivers for
Data and Data Center in India,
namely:-

- Digital India Initiative
- Data Protection & Localization Bill 2019
- National E-Commerce Policy
- Updating of IT ACT
- India Data Center Policy 2020
- Haryana State Data Center Policy 2021

Aim to promote and incentivize Data Center and Localized Data Storage in India by terming Data Centers as an essential infrastructure in line with roads, railways and energy generation.



Advancements in Data Generation & Computing are driving growth



Growth drivers for the Data Center market in India:

- Greater penetration of IoT
- Increase and widespread usage of Cloud Computing
- Massive transition from 2G/3G to 4G and subsequently 5G
- Big Data Analysis and Analytics
- More penetration & adoption of smartphones and personal computing across population.

Data Storage requirement to exceed 2000 MW IT Load Capacity by 2025.

ARL Data Center

Upcoming Data Center Projects by ARL



ARL plans to develop Tier III and Tier IV Data Center upto 150 MW IT Load with minor modifications to the existing ARL IT Park Buildings in Haryana.

20 Acres of additional Green Field with all statutory clearances is available in existing ARL IT Parks to house an additional 150 MW IT Load Built to suit Tier III or Tier IV Data Centers.

Data Centers will generate rental at Rs.8,000 per KW as per market scenario and first phase with inventory of 450,000 sq.ft, of 21 MW IT Load Capacity.





Anant Raj Cloud Pvt. Ltd. (Wholly owned subsidiary of ARL) is proud to be a business partner of **RailTel, Govt. of India (PSU)**, for providing Data Center Services.

RailTel is a Government of India undertaking & one of the largest neutral telecom infrastructure providers in the country.



ARL Tech Park

Manesar - Haryana



- Area: 10 Acres
- Constructed Area: 1.8 Mill Sq. Ft
- Location: 10 Km from Gurugram – an IT/ITES and BPO Hub of NCR (Anant Raj Tech Park, Sector 8, IMT Manesar, Gurugram, Haryana 122051)
- **Status: TIA-942 Tier III Certification received for 1st Phase 21 MW Data Center.**
- **3 MW to be Operational 2022.**
- **Capacity: 1st Phase – 450,000 Sq. Ft. in existing building with 21 MW IT Load; 2nd Phase – increase IT Load to 50 MW in existing building.**

ARL Tech Park

Panchkula - Chandigarh



- Area: 9.5 Acres
- Developable Area: 1.8 Mill Sq. Ft.
- Location: Anant Raj Tech Park, Plot no. 1, Sector 22, Panchkula, Haryana 134109
- Status: 0.6 Mill Sq. Ft. IT Building with Commercial Offices is operational
- Potential: 5.25 acres green field available with FSI of 0.6 Mill Sq. Ft. that can be developed into a Tier IV Data Center with 50 MW IT Load Capacity
- **Development of a Built-to-Suit Tier III & Tier IV Certified Data Center with 50 MW IT Load Capacity (600,000 Sq. Ft.)**

ARL Trade Center

Rai - Haryana



- Area: 25 acres
- Developable Area: 5.1 Mill Sq. Ft.
- Location: 5 km from NCR; Connected to Airport, Gurugram and Manesar by the operational KMP expressway (Anant Raj Tech Park, Plot No. TP-1, Near HSIIDC Ethnic City, Sector 38, Rai, Haryana 131029)
- Location Potential: Proposed to be connected to Delhi metro. Proposed station for India's First Bullet Train (Delhi to Chandigarh)
- Constructed Building: 2.1 Mill. Sq. Ft. with 3 basements and a G+14 Structure (1,00,000 Sq. Ft. Leasable Floor Plate) can be converted into **100MW IT Load** Data Center.
- Potential: 14 Acres of Green Field available with FSI of 1.5 mn. Sq. Ft. which can be designed as a Built-to-Suit Tier IV Data Center with **100 MW IT Load Capacity** (two grid power supply is available in this building)
- **Tier III Data Center in existing building (2 million Sq. Ft. with 100 MW IT Load Capacity) + Built-to-Suit Tier IV Data Center (1.5 million Sq. Ft. with 100 MW IT Load Capacity) can be developed.**
- **TOTAL – 200MW IT Load Data Center**



Anant Raj Limited

Corporate Profile

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