

India: Emerging global leader in AI and data centres



The country's rise as an international hub for artificial intelligence and cloud infrastructure underscores its rapid growth and bright future



TOP STOREY
Kausar Firdausi

The Indian data centre industry has witnessed unprecedented growth in recent years, fuelled by post-covid digital adoption and a surging demand for cloud infrastructure. According to Cushman & Wakefield, India will require a total capacity of 5 GW to 6.9 GW in the near future, with an additional 1.7 GW to 3.6 GW of data centre projects already under construction or planning. "Even post such significant investments, we expect continued growth due to additional demand from artificial

intelligence-related workloads, solidifying India's position as a global data centre destination," says Vivek Dahiya, MD & head – data centre advisory team, Asia Pacific, Cushman & Wakefield.

This dynamic ecosystem, driven

"The growing interest of global and domestic companies in Indian data centres drives demand for end-to-end development, establishing them as vital real estate assets with immense growth potential."

DR NIRANJAN HIRANANDANI
Chairman, NAREDCO

by the proliferation of deep technologies across industries, has significantly boosted data centre growth. CBRE reports a capacity addition of over 180 MW between January and September 2024. Cities like Mumbai and Chennai lead the supply side, followed by tier-I markets such as Delhi-NCR, Pune and Hyderabad.

Anshuman Magazine, chairman & CEO, CBRE India, South-East Asia, Middle East & Africa, emphasises the transformative role of AI in this sector. "The increasing adoption of AI and high-performance computing infrastructure will likely drive demand for high-density data centre infrastructure to support advanced IT workloads. Sustainability will remain a critical

focus as data centres address the challenges of aging infrastructure and adhere to ESG (environmental, social and governance) requirements while meeting increased demand," he explains.

Rajeev Ranjan, co-founder & CEO, The Mentors Real Estate Advisory, foresees this growth sparking demand for specialised spaces, boosting property values in urban and tech-driven regions. "This growth is further supported by favourable government policies, making India an attractive destination for tech innovation and data-driven industries," he notes.

Adding to this trajectory, international collaborations like India's partnership with NVIDIA to develop 'Sovereign AI' are pivotal. Vinay Jirgale, CTO, MEG-Nxt, a product division of Ceinsys, highlights how such initiatives bolster India's autonomy over AI

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MOHIT GOEL
MD, Omaxe Ltd

technologies and enhance its global digital presence, reinforcing its position as a leader in the digital economy.

The growing interest of both global and domestic companies in Indian data centres highlights their significance. "This dynamic environment is set to drive significant demand for end-to-end data centre development, establishing it as a vital new real estate asset with immense potential for growth," asserts Dr Niranjan Hiranandani, chairman, NAREDCO.

Mohit Goel, MD, Omaxe Ltd, underscores the deep impact on the real estate industry. "From IT parks to mixed-use developments with robust digital connectivity, real estate players must adapt to this digital-first economy, crafting spaces that cater to evolving tech requirements," he suggests.

Meanwhile, tier-II and III cities are emerging as prime destinations for data centre development due to cost-effective land availability and improving connectivity, says Aditya Kushwaha, CEO and director, Axis Ecorp.

Although high capital costs and regulatory barriers present challenges, Gaurav Mavi, co-founder, BOP.in, believes the synergy between AI, data centres, and real estate positions India as a pivotal player in enabling the country's digital economy.



Realtors' Forum

Today's dynamic real estate market shifting toward impressive rental yields, with residential investments delivering stronger returns. Industry bigwigs speak...



PRADEEP AGGARWAL
Founder & Chairman,
Signature Global

"Factors such as a growing workforce, urbanisation, and rising aspirations for premium lifestyles are fuelling the demand for rented homes, making residential investments a go-to choice."



SARVESHA SB
Chairman & MD,
BHADRA Group

"India's 2024 real estate market sees a shift, with rental yields soaring. Bengaluru, at 4.45%, emerges as an investment hotspot, driven by strong IT and startup demand."



NK GUPTA
Chairman and MD,
Manglam Group

"We see this trend as a reflection of a broader shift in investment priorities. Homebuyers today are not only seeking long-term value but also the potential for steady income generation."



SANDEEP AHUJA
Global CEO,
Atmosphere Living

"The rising demand for high-end living, driven by expatriates, high-net-worth individuals, and lifestyle upgrades, has spurred steady growth in rental yields."

IN SPOTLIGHT

Sumadhura Group launches three premium residential projects



Sumadhura Epitome, North Bengaluru

Sumadhura Group, one of the realty majors of South India, has unveiled three premium projects: Sumadhura Epitome, a Mediterranean-themed development in North Bengaluru; Sumadhura Capitol Residences, located at Hope Farm Junction, East Bengaluru; and Sumadhura Palais Royale, an uber-luxury high-rise in Hyderabad's financial district. These projects are expected to generate a combined revenue of ₹4,000 crore -- ₹500 cr. from Epitome, ₹1,000

cr. from Capitol Residences, and ₹2,500 cr. from Palais Royale.

Strategically located near IT hubs, Sumadhura Epitome spans 3.5 acres with 262 2, 3, and 4 BHK homes, complemented by 1.8 acres of green spaces. The first phase will complete by 2027. Capitol Residences, on 4.1 acres, offers 405 units across four towers,

with 77% open spaces, targeting IT professionals and young entrepreneurs. It will also complete by 2027.

Sumadhura Palais Royale is a 52-storey, 7.35-acre development with 523 luxury residences and cutting-edge amenities, including an 85,000 sq.ft. floating clubhouse. Completion is scheduled for 2029.

Madhusudhan G. CMD, Sumadhura Group stated, "These launches mark a significant step in redefining lifestyles across Bengaluru and Hyderabad. We aim to blend nature, technology, and luxury to meet evolving buyer aspirations."

Sumadhura has 40 million sq.ft. under development and has delivered 12 million sq.ft. over three decades.

TARC Ishva achieves 50% sales milestone

TARC Limited announces selling 50% of its ₹1,350 crore TARC Ishva project since its September 2024 launch. Buoyed by strong customer response, the company is confident of selling the remaining inventory soon, aligning with its fiscal goals.

TARC Ishva, a 1.35 million sq. ft. luxury residential project in Sector 63A, Gurugram, offers four-side open homes with Aravali Hills views and top-tier amenities, blending luxury

with environmental consciousness.

The company emphasizes enhancing lifestyle quality, reflected in its experience center featuring a material gallery and sample apartment. These initiatives cater to customers seeking to upgrade to larger, more luxurious homes. TARC takes pride in its distinctive designs, showcasing its team's efforts in product development.

Amar Sarin, MD & CEO, TARC Limited, said, "Following the success of TARC Tripundra and TARC Kailasa, launching TARC Ishva has been exhilarating. We deeply value our customers' trust and are confident this momentum will continue as we plan new developments."