

Buying land for data centres near Jewar airport becomes cheaper

Synopsis

According to the policy, any company investing over Rs 200 crore in data centres will be eligible for relaxation in stamp duty, electricity charges and building by-laws.



Acquiring land to set up data centres near the upcoming international airport at Jewar has become cheaper with the local authorities adopting the **Uttar Pradesh** government's data centre policy.

Noida, Greater Noida and the Yamuna Expressway Authority hold land banks

near the upcoming airport..

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"UP has emerged as a data centre hub not only of **NCR** but of India," said Vibhor Jain, managing director-north **India** at Cushman & Wakefield. "We have recently seen 4-5 transactions and many others are in talks. Favourable policy by the UP government has helped companies to consider Noida as a preferred destination for data centres and with airport and many infrastructure projects in the pipeline, we will see more companies signing deals."

The state government aims to attract Rs 20,000 crore of investment and establish three data centre parks.

While the state cabinet approved the policy in January 2021, the three authorities adopted the policies at their board meetings last week.

Hiranandani group's Yotta Infrastructure, NTT Ltd, STT Global Data Centres India and Adani Enterprises are among the companies that have been allotted land for data centres in the region.

Under the policy, investors will be offered incentives on capital, interest rates and subsidies on land procurement, besides non-financial incentives.

Special incentives will also be provided for companies looking to invest in backward regions of Bundelkhand and Purvanchal.

Data centre parks will also lead to various information technology and related

units coming up in the vicinity and generate employment.

The government expects the data centre sector to generate direct employment for 4,000 people and indirect employment for 20,000.

While the Centre has prepared a draft on a data centre policy, **Telangana** is another state apart from UP that already has a data centre policy in place.

ST Telemedia Global Data Centres India (STTGDCIndia) recently said it will invest Rs 1,100 crore to develop a data centre in Noida.

Recently, Japanese technology firm NTT Ltd acquired six acres in Greater Noida to set up a data centre with an investment of Rs 1,000 crore. Earlier, Hiranandani Group's Yotta Infrastructure said it would set up a 20-acre data centre park in Greater Noida with an investment of Rs 7,000 crore.

According to the Greater Noida Authority, the plan is to develop the region into a data centre hub.

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