



DATA CENTRE LAND · REQUIREMENT BRIEF

Powered land for a **50–100 MW** data centre campus.

What we are buying

Ekrej is acquiring land for data centre campuses of 50–100 MW IT load, with Maharashtra as the priority market and Tamil Nadu open to exceptional sites. In practice that means 15–30 contiguous acres, an existing 220 kV or 400 kV substation within 5 km with spare capacity that can be verified, and a water source that is not groundwater. The full screening criteria follow.

We buy outright, and we carry title, conversion, evacuation and approvals ourselves, so a parcel does not need to be clean before it reaches us. Bring us enough fact to make a decision and you will get a straight yes or no. We expect to place more than one campus across these two states.

ISSUED
August 2026

PRIORITY STATES
Maharashtra · Tamil Nadu

PREPARED FOR
Land partners & introducers

IT LOAD	GRID AT METER	LAND EXTENT	SUBSTATION 220/400 KV	WATER M ³ /MW/DAY
50–100 MW	70–140 MW	15–30 acres	<5 km	0.5–2

01 · GEOGRAPHY

Two states, in this order

1

PRIORITY

Maharashtra PRIMARY FOCUS

Micro-markets: Navi Mumbai, Panvel, Talegaon, Chakan. Also worth screening: MIDC estates along the Pune–Nashik and Pune–Mumbai corridors. **Not** anything inside Mumbai city limits, where the land economics do not work and the parcels are the wrong shape.

2

SELECTIVE

Tamil Nadu EXCEPTIONAL PARCELS ONLY

Areas we will screen: the Sriperumbudur–Oragadam–Chengalpattu industrial corridor, the Thiruvallur/Ambattur belt, and notified SIPCOT estates with an EHT substation inside or adjacent. Coastal parcels must be clear of CRZ before you send them.

3

OPTIONAL

Karnataka ONLY IF OUTSTANDING

Send a Karnataka parcel only if it has a **named, written, non-groundwater** source and a 220 kV or 400 kV substation with stated spare MVA. Both, in writing. Not one or the other.

02 · WHAT A SUBMISSION MUST CONTAIN

Four items per parcel. Three to five parcels per state.

For each site, we need the following. Item 2 is the single highest-value thing you can bring us.

- 1 **Land and title.** Survey number, extent, current owner, title and khata position, conversion (NA/CLU) status, asking price, and whether exclusivity or a written option can be secured.
If the parcel is an assembly of more than one survey number, list each one with its extent and owner. Do not present four owners as “a family”.
- 2 **Power.** Nearest EHT substation by name; voltage class; installed transformer capacity in MVA; current connected load; current spare capacity in MVA. Ideally with a written feasibility response from the transmission utility, even a preliminary one.
A preliminary written reply from MSETCL or TANTRANSCO is worth more to us than any other document you can attach.
- 3 **Water.** A written, named source for the parcel, whether municipal, industrial water board or treated/reclaimed, with quantum in KLD. Or a plain statement that there is no assured source.
“There is no assured source” is a complete and acceptable answer. A borewell is not a source for this use.
- 4 **Renewable overlay.** Whether a captive or group-captive renewable generation site can be developed in the same state and connected at the same voltage class, with the applicable banking and wheeling position stated.
See Section 06. This is what turns a land list into a powered-land list, and it is the part of the assessment we are better placed to run than anyone else in the market.

03 · SIZING BASIS

The arithmetic behind the acreage

Screen against these before you measure anything. The grid number, not the IT number, is what determines whether a parcel is viable.

BASIS	REQUIREMENT
Grid capacity required	$\approx \text{IT load} \times 1.4$. A 50 MW IT campus needs ~70 MW at the meter (~78 MVA at 0.9 pf); 100 MW IT needs ~140 MW (~155 MVA).
Land extent	15–30 acres contiguous, single boundary. Assumes 4–6 MW IT per acre multi-storey, or 1.5–2.5 MW per acre single-storey, plus substation (1–2 acres at 220 kV), DG yard, fuel farm, water treatment and setbacks.
Shape	Broadly rectangular. Aspect ratio no worse than 1:3. Minimum width ~150 m. Irregular or narrow parcels do not work even at the right acreage.
Grade	Change across the parcel under 3% preferred.

04 · KNOCKOUT CRITERIA

A site failing any one of these is not worth sending

These are pass/fail, not preferences.

Price does not compensate for a failed knockout. Nor does proximity to a good market, nor a motivated seller. If a parcel fails one of the tests below, tell us it failed and move to the next one. That is a faster route to a closed deal than talking us into it.

a. POWER

- Within **5 km** of an existing 220 kV or 400 kV substation. **10 km is the absolute maximum.**
- Confirmed spare transformation capacity **stated in MVA**. Give substation name, installed MVA, connected load, and spare. "Capacity is available" is not usable.
- Able to take **two independent feeders**, ideally from two different substations.
- **No overhead HT transmission line crossing the parcel.**

b. WATER

- A **named source that is not groundwater**, whether municipal, industrial water board or treated/reclaimed, with quantum in KLD, and ideally a written in-principle confirmation.
- Design basis is closed-loop air-cooled at roughly **0.5–2 m³ per MW of IT load per day**.
- Worth noting that this is a modest ask. Evaporative cooling would be 30–50× higher, and that is what makes most Indian sites undeliverable. A small, defensible water requirement is a selling point for a parcel, not a constraint on it.

c. LAND AND TITLE

- Freehold, or industrial lease with **60+ years remaining**.
- **Three or fewer owners**. Single owner strongly preferred.
- NA / CLU conversion completed, or clearly eligible.
- **30-year encumbrance certificate clean**. No litigation. No acquisition notification.
- No Land Reforms Act 79A/79B restriction, no ceiling issue, no inam or grant-land restriction.

d. HAZARDS

- Outside the 100-year floodplain, with finished floor level achievable **at least 1.5 m above the highest recorded flood level**.
- **Maharashtra**: outside CRZ; outside both the blue and the red flood lines.
- **Tamil Nadu**: outside CRZ; clear of tank, eri and canal poramboke boundaries.
- **Karnataka**: outside rajakaluve and tank/kere buffer zones.
- At least **1 km** from chemical, petrochemical, LPG or explosives storage. No gas pipeline right-of-way crossing the parcel.
- **Seismic Zone II or III only**.
- Where near an airport, height clearance confirmed under the obstacle limitation surface.

e. ACCESS

- Approach road **minimum 12 m**, preferably 18–24 m, with **abnormal-load capability**.
- A 220 kV transformer weighs **120–180 tonnes**. The route from the nearest railhead or port must carry it, with no low bridges and no weak culverts. Please confirm this rather than assume it. Walk or drive the route if you have to.

05 · PREFERRED, NOT MANDATORY

CONNECTIVITY

- Within 2 km of an existing long-haul fibre route or metro ring, with two physically diverse entry corridors.
- Two or more carriers with existing infrastructure within 5 km.

PLANNING AND TENURE

- Inside a notified industrial estate: MIDC, SIPCOT or KIADB.
- Zoning permitting IT/ITES or industrial use.
- FSI 1.5 or above; height allowance 30 m or more.

06 · THE RENEWABLE OVERLAY

Turning a land list into a powered-land list

For each parcel, tell us whether a captive or group-captive renewable generation site can be developed **in the same state** and connected at the **same voltage class**, and state the applicable banking and wheeling position.

A data centre campus is a 24×7 load on a two-decade horizon, and an evacuation approval alone does not settle the power question. A parcel with a credible path to captive or group-captive generation is a materially different asset from one without.

If you can point us at generation land in the same state, say so, even loosely and without a survey number. We will do the regulatory work on banking, wheeling, open-access charges and the 26% group-captive test.

07 · HOW TO SUBMIT

One channel, so nothing gets lost

ekrej.com/data-centres

About this document. This brief sets out the criteria Ekrej screens land against for data centre use. It is general information for prospective land partners and introducers, not an offer, an invitation to offer, or a commitment to acquire any parcel, and not legal, tax or investment advice. Every criterion is subject to verification against site-specific documents. Land, power and water regulations change and vary by district; verify current requirements with the jurisdictional authority or a lawyer before acting. Capacity and distance figures are indicative planning bases, not guarantees. Introductions do not create a fee entitlement unless Ekrej has agreed terms with you in writing for the specific parcel.

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