

# Anant Raj Limited

CIN : L45400HR1985PLC021622

Head Off : H-65, Connaught Circus, New Delhi-110 001

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Regd. Office : CP-1, Sector-8, IMT Manesar, Haryana-122051

Telefax : (0124) 4265817



**ARL/CS/13257**

**April 10, 2023**

<p>The Secretary, <b>National Stock Exchange of India Limited,</b> "Exchange Plaza", 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051</p> <p><b>Scrip code: ANANTRAJ</b></p>	<p>The Manager Listing Department <b>B S E Limited,</b> Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001</p> <p><b>Scrip code: 515055</b></p>
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**Subject: "Investor Presentation"**

Dear Sir,

Please find enclosed Data Center Presentation, in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

You are requested to kindly take the same on your records.

Yours Faithfully,

For **Anant Raj Limited**

**Manoj Pahwa**  
**Company Secretary**  
A-7812

**Encl:** as above



**Strong foundation,  
Stronger future.**



**Shri Ashok Sarin**  
**Founder**  
1940-2021

Shri Ashok Sarin ( Grandson of Shri. Rai Sahab Shadi Ram Sarin ) started his Journey into the Construction & Development Business at a very early age. With the blessings of his parents Lala **Anant** Ram Sarin and Smt. **Raj** Kumari Sarin, he established the Brand **Anant Raj** (named after the first names of his Respected Parents), a Construction & Development company formed in early 1970's.

The Company in a very short span of time became synonymous with the highest degree of Quality & Ethical Business Standards and was reckoned as one of the largest Construction & Development Company of the 70's & 80's era.

The Company built almost 30000 houses in Delhi and NCR Region. Some of the prestigious projects delivered included Housing Complexes, Asiad Village Complex, Rohini, East of Kailash, Shekh Sarai, Madangir, Katwaria Sarai and many more. It was one of the main Contractors doing works for all major Government Agencies i.e. DDA, MES, PWD, CPWD, etc. It worked as DDA contractors from the year 1969 - 1990.

# A Vision Turned Into Reality.



Building on its well established Construction Business, the Company ventured into leasing of Commercial Properties in prime areas of Delhi. The first property leased by the Company in the year 1978 which it still owns.

The Company was fortunate enough for not needing to sell any of its Commercial Properties, a strength which it maintains till date. Today it boasts of almost 5 million sq. ft. of leasable space, most of which is ready and leased out. It has to its credit some of the prime locations in Delhi & NCR.

The Company has gradually attained the position of one of the largest Real Estate Developers in the Delhi, NCR Region and is into almost all Verticals of Real Estate. It is also one of the largest Land Bank / Property Owners of Delhi NCR. Its Businesses include:

- **Residential Townships** • **Group Housings** • **Commercial Developments** • **IT Parks**
- **Malls / Office Complexes** • **Affordable Housings** • **Data Centers** • **Hospitality / Serviced Apartments.**

It is indeed a privilege for us to showcase in the attached Presentation our Prestigious Projects and share future plans vis a vis all our Business verticals.



# Next Generation Development- Data Centre



Actual Picture

## Scale

- Capacity to develop to 300 MW of IT load
- Super Structure of 150 MW of IT Load ready

## Efficiency

- Option of Standardized & Flexible designs
- PUE less than 1.50,
- World Class Vendors & technology

## Sustainability

- Energy efficient building
- Sub-station in close proximity
- Part of Industrial Infrastructure
- Green Building (IGBC pre-certified)

## Vendors



# Certifications

ANSI/TIA-942-B:2017

**CERTAC**  
Certification & Accreditation

## Certificate of Conformance Design Documents

This is to certify that the design documents for the data center of  
**Anant Raj Cloud Private Limited**

located at

Plot No. 1, Sector-8,  
IMT Manesar  
Gurgaon, Haryana  
India

has been independently assessed and found to conform to the requirements of:

**ANSI/TIA-942-B:2017**  
**Rated-3**

for the following scope:



Architecture  
**Rated-3**



Mechanical  
**Rated-3**



Electrical  
**Rated-3**



Telecom  
**Rated-3**

CERTIFICATE NUMBER: 9120212110270010  
Certificate validity: 27-Oct-22 to 26-Oct-23

Karin Kok  
Certification Manager

Audited by:



This certificate can be verified at [www.tia-942.org](http://www.tia-942.org).  
Lack of fulfillment of certification terms and conditions may render this certificate invalid.  
This certificate remains the property of Certac Pte Ltd, to whom it must be returned upon request.



(1 Nos.)



Confederation of Indian Industry

**Indian Green Building Council (IGBC)**

hereby precertifies

**Anant Raj Cloud Pvt. Ltd., Data Center**

Manesar

(IGBC Registration No: DC 21 018)

*The project has demonstrated an intent to design and build  
a high performance Green Building in accordance with*

**IGBC Green Data Center Rating System**

**Precertified Gold**

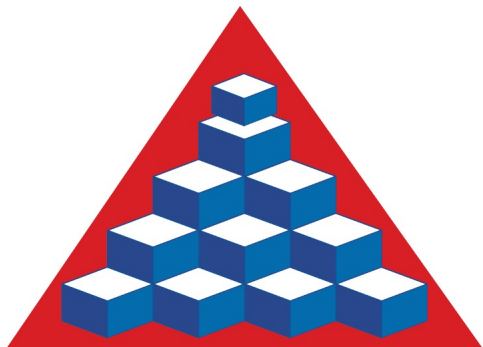
June 2022

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

Shaheen Meeran  
Chair, IGBC Green Data Center

Gurmit Singh Arora  
Chairman, IGBC

K S Venkatagiri  
Executive Director, CII-Godrej GBC



**Anant Raj Limited**



*Business Partner*



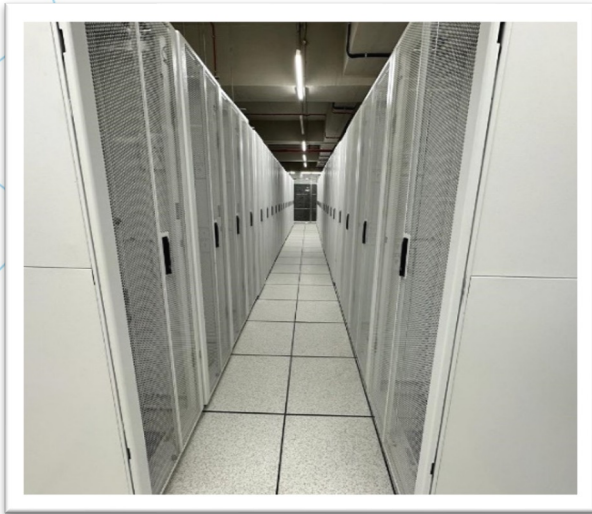
**Anant Raj Cloud Pvt. Ltd.** (Wholly owned subsidiary of ARL) is proud to enter into a Strategic Alliance Partnership with **TCIL (Telecommunications Consultants India Limited)**, **Govt. of India (PSU)**, for Data Centers.

TCIL is a wholly owned Government of India undertaking & largest telecom engineering public sector enterprise in the country.



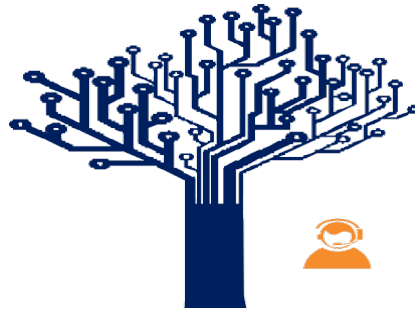


# Commenced DATA Center at IMT Manesar

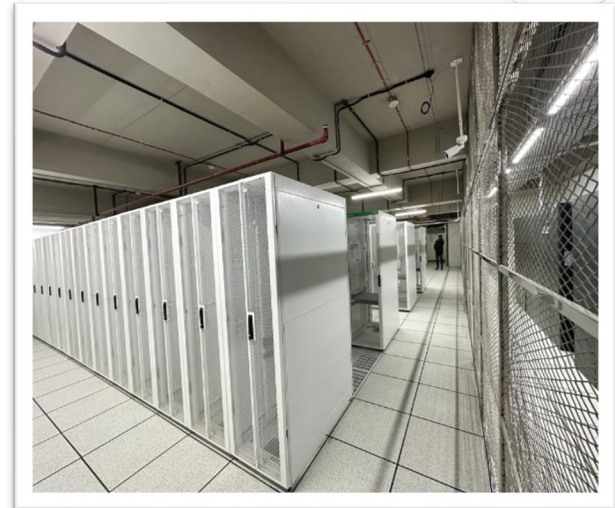


Actual Picture

- Dedicated cabinets / exclusive secured cages / suites for ensuring data security
- Highly energy efficient DCs with PUE of 1.5 compared to industry average of ~1.7.



- Carrier-neutral with 4 fiber path redundancy 2 HDAs/ floor -> High bandwidth connectivity
- **N+N** redundancy for UPS & telecom infrastructure (*Tier III norms require N+1 only*)



Actual Picture

# Schneider Racks (ER 6222) & IT design by CISCO, COMMSCOPE



Actual picture

## Fast deployment

- Fully assembled
- Key features for fast deployment
- APC solution compatibility

## Standardization

- Several heights, widths, depths for any IT
- Standardize on a single platform from edge to data center
- Base building block of data center and micro data center solutions

## Reliable

- APC quality and reliability
- Industry standards adherence and UL Listed
- Standard 5 year factory warranty

## IT Design

Actives by **CISCO**

Passives by **COMMSCOPE**



COMMSCOPE®



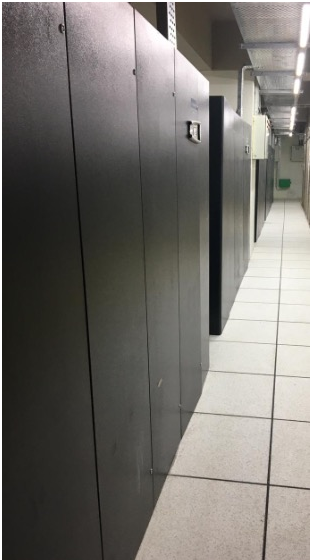


## HVAC - PAHUs & HSUs (N+1) by Mitsubishi – Climaveneta - Chillers of Carrier make

\* For SERVER Room -  
“Precision Air Handling Units”  
of 50 Tr each with a N+1  
Configuration  
\* EC Fans for precision control

Cooling with Hybrid system –  
Water cooled Chillers & Air  
Cooled Chillers (N+1)

CFD Analysis for Thermal  
scanning by simulation



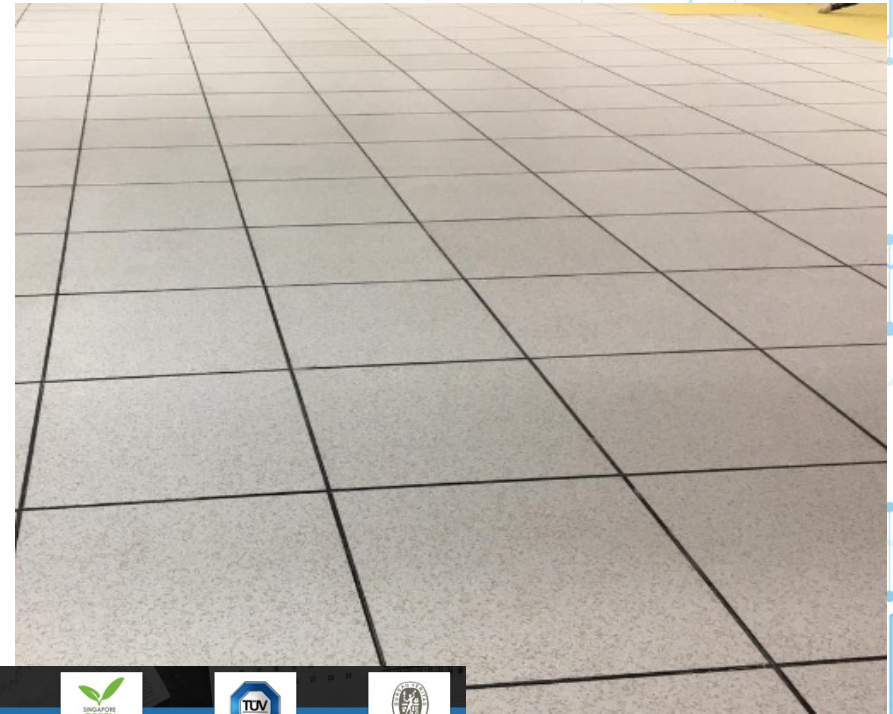
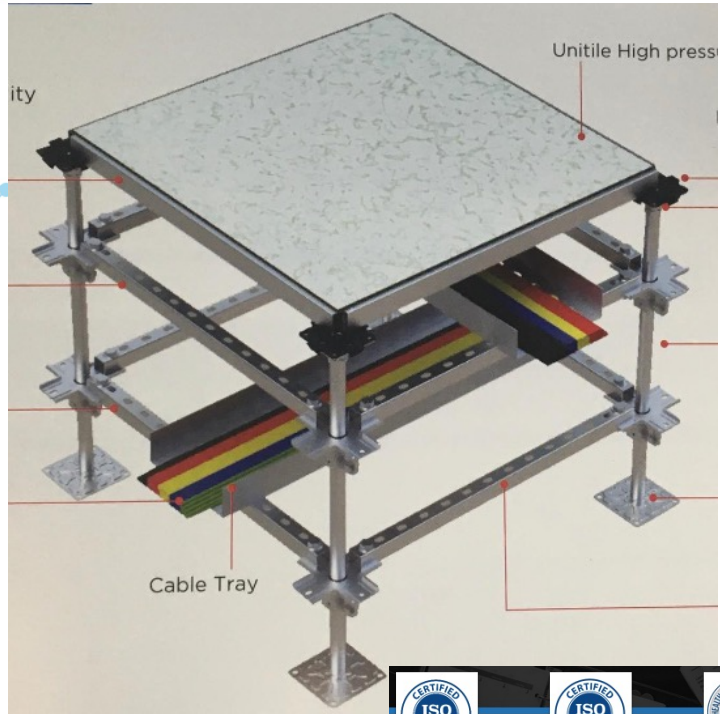
Actual Picture



- Two sources of chilled water have been considered
- **UPS & Battery Rooms** have been provided with CHW system in N+1 configuration. CHW High sensible units have been proposed, in auto sequencing mode.
- **Telco Room** has been provided with CHW system in N+1 configuration, in auto sequencing mode.
- **Staging area** has been provided with CHW system in N+1 configuration, HSU, in auto sequencing mode
- Balance areas CSU (2W+2SB) Chilled water based AHUs have been installed (System air make)
- **TFA** for fresh air provision as per ASHRAE Standard 62.1-2010.



# Raised Access Floor Tiles with Provision for Services



Actual Picture



World Class Quality



Environmental Consciousness



Health And Safety Measures



Singapore Green Building Council (SGBC)



Excellence guaranteed with third party tested at TÜV SÜD PSB, Singapore



Certified by Bureau Veritas, France



# Security Parameter's for DATA Center @ IMT Manesar



Actual Pictures

## layers Security Parameter's

- Property Boundary with Signage & Fencing.
- Secure Perimeter – Main Entry Gate, Overlapping Cameras,
- Building Access – Car Under Belly Check, Biometric,
- Access card and ID Baggage Scanners, DFMD, Hand held detectors.

- **Data Security – Firewalls /Encrypted Data**
- SOC room – Security Operations Centre – Brain of Security System – Doors, CCTV Cameras, Batch readers, Biometrics – all house



# NOVEC Gas Suppression system with Acoustic Nozzles & ELV system by JOHNSON Controls India JCI

## Actual Picture



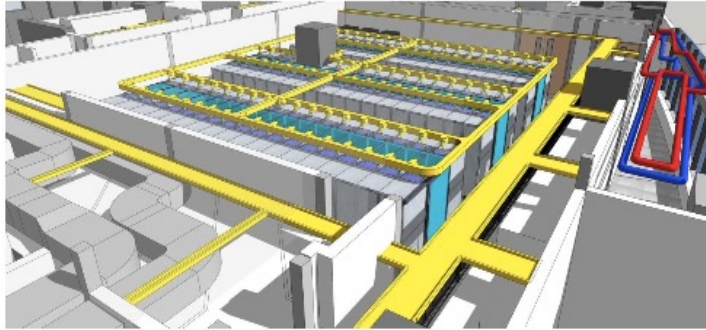
## ELV services by JCI :

- Access Control
- CCTV
- Rodent Repellant
- VESDA
- FA & PA System
- WLD system

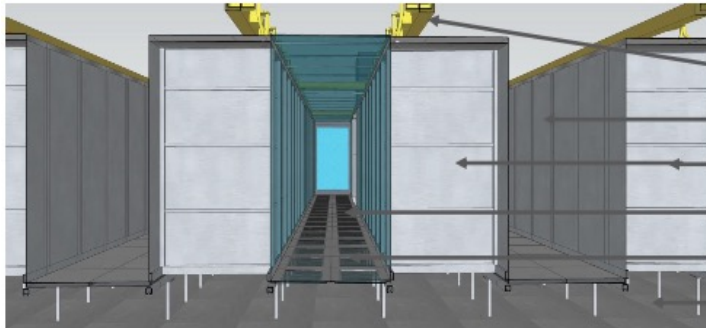
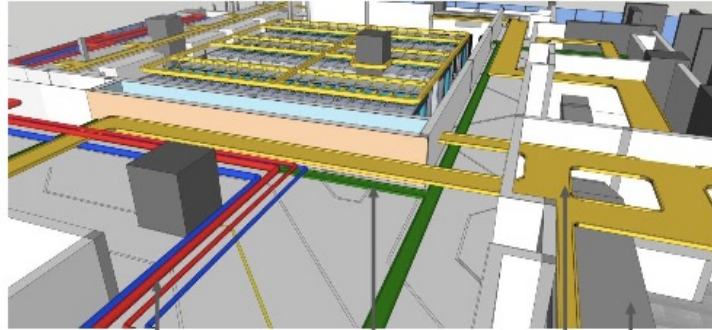




# Server Hall & Services



SERVER ROOM AND SERVICES



SERVER ROOM SECTION – 600MM RAISED FLOOR

HVAC – CHW Pipes

IT Fibre Runner

Hot Aisle

Data Center Racks

Cold Aisle with Containment

600x600mm Grills with VCD

Raised Floor – 600mm

Data Center Tray

Electrical Cable Tray

HVAC - Ducts

SERVER HALL

# Actual Pictures of Server Hall & Services





# Building Management System Room with Controlled System



Grid Ceiling

Acoustic Panel  
Panelling on  
side walls

Painted Blank  
Wall (so that  
focus remains  
on the screen)

Carpet Flooring  
to avoid any  
unwanted  
sound







# ***Anant Raj Limited***

Data Center Development  
[www.anantrajlimited.com](http://www.anantrajlimited.com)

**Our Future Endeavors**

# 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 1<sup>st</sup> Phase 21 MW Data Center.**
- **3 MW Ready**
- **Capacity: 1<sup>st</sup> Phase – 450,000 Sq. Ft. in existing building with 21 MW IT Load; 2<sup>nd</sup> Phase – increase IT Load to 50 MW in existing building.**

# 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))
- 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



# 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



**Anant Raj Cloud**

## **Anant Raj Cloud Pvt. Ltd.**

Wholly owned subsidiary of Anant Raj Limited

**Anant Raj Limited**  
**CIN: L45400HR1985PLC021622**

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