News Release

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Mumbai ranks among the world's Top 15 Data Centre Markets; Hyderabad emerges as a global high-growth contender: Knight Frank Global Data Centre Atlas 2026

Mumbai, August 06, 2026: India's Data Centre market continues to strengthen its global standing, with **Mumbai ranking 15th globally by operational Data Centre capacity** and **11th globally by development pipeline**, according to the latest *Knight Frank Global Data Centre Atlas 2026*. Meanwhile, **Hyderabad has emerged as one of the world's fastest-growing Data Centre markets**, ranking **27th globally in live operational capacity** while climbing to **19th globally by future development pipeline**, underlining its rapidly expanding role in India's digital infrastructure ecosystem.

The Report compares **36 leading global Data Centre Markets** across North America, Europe, Asia-Pacific, the Middle East and Africa.

The report evaluates markets using two key indicators:

- **Live IT Capacity** – the amount of operational IT power (measured in megawatts or MW) currently installed across live data centres. It reflects the size and maturity of an operational market and its ability to support enterprise, cloud and AI workloads today.
- **Pipeline IT Capacity** – the volume of capacity under construction, committed and in early stages of development. This serves as an indicator of the future growth trajectory of a market and the level of investment expected over the coming years.

With **774 MW of live IT capacity and nearly 5 GW of pipeline capacity**, Mumbai has firmly established itself as India's gateway Data Centre Market and one of Asia-Pacific's leading digital infrastructure hubs. Hyderabad, while operating from a smaller installed base of **151 MW**, is backed by a development pipeline exceeding **2.2 GW**, highlighting strong investor confidence and significant long-term growth potential.

Beyond Mumbai and Hyderabad, India's data centre map is becoming increasingly diversified, reflecting a trend of regional specialization. Chennai has strengthened its position as a strategic gateway for Southeast Asian internet traffic, bolstered by competitive power tariffs and a supportive policy environment. Meanwhile, Bengaluru continues to benefit from demand generated by Global Capability Centres (GCCs), research and development facilities, and enterprise colocation requirements. Emerging hubs such as Pune and the National Capital Region (NCR) are also expanding capacity, driven by demand for cost-efficient alternatives and strong adoption from banking, financial services, and public cloud sectors. Furthermore, Tier-II cities like Visakhapatnam and Jamnagar are rapidly emerging as active greenfield data centre markets, attracting gigawatt-scale development proposals backed by government support and planned subsea cable connectivity.

Globally, the largest operational Data Centre Markets continue to be led by mature North American hubs such as Ashburn, Columbus, Dallas, Phoenix and Atlanta, followed by established Asia-Pacific and European markets including Tokyo, London, Dublin, Singapore and Johor. India's emergence among these markets reflects the country's rapidly expanding digital economy, increasing cloud adoption, AI deployment and sustained hyperscale investment.

India's competitive strengths

India's gateway data centre markets possess several structural advantages that continue to attract global investment. Mumbai serves as the country's principal international connectivity gateway through multiple subsea cable landings, providing low-latency access to global networks while also offering proximity to

India's largest financial services ecosystem and a deep enterprise customer base. Hyderabad has established itself as a preferred destination for hyperscale cloud providers owing to its availability of large development parcels, proactive policy support, growing technology ecosystem and competitive operating costs.

Data Centre markets based on Live IT (in MW)

Rank	Region	Country	City	Live
1	North America	USA	Ashburn	5636
2	North America	USA	Columbus	1958
3	North America	USA	Dallas	1936
4	North America	USA	Phoenix	1865
5	North America	USA	Atlanta	1724
6	APAC	Japan	Tokyo	1473
7	Europe	UK	London	1467
8	Europe	Ireland	Dublin	1254
9	North America	USA	Chicago	1123
10	APAC	Singapore	Singapore	1118
11	APAC	Malaysia	Johor	1110
12	Europe	Germany	Frankfurt	980
13	Europe	Netherlands	Amsterdam	829
14	North America	USA	Silicon Valley	825
15	APAC	India	Mumbai	774
27	APAC	India	Hyderabad	151

Source: *Knight Frank Data Centre Atlas*

At the same time, the report suggests that India remains at an earlier stage of development compared with the world's largest data centre markets. While demand fundamentals remain exceptionally strong, the next phase of growth will increasingly depend on timely power availability, transmission infrastructure, faster approvals, expansion of fibre connectivity, sustainable energy sourcing and the creation of larger campus-scale developments capable of supporting AI workloads.

Shishir Baijal, International Partner, Chairman and Managing Director, Knight Frank India, said, *"India's presence in the global rankings demonstrates how rapidly the country has evolved into a strategic digital infrastructure destination. Mumbai's position among the world's leading operational markets reflects years of investment in connectivity, enterprise demand and cloud infrastructure, while Hyderabad's strong pipeline highlights the confidence global operators have in India's long-term growth story. However, if India is to move into the league of the world's top ten Data Centre Markets, the focus must now shift from demand creation to enabling infrastructure. Faster power provisioning, expansion of renewable energy capacity, accelerated transmission upgrades, streamlined approvals and the availability of large development-ready sites will be critical to supporting the next generation of AI-led and hyperscale investments.*

India enjoys several enduring advantages. Its gateway markets offer proximity to one of the world's fastest-growing digital economies, a vast domestic consumption base, improving international connectivity through subsea cable networks, competitive operating costs and strong government support for digital infrastructure. As these strengths are complemented by continued investment in power and infrastructure, India is well positioned to become one of the world's most important data centre destinations over the coming decade."

Data Centre markets based on Pipeline IT (in MW)

Rank	Region	Country	City	Pipeline IT
1	North America	USA	Atlanta	27028
2	North America	USA	Ashburn	15981
3	North America	USA	Chicago	9074
4	North America	USA	Dallas	8901
5	APAC	Malaysia	Johor	8542
6	APAC	Australia	Melbourne	7802
7	Europe	Finland	Finland	7498
8	North America	USA	Phoenix	7024
9	North America	USA	Columbus	6550
10	Europe	UK	London	5694
11	APAC	India	Mumbai	4993
12	APAC	Thailand	Bangkok	4981
13	APAC	Indonesia	Jakarta	3739
14	APAC	Japan	Tokyo	3368
15	Europe	France	Paris	2837
16	Europe	Italy	Milan	2833
17	Europe	Germany	Frankfurt	2572
18	Middle East and Africa	Saudi Arabia	Riyadh	2348
19	APAC	India	Hyderabad	2265
20	Middle East and Africa	UAE	UAE	1958

Joseph Thilak, Executive Director- Occupier Strategy & Solutions, Head of Data Centre Business (India), Knight Frank India, said, *"India's data centre market is entering a more mature phase, supported by sustained cloud adoption, AI-led computing demand and the rapid digitalisation of enterprises. Occupiers today are prioritising scalable, resilient and energy-efficient infrastructure, prompting operators to expand capacity in established markets while evaluating emerging locations. As digital infrastructure becomes increasingly integral to business operations, India's favourable demand fundamentals, improving connectivity and supportive policy environment are expected to strengthen its position as a long-term data centre hub in Asia."*

India's data centre journey is entering a new phase—one defined not just by rapid growth, but by global competitiveness. As cloud adoption, artificial intelligence and digital transformation continue to reshape industries, the country's gateway markets have an opportunity to evolve into globally significant digital infrastructure hubs. Continued investment in enabling infrastructure, sustainable energy and regulatory efficiency will be key to unlocking this potential and positioning India among the world's leading data centre destinations in the years ahead.

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