

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

IT, E & C Dept - Promotions Wing – Approval to the requests of M/s Adani Infra (India) Limited, the authorized Notified Partner of M/s Raiden Infotech India Private Limited pertaining to the fungibility of incentives, execution of a sale deed in lieu of a sale agreement for the allotted land, and modification of certain conditions, for the smooth implementation of the AI Data Center Project in Visakhapatnam and Anakapalli Districts, based on the recommendations of the Executive Steering Committee during its 2nd Meeting held on 07.04.2026 – Orders – Issued.

INFORMATION TECHNOLOGY, ELECTRONICS AND COMMUNICATION
[IT, E & C] (PROMOTIONS) DEPARTMENT

G.O.MS.No. 20

Dated: 17.04.2026
Read the following

1. G.O.Ms.No.40, ITE&C (Prom Wing) Dept., dt:11.10.2025
2. G.O.Ms.No.66, ITE&C (Prom Wing) Dept., dt:02.12.2025
3. G.O.Ms.No.72, ITE&C (Prom Wing) Dept., dt:18.12.2025
4. G.O.Ms.No.2, ITE&C (Prom Wing) Dept., dt:18.02.2026
5. G.O.MS.No.4, ITE&C (Prom Wing) Dept., dt: 27.02.2026
6. Minutes of 2nd Executive Steering Committee meeting, dt: 07.04.2026
7. ITC01-IT0PROM(ITPR)/55/2025-PROMOTIONS, dt: 09.04.2026

ORDER:

In the reference 1, the Government, while approving the tailor-made incentives and the lands for establishing AI data Center of about 1,000 MW capacity with the proposed investment of about ₹ 87,520 Cr to the proposal of M/s Raiden Infotech India Pvt. Ltd, has approved the following w.r.t land allotment i.e, Allotment of land with a 25% discount, 160 acres at Rambilli, 120 acres at Adavivaram & Mudasarlova and 200 acres at Tarluvada (total - 480 acres at three locations) to be allotted through APIIC and to be made available to M/s Raiden Infotech India Pvt. Ltd.

2. In the reference 2, based on the proposal of M/s Raiden Infotech India Pvt. Ltd in November 2025, the Government, while notifying six entities as Notified Partners for the Project, has permitted transfer of the said 480 acres at three locations, as given at Para-1 above, to M/s Adani Infra (India) Limited for establishing AI Data Centers with 1,000 MW capacity.

3. In the reference 3, based on the mail dated 05.12.2025 from Mr Alexander Smith of M/s Raiden Infotech India Private Limited, the IT,E&C Department has constituted an Executive Steering Committee with the Secretary, IT as Chair, with the composition, mandate and Terms of References and which was subsequently reconstituted vide G.O.Ms.No.2, ITE&C (Prom Wing) Dept., dt:18.02.2026 vide ref-4, ordering Chief Secretary, as the Chair of the Committee.

4. In the reference 4, the Government has approved allotment of a total extent of 601.4 acres of land (in modification of orders issued vide ref-1 and 2 cited above), in place of the earlier 480 acres, by APIIC in favour of M/s Adani Infra (India) Limited, the notified partner of M/s Raiden Infotech India Pvt. Ltd., at Tarluvada (266.6 acres), Adavivaram & Mudasarlova (160 acres), and Rambilli (174.8 acres).

5. In the reference 5, the Government has approved land allotment to Special Purpose Vehicles (SPV) owned by Adani Infra (India) Limited and additional facilitations and concessions, based on the recommendations of the Executive Steering Committee.

6. Adani Infra India Limited in its letter dated **17th December 2025** to the Honourable Chief Minister, requested to provide total fungibility of the incentives within the specific subject area /state department authorized to approve the incentives, within the overall cap of fiscal value of incentives and its annual disbursement. To accommodate the requested fungibility Adani Infra India Limited has requested for amendment of GO.Ms.No.40 dated 11.10.2025. Adani Infra India Limited, in its letter dated **4th April 2026** addressed to the Honourable Chief Minister, requested the Government to accord permission for execution of the sale deed and to grant relaxation on certain conditions previously agreed upon.

7. The Executive Steering Committee has examined various representations including letters dated 17.12.2025 and 04.04.2026 from Adani Infra India Limited. After detailed deliberations with all stakeholders, the Executive Steering Committee, at its second meeting held on **07.04.2026**, recommended the actionable points vide Reference 6 cited above.

8. After detailed deliberations on the issue comprehensively vide ref-7 cited, and as directed by the council of ministers the Government approves the following:

a) Fungibility of incentives:

Total quantum of incentives cannot change when fungibility is sought for. Earlier, ITE&C Department had wise incentive cap and year wise cap and accordingly respective departments had to budget. The company has now come up with a request if one type of incentive is not availed from a particular department, the same can be availed from another department(sub-category). This is agreed by the Executive Steering Committee. When it comes to claiming power subsidy, the company can claim based on the company's actual consumption. The Managing Director, APTRANSCO, and the ITE&C Secretary will jointly deliberate and finalize the modus operandi for extending subsidies, including determining whether the support will be provided on a reimbursement basis or through an alternative mechanism.

b) Sale deed for land:

Normally, at the outset, companies enter into sale agreement with APIIC. M/S Adani Infra India Ltd has asked for sale deed. Since a procedure already exists for handling such requests, APIIC is directed to circulate file to the competent authority for orders.

c) Other relaxations and concessions:

The following relaxations (1 to 8) are approved with the condition that these don't compromise fire safety norms.

1) Exemption from Standard Parking Norms is approved.

2) There is no restriction on Floor to Ceiling height.

3) The project proponent is exempted from requirements like Windows/Openings in buildings for Data Center Park.

4) Data Center Park boundary walls shall be allowed up to 3.6 Meter height.

5) Chillers are permitted to be installed on the roof.

6) Data Centers shall be eligible to get partial completion certificate.

7) The project proponent is allowed set-up underground fire water tanks in the area limited to 50% of the area reserved for Recreational Ground (RG) area, without premium.

8) This Data Center shall be permitted in any land zone in the lands allotted to the company in this project.

9) Internal road width shall be as per the prevailing fire and safety norms.

10) on the request to levy Property tax at par with residential rates, the MA & UD department is directed to run the file to get orders from competent authority.

11) Necessary clearance from Wildlife Sanctuary and Nuclear Submarine port (Project Varsha) for all three sites as applicable, shall be facilitated by the Government. EFST department to examine and take action as per law.

12) The Data Centers are allowed without any buffer zone restrictions from the Jail Boundary.

8. The Revenue Department, MA&UD Department, Energy Department, EFST Department, Industries & Commerce Department, Fire Department District Collectors of Visakhapatnam and Anakapalli, the VC & MD, APIIC, the MD, APTS, APEPDCL and other concerned Departments/Agencies shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**BHASKAR KATAMNENI
SECRETARY TO GOVERNMENT**

To

M/s. Raiden Infotech India Pvt Ltd

M/s. Adani Infra (India) Limited

The Special Chief Secretary to Government, Revenue (CT) Department

The Special Chief Secretary to Government, Water Resources Department

The Principal Secretary to Government, Finance Department

The Principal Secretary to Government, Energy, I&I Department

The Principal Secretary to Government, MA&UD Department

The Secretary to Govt., Industries and Commerce Dept.

The Secretary to Government, Revenue (Endowments) Department

The Spl. Secretary to Government, ITE&C Dept and convener of the Executive

Steering Committee

The VC&MD, APIIC Ltd, Mangalagiri.
The Director, Industries department, Andhra Pradesh
The Collector and District Magistrate, Visakhapatnam District.
The Collector and District Magistrate, Anakapalli District.
The CEO, Andhra Pradesh Economic Development Board
The MD, APTS, Vijayawada
The Commissioner, GVMC, Visakhapatnam.
The Commissioner, VMRDA, Visakhapatnam.
The VC&MD, VUDA, Visakhapatnam.
The CMD, APEPDCL, Visakhapatnam.

Copy to:

The OSD to Hon'ble Minister for Information Technology, Andhra Pradesh
The DC, VSEZ, Visakhapatnam
The PS to Principal Secretary to Hon'ble Chief Minister
The Director, Airport Authority, Visakhapatnam
The LET & F (Employment) Department.
The Law (B) Department
The GM, DIC, Visakhapatnam
The GM, DIC, Anakapalli
The ZM, APIIC, Visakhapatnam
The ZM, APIIC, Special Projects Zone, Visakhapatnam.
The ZM, APIIC, Anakapalli
The P.S. to Secretary to Government, Industries and Commerce dept.
The P.S. to Secretary/Special Secretary to Government, IT, E&C Department
SC/SF

//FORWARDED ::BY ORDER//

SECTION OFFICER