

Telangana Growth Analysis



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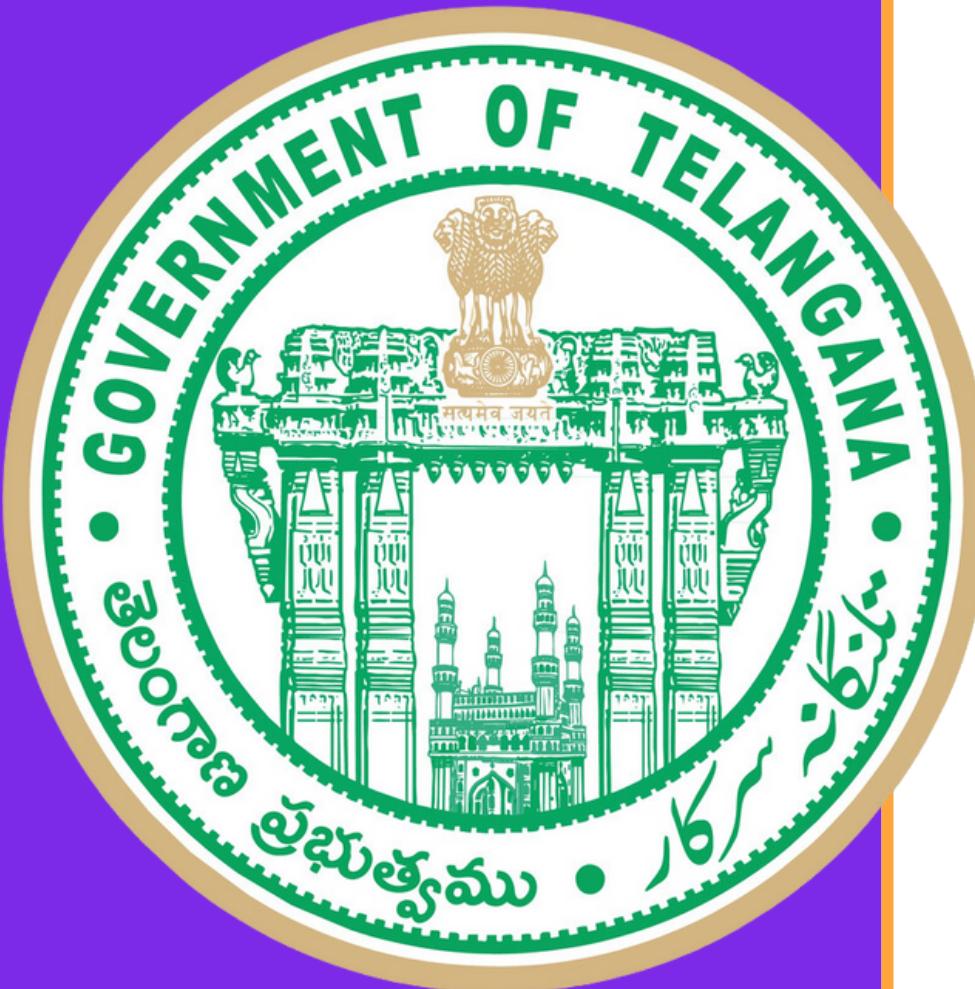
About Telangana

- **Telangana is the 29th state of India, officially formed on June 2, 2014, following its bifurcation from Andhra Pradesh.**
- **Hyderabad, a city known for its historical significance and modern economic importance, serves as the capital of Telangana.**
- **Telangana has a diverse economy with a focus on information technology, pharmaceuticals, and agriculture. Hyderabad, with its HITEC City, is a major IT and business hub.**

- The state has a rich cultural heritage, reflected in its unique dance forms, art, and festivals. "Perini Thandavam" is a classical dance that originated in Telangana.
- Telangana has implemented significant irrigation projects, including the Kaleshwaram Lift Irrigation Project, to address water needs for agriculture and drinking purposes.
- The state is home to historical sites like the Golconda Fort, Charminar, and the Qutb Shahi Tombs, attracting tourists with a blend of heritage and modernity.



Objectives



- Analyze documents and E-stamps registrations volume and value across 33 districts.
- Identify seasonal and cyclical patterns in registration revenues.
- Evaluate vehicles sales trends by fuel type and vehicles class , considering district level preferences .
- Analyse sectors with substantial investments and their economic impacts assessing the effectiveness of district specific investments.

Documents/E-stamps and Ts-ipass



Documents Registrations

Document registration typically refers to the legal process of officially recording certain types of documents to provide public notice and establish a formal record. The registration of documents is commonly associated with real estate, business transactions, and legal agreements. The specific procedures and requirements may vary by jurisdiction, so it's important to follow the rules and regulations of the relevant location.



E-stamps Registrations

"E-stamps" typically refer to electronic stamps used for online registration of documents. This method is an electronic alternative to traditional physical stamps and is often used in the context of document registration and authentication.



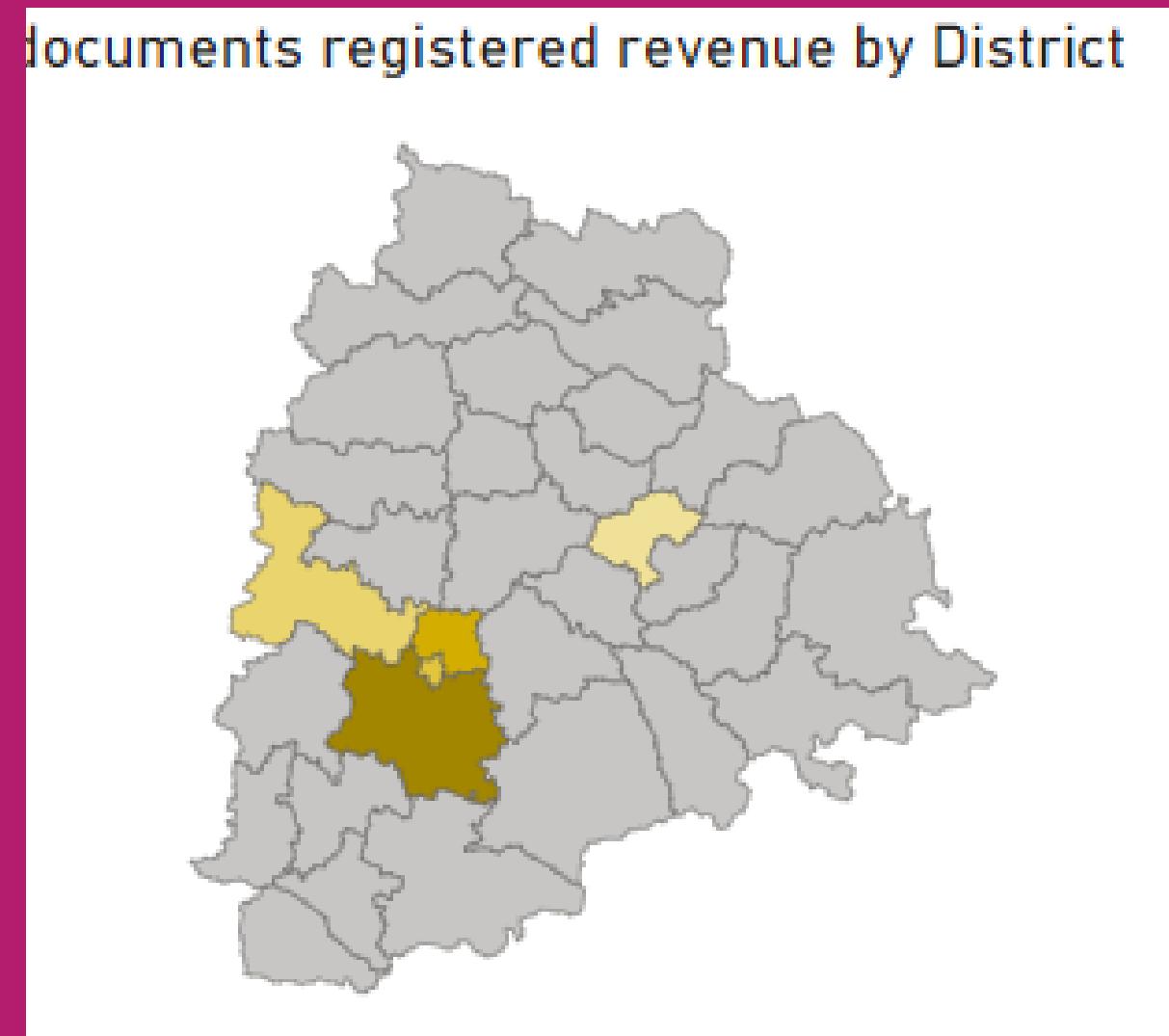
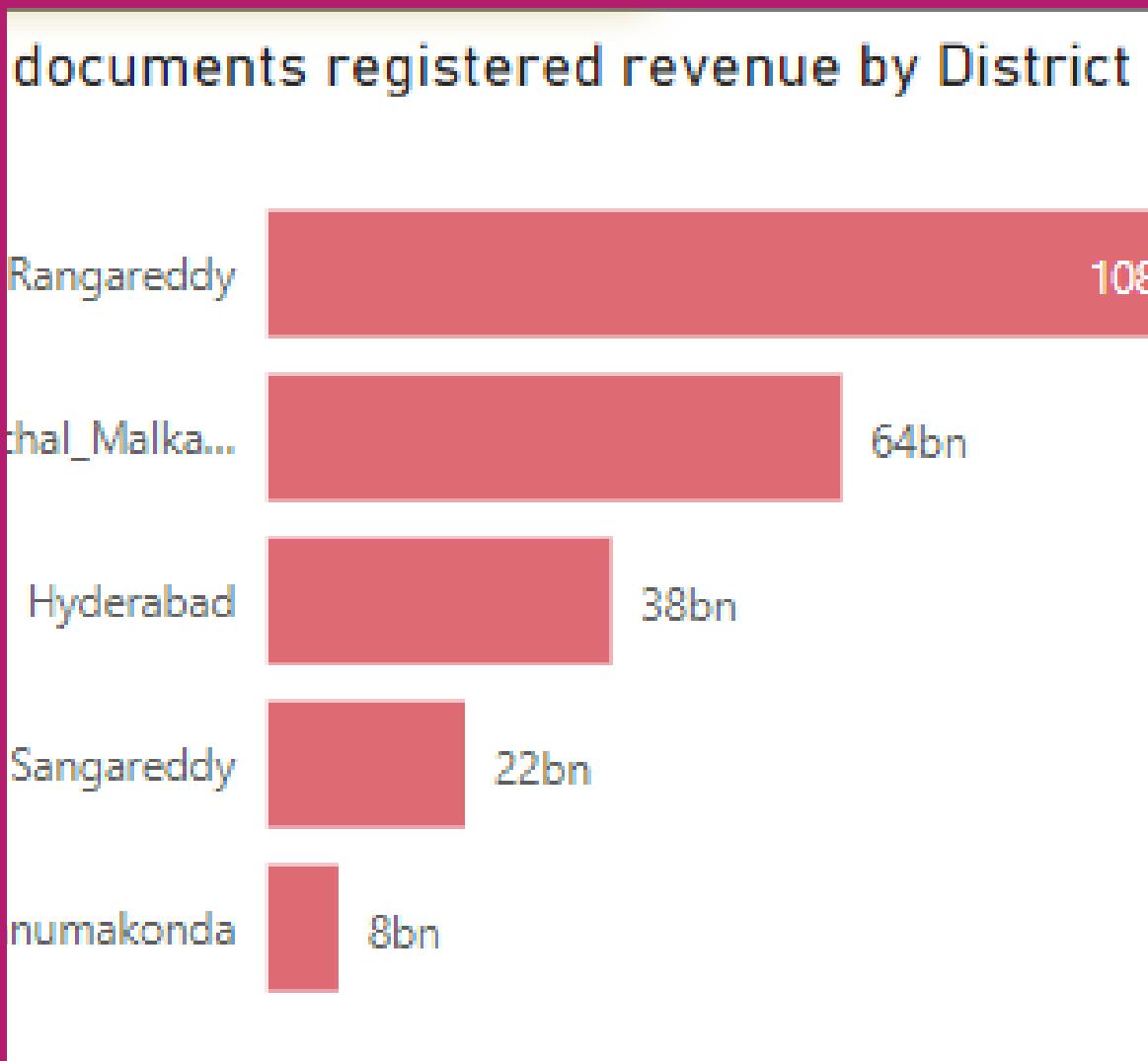
Ts-ipass

The Telangana Government has enacted the "Telangana State Industrial Project Approval and Self-Certification System (TS-iPASS) Act, 2014" (Act No.3 of 2014) for speedy processing of applications for issue of various clearances required for setting up of industries at a single point based on the self-certificate provided by the entrepreneur and also to create investor friendly environment in the State of Telangana.

Insights

Stamp Registration

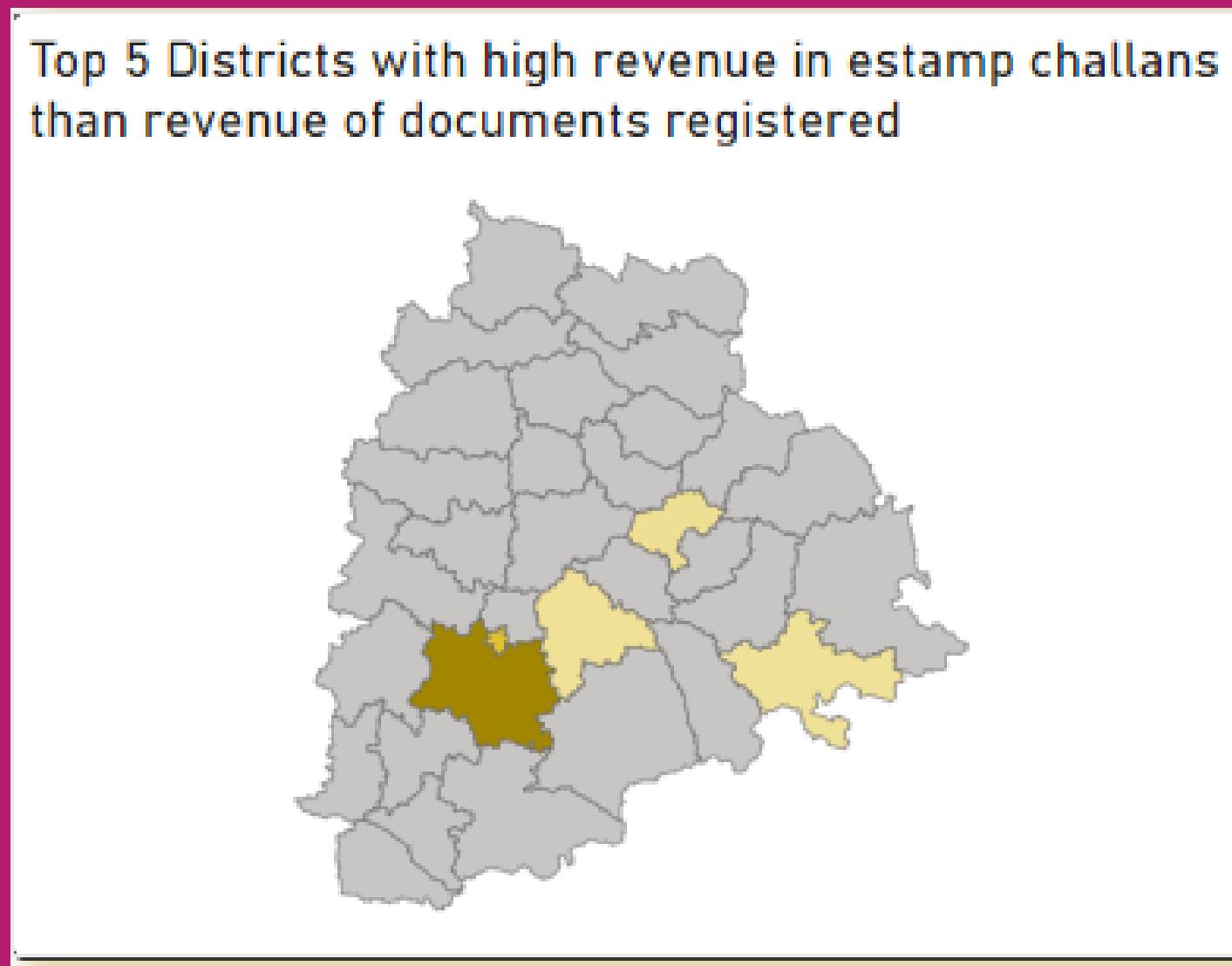
1. How does the revenue generated from document registration vary across districts in Telangana? List down the top 5 districts that showed the highest document registration revenue growth between FY 2019 and 2022.



The top 5 districts in Telangana that demonstrated the highest growth in documents registration revenue between FY 2019 and 2022 are Rangareddy, Medchal Malkajgiri, Hyderabad, Sangareddy, Hanumakonda.

This noteworthy trend suggests a vibrant and thriving real estate market in these regions, indicative of increased property transaction sales and substantial property development.

2. How does the revenue generated from document registration compare to the revenue generated from e-stamp challans across districts? List down the top 5 districts where e-stamps revenue contributes significantly more to the revenue than the documents in FY 2022?



The top 5 districts that surpasses the revenue of E-stamps than the revenue of Documents registered is

Rangareddy, Hyderabad, Hanumakonda, Yadadri Bhuvanagiri, Khammam .

1. Higher Property Values:

- Rangareddy, Hyderabad, Hanumakonda, Yadadri Bhuvanagiri, and Khammam show higher property values, contributing to increased stamp duty revenue.

2. Commercial Real Estate Transactions:

- These districts experience a significant volume of commercial real estate transactions, leading to higher stamp duty revenue compared to residential transactions.

3. Economic Activity:

- Areas with robust economic activity, especially in Hyderabad, witness more substantial commercial and industrial property transactions, boosting stamp duty revenue.

4. Urban Development Impact:

- Ongoing urban development and infrastructure projects in these districts result in increased property transactions, particularly in the commercial and industrial sectors.

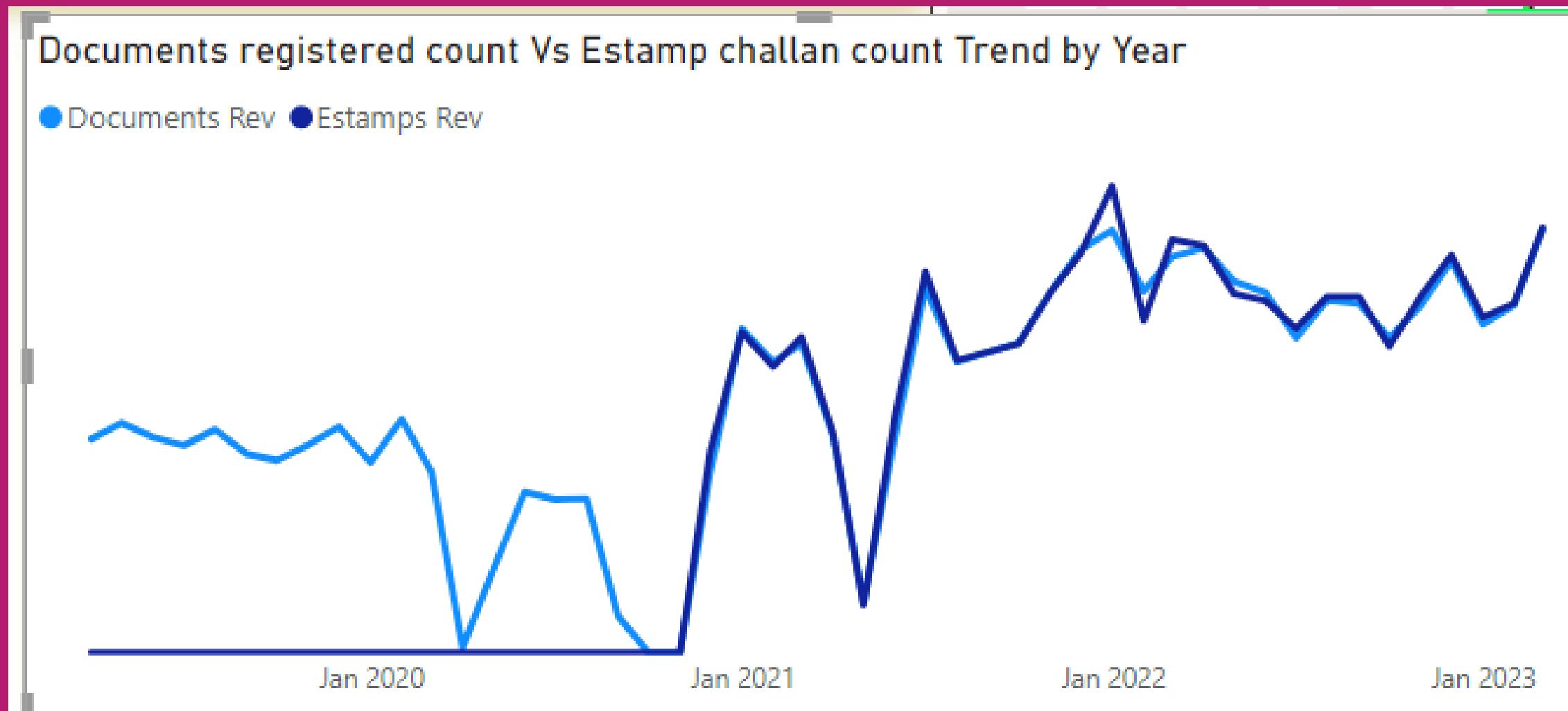
5. Government Policies:

- Specific government policies or incentives in these districts encourage certain types of transactions, contributing to higher revenue from stamp duty.

6. E-stamp Adoption Rates:

- Variations in E-stamp adoption rates may play a role, with districts having higher adoption seeing lower revenue from E-stamps compared to traditional paper-based stamping.

3. Is there any alteration of e-Stamp challan count and document registration count pattern since the implementation of e-Stamp challan? If so, what suggestions would you propose to the government?



Since the introduction of e-stamp challans in December 2020, a notable trend has emerged, with the number of e-stamp challans slightly surpassing traditional document registrations. This highlights a growing acceptance of digital processes in the realm of documentation. This presents an opportunity for the government to further boost awareness and adoption of e-stamp challans through targeted campaigns and incentivization measures.

4. Categorize districts into three segments based on their stamp registration revenue generation during the fiscal year 2021 to 2022.

Categorizing districts by estamp challans revenue in FY-2021-2022

district	Category
Hanumakonda	High
Hyderabad	High
Karimnagar	High
Khammam	High
Mahabubnagar	High
Medchal_Malkajgiri	High
Nalgonda	High
Nizamabad	High
Rangareddy	High
Sangareddy	High
Yadadri Bhuvanagiri	High

Categorizing districts by estamp challans revenue in FY-2021-2022

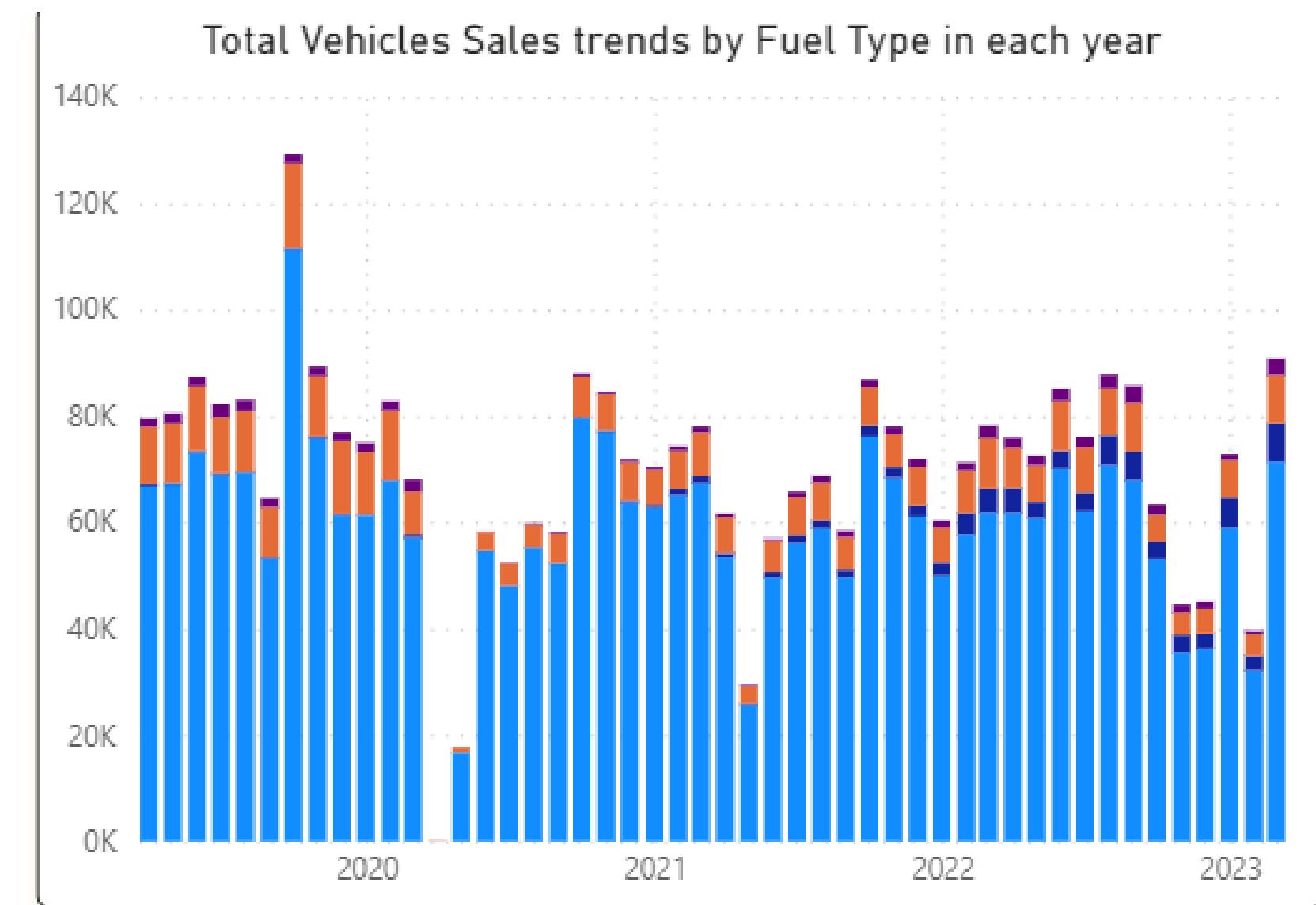
district	Category
Adilabad	Medium
Bhadradri Kothagudem	Medium
Jagtial	Medium
Jangoan	Medium
Jogulamba Gadwal	Medium
Kamareddy	Medium
Karimnagar	Medium
Khammam	Medium
Mahabubabad	Medium
Mahabubnagar	Medium
Mancherial	Medium
Medak	Medium
Nagarkurnool	Medium
Nalgonda	Medium
Narayanpet	Medium
Nirmal	Medium
Nizamabad	Medium
Peddapalli	Medium
Rajanna Sircilla	Medium
Sangareddy	Medium
Siddipet	Medium
Suryapet	Medium
Vikarabad	Medium
Wanaparthy	Medium
Warangal	Medium

Categorizing districts by estamp challans revenue in FY-2021-2022

district	Category
Bhadradri Kothagudem	Low
Hanumakonda	Low
Jagtial	Low
Jangoan	Low
Jogulamba Gadwal	Low
Kamareddy	Low
Karimnagar	Low
Kumurambheem Asifabad	Low
Mahabubabad	Low
Mahabubnagar	Low
Mancherial	Low
Medak	Low
Mulugu	Low
Nagarkurnool	Low
Nalgonda	Low
Narayanpet	Low
Nirmal	Low
Nizamabad	Low
Peddapalli	Low
Rajanna Sircilla	Low
Sangareddy	Low
Siddipet	Low
Suryapet	Low
Vikarabad	Low
Wanaparthy	Low

Transportation

5. Investigate whether there is any correlation between vehicle sales and specific months or seasons in different districts. Are there any months or seasons that consistently show higher or lower sales rate, and if yes, what could be the driving factors? (Consider Fuel-Type category only)



Seasonal Dynamics and Influencing Factors in Telangana's Vehicle Sales

August 2019 to October 2019 Surge:

Gradual rise in vehicle sales, peaking in October, fueled by festive seasons like Dusshera and Diwali.

October Peak:

October stands as the pinnacle month with heightened demand during major cultural festivities.

A decline from October to December:

Post-festive months witness a gradual decline in sales as the celebratory spirit subsides.

Drastic Drop from April to May 2020:

Unprecedented decline influenced by the COVID-19 pandemic, disrupting normal consumer behavior.

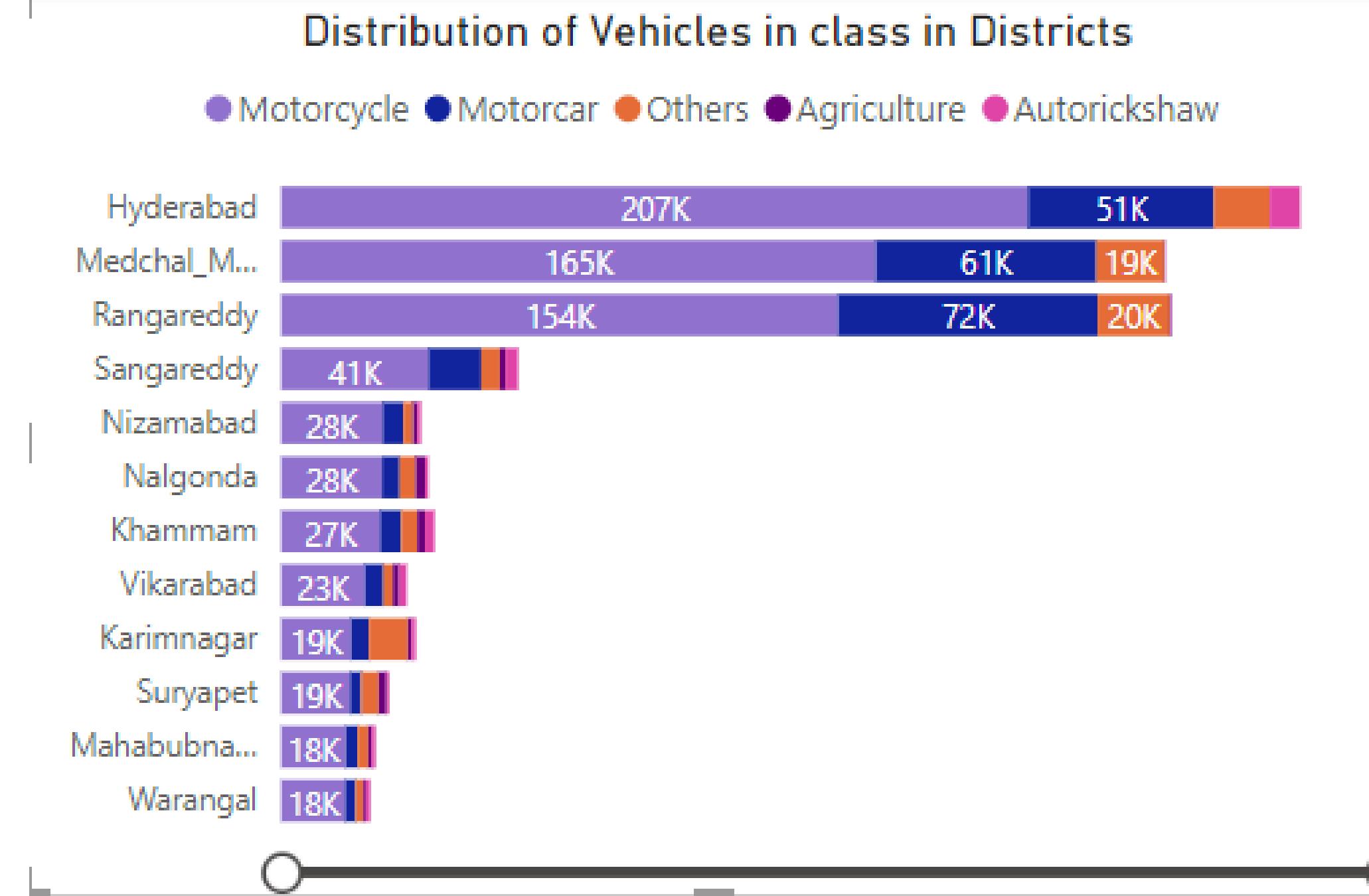
Consistent Sales in March, June, and July:

Stable performance during these months, attributed to favorable weather and the absence of major festivals.

Elevated Year-End Sales:

Increased figures at year-end due to discounts, new model releases, and consumer anticipation of bonuses.

6. How does the distribution of vehicles vary by vehicle class (MotorCycle, MotorCar, AutoRickshaw, Agriculture) across different districts? Are there any districts with a predominant preference for a specific vehicle class? Consider FY 2022 for analysis.



- Hyderabad, Medchal Malkajgiri, Rangareddy, Sangareddy, and Nizamabad emerged as the top 5 districts exhibiting consistent vehicle preferences.
- Motorcycles took the lead as the most preferred vehicle class, indicating a robust demand across the region.
- Motorcars secured the second spot, emphasizing their significance in consumer preferences.

Influencing Factors:

Well-Developed Road Networks:

The presence of extensive and well-maintained road networks contributes to higher vehicle sales, enhancing accessibility and connectivity.

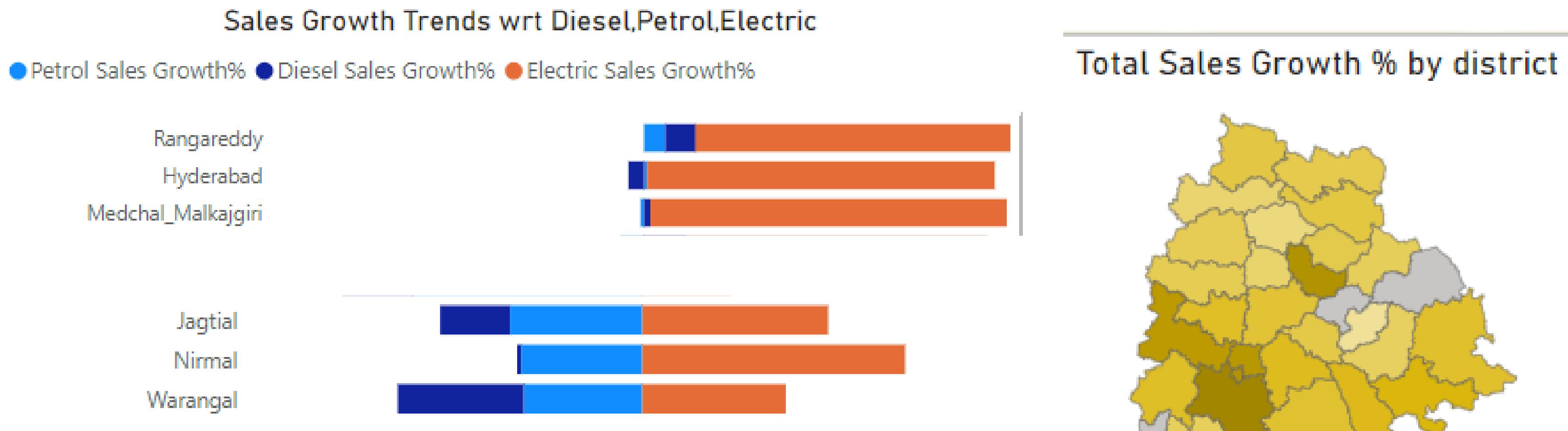
Transportation Infrastructure:

Robust transportation infrastructure plays a pivotal role in influencing consumer decisions, fostering increased vehicle ownership.

Approved Dealerships and Service Centers:

The existence of authorized dealerships and service centers instills confidence in consumers, facilitating smoother purchase decisions and ensuring adequate after-sales support.

7. List down the top 3 and bottom 3 districts that have shown the highest and lowest vehicle sales growth during FY 2022 compared to FY 2021? (Consider and compare categories: Petrol, Diesel and Electric)

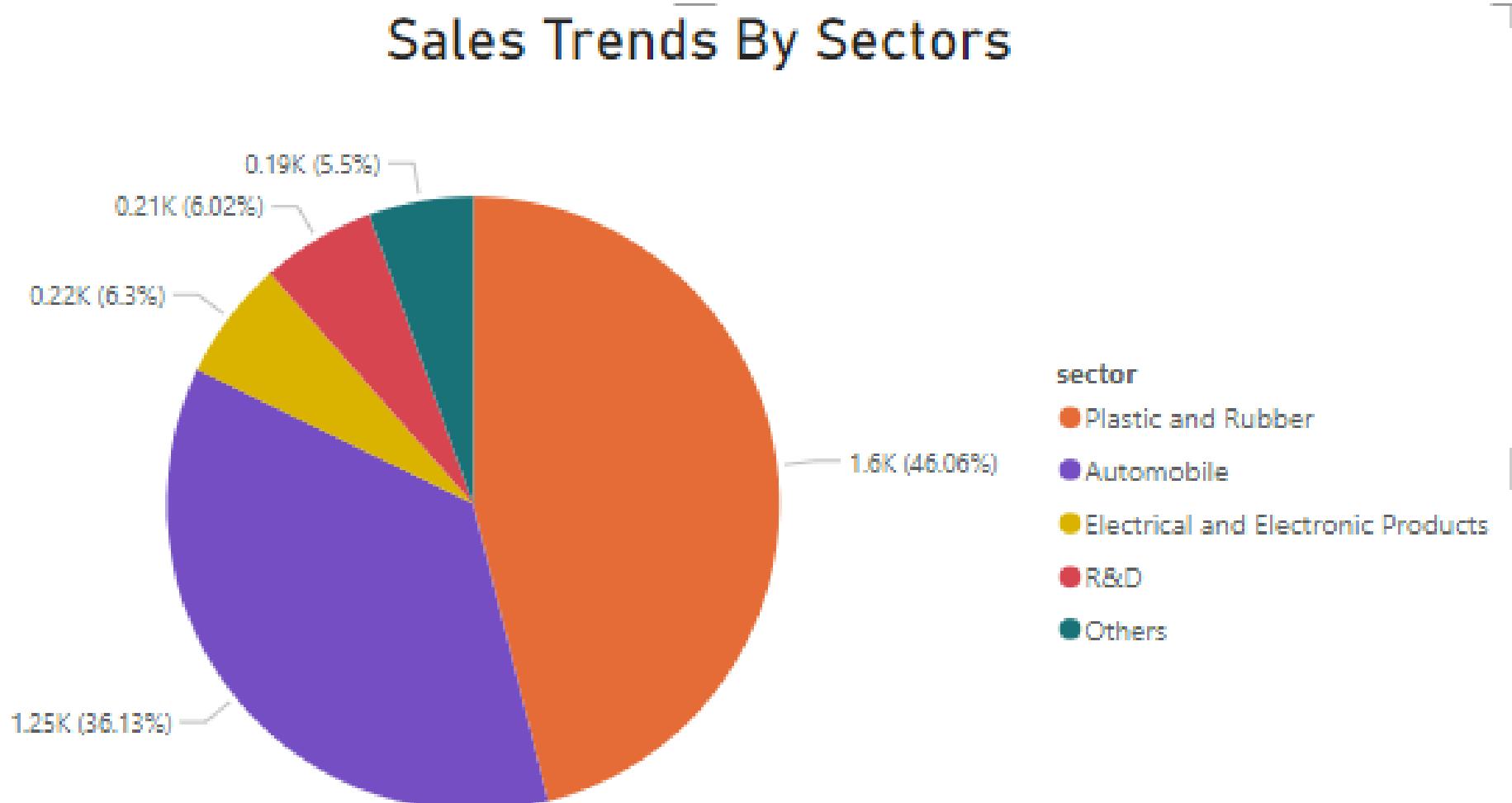


The top 3 Districts with highest vehicles sales growth during FY 2022 compared to FY 2021 are: Rangareddy , Hyderabad, Medchal_Malkajgiri

The Bottom 3 districts with lowest sales growth are : Jagital, Nirmal, Warangal

TS-ipass

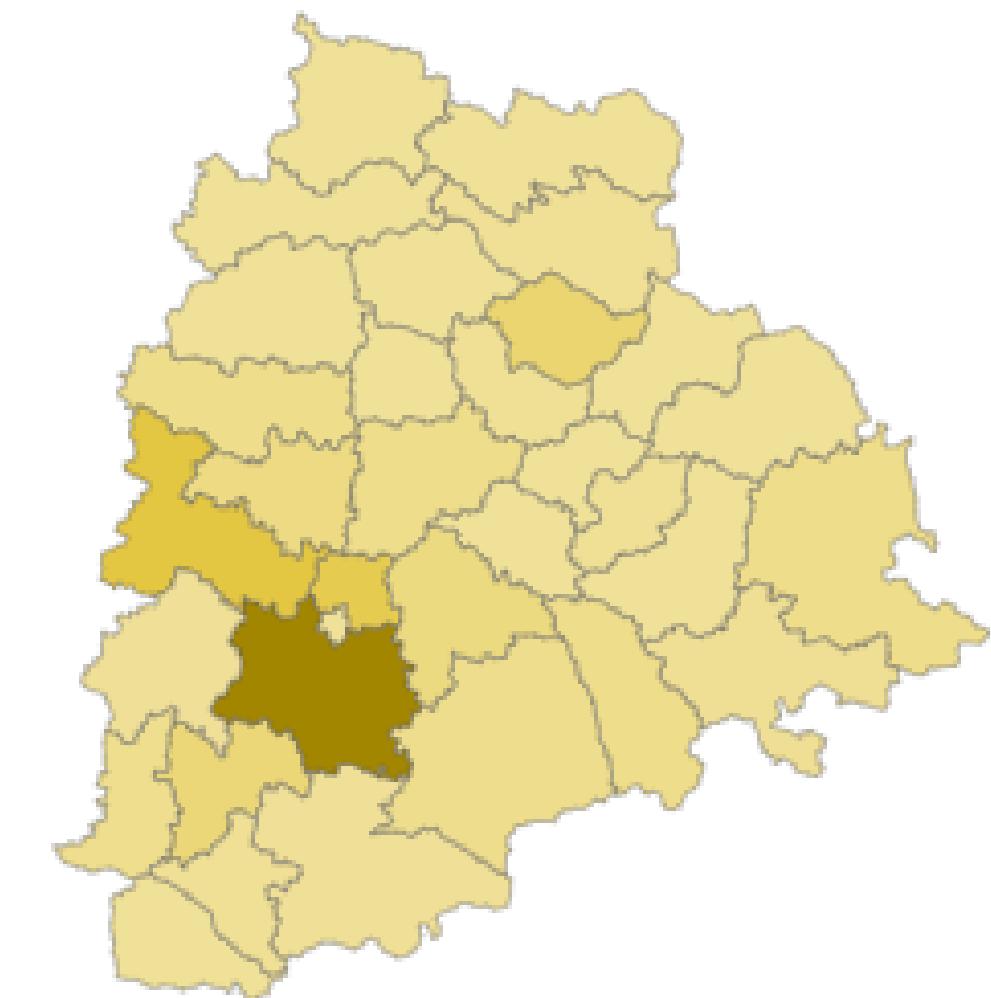
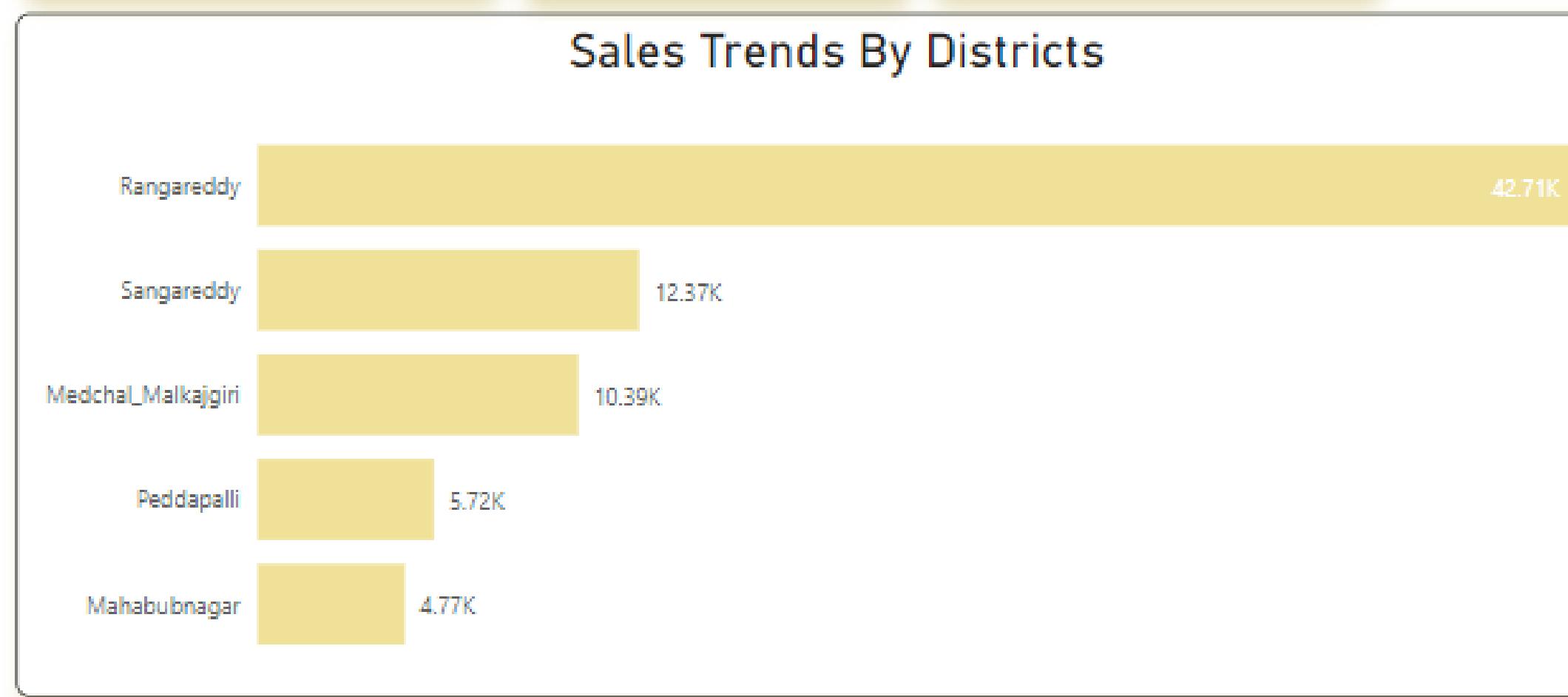
8. List down the top 5 sectors that have witnessed the most significant investments in FY 2022



The top % sectors that witnesses the most significant investments in FY 2022 are:

- Plastics and Rubber with 47%
- Automobile with 36.13%
- Electrical and electronic Products with 6.3%
- R & D with 6.02%
- Others with 5.5%

9. List down the top 3 districts that have attracted the most significant sector investments during FY 2019 to 2022? What factors could have led to the substantial investments in these particular districts?



The top 3 Districts that have attracted the most significant sectors investments during the fiscal year 2019 to 2022 are:

- Rangareddy with 42.7%
- Sangareddy with 12.37%
- Medchal Malkajgiri with 10.39%

Factors influencing substantial investments in these districts are:

- Rangareddy boasting a strategic location in close proximity to Hyderabad, the capital city, it has become a magnet for businesses. The district hosts cutting-edge industrial parks and technology zones, creating an environment conducive to the growth of key sectors such as real estate, manufacturing, and engineering. This, coupled with the availability of a vast pool of skilled workers, positions it as a prime destination for businesses looking to thrive in a well-developed ecosystem.
- Sangareddy follows closely, securing 12.37% of the significant sector investments in the region. Its strategic location near Hyderabad provides businesses with unparalleled access to skilled labor and a robust infrastructure. Sangareddy's appeal lies in its role as a hub of opportunities, offering a favorable environment for various sectors to flourish. As the district continues to attract investments, it contributes significantly to the overall economic growth of the region.

Factors influencing substantial investments in these districts are:

- Medchal Malkajgiri has emerged as another key player, capturing 10.39% of sector investments during the specified fiscal period. Similar to its counterparts, Medchal Malkajgiri leverages its proximity to Hyderabad to provide businesses with a strategic advantage. The district's well-planned industrial zones and a supportive ecosystem have made it an attractive destination for sectors seeking sustained growth. Government policies, incentives, and robust connectivity further enhance the district's allure.

Common Threads of Success: Government Support, Connectivity, and Infrastructure

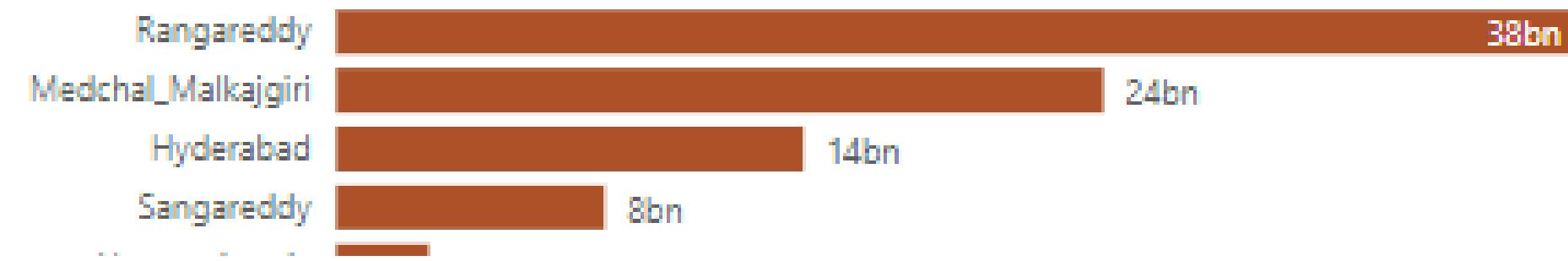
What ties these districts together is the confluence of government policies and incentives, seamless connectivity, and well-developed logistics. The proactive measures taken by the government, combined with the strategic location of these districts, create an ecosystem where businesses can thrive. As we navigate through this presentation, let's delve deeper into the specific factors that have propelled Rangareddy, Sangareddy, and Medchal Malkajgiri to the forefront of economic development in the region.

10. Is there any relationship between district investments, vehicles sales and stamps revenue within the same district between FY 2021 and 2022?

Total Vehicles Sales by Districts



Total E-Challans Sales by Districts



Total Investments by Districts



district	Total Investments in Cr	Total Revenue	Total Vehicles Sales
Rangareddy	42,706.33	189535676272	3705770
Sangareddy	12,366.76	38732722376	1101167
Medchal_Malkajgiri	10,394.56	112890751061	3968690
Peddapalli	5,715.39	3011713292	370836
Mahabubnagar	4,771.89	5423651982	679753
Yadadri Bhuvanagiri	3,499.88	10228133012	474458
Medak	3,224.02	3016311038	394745
Siddipet	2,047.25	4572614983	571397
Bhadradri Kothagudem	2,028.50	1440722311	587110
Suryapet	2,028.43	4995254038	655980
Kamareddy	1,937.06	2378716710	514587
Total	99,133.47	515911028015	26661108

Correlation Between District Investments, Vehicle Sales, and Stamp Revenue

Upon careful analysis of the data, a compelling relationship emerges between district investments and key economic indicators such as vehicle sales and stamp revenue. The visual representation vividly illustrates that districts with high investments consistently demonstrate elevated levels of stamp revenue and robust vehicle sales.

The districts of Rangareddy, Sangareddy, Medchal Malkajgiri, and at times, Hyderabad, consistently claim the top positions. Notably, these districts showcase a synchronized surge in both stamp revenue and vehicle sales, affirming a direct correlation between economic investments and these key indicators.

Key Observations:

Rangareddy: High investments coincide with increased stamp revenue and vibrant vehicle sales. A clear demonstration of the district's economic vitality.

Sangareddy:

Consistent correlation between investments and heightened levels of stamp revenue and vehicle sales. The district emerges as a focal point for economic activity.

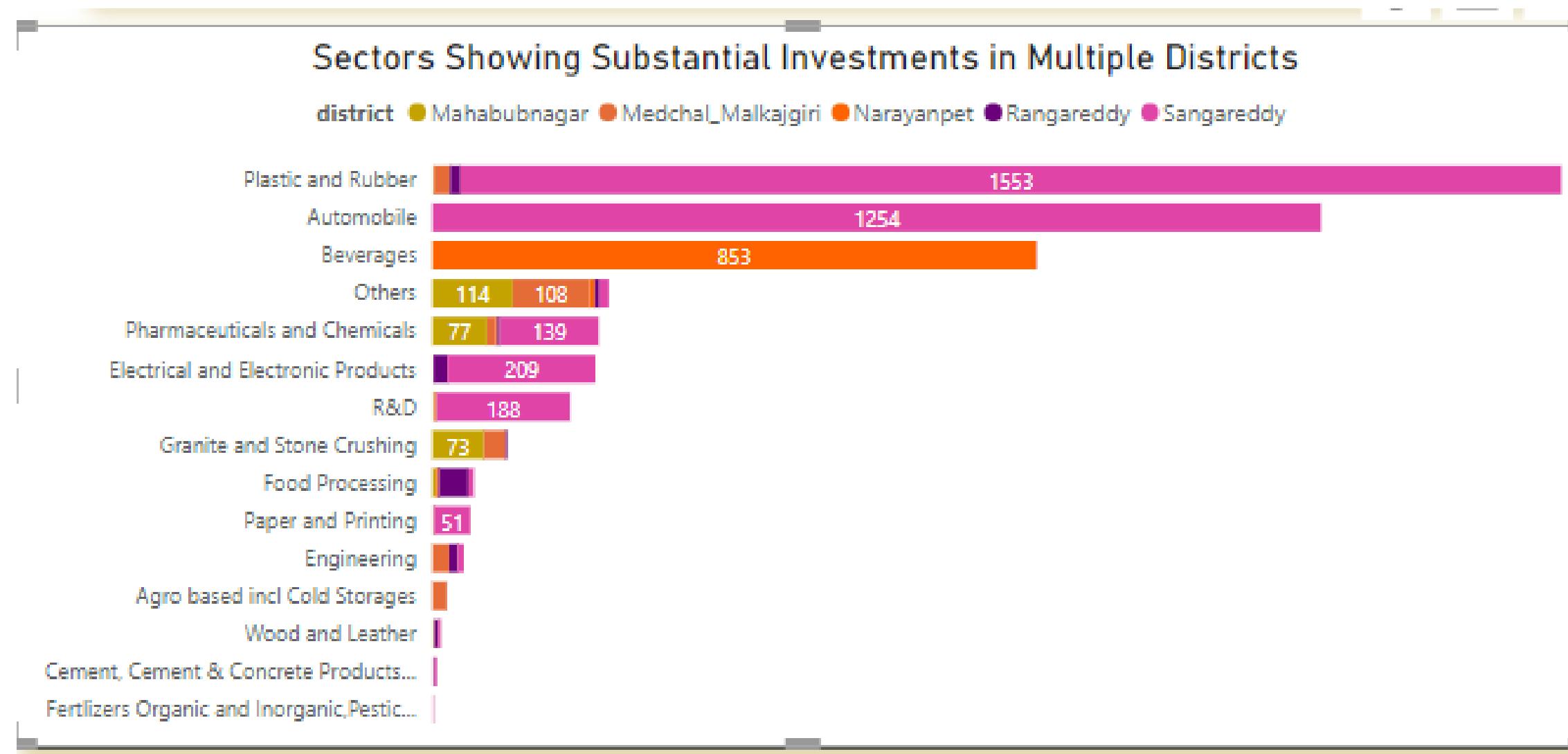
Medchal Malkajgiri:

Sustained high investments align with notable stamp revenue and robust vehicle sales. Indicative of a thriving economic ecosystem.

Hyderabad (Intermittently):

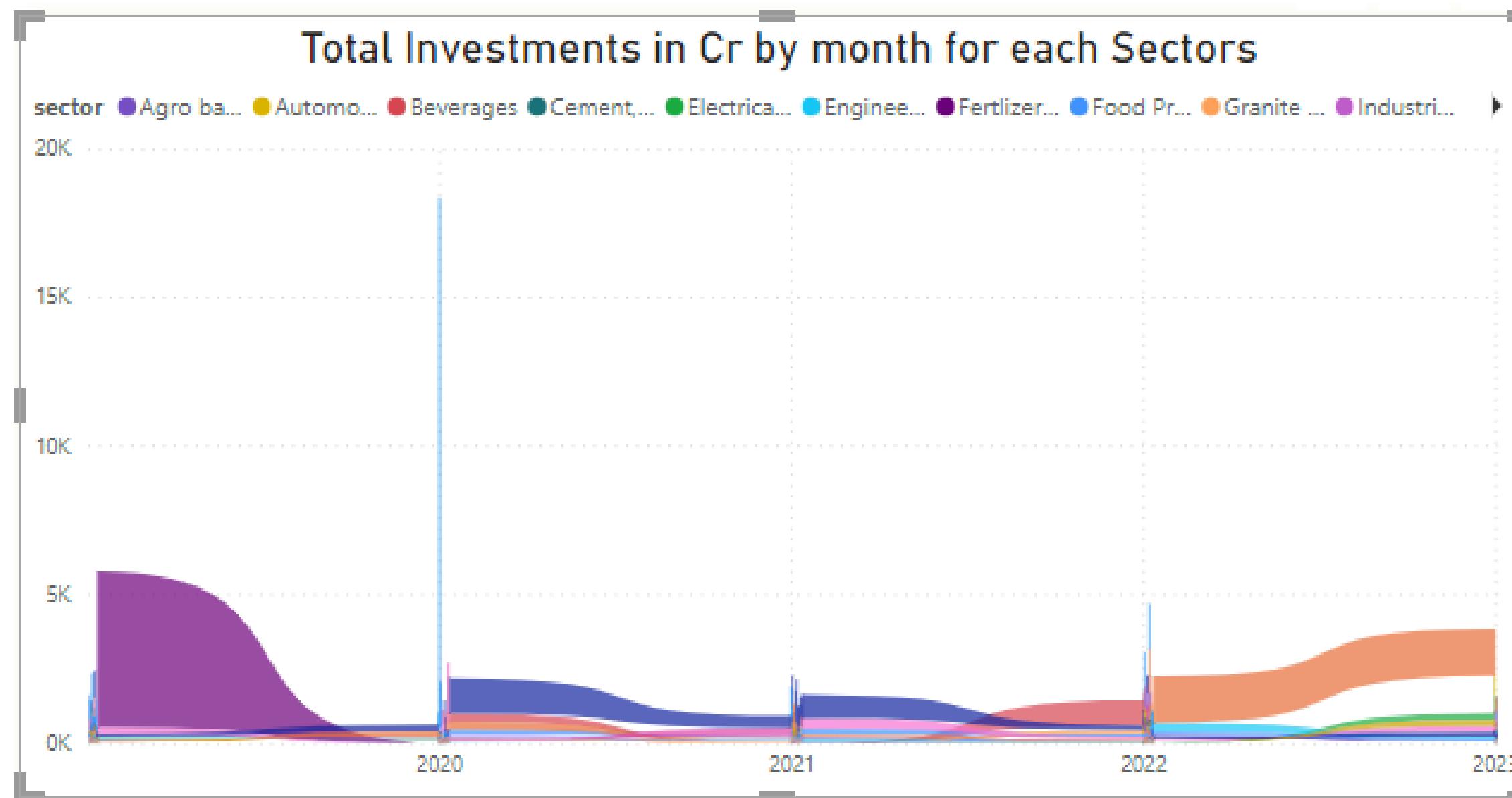
Periodic presence in the top ranks, showcasing a strong connection between investments, stamp revenue, and vehicle sales. Reflects the capital city's influence on economic dynamics.

11. Are there any particular sectors that have shown substantial investment in multiple districts between FY 2021 and 2022?

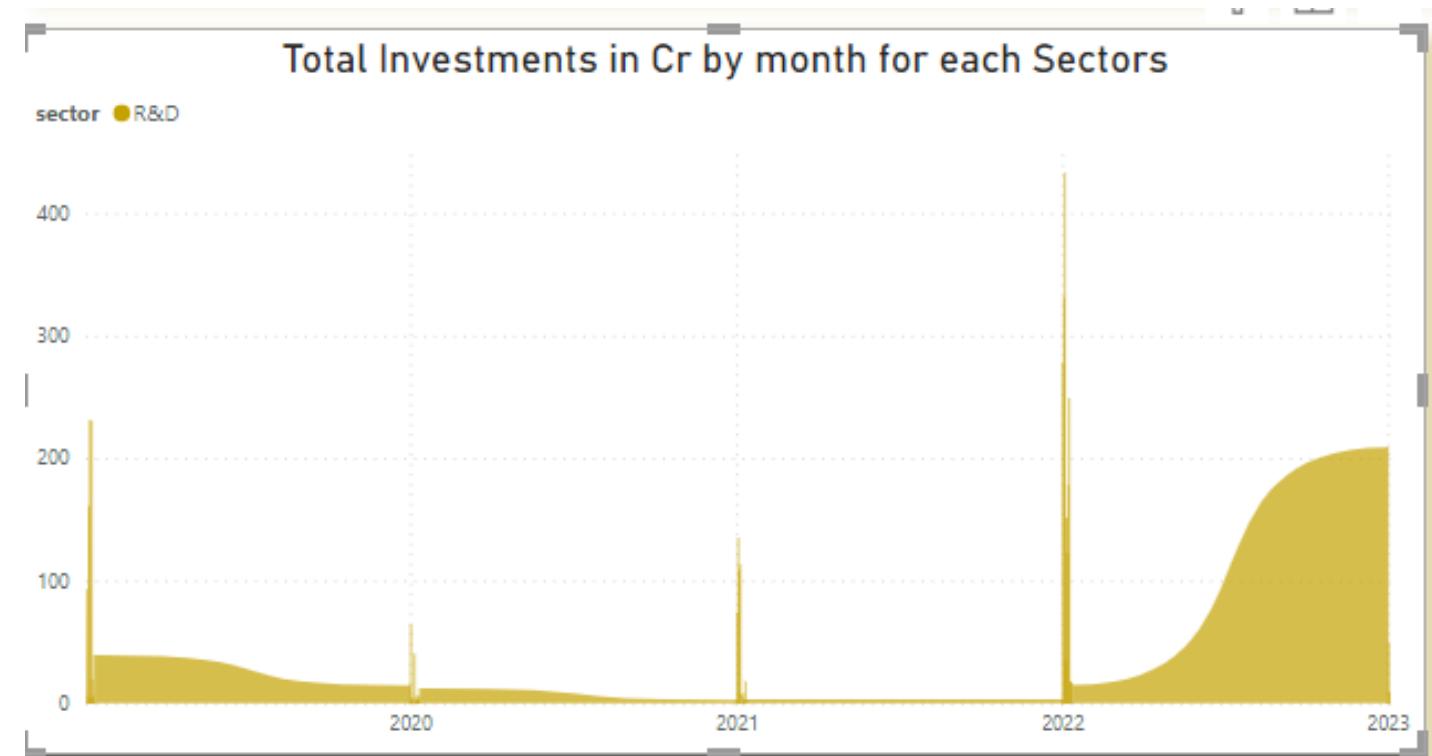
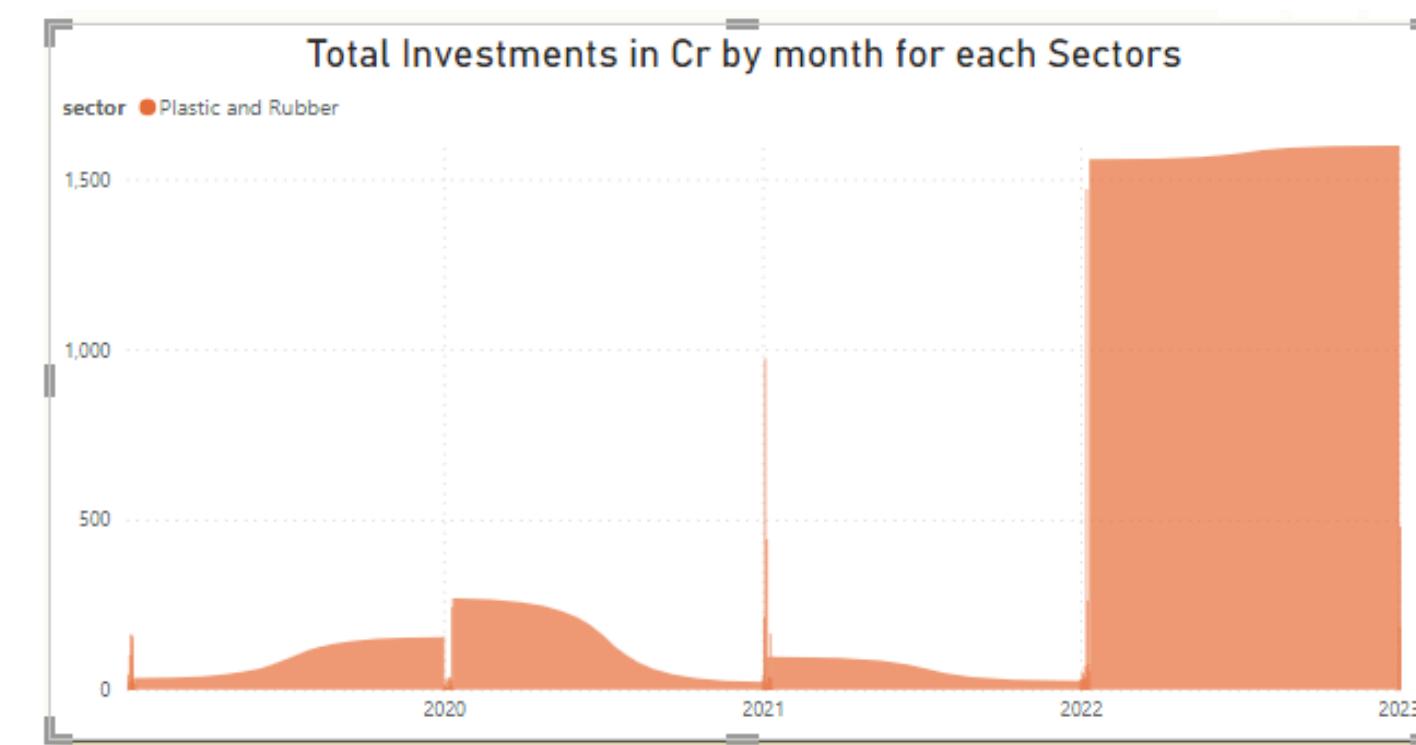
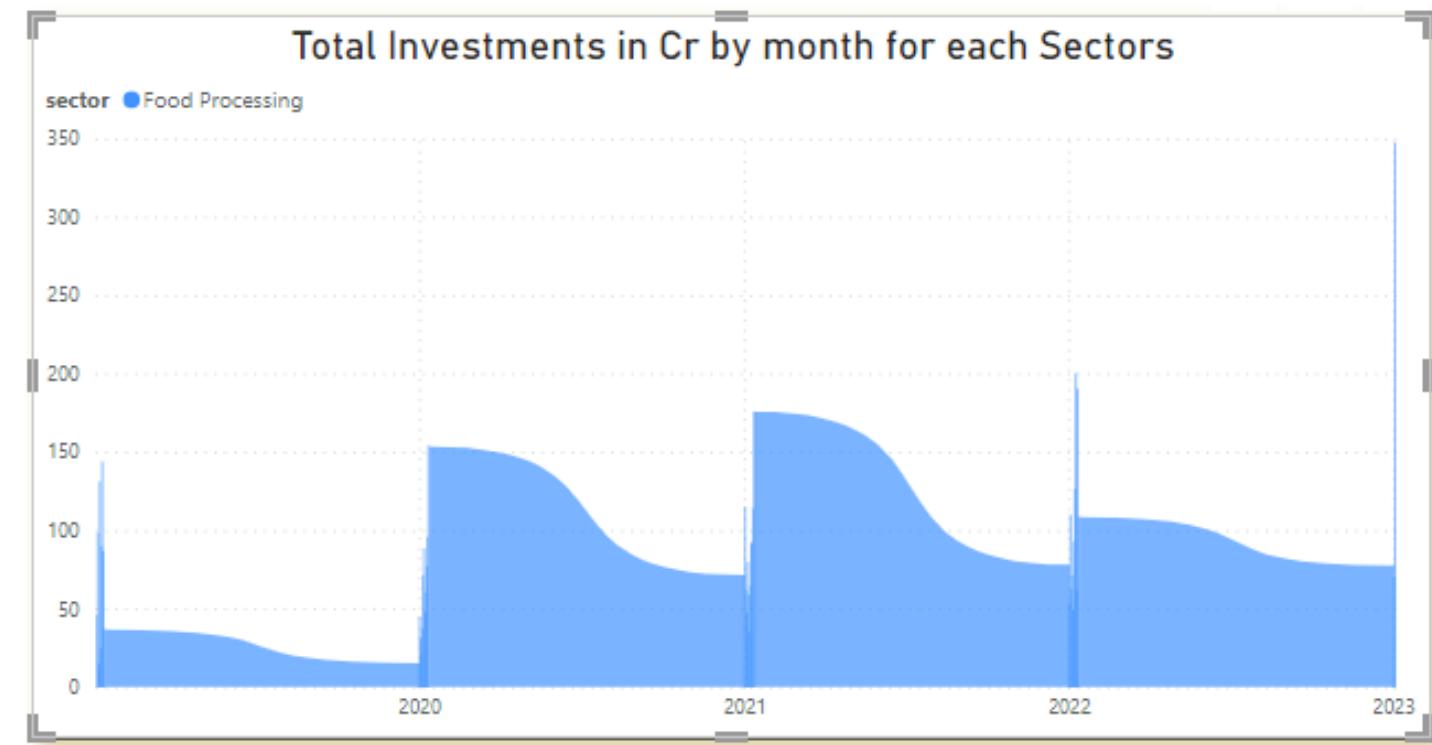


By the visual it is evident that Plastic & Rubber, Beverages, Pharmaceuticals and chemicals are top 3 sectors showing substantial investments in multiple districts in Telangana.

12. Can we identify any seasonal patterns or cyclicalities in the investment trends for specific sectors? Do certain sectors experience higher investments during particular months?



Investment trends across various sectors do not exhibit a discernible seasonal pattern or cyclicalities. Instead, each sector demonstrates a distinctive trend of heightened investment activity during specific months within the fiscal year.



- **Food Processing shows high investment trends in jan 2020 to 2022.**
- **Plastic and rubber shows high investment tends in jan 2022 to 2023. and less in jan 2021.**
- **R &D shows trends in high investments in jan 2019 and then in jan 2022.**

Secondary Insights



1. What are the top 5 districts to buy commercial properties in Telangana?
Justify your answer.

Hyderabad:

Demographics: Hyderabad, the capital city, boasts a diverse and skilled workforce, drawing professionals from various parts of the country.

Economic Growth: The city has witnessed robust economic growth, driven by the IT/ITeS sector, pharmaceuticals, and other emerging industries.

Market Demand: High demand for commercial properties, especially in areas like HITEC City, Gachibowli, and Financial District, due to the concentration of tech parks and business hubs.

Infrastructure: Well-developed infrastructure, including international airport, metro rail, and expressways, enhancing connectivity.

Real Estate Trends: Steady appreciation in property values, making it an attractive investment destination.



Rangareddy:

Demographics: Rangareddy district benefits from its proximity to Hyderabad, sharing the urban advantages and demographic characteristics of the capital city.

Economic Growth: The district is experiencing economic growth, primarily driven by its connectivity to Hyderabad and the presence of industrial zones.

Market Demand: Growing demand for commercial spaces, especially in areas like Shamshabad and Adibatla, due to the expansion of industrial activities.

Infrastructure: Improved infrastructure, including highways and connectivity to the airport, contributing to the district's appeal.

Real Estate Trends: Increasing interest from investors due to its strategic location and potential for development.



Sangareddy:

Demographics: Sangareddy benefits from its location in the suburban belt of Hyderabad, attracting residents seeking a balance between urban amenities and a quieter lifestyle.

Economic Growth: The district has shown positive economic growth, with a focus on agriculture and emerging industries.

Market Demand: Rising demand for commercial spaces, especially in the district's central areas, driven by local businesses and increasing population.

Infrastructure: Ongoing infrastructure development projects, contributing to improved connectivity and accessibility.

Real Estate Trends: Potential for growth in real estate values, making it an emerging market for commercial properties.



Warangal:

Demographics: Warangal, with its historical significance, has a mix of traditional and modern demographics.

Economic Growth: The city is experiencing economic growth, with a focus on industries such as textiles, manufacturing, and education.

Market Demand: Growing demand for commercial spaces, especially in the city center and industrial zones, as economic activities expand.

Infrastructure: Ongoing infrastructure projects, including road development and educational institutions, enhancing the city's appeal.

Real Estate Trends: Potential for appreciation in property values as the city undergoes urban development.



Medchal Malkajgiri:

Demographics: Medchal Malkajgiri, being part of the Greater Hyderabad Metropolitan Development Authority (GHMC), benefits from urban demographics.

Economic Growth: The district has witnessed economic growth, driven by its proximity to Hyderabad and industrial zones.

Market Demand: Increasing demand for commercial properties, especially in areas like Kompally and Medchal, due to urbanization and industrial growth.

Infrastructure: Developing infrastructure, including road networks and public amenities, improving the overall livability.

Real Estate Trends: Considered a strategic investment location due to its proximity to Hyderabad and the potential for commercial development.



2. What significant policies or initiatives were put into effect to enhance economic growth, investments, and employment in Telangana by the current government? Can we quantify the impact of these policies using available data?

Certainly, let's delve into the significant policies and initiatives implemented by the current government of Telangana to foster economic growth, attract investments, and boost employment. While quantifying the exact impact might require detailed economic analysis, we can highlight the key aspects of each initiative.

TS-iPASS – Single Window Clearance:

Objective: Facilitating a business-friendly environment by streamlining regulatory processes and providing a single-window clearance mechanism.

Quantifiable Impact: Notably, the initiative attracted an impressive ₹991 billion in investments, signaling a substantial vote of confidence from businesses in the streamlined approval processes and regulatory efficiency.

MANA OORU MANA BADI – School Infrastructure Development:

Objective: Focused on the development of school infrastructure to create a conducive learning environment for students.

Quantifiable Impact: The initiative has positively impacted 19.84 lakh students, addressing a crucial aspect of social development by providing enhanced educational facilities.

RYTHU BANDU – Agricultural Productivity Enhancement:

Objective: Geared towards improving agricultural productivity and increasing income for farmers through direct financial support.

Quantifiable Impact: While the exact impact might be challenging to quantify directly, the initiative has likely contributed to the well-being of farmers, enhancing their financial stability and, by extension, the rural economy.

TASK – Skill Development for Graduates:

Objective: Aiming to enhance the employability of graduates by providing skill development opportunities aligned with industry requirements.

Quantifiable Impact: The success of this initiative can be observed in improved skill sets among graduates, potentially leading to increased employment rates and a more competent workforce.

T-HUB – Innovation and Startup Ecosystem:

Objective: Creating a collaborative platform that brings together startups, corporations, government bodies, academia, and investors to foster innovation and drive transformative change.

Quantifiable Impact: While direct financial impact might be challenging to quantify, T-HUB has likely played a pivotal role in nurturing a vibrant startup ecosystem, encouraging entrepreneurship, and contributing to the state's economic dynamism.

In assessing the impact of these initiatives, it's essential to consider not only the immediate financial outcomes but also the long-term socio-economic benefits. Evaluating employment rates, economic diversification, and improvements in key performance indicators across sectors can provide a more comprehensive understanding of the initiatives' success.

Top 5 Insights

Investment Hotspots in Telangana:

Insight: Rangareddy, Medchal Malkajgiri, and Sangareddy emerge as the prime districts for strategic investments in Telangana.

Rationale: These districts showcase a confluence of factors, such as robust infrastructure, economic vibrancy, and attractive opportunities, making them preferred destinations for investors.

Hyderabad's Dominance in Vehicle Sales:

Observation: Hyderabad leads in vehicle sales within Telangana, driven by its substantial population and thriving economy.

Key Factors: The city's economic dynamism and population density create a significant market for automobiles, positioning Hyderabad as the epicenter of vehicle sales in the state.



E-Stamp and Total Stamp Revenue in Rangareddy and Surrounding Areas:

Findings: Rangareddy and its adjacent regions exhibit higher E-stamp revenue and total stamp revenue.

Explanation: This trend aligns with the economic significance of Rangareddy district, indicating increased transactional and property-related activities in the vicinity. The heightened stamp revenues underscore the district's pivotal role as a key economic hub in Telangana.

District-Wise Electric Vehicle Sales Dynamics:

Khammam's Surge in Electric Vehicle Sales: Electric vehicle sales in Khammam district witnessed a fourfold increase in fiscal year 2022 compared to fiscal year 2021.

Warangal's Shifting Trends: Warangal experienced a notable shift, marked by a 50% decline in traditional petrol and diesel vehicle sales and a noteworthy 58% surge in electric vehicle sales.



Investment Trends in Rangareddy, Sangareddy, and Medchal-Malkajgiri:

Observation: Between fiscal year 2019 and fiscal year 2022, Rangareddy, Sangareddy, and Medchal–Malkajgiri attracted significant investments.

Key Sectors: Notably, these investments predominantly flowed into key sectors like real estate, pharmaceuticals, plastics, engineering, and research and development.

Implications: The sustained attraction of investments underscores the strategic importance and economic diversity of these districts, showcasing a multifaceted growth trajectory.



Recommendations

Foster Industrial Diversification for Long-Term Sustainability:



Current Scenario: While the IT and pharmaceutical sectors have been instrumental in driving growth, there is a need to diversify the industrial base for long-term sustainability.

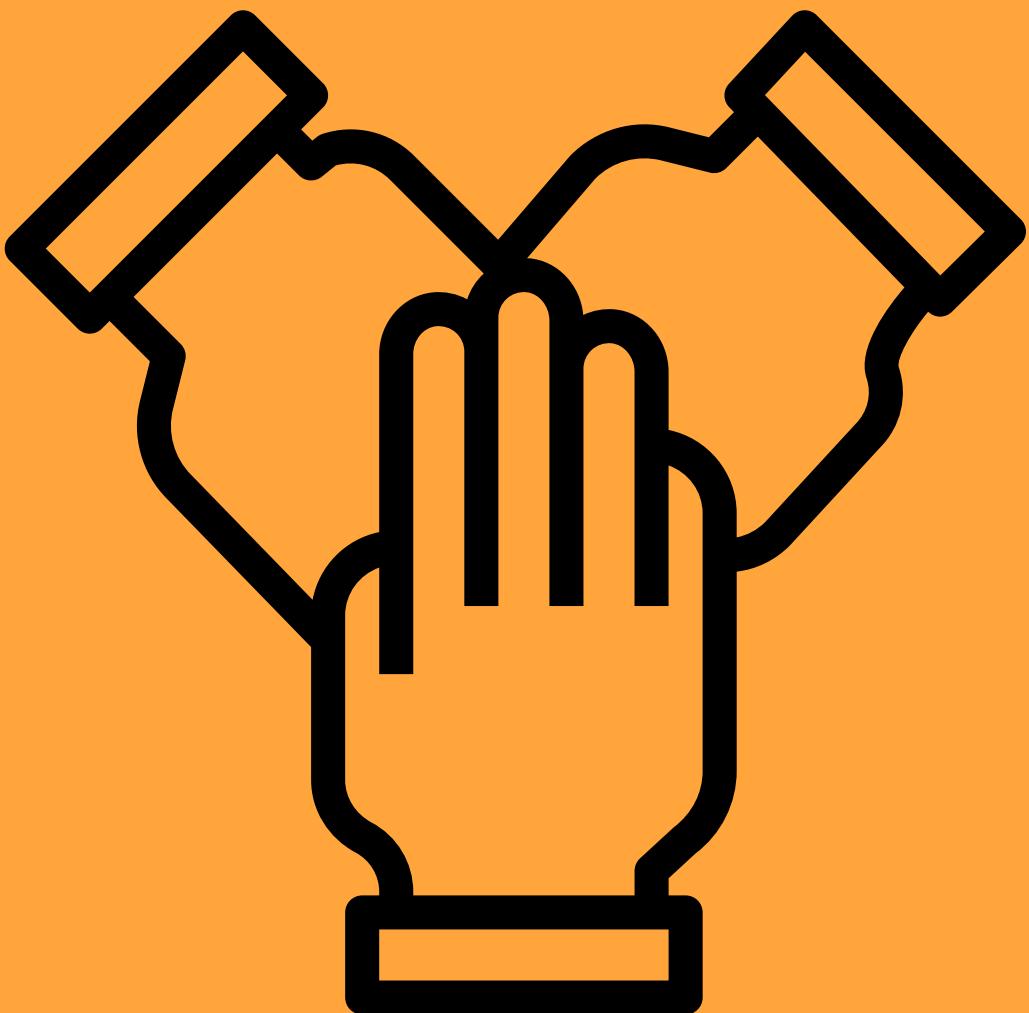
Strategic Approach: The government should proactively promote sectors such as renewable energy, manufacturing, and logistics. By fostering diversification, the state can ensure resilience and sustained economic growth beyond the current dominant sectors.

Maximize E-Stamps Challans System Adoption:

Incentivize and Raise Awareness: To maximize the adoption of the E-Stamps Challans system, the government should offer incentives and conduct extensive awareness campaigns.

User-Friendly Solutions: Implementing a robust tracking application will provide quick and user-friendly assistance, further encouraging widespread usage of the E-Stamps Challans system. This ensures efficiency and transparency in financial transactions.

Strategic Collaboration with Private Companies:



Leveraging Synergies: A pivotal strategy for economic development is forging strategic partnerships with private companies.

Collaborative Initiatives: By collaborating on projects and sharing resources, the government can harness the strengths of the private sector, promoting innovation, efficiency, and overall economic development.

Support Electric Vehicle Integration:

Proactive Infrastructure Development: To facilitate the seamless transition to electric vehicles (EVs), the government should proactively establish a comprehensive network of charging stations.

Strategic Investment: Developing necessary infrastructure demonstrates the government's commitment to meeting the growing demand for EVs, fostering a sustainable and eco-friendly transportation ecosystem.

Promote Innovation and Research:



Creating a Competitive Edge: Encouraging innovation and research in key sectors can give the state a distinctive competitive advantage.

Holistic Approach: The government should establish research and development centers, provide incentives for innovations, and foster collaboration between industry and academia. This synergistic approach not only fuels economic growth but also positions the state as a hub for cutting-edge advancements.

In summary, these strategic initiatives encompass industrial diversification, technological innovation, private-public collaborations, and sustainability efforts, collectively paving the way for a robust and resilient economic future for the state.

