WHITE PAPER

Savills Research

India - July 2019

Emergent India Growth Capacities

savills

Contents

A **WHITE PAPER**, WHICH MEANS IT PRESENTS A CONCEPTUAL/NOTIONAL THOUGHT/IDEA. IT PUTS FORTH A SCENARIO AND OPENS AN AVENUE FOR DISCUSSIONS. UNLIKE A REPORT, A WHITE PAPER IS NOT MEANT TO GIVE ANSWERS OR SOLUTIONS. THIS PAPER IS **NOT A REPORT MEANT TO PROVIDE ANALYSES DRIVEN ANSWERS** OR FORWARD PATHS. IT OPENS DEBATE AND DISCUSSIONS.

Preface

Around the middle of the last century, independent India began a fresh journey with a goal of developing its vast human capital and maximizing its resources. From being a predominantly agrarian economy at that stage, India took a plunge to develop its secondary sector, which propelled urbanization. New urban centres were created, and population began to grow in these centres.

Agriculture was the chief component of India's GDP at over 51% at that time, while industrial sector contributed approximately 17%. As industrial sector's contribution rose consistently to reach over 25% by mid-1980s, the agricultural component declined to below 33%. It is interesting, however, that the secondary sector's contribution has remained at around 29-30% since reaching 25% in mid-1980s, while services contribute close to 55%. Most urban centres have grown predominantly on the back of rise in services in the last three and a half decades. This can be interpreted as both a blessing and a challenge in current times. It has been successful in creating high-focus mega centres, or metros, while the mid-range cities and towns grew at a lesser pace. This situation leads to an intriguing proposition, as India's urban population – backed by increasing rural to urban migrations - picks up pace. It is most evident in land prices, real estate availability, under-pressure infrastructure, etc., all of which signify a pressure on capacities of large cities.

Capacity, or Urban Capacity, is the most intriguing dimension, and can be assessed in many ways depending on the approach. Eventually, the need is to decode if there is enough capacity available, or shall we begin to find alternatives.

As analysts of real estate and attendant sub-sectors, we present a unique perspective. We weigh workspaces – a definite manifestation of service-sector – against the unit of population (family or household). This paper presents a conceptual and thought-leading piece. It remains a vast subject that requires much deeper dives, and one which interests all stake holders involved across fund-deployment, policy drivers, and lay readers. Infrastructure, a critical component and a crucial enabler requires deeper analysis, and should be dealt with separately at length.

India is at a cusp, where it will accelerate on most fronts, including its economic growth and urban march forward. These are perhaps the most interesting of times, and we hope that this white paper paves way for new areas of understanding.

Population and Economic Divide

Urban vs Rural Demographic Capacities

As of 2018, India had nearly 33% of its estimated 1.36 billion people living in urban centres, while the remaining was rural. This turns it into a demographic force of nearly 456 million people in urban centres, or cities and towns. Here are some interesting facts about India's demographic divides.

The population of India has grown at the rate of about 1.26% per annum from 2010 to 2018*. While the rate of growth has consistently declined over the last few years, the interesting part is that the population has grown much faster in urban areas over the last 50 to 60 years. Nearly doubling its share, it demonstrates the fast-paced urbanization that the country has witnessed. The urban proportion of Indian population crossed the 30% mark during the 2005-2010 half-decade.

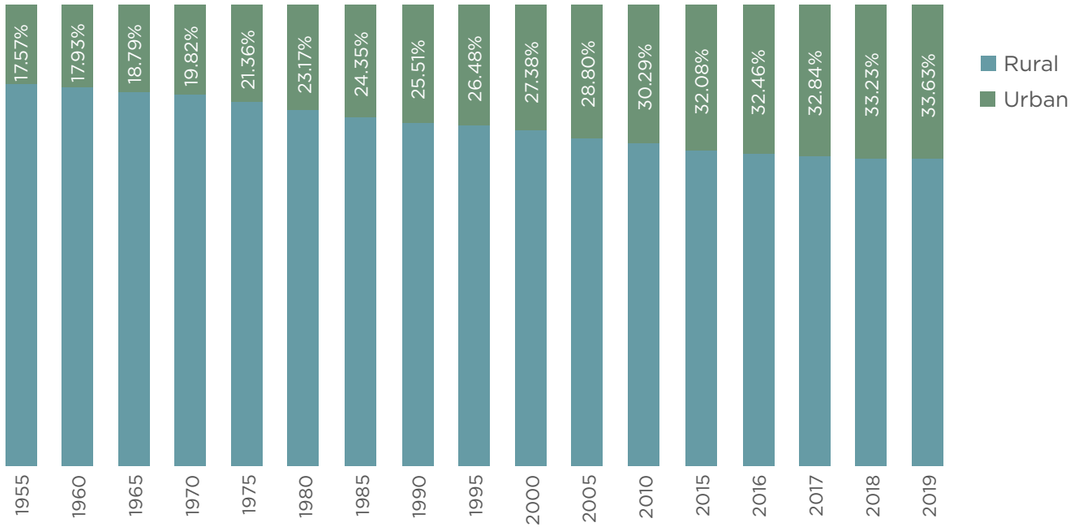
The urban population in the current decade (2010-18) has increased its share from approximately 30% to over 33%, implying a growth rate of about 2.5% over this period; while the rural population has recorded a growth rate which is significantly lower than 1% in the same period.

A quick comparison of population growth rates over two decades of 2000-10 and 2010-18 leads us to a simple fact: While the overall population growth rate has slowed by over 19% between these two frames of reference (from 1.57% in 2000-10 to 1.26% 2010-18), the urban growth rate has declined by only about 6.4%. The rural population, on the other hand, has registered a massive slowdown in its growth rate, that of approximately 37% over these two blocks of time.

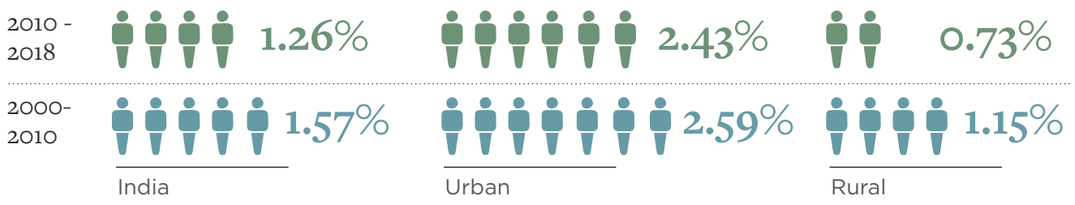
It is evident that the speed of urban population growth has been much ahead of that of rural India. This is largely an indication of ever-increasing migrations from rural to urban areas, a phenomenon which continues to gain momentum as time moves forward.

Arguably, India may have hit a 'yield-point', from where it could witness further acceleration in rural to urban migrations. This has remarkable consequences and pushes the need for assessing contrasting capacities between these two parts of the country.

URBAN VS RURAL POPULATION COMPOSITION OVER 65 YEARS



POPULATION GROWTH RATES



Urban vs Rural Economic Capacities

Before we delve into economic capacities and the corresponding rural vs urban divides, it would be prudent to glance at the patterns of India's economic growth.

A comparison of the GDP split across agriculture, manufacturing and service sectors shows that India's GDP shift has a high degree of concurrence with population shifts during the same period.

It is important to note that India's urban demographic resources are said to be contributing nearly 5.5 times to the GDP, while being just about half in size by the strength of population.

The chart below demonstrates that about 33% of India's population is contributing over 84% of the country's GDP; while a massive 67% population engaged in primary sectors, contribute less than 16% of the GDP.

As has been discussed earlier, this is one of the key reasons why migrations continue to accelerate from rural to urban centres. In times to come, we would perhaps witness greater income pulls, as well as higher employment opportunities in secondary (and tertiary) sectors, leading to much accelerated growth in urban population.

It is also important to highlight that these derivations should not be interpreted as indicative of poor capacities or lack of capabilities of rural population. Instead, they point at the fact that a much larger proportion of population is still engaged in, or is dependent upon, India's primary sector which yields lower incomes. These are more likely cases of under-employment or low-income pursuits.

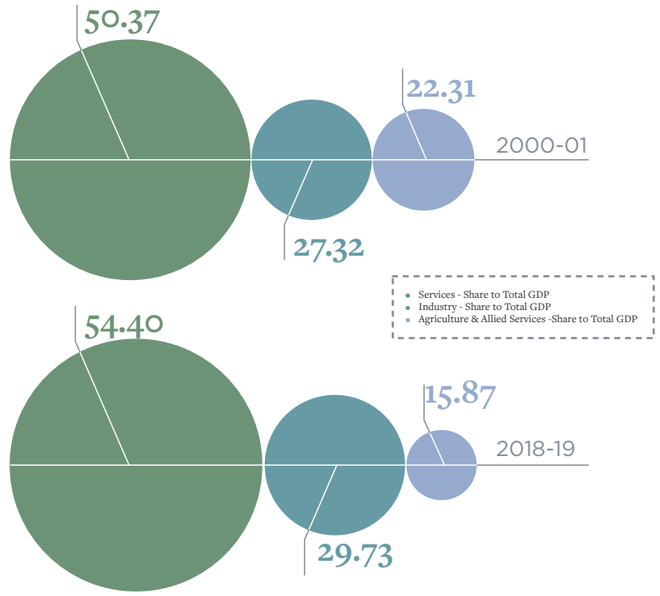
STRANGE CONTRASTS

A massive 67% of India's population residing in rural areas is primarily engaged in primary sector which contributes less than 16% to the country's GDP;

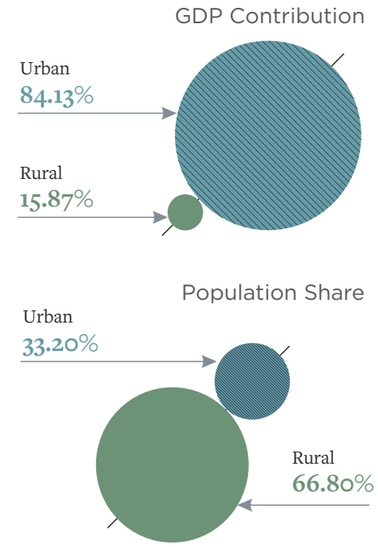
On the other hand, approximately 33% urban population can be said to be contributing over 84% (through secondary and tertiary sectors).

Among other things such as over dependence on a small primary sector, bigger income prospects, growth potential, and expanding secondary and tertiary sectors, urban centres are likely to continue attracting additional demographic resources at an increasing pace.

GDP COMPOSITION (%)



ECONOMIC VS POPULATION SHARE (2018)



Urban Pressure & Real Estate Measure

The Notional Premise

There could be numerous ways to assess urban economic capacities – for current times, as well as for future. By implication, these assessments give us a fair indication of an urban centre's capital deployment needs.

Most methods have traditionally relied on using population densities, land-availability, legislative aspects and other parameters. While there is no denying the scientific veracity of every such method, in this paper, we employ a different approach: that of using a proxy of workspace to household ratios. The fundamental premise that we rely upon is that most large urban centres of India (or international cities) have large tertiary economy components. This in turn, is manifested through the presence of office real estate. It is a throughput and enabler of tertiary (as well as other) sectors' operations, and hence, a ready indicator.

The Framework

As a basic framework, we assume about 70-100 sq.ft. per person workspace, with a representative household of (at least) one working member. This translates into 70-100 sq.ft. of office space per household in an ideal situation.

However, adjusting the ratio for factors such as varying number of working members per household, households supplying workforce to non-tertiary sectors, workforce in services such as tourism or retail which do not necessarily use a lot office space, offices using lower space-ratios, emergence of shared workspaces and coworking, etc., it can be assumed that a ratio of 40-50 sq.ft., on an average, per household in a large metro city could be a useful indicator of balanced capacity. In simple terms, this means that a services economy driven city of 20,000 households would indicate an optimal economic capacity if its office space were to be 1 million sq.ft. at a given point of time.

A surplus capacity should indicate the city's ability to withstand population pressures in near future without substantially squeezing its current capacity, and without unrealistic spikes in pricing. Conversely, low capacity cities which have substantially lower ratios (below 40 sq.ft. per household), would be candidates for:

1. Inability to gainfully employ more workforce,
2. Strong pressure build-up on infrastructure, and
3. Unreasonably high real estate prices (including housing prices), which incidentally, may be good for short-term returns but lead to unsustainable operations in the longer run.

Additionally, these are those cities that call for emergency investments, for creating more spaces as well as for infrastructure augmentation.

Since it is not possible to augment infrastructure at a very high pace, nor is it viable to add spaces in quick time within an existing city, such a pressure scenario highlights the need for developing new urban centres.

Balancing Piece of The Triangle

While assessing space vs population (households, in this case) ratio, it is essential to bear in mind that the critical piece in capacity build-up is physical infrastructure. In the absence of commensurate infrastructure, even surplus capacities cannot be harnessed. Indeed, such capacities are almost impossible to build in such a scenario, even if resources like land or legislative ecosystem are favourable.

World Economic Forum* and several other bodies have estimated that for the current Indian urban population, investment volumes upwards of USD 1 trillion are needed over a twenty-year period. This is a vital part of capacity building, without which the cities cannot build potential to accommodate population, nor can they optimize the potential of real estate. At this stage, however, we will restrict our scope to assessing office real estate proxy driven potential gauging.

A CAVEAT

We highlight that the purpose of this white paper is not merely to advocate more office stock creation, though that might be necessary and inevitable.

It must be remembered that the 'proxy' of space to household ratio is a powerful tool or indicator for demonstrating over- or under-capacity, in terms of being able to accommodate increasing workforce.

This has vital implications for assessing urban centres, as well as for creating workspaces. This equally results in an estimation of volumes of investment needed, in order to prepare urban centres for rising population.

This paper deals with a basic concept, and detailed studies are recommended.

Surplus Capacity	Higher ratios (surplus) than 50 sq.ft. of office space per household	Ability to accommodate larger workforce in short and medium term	Steady or gradual price increases	Safer long-term investment propositions
Low Capacity	Substantially lower ratios (below 40 sq.ft. office space per household)	Limited ability to grow or accommodate workforce	Very high prices; High risk-return profile (for investments in short term)	Cases for expansion/ new urban centre creation
Optimal Capacity	Right capacity of 40-50 sq.ft. office space per household	Can accommodate increased workforce in short term - need steady development	Candidates for low vacancy rates and marginally higher prices	Steady returns & ideal investment markets

* https://www.weforum.org/agenda/2016/04/how-can-india-finance-urban-infrastructure/

Real Measures

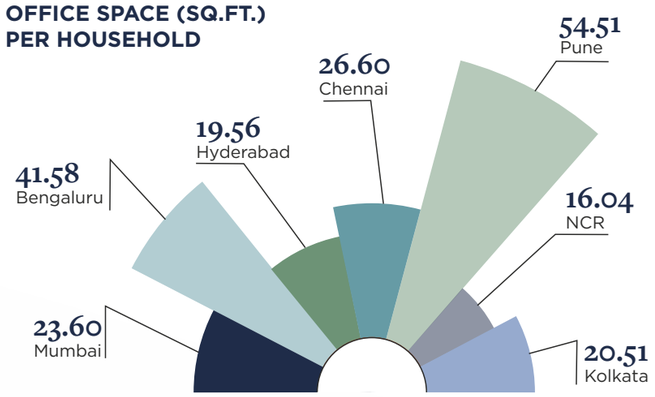
Since our paper remains focused on India, we chose its top 7 cities for the test on the premise.

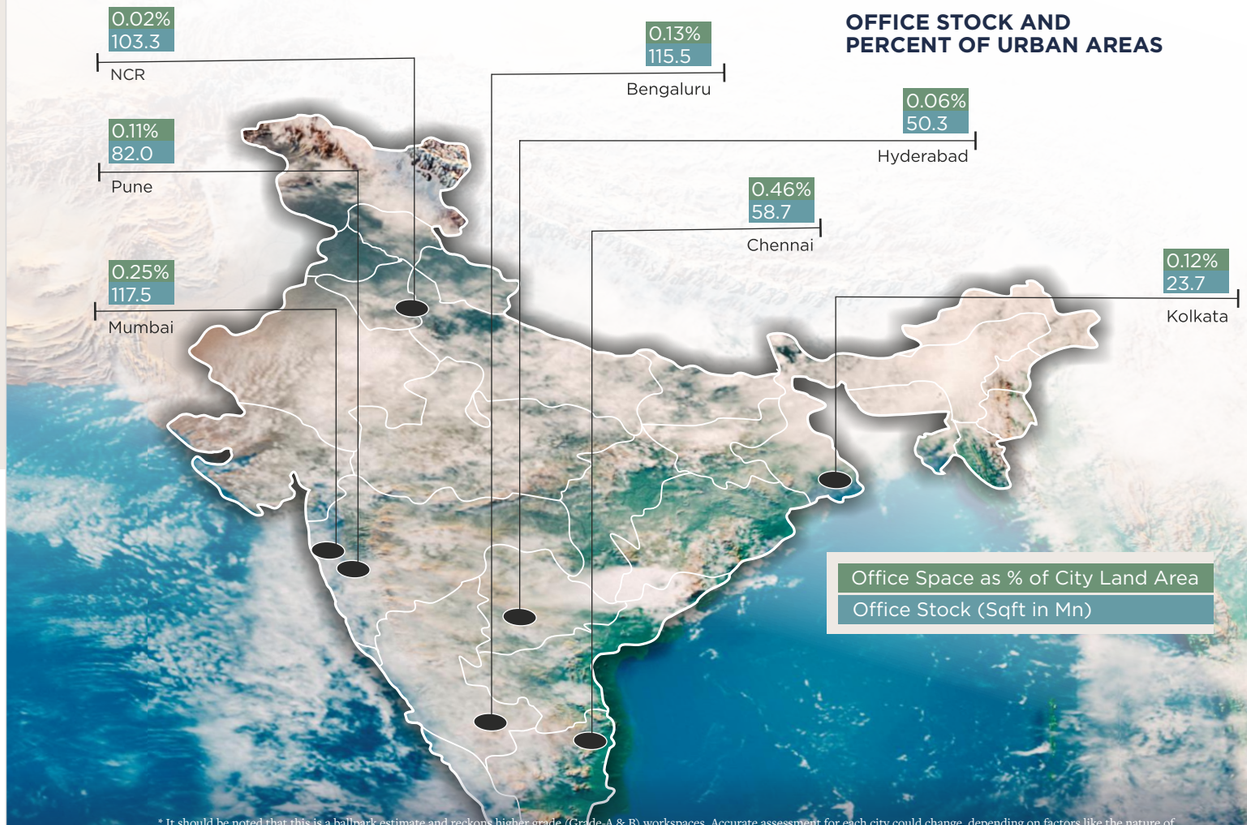
The cities we chose are Mumbai, NCR (National Capital Region comprising New Delhi and its surrounding urban settlements of Gurugram, NOIDA, Faridabad, etc.), Bengaluru, Chennai, Kolkata, Hyderabad and Pune.

The below map indicates the overall office stock in these cities, along with estimated total built space as a percentage of cities' land areas (not overall ground coverage). As an interesting comparison, it could be noted that while London and Hong Kong – two of the largest urban commercial centres in the world – have much higher sq.ft. of office space than any of these Indian cities, they have office space to land utilization of greater than 1% each. Of the Indian cities shown here, the office space as a percent of city's land area is less than 1% in each case.

The measure that we use for this abridged thought-piece, however, is the ratio of office space (sq.ft.) per household. This should give us a fair indication of which cities belong in the optimal range of 40-50 sq.ft. of office space per household*. The chart here gives us an indication.

As shown, of the top 7 Indian cities, only Bengaluru and Pune demonstrate optimal office space per household ratios, which should ideally give them the ablity to hold on to prices, as well as to accommodate more urban workforce. This, however, is largely subject to commensurate infrastructure capacities. As is clear from the current state of transport and traffic, infrastructure deficiency leaves them greatly troubled at this stage.





* It should be noted that this is a ballpark estimate and reckons higher grade (Grade-A & B) workspaces. Accurate assessment for each city could change, depending on factors like the nature of economy, sector wise workforce compositions, large volumes of lower-grade workspaces, and several other factors. For example, a predominantly industrial centre, or a tourism-based or an education-based city, would have significantly different ratios. However, for the current set, and on a generic scale, we believe that the ratio of 40-50 sq.ft office space per household should provide us a basic and workable framework.

It is further evident that cities like Mumbai, NCR, Hyderabad and Kolkata have very low ratios of 20-30 sq.ft. per household, which makes them highy stretched and stressed for utilizing capacities. For augmenting capacities in these cities, not merely the ratios need to change drastically, but massive infrastructure upgrades are inevitable.

If we analyze the cases of Hong Kong and London yet again, for comparisions, we notice that their current capacities are about 50 sq.ft per household and 80 sq.ft. per household respectively. It provides them greater elasticity for absorbing future urban growth and tertiary sector growth, compared to Indian metros and large cities. Of course, it also means that Hong Kong will have to invest at a greater pace, than London, in augmenting capacities.

Capacity-Deficiency Indicator

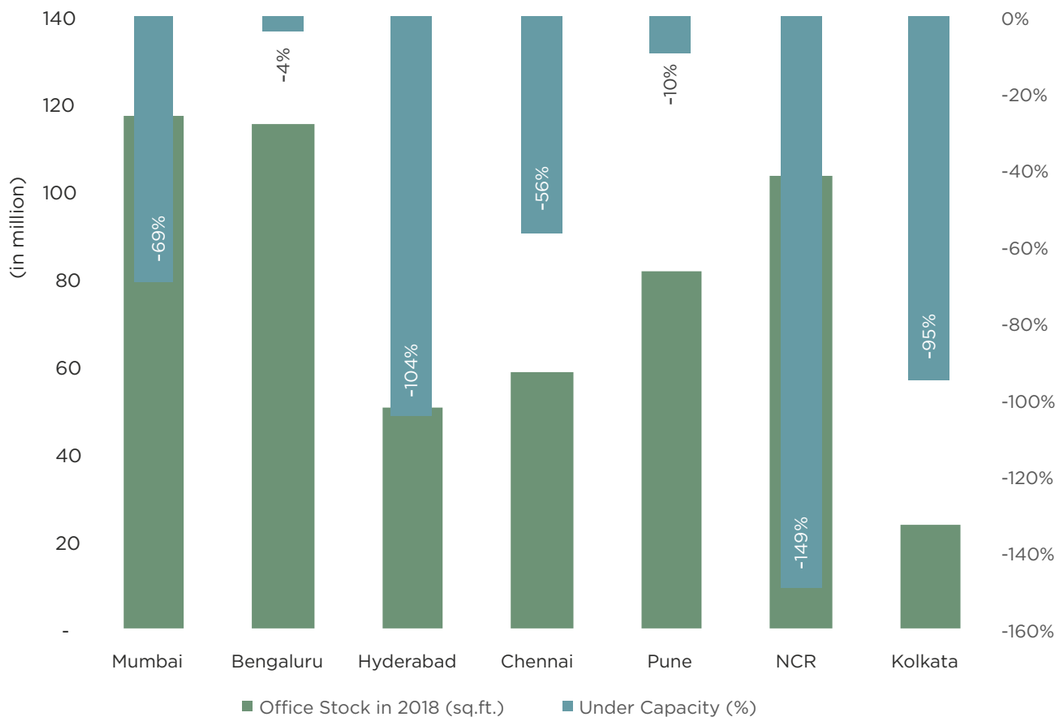
Based on the capacity assessment, it can be derived that in an optimal situation, the cities would have had higher capacities.

Hypothetically, and subject to infrastructure and other factors being favourable, these cities would cumulatively have had an additional 350 million sq.ft. of office stock.

Though the assessment is essentially theoretical, given low vacancy levels and robust office demand in recent times*, it leads us to understand that in an ideal situation, the cities in question would have been capable of accommodating rising population comfortably, without coming under pressure.

This implied under-capacity has been indicated here. It is evident that while Bengaluru and Pune operate at near-optimal levels with low-alarm under-capacities, almost all others face tremendous pressures, and need to be complemented with new urban centres. This includes expansions of cities, where possible.

CURRENT STOCK IN SQ.FT. (2018) & UNDER - CAPACITIES



* India witnessed its highest ever office space absorption in top 8 cities at about 48-50 million sq.ft. in 2018 calendar

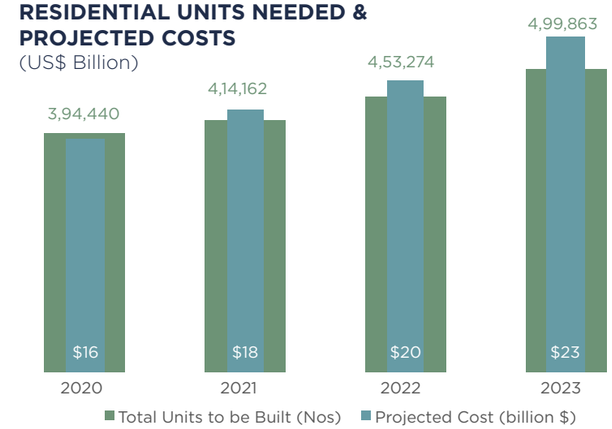
Brief Note on Residential Perspective

India's housing gap is variously assessed by different bodies and agencies at close to 20 million homes. By 2022, this is expected to rise by a further 30-35%.

Having analyzed the urban capacity question through office space ratios, it is prudent to look at the residential real estate gaps, and probable investment needs. The chart succinctly captures the demand in tier-1 cities, the top 7 urban centres, for the next four years.

It is necessary to estimate the power of housing demand, and the areas where it could be met. With an estimated 500,000 units needed in a short span of four years, and a vast unmet demand across the country, the need for expanding capacities of urban centres is easily underlined. More important is the fact that this demand for housing calls for approximately US$ 23 billion worth of investment.

RESIDENTIAL UNITS NEEDED & PROJECTED COSTS
(US$ Billion)



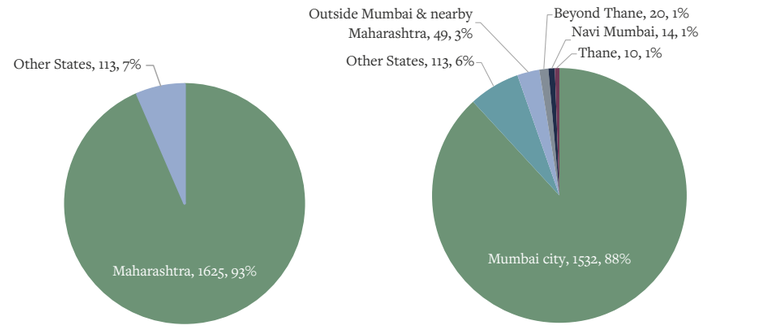
Propstack Demonstrates New Patterns

In order to understand emerging patterns of housing demand, for this white-paper Savills has partnered with, and jointly analyzed indicators from vastly respected data and analytics firm, Propstack.

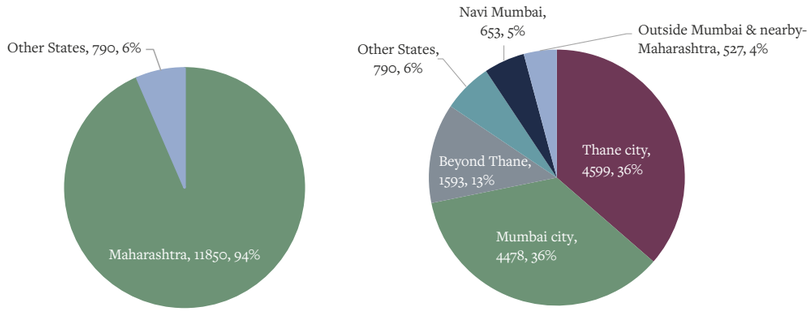
The patterns in urban centres' housing purchase are demonstrated by analyzing buying patterns in and around Mumbai. As per a study of Propstack's data, we observe that of the flats sold in Mumbai south, nearly 10-15 % are being bought by people from outside Mumbai (including Rural areas), while 5-10 % are being bought by people from other states. It provides a vital clue on how house purchases in metros are not limited to residents alone, anymore.

A similar study in neighboring Thane reveals that out of every 100 flats sold in Thane city, 15-20 % are being bought by people from rural areas, while another 5-10 % are being bought by people from other states.

BUYER'S PROFILE
South Mumbai



BUYER'S PROFILE
Thane



This white paper proposes a concept and hypothesis for deeper and detailed investigative probes. The aim is that of assessing the 'capacities of cities'.
While office markets have witnessed strong demand and growth over the last couple of years, residential markets have remained under pressure, despite showing signs of scattered recoveries in 2018. The issue that we have chosen to focus on is the elasticity or ability to cater to rising urban populations - in a longer run. The case is presented using the stock example of Mumbai, which gives us a valuable and representative picture. Other residential markets too depict a very close pattern, as Propstack highlights.

These are useful indicators of demand, demonstrating that rural population are purchasing homes in larger metros. According to a recently concluded study of MahaRERA[1] Data, Propstack has analyzed that out of 1,400 newly launched residential projects in Mumbai MMR[2] region in last 4 quarters, 40% of the launches are in localities like Panvel, Palghar, Badlapur, Kalyan & Bhiwandi. These are micro-markets on the periphery of the city. This is a clear sign that residential development is increasingly shifting towards the 'outskirts of the city' to attract buyers in the middle-segments, a significant proportion of which is the migrated workforce from other parts of the country.

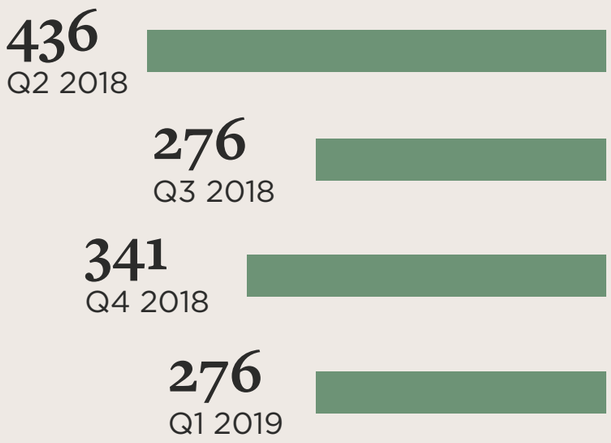
Residential markets provide a glimpse into fresh capacity tapping

Due to a variety of reasons such as scarcity of land in prime localities of metro cities, declining sales in high budget residential segment, and high-degree of unmet demand in other segments, the developers are increasingly inclined towards developing townships development or smart cities on outskirts of the metro cities. These are being developed on large land parcels, with modern amenities, offering secure & quality life, at price-bands which suit the larger workforce including migrating population. Boost in infrastructure initiatives and better connectivity amongst business hubs, as noted earlier, will play a major role in this transformation.

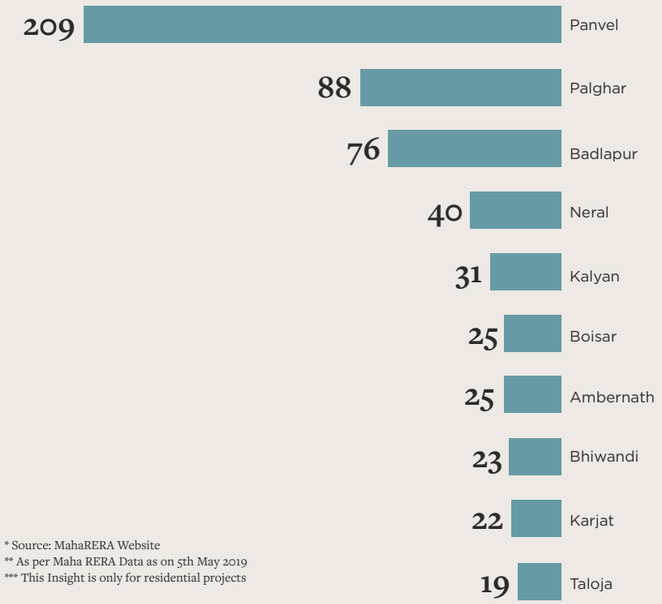
Augmenting capacities for residential real estate would be meaningful, provided of course, that economic activity moved closer to, or in the newly emerging urban areas. In order to put things in perspective, office space ratios would be aligned with the optimal range if newer markets are developed, alongside augmenting capacities inside the crowded established urban centres.

1. Maharashtra Real Estate Regulatory Authority
2. Mumbai Metropolitan Region

PROJECTS LAUNCHED IN LAST 4 QUARTERS



TOP 10 LOCATIONS



* Source: MahaRERA Website
** As per Maha RERA Data as on 5th May 2019
*** This Insight is only for residential projects

A Generic Perspective

Having discussed the fundamentals of urban capacity-assessments, albeit briefly and conceptually, within the scope of a white paper, we are of the opinion that cities in India are required to take a fresh look with a view of the next few decades, or indeed for a whole century.

Most cities have been functioning at highly stretched, close to upper limits of their capacities – as has been outlined in this paper. We stress that a more detailed analysis is essential at this stage.

What does it mean for investment volumes?

In purely financial terms, infrastructure investment need is estimated at over US$ 1-tillion. Building workspaces for increased economic activity (offices and other support development) would call for construction funding upwards of US$ 200-400 billion to share the burden of tier-1 cities alone. Additionally, land acquisition costs could vary in an extremely wide range depending on locations. Further, as seen earlier, housing development requires investment capabilities to the tune of US$ 20-30 billion in the metros alone, over the next 3-4 years, without accounting for land costs.

These are bare minimum, and one may say non-negotiable, commitments that capacity augmentation of Indian urban centres asks for. It is perhaps the most crucial of times for urban centres of twenty first century in India.

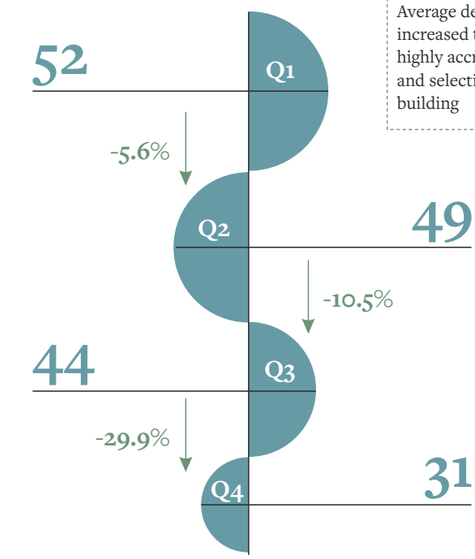
...and, the hard fact of the funding scene

Developer funding has taken a hit in the recent past due to various macro-economic factors. There's been a 30% overall decline, with lending focused on 'institutional developers' over the last few quarters. However, this may prove to be a short to medium term phenomenon; as global institutional capital could gradually bridge funding gaps. This may also mean that forthcoming developments will be compelled to follow global best practices – a key part of capacity building exercise in coming times.

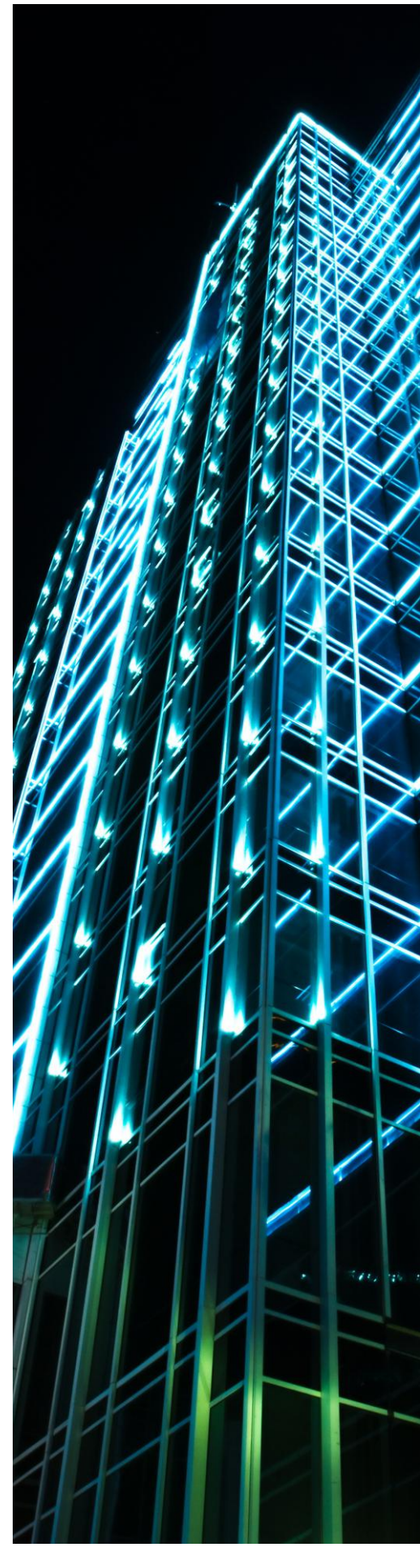
This is partly corroborated by the recent trends of average deal-sizes, which Propstack has mapped extensively, and is represented here. It is clear that average deal sizes now are increasingly drifting towards highly accredited and performance driven companies.

TOTAL DEVELOPER LENDING HAS DECLINED IN 2018 WITH Q4 REGISTERING ALMOST 30% DECLINE IN LOAN SANCTIONS BY VALUE

(INR - '000 Crores)



Average deal size has increased to reflect highly accredited and selective book building



Endnote

As we noted in the beginning, India may have already hit the acceleration-pedal, that is, reached the metaphorical 'yield-point', as far as rural to urban migrations are concerned. The country would, in all likelihood, witness much accelerated rise in urban population henceforth, specially as rural population continue to grow at progressively weakened pace.

The trends shaping up for the next decade will be influenced by recent regulatory changes and events including GST[1], Demonetisation, Insolvency & Bankruptcy Code, RERA[2], Benami Properties Act, etc. which have all occurred over the last 3-4 years.

Off-late, the markets witnessed huge asset-liability mismatches in the domestic lending ecosystem, leading to liquidity squeeze across the board, as noted earlier. India will need massive commitments in order to build-up capacities in quick time.

REITs, the new phenomenon in India, provides a safe and highly governed asset-backed exposure to investors. Real estate investments will need to evolve further, towards asset classes such as affordable housing with the backing of policy support; as also by development of high yield-generating and sunrise asset classes such as data centres, student housing, co-living, etc.

The Indian economy is poised to double its GDP to US$ 4 trillion by 2023 in contrast to reaching US$ 2 trillion over the last 70 years.

Urban capacity build-up, with real estate in tow, is bound to play a vital role in accommodating rising urban population, and for harnessing the workforce's potential. We estimate that the Indian institutional investment market size will grow from the current US$ 7-9 billion per annum to around US$ 20 billion per annum over the next decade.

In summary, the time to act for urban centres' revival – **capacity building** – has arrived. It rests greatly upon all stakeholders – in being equal to the task.

1. Goods and Services Tax
2. Real Estate Regulatory Authority

Appendix: Sources & References

Parts of this research are based on the author's earlier research work.

http://censusindia.gov.in/2011-prov-results/paper2/data_files/india/Rural_Urban_2011.pdf

http://statisticstimes.com/economy/sectorwise-gdp-contribution-of-india.php (text below):

Services sector is the largest sector of India. Gross Value Added (GVA) at current prices for Services sector is estimated at 92.26 lakh crore INR in 2018-19. Services sector accounts for 54.40% of total India's GVA of 169.61 lakh crore Indian rupees. With GVA of Rs. 50.43 lakh crore, Industry sector contributes 29.73%. While, Agriculture and allied sector shares 15.87%.

At 2011-12 prices, composition of Agriculture & allied, Industry, and Services sector are 14.39%, 31.46%, and 54.15%, respectively.

Share of primary (comprising agriculture, forestry, fishing and mining & quarrying), secondary (comprising manufacturing, electricity, gas, water supply & other utility services, and construction) and tertiary (services) sectors have been estimated as 18.57 per cent, 27.03 per cent and 54.40 per cent.

According to CIA Fackbook sector wise Indian GDP composition in 2017 are as follows : Agriculture (15.4%), Industry (23%) and Services (61.5%). With production of agriculture activity of $375.61 billion, India is 2nd larger producer of agriculture product. India accounts for 7.39 percent of total global agricultural output. India is way behind china which has $991 bn GDP in agriculture sector. GDP of Industry sector is $560.97 billion and world rank is 6. In Services sector, India world rank is 8 and GDP is $1500 billion.

Contribution of Agriculture sector in Indian economy is much higher than world's average (6.4%). Contribution of Industry and Services sector is lower than world's average 30% for Industry sector and 63% for Services sector.

At previous methodology, composition of Agriculture & allied, Industry, and Services sector was 51.81%, 14.16%, and 33.25%, respectively at current prices in 1950-51. Share of Agriculture & allied sector has declined at 18.20% in 2013-14. Share of Services sector has improved to 57.03%. Share of Industry sector has also increased to 24.77%

http://ris.org.in/pdf/aiib/19April2018/Urban%20Development%20Background%20Note.pdf

https://data.gov.in/catalog/gdp-india-and-major-sectors-economy-share-each-sector-gdp-and-growth-rate-gdp-and-other (Data Below)

	(in Rs. Cr) at 2004-05 Prices							Share to Total GDP		Share to Total GDP				% Growth Rate (YoY)						
Financial Year	Gross Domestic Product	Agriculture & Allied Services	Agriculture	Industry	Mining and Quarrying	Manufacturing	Services	Agriculture & Allied Services	Agriculture	Industry	Mining and Quarrying	Manufacturing	Services	Gross Domestic Product	Agriculture & Allied Services	Agriculture	Industry	Mining and Quarrying	Manufacturing	Services
1951-52	2,86,147	1,47,216	1,18,877	47,768	5,772	25,889	84,799	51.45	41.54	16.69	2.02	9.05	29.63	2.33	1.49	1.64	5.50	12.33	3.16	2.67
1952-53	2,94,267	1,51,859	1,23,822	47,739	5,905	26,789	87,438	51.61	42.08	16.22	2.01	9.10	29.71	2.84	3.15	4.16	-0.06	2.31	3.48	3.11
1953-54	3,12,177	1,63,553	1,34,958	50,409	5,993	28,863	89,940	52.39	43.23	16.15	1.92	9.25	28.81	6.09	7.70	8.99	5.59	1.50	7.74	2.86
1954-55	3,25,431	1,68,361	1,38,731	54,574	6,250	30,885	94,172	51.73	42.63	16.77	1.92	9.49	28.94	4.25	2.94	2.80	8.26	4.28	7.01	4.71
1955-56	3,33,766	1,66,906	1,36,679	60,311	6,348	33,304	98,845	50.01	40.95	18.07	1.90	9.98	29.62	2.56	-0.86	-1.48	10.51	1.58	7.83	4.96
1956-57	3,52,766	1,75,980	1,44,859	65,480	6,671	35,804	1,03,391	49.89	41.06	18.56	1.89	10.15	29.31	5.69	5.44	5.99	8.57	5.09	7.51	4.60
1957-58	3,48,500	1,68,075	1,37,497	64,842	7,105	37,184	1,07,275	48.23	39.45	18.61	2.04	10.67	30.78	-1.21	-4.49	-5.08	-0.97	6.50	3.85	3.76
1958-59	3,74,948	1,85,010	1,52,961	69,335	7,327	39,026	1,11,690	49.34	40.80	18.49	1.95	10.41	29.79	7.59	10.08	11.25	6.93	3.12	4.95	4.12
1959-60	3,83,153	1,83,147	1,50,730	74,081	7,704	41,676	1,17,232	47.80	39.34	19.33	2.01	10.88	30.60	2.19	-1.01	-1.46	6.85	5.15	6.79	4.96
1960-61	4,10,279	1,95,482	1,61,708	82,413	8,857	45,134	1,23,872	47.65	39.41	20.09	2.16	11.00	30.19	7.08	6.74	7.28	11.25	14.97	8.30	5.66
1961-62	4,23,011	1,95,647	1,61,187	88,006	9,367	48,988	1,30,511	46.25	38.10	20.80	2.21	11.58	30.85	3.10	0.08	-0.32	6.79	5.76	8.54	5.36
1962-63	4,31,960	1,91,755	1,57,727	93,996	10,479	52,554	1,37,883	44.39	36.51	21.76	2.43	12.17	31.92	2.12	-1.99	-2.15	6.81	11.87	7.28	5.65
1963-64	4,53,829	1,96,241	1,60,682	1,03,221	10,789	57,525	1,46,069	43.24	35.41	22.74	2.38	12.68	32.19	5.06	2.34	1.87	9.81	2.96	9.46	5.94
1964-65	4,88,247	2,14,343	1,77,284	1,10,195	10,945	61,503	1,54,472	43.90	36.31	22.57	2.24	12.60	31.64	7.58	9.22	10.33	6.76	1.44	6.91	5.75
1965-66	4,70,402	1,90,675	1,53,404	1,14,706	12,231	62,074	1,58,795	40.53	32.61	24.38	2.60	13.20	33.76	-3.65	-11.04	-13.47	4.09	11.75	0.93	2.80
1966-67	4,75,190	1,87,962	1,49,894	1,18,823	12,519	62,563	1,63,712	39.56	31.54	25.01	2.63	13.17	34.45	1.02	-1.42	-2.29	3.59	2.36	0.79	3.10
1967-68	5,13,860	2,15,914	1,75,484	1,22,755	12,899	62,804	1,69,942	42.02	34.15	23.89	2.51	12.22	33.07	8.14	14.87	17.07	3.31	3.03	0.39	3.81
1968-69	5,27,270	2,15,572	1,74,879	1,28,685	13,264	66,283	1,77,732	40.88	33.17	24.41	2.52	12.57	33.71	2.61	-0.16	-0.35	4.83	2.83	5.54	4.58
1969-70	5,61,630	2,29,428	1,87,556	1,38,291	13,919	73,394	1,86,910	40.85	33.39	24.62	2.48	13.07	33.28	6.52	6.43	7.25	7.46	4.94	10.73	5.16
1970-71	5,89,787	2,45,699	2,01,455	1,39,321	12,965	75,118	1,96,158	41.66	34.16	23.62	2.20	12.74	33.26	5.01	7.09	7.41	0.74	-6.85	2.35	4.95
1971-72	5,95,741	2,41,087	1,96,089	1,42,814	13,308	77,573	2,03,374	40.47	32.92	23.97	2.23	13.02	34.14	1.01	-1.88	-2.66	2.51	2.64	3.27	3.68
1972-73	5,93,843	2,28,988	1,85,055	1,48,011	14,094	80,614	2,09,353	38.56	31.16	24.92	2.37	13.57	35.25	-0.32	-5.02	-5.63	3.64	5.91	3.92	2.94

Financial Year	(in Rs. Cr) at 2004-05 Prices							Share to Total GDP		Share to Total GDP				% Growth Rate (YoY)						
	Gross Domestic Product	Agriculture & Allied Services	Agriculture	Industry	Mining and Quarrying	Manufacturing	Services	Agri-culture & Allied Services	Agriculture	Industry	Mining and Quarrying	Manufacturing	Services	Gross Domestic Product	Agri-culture & Allied Services	Agriculture	Industry	Mining and Quarrying	Manufacturing	Services
1973-74	6,20,872	2,45,479	2,00,648	1,48,920	14,271	84,201	2,16,163	39.54	32.32	23.99	2.30	13.56	34.82	4.55	7.20	8.43	0.61	1.26	4.45	3.25
1974-75	6,28,079	2,41,740	1,95,119	1,51,024	14,979	86,655	2,25,076	38.49	31.07	24.05	2.38	13.80	35.84	1.16	-1.52	-2.76	1.41	4.96	2.92	4.12
1975-76	6,84,634	2,72,899	2,22,817	1,61,723	16,795	88,482	2,40,036	39.86	32.55	23.62	2.45	12.92	35.06	9.00	12.89	14.20	7.08	12.13	2.11	6.65
1976-77	6,93,191	2,57,131	2,09,266	1,75,745	17,391	96,242	2,51,164	37.09	30.19	25.35	2.51	13.88	36.23	1.25	-5.78	-6.08	8.67	3.55	8.77	4.64
1977-78	7,44,972	2,82,937	2,35,455	1,88,059	17,936	1,02,232	2,63,566	37.98	31.61	25.24	2.41	13.72	35.38	7.47	10.04	12.51	7.01	3.13	6.22	4.94
1978-79	7,85,965	2,89,452	2,40,148	2,01,012	18,423	1,14,859	2,81,161	36.83	30.55	25.58	2.34	14.61	35.77	5.50	2.30	1.99	6.89	2.71	12.35	6.68
1979-80	7,45,083	2,52,475	2,08,060	1,94,656	18,621	1,11,159	2,87,349	33.89	27.92	26.13	2.50	14.92	38.57	-5.20	-12.77	-13.36	-3.16	1.08	-3.22	2.20
1980-81	7,98,506	2,85,015	2,38,102	2,04,861	20,891	1,11,376	3,00,614	35.69	29.82	25.66	2.62	13.95	37.65	7.17	12.89	14.44	5.24	12.19	0.19	4.62
1981-82	8,43,426	2,98,130	2,49,645	2,21,264	23,745	1,20,475	3,16,225	35.35	29.60	26.23	2.82	14.28	37.49	5.63	4.60	4.85	8.01	13.66	8.17	5.19
1982-83	8,68,092	2,97,293	2,49,296	2,24,402	26,569	1,24,436	3,38,781	34.25	28.72	25.85	3.06	14.33	39.03	2.92	-0.28	-0.14	1.42	11.89	3.29	7.13
1983-84	9,36,270	3,27,382	2,76,104	2,42,075	27,338	1,37,168	3,58,157	34.97	29.49	25.86	2.92	14.65	38.25	7.85	10.12	10.75	7.88	2.89	10.23	5.72
1984-85	9,73,357	3,32,571	2,80,200	2,51,942	27,658	1,42,940	3,80,009	34.17	28.79	25.88	2.84	14.69	39.04	3.96	1.59	1.48	4.08	1.17	4.21	6.10
1985-86	10,13,866	3,33,616	2,80,747	2,62,985	29,167	1,47,496	4,09,162	32.91	27.69	25.94	2.88	14.55	40.36	4.16	0.31	0.20	4.38	5.46	3.19	7.67
1986-87	10,57,612	3,32,250	2,79,649	2,78,124	32,739	1,55,600	4,40,226	31.42	26.44	26.30	3.10	14.71	41.62	4.31	-0.41	-0.39	5.76	12.25	5.49	7.59
1987-88	10,94,993	3,26,975	2,74,820	2,93,615	33,974	1,64,314	4,68,201	29.86	25.10	26.81	3.10	15.01	42.76	3.53	-1.59	-1.73	5.57	3.77	5.60	6.35
1988-89	12,06,243	3,78,113	3,21,114	3,20,331	39,468	1,78,275	5,00,724	31.35	26.62	26.56	3.27	14.78	41.51	10.16	15.64	16.85	9.10	16.17	8.50	6.95
1989-90	12,80,228	3,82,609	3,22,384	3,46,926	42,466	1,94,033	5,45,183	29.89	25.18	27.10	3.32	15.16	42.58	6.13	1.19	0.40	8.30	7.59	8.84	8.88
1990-91	13,47,889	3,97,971	3,36,176	3,72,360	46,909	2,03,295	5,73,465	29.53	24.94	27.63	3.48	15.08	42.55	5.29	4.02	4.28	7.33	10.46	4.77	5.19
1991-92	13,67,171	3,90,201	3,28,407	3,73,634	48,484	1,98,419	6,00,366	28.54	24.02	27.33	3.55	14.51	43.91	1.43	-1.95	-2.31	0.34	3.36	-2.40	4.69
1992-93	14,40,504	4,16,153	3,51,584	3,85,647	48,931	2,04,551	6,34,549	28.89	24.41	26.77	3.40	14.20	44.05	5.36	6.65	7.06	3.22	0.92	3.09	5.69
1993-94	15,22,344	4,29,981	3,62,764	4,06,848	49,611	2,22,124	6,81,351	28.24	23.83	26.73	3.26	14.59	44.76	5.68	3.32	3.18	5.50	1.39	8.59	7.38
1994-95	16,19,694	4,50,258	3,79,959	4,44,122	54,219	2,46,161	7,21,140	27.80	23.46	27.42	3.35	15.20	44.52	6.39	4.72	4.74	9.16	9.29	10.82	5.84
1995-96	17,37,741	4,47,127	3,76,243	4,94,262	57,400	2,84,221	7,94,041	25.73	21.65	28.44	3.30	16.36	45.69	7.29	-0.70	-0.98	11.29	5.87	15.46	10.11
1996-97	18,76,319	4,91,484	4,15,377	5,25,864	57,718	3,11,226	8,53,843	26.19	22.14	28.03	3.08	16.59	45.51	7.97	9.92	10.40	6.39	0.55	9.50	7.53
1997-98	19,57,032	4,78,933	4,03,030	5,46,966	63,380	3,11,385	9,30,089	24.47	20.59	27.95	3.24	15.91	47.53	4.30	-2.55	-2.97	4.01	9.81	0.05	8.93
1998-99	20,87,828	5,09,203	4,31,719	5,69,656	65,171	3,21,137	10,07,138	24.39	20.68	27.28	3.12	15.38	48.24	6.68	6.32	7.12	4.15	2.83	3.13	8.28
1999-2K	22,46,276	5,22,795	4,42,113	6,03,631	67,902	3,38,458	11,19,850	23.27	19.68	26.87	3.02	15.07	49.85	7.59	2.67	2.41	5.96	4.19	5.39	11.19
2000-01	23,42,774	5,22,755	4,39,432	6,40,043	69,472	3,63,163	11,79,976	22.31	18.76	27.32	2.97	15.50	50.37	4.30	-0.01	-0.61	6.03	2.31	7.30	5.37
2001-02	24,72,052	5,54,157	4,67,815	6,56,737	70,766	3,71,408	12,61,158	22.42	18.92	26.57	2.86	15.02	51.02	5.52	6.01	6.46	2.61	1.86	2.27	6.88
2002-03	25,70,690	5,17,559	4,29,752	7,04,095	76,721	3,96,912	13,49,035	20.13	16.72	27.39	2.98	15.44	52.48	3.99	-6.60	-8.14	7.21	8.42	6.87	6.97
2003-04	27,77,813	5,64,391	4,76,324	7,55,625	78,792	4,22,062	14,57,797	20.32	17.15	27.20	2.84	15.19	52.48	8.06	9.05	10.84	7.32	2.70	6.34	8.06
2004-05	29,71,464	5,65,426	4,76,634	8,29,783	85,028	4,53,225	15,76,255	19.03	16.04	27.93	2.86	15.25	53.05	6.97	0.18	0.07	9.81	7.91	7.38	8.13
2005-06	32,53,073	5,94,487	5,02,996	9,10,413	86,141	4,99,020	17,48,173	18.27	15.46	27.99	2.65	15.34	53.74	9.48	5.14	5.53	9.72	1.31	10.10	10.91
2006-07	35,64,364	6,19,190	5,23,745	10,21,204	92,578	5,70,458	19,23,970	17.37	14.69	28.65	2.60	16.00	53.98	9.57	4.16	4.13	12.17	7.47	14.32	10.06
2007-08	38,96,636	6,55,080	5,56,956	11,19,995	95,997	6,29,073	21,21,561	16.81	14.29	28.74	2.46	16.14	54.45	9.32	5.80	6.34	9.67	3.69	10.28	10.27
2008-09	41,58,676	6,55,689	5,55,442	11,69,736	98,055	6,56,302	23,33,251	15.77	13.36	28.13	2.36	15.78	56.11	6.72	0.09	-0.27	4.44	2.14	4.33	9.98
2009-10	45,16,071	6,60,987	5,57,715	12,76,919	1,03,830	7,30,435	25,78,165	14.64	12.35	28.27	2.30	16.17	57.09	8.59	0.81	0.41	9.16	5.89	11.30	10.50
2010-11	49,37,006	7,13,477	6,06,848	13,93,879	1,08,938	8,01,476	28,29,650	14.45	12.29	28.23	2.21	16.23	57.32	9.32	7.94	8.81	9.16	4.92	9.73	9.75
2011-12	52,43,582	7,39,495	6,30,540	14,42,498	1,08,249	8,23,023	30,61,589	14.10	12.02	27.51	2.06	15.70	58.39	6.21	3.65	3.90	3.49	-0.63	2.69	8.20
2012-13	55,03,476	7,52,746		14,87,533	1,08,713	8,38,541	32,63,196	13.68		27.03	1.98	15.24	59.29	4.96	1.79		3.12	0.43	1.89	6.59

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