Top 10 Bangalore Residence area analysis for Realtors/Investors

Lakshmi Narayana A

3rd Nov 2019

1. **Introduction**
   1. **Background**

Bangalore, Capital city of Indian state, Karnataka. It has been attracting many people across the world with its vast growing investment options and easily adoptable lifestyles. Its population is more than 10 million and being one of the well-known metropolitan cities in India. Though Bangalore is vast and got good stay options near to all business needs. When it comes to permanent residence over here many parameters need to analyze. This Report takes ahead in that aspect.

* 1. **Problem**

Apart from business in Silicon Valley of India. One common question real estate team face is, ‘which is the best residence place in Bangalore’. Even investors need an overview of most happening places near the preferred residence. Evidences produced should be from authenticated sources. This is the biggest Challenge being faced by construction companies and real estate people Other way same challenge from investors.

* 1. **Focus Point**

Now we are going to focus on Top 10 Best residence places in Bangalore. Reporting the most happening events and best facilities available near to locality. Which intern helps investors to decide which is right place to proceed with.

* 1. **Target audience**

This analysis is meant to solve the problem of **Investors (Purchasers)** which helps with required facilities as per their expectation.

e.g.: If Purchasers are of age more than 50 then they would be expecting places with **more clam**, that means religious places, parks, Heath care centers etc.

If purchasers are of mid age (30 – 45) they would be expecting **sport places**, gyms, recreation places in nearby e.g. Golf, cricket stadium etc.

Indirect other beneficiaries are **Real Estate business People** who gets clear details about localities to support business

We usually don’t target less age people (age < 30) for residence suggestions.

1. **Data Acquisition**
   1. **Data collection**

Initial data for analysis has been considered from the link [Bangalore details](https://www.karnataka.com/bangalore/top-10-localities-to-live-in-bangalore/). This link helped to find Top 10 best places to reside in Bangalore. With the wiki help finally landed with required Geolocation details (latitude and longitude) for listed areas as below,

|  |  |  |  |
| --- | --- | --- | --- |
| SL No | Area | Lat | lang |
| **1** | **Indira Nagar** | 12.971891 | 77.641151 |
| **2** | **Marathahalli** | 12.951845 | 77.699577 |
| **3** | **Malleshwaram** | 13.005459 | 77.569199 |
| 4 | **Koramangala** | 12.934533 | 77.626579 |
| 5 | **Hebbal** | 13.035781 | 77.597008 |
| **6** | **Jayanagar** | 12.927501 | 77.582774 |
| **7** | **Banashankari** | 12.925453 | 77.546761 |
| **8** | **Ulsoor** | 12.9755 | 77.6182 |
| **9** | **Basavanagudi** | 12.942117 | 77.575361 |
| **10** | **Whitefield** | 12.971389 | 77.750130 |

* 1. **Feature selection**

Next data analysis is most dependent on Foursquare data over happening details around the locations.

We are mainly looking for 2 categories of places

1. Calm venues nearby residence
2. Sport/Restaurant kind of venues to enjoy bear to residence

For each area selected, we will be pulling top 100 Most active venues within range of 5 Km.

Based on the available data we will be pulling Top priority features and segregate the kind of places like Parks, temples, Hospitals, schools into Calm priority

Restaurants, Bars, sports clubs, stadiums etc. features into Recreation category. Based on the max feature availability. Areas will be rated as calm and sportive.

* 1. **Tool being used**

**Folium** maps for Categorical venue display

**Foursquare** for venue detail source.

1. **Further analysis**

This analysis can be later extended with new cities or locations.