



# House Rent India 2022

Information about India Houses  
available for Renting

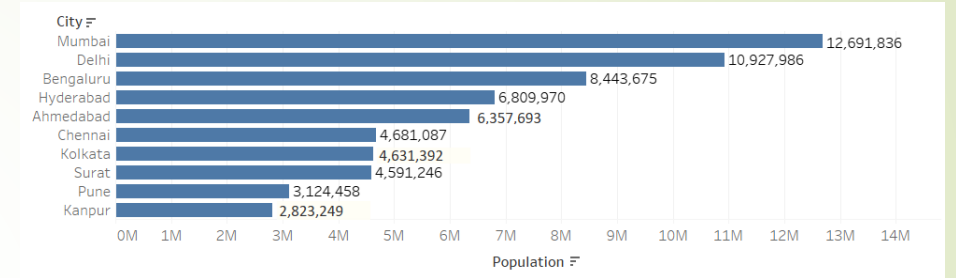
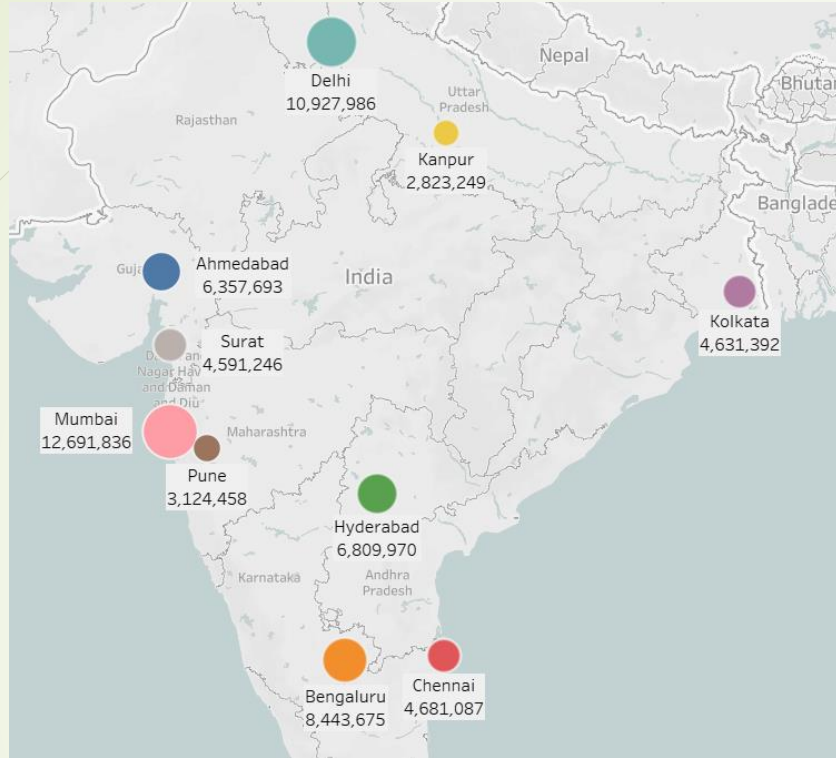
**Final Project Proposal**  
**DS102 & DS104**  
**ANSON LAI SOO SENG**



# ABOUT India



- India, officially the Republic of India is a country in South Asia.
- According to the report, India's population stands at 1.412 billion in 2022, compared to China's 1.426 billion.
- India, which will surpass China as the world's most populous nation by 2023, is projected to have a population of 1.668 billion in 2050, way ahead of China.
- The demand for residential rental houses in top seven cities in India has increased by 10-20 per cent in 2022 as compared to the pre-pandemic period in 2019. According to a report, the demand for rental houses has spiked, and in most places, it has outstripped the supply.



# Top 10 population cities in India (2022)

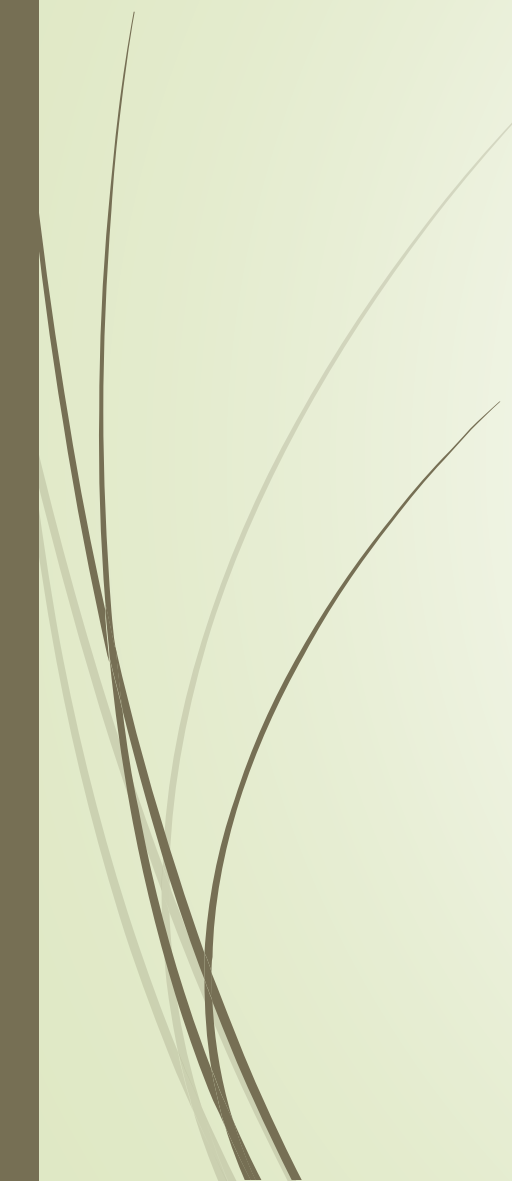


# Attribute Description

- **BHK: Number of Bedrooms, Hall, Kitchen.**
- **Rent: Rent of the Houses/Apartments/Flats.**
- **Size: Size of the Houses/Apartments/Flats in Square Feet.**
- **Floor: Houses/Apartments/Flats situated in which Floor and Total Number of Floors (Example: Ground out of 2, 3 out of 5, etc.)**
- **Area Type: Size of the Houses/Apartments/Flats calculated on either Super Area or Carpet Area or Build Area.**
- **Area Locality: Locality of the Houses/Apartments/Flats.**
- **City: City where the Houses/Apartments/Flats are Located.**
- **Furnishing Status: Furnishing Status of the Houses/Apartments/Flats, either it is Furnished or Semi-Furnished or Unfurnished.**
- **Tenant Preferred: Type of Tenant Preferred by the Owner or Agent.**
- **Bathroom: Number of Bathrooms.**
- **Point of Contact: Whom should you contact for more information regarding the Houses/Apartments/Flats.**

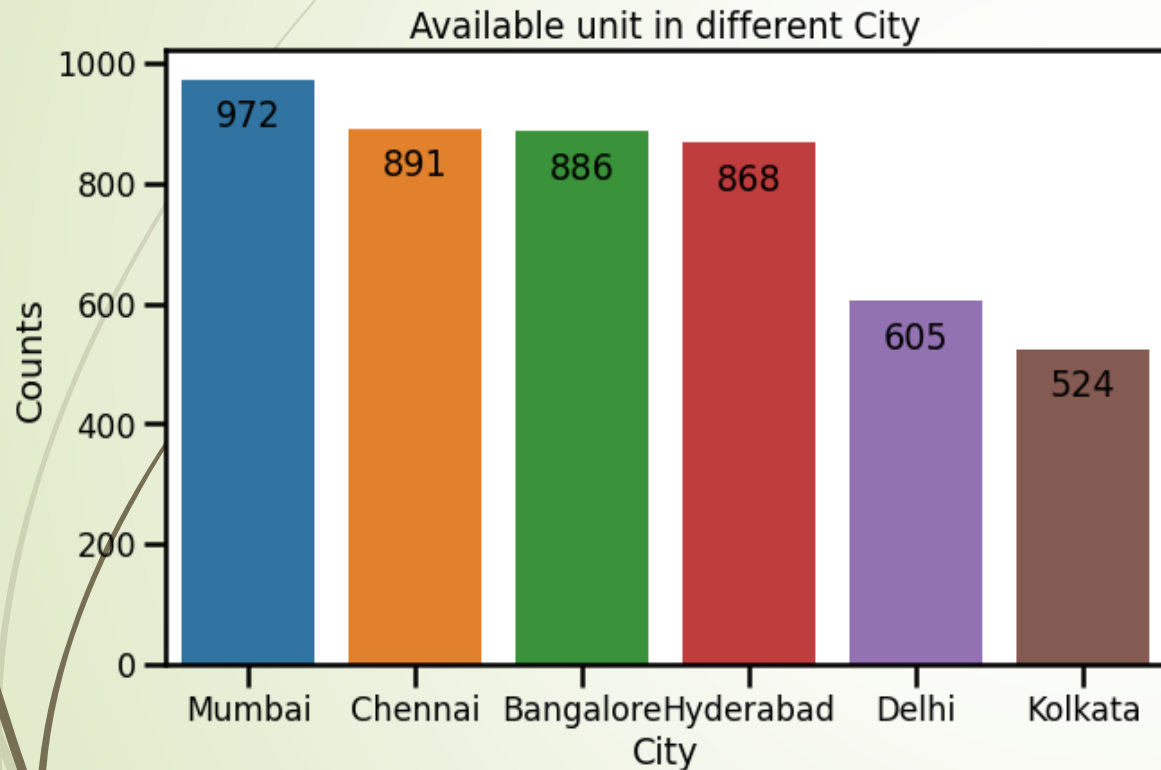


# Problem Statement

- Which City is the best return rate ?
  - According this dataset, which unit in Area Locality is the best return rate?
  - Which type of BHK is the highest return rate?
  - Which area type is the highest return rate?
  - Which type of Furnishing Status is highest return rate?
- 



# Available Unit in different City



**Mumbai** – is a financial center, it's India's largest city.

**Delhi** - is the capital of India and a part of the National Capital Territory of Delhi.

**Bengaluru(Bangalore)** - "Silicon Valley of India". As the nation's leading information technology (IT) exporter.

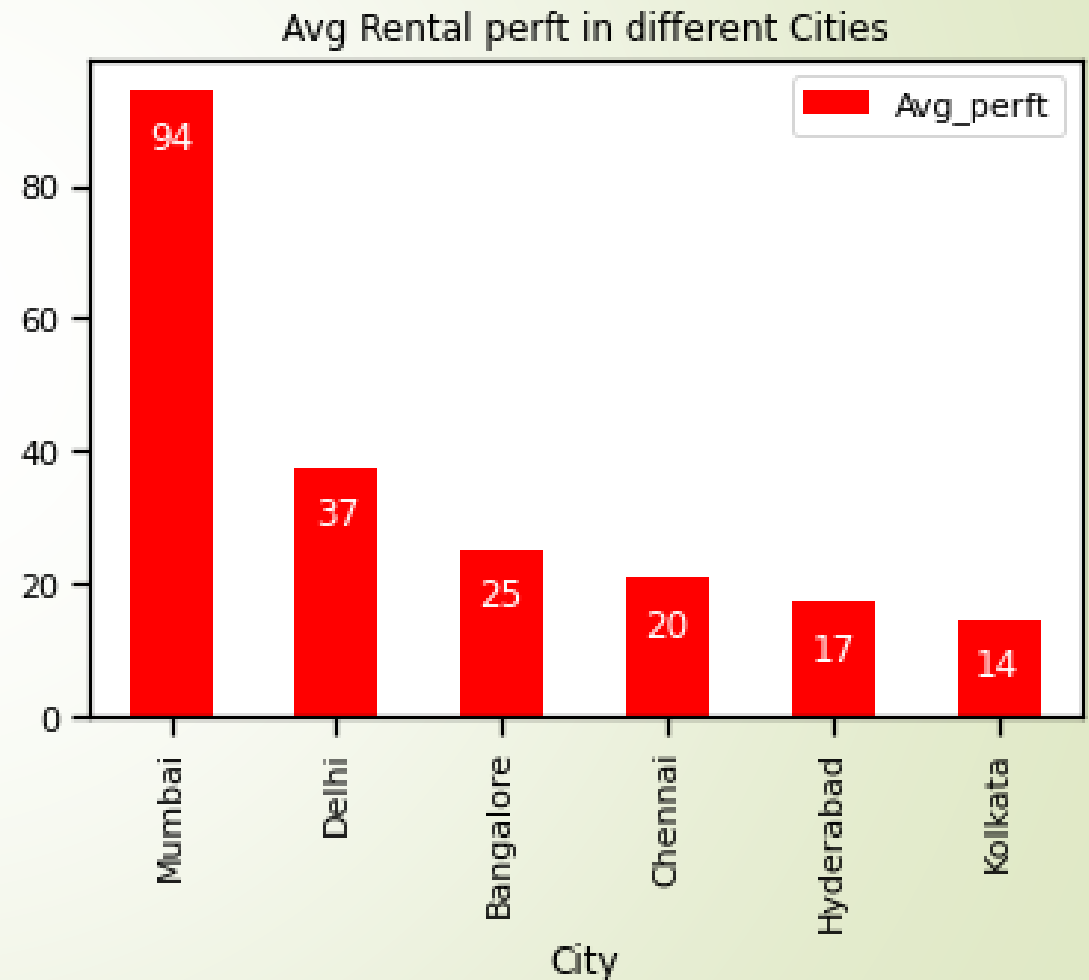
**Chennai** - is the most popular tourist destinations and is India's fifth largest city.

**Hyderabad** - is a global center for trade of rare diamonds, emeralds as well as natural pearls.

**Kolkata** - is the only riverine major port of India.

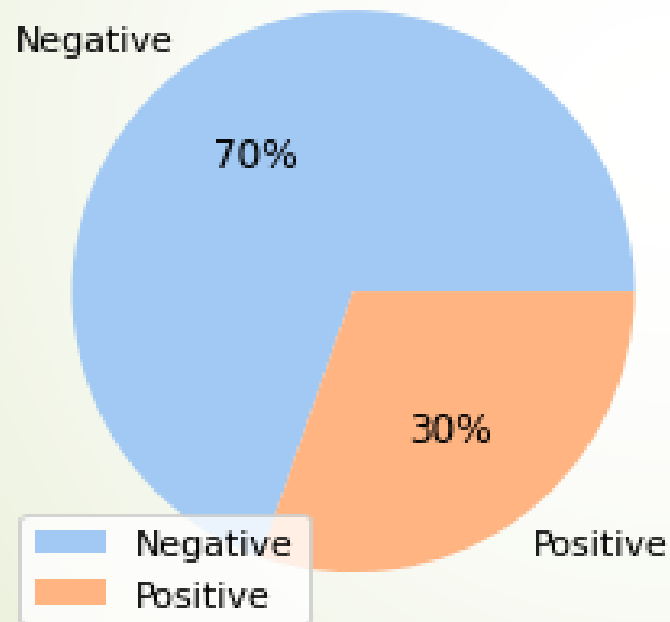
## Different Cities by different Market rate(Per ft)

	Avg_size	Avg_Rent	Avg_perft
City			
Mumbai	905.90	85321.20	94.18
Delhi	786.41	29461.98	37.46
Bangalore	985.93	24966.37	25.32
Chennai	1031.71	21614.09	20.95
Hyderabad	1186.67	20555.05	17.32
Kolkata	787.37	11645.17	14.79



# How many unit is higher than the market rate(Per Ft)?

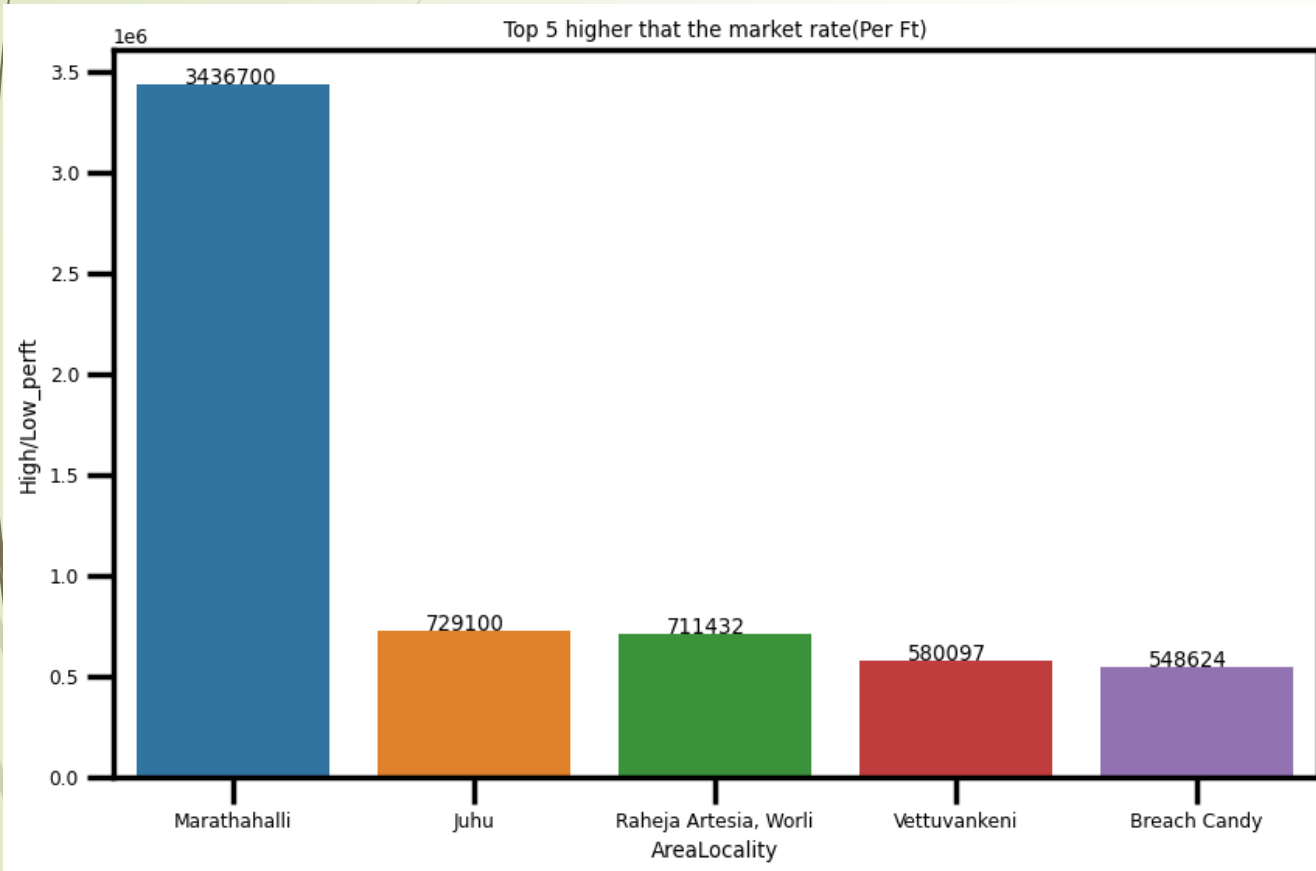
Ratio unit between Negative and Positive



According to the dataset, 70% (3305 unit ) is below the market rate, and 30%(1441 unit ) is higher than the market rate.



# Top 5 Unit higher than Market Rate(Per Ft)



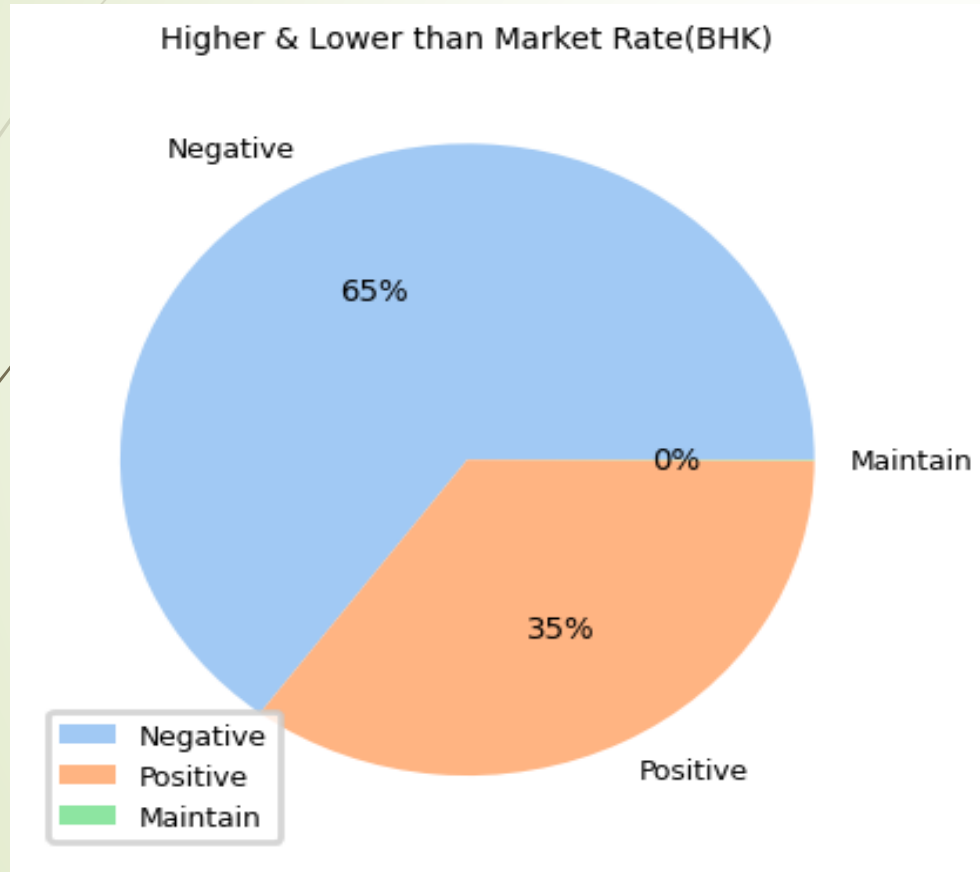
	City	AreaLocality	High/Low_perft
701	Bangalore	Marathahalli	3436700.00
4662	Mumbai	Juhu	729100.00
4663	Mumbai	Raheja Artesia, Worli	711432.48
1049	Chennai	Vettuvankeni	580097.50
4664	Mumbai	Breach Candy	548624.00

# Different Cities by different BHK Market Rate

	City	BHK	Avg_rental_BHK
0	Bangalore	1	9368.33
1	Bangalore	2	16122.04
2	Bangalore	3	61988.58
3	Bangalore	4	113043.48
4	Chennai	1	8455.93
5	Chennai	2	15701.69
6	Chennai	3	35741.91
7	Chennai	4	96350.00
8	Chennai	5	75000.00
9	Chennai	6	170000.00
10	Delhi	1	11332.50
11	Delhi	2	18878.34
12	Delhi	3	44141.56
13	Delhi	4	117455.58
14	Delhi	5	190000.00
15	Hyderabad	1	9753.79

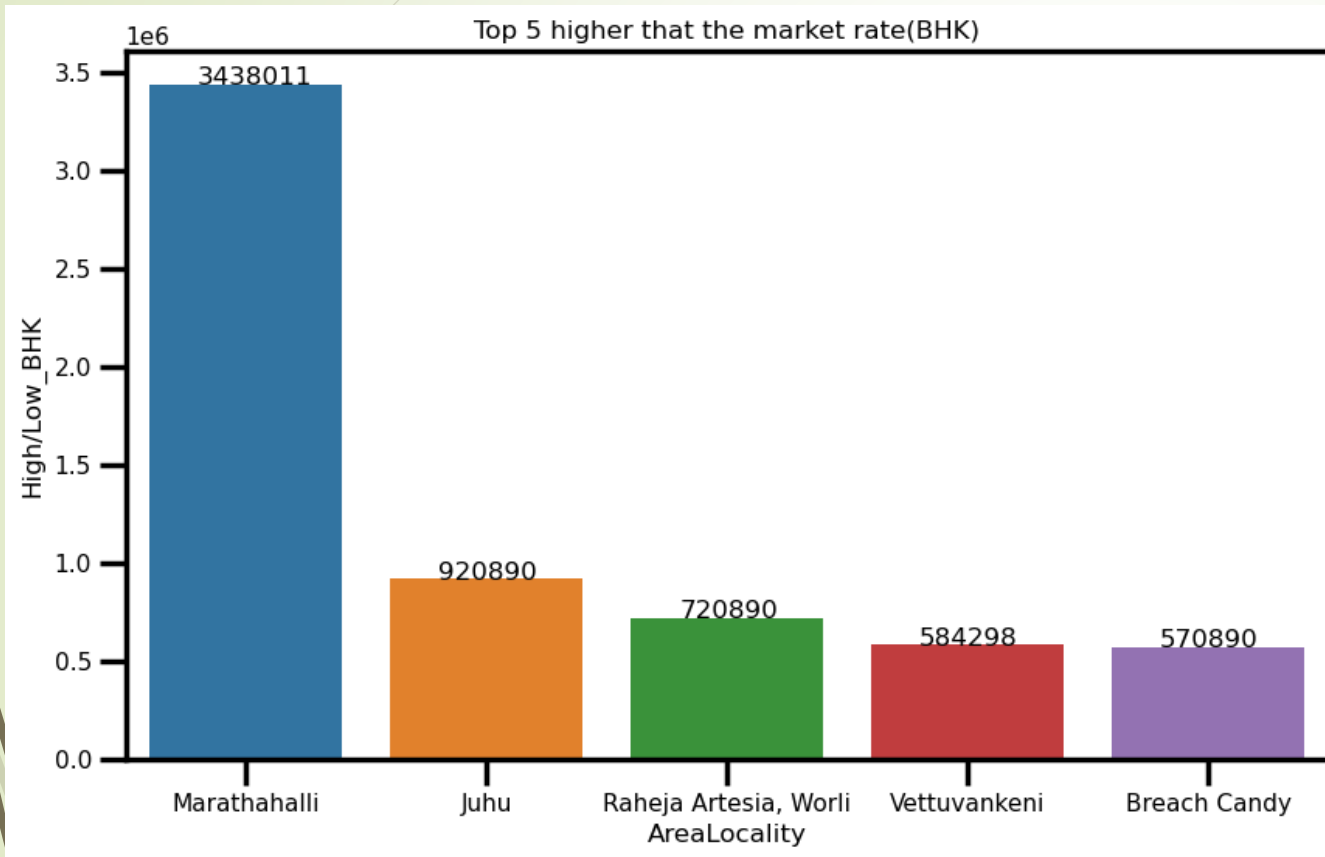
16	Hyderabad	2	13877.65
17	Hyderabad	3	29337.65
18	Hyderabad	4	95730.77
19	Hyderabad	5	131666.67
20	Hyderabad	6	45000.00
21	Kolkata	1	6897.18
22	Kolkata	2	10687.85
23	Kolkata	3	19666.58
24	Kolkata	4	26909.09
25	Kolkata	5	23750.00
26	Kolkata	6	20000.00
27	Mumbai	1	29218.84
28	Mumbai	2	57768.20
29	Mumbai	3	122009.24
30	Mumbai	4	279109.59
31	Mumbai	5	442727.27

# How many unit is higher than the market rate(BHK)?



According to the dataset, 70% (3076 unit ) is below the market rate, and 30%(1668 unit ) is higher than the market rate. 0%(2 Unit is remain).

# Top 5 Unit higher than Market Rate(BHK)

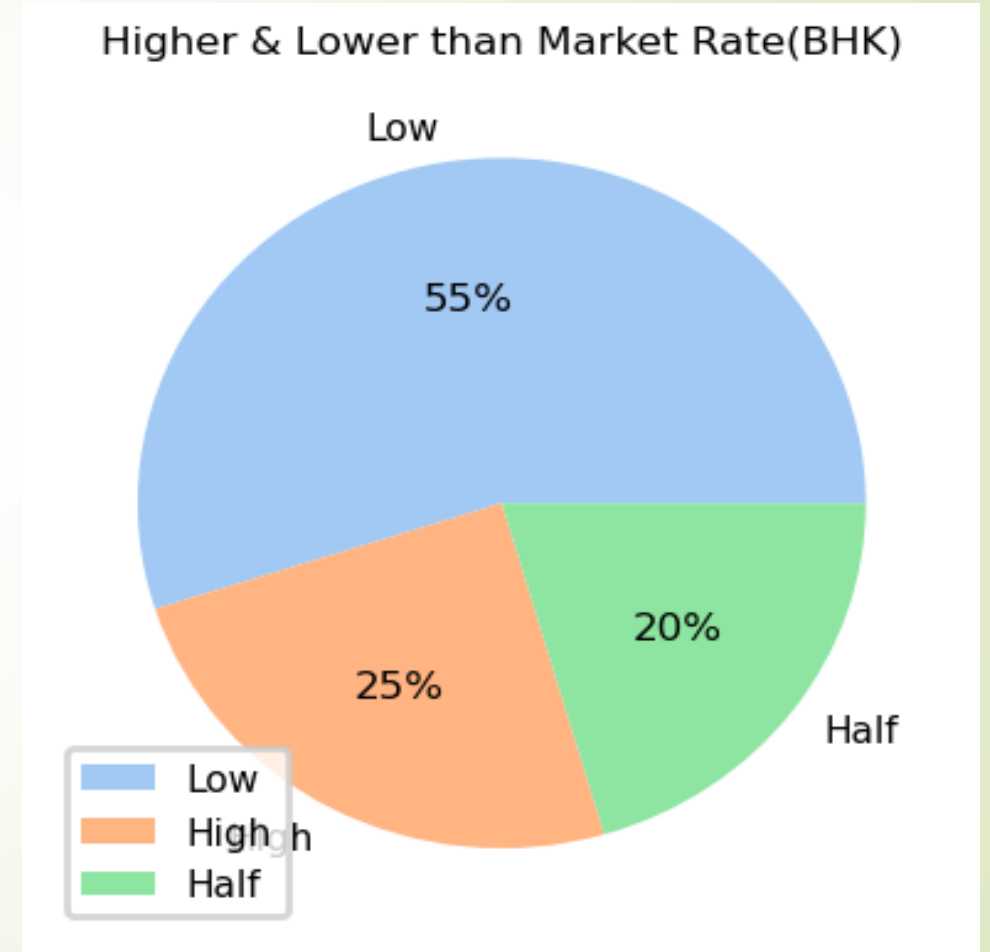


	City	AreaLocality	High/Low_BHK
701	Bangalore	Marathahalli	3438011.42
4662	Mumbai	Juhu	920890.41
4663	Mumbai	Raheja Artesia, Worli	720890.41
1049	Chennai	Vettuvankeni	584298.31
4664	Mumbai	Breach Candy	570890.41

Which City is the most return rate ?

City	Result_perft	Result_BHK	
Mumbai	High	High	237
Hyderabad	High	High	198
Chennai	High	High	175
Kolkata	High	High	134
Delhi	High	High	122
Bangalore	High	High	104

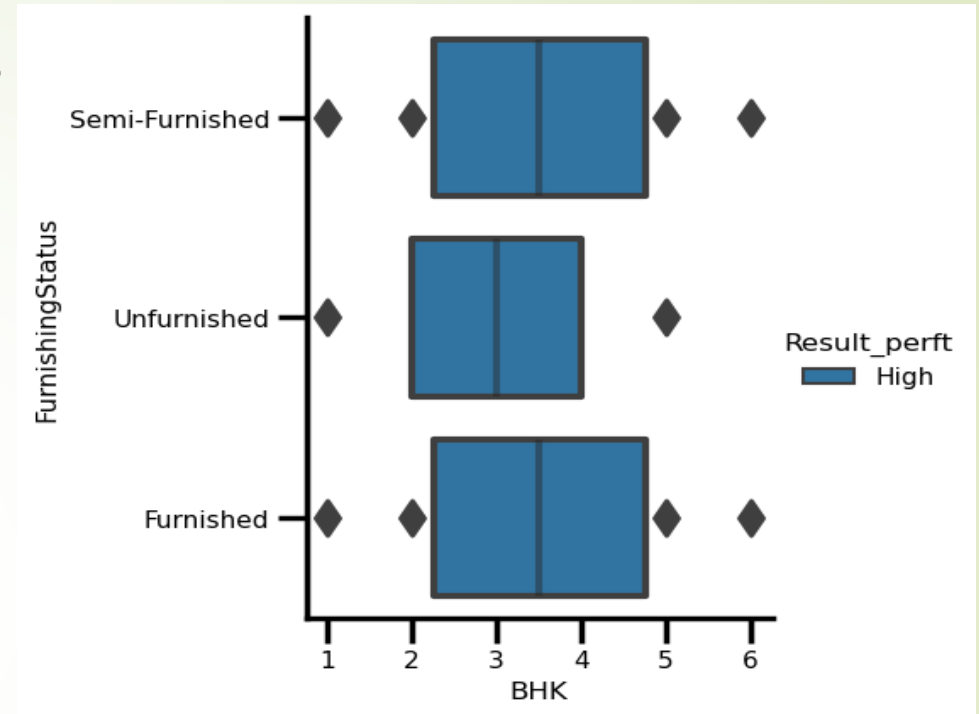
City	Result_BHK	Result_perft	
Bangalore	Low	Low	550
Mumbai	Low	Low	547
Chennai	Low	Low	527
Hyderabad	Low	Low	443
Delhi	Low	Low	274
Kolkata	Low	Low	266





# BHK VS Furnishing Status

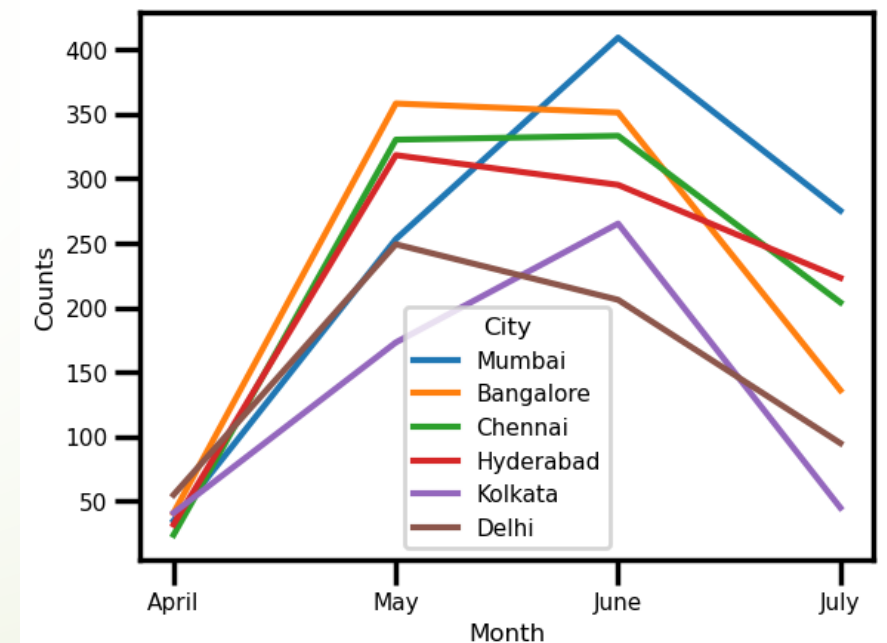
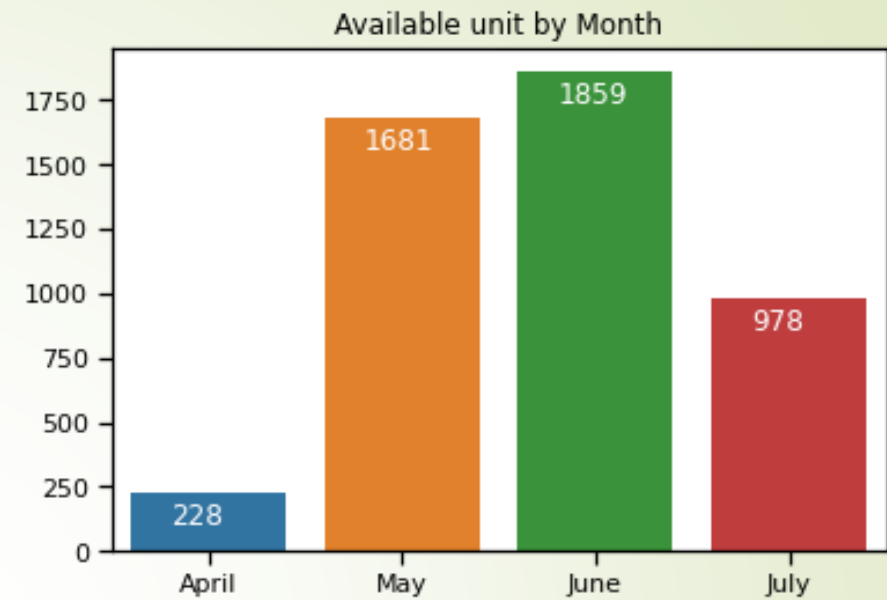
- For the 3BHK and Semi-Furnished is the most unit is higher than the market rate total 266 unit.
- 3BHK and 4BHK, no matter condition is Furnished or semi-furnished, this two type of BHK is the most unit higher than the market rate.



	BHK	FurnishingStatus	Result_perft	Counts
0	3	Semi-Furnished	High	266
1	2	Semi-Furnished	High	216
2	2	Unfurnished	High	192
3	1	Unfurnished	High	134
4	1	Semi-Furnished	High	110

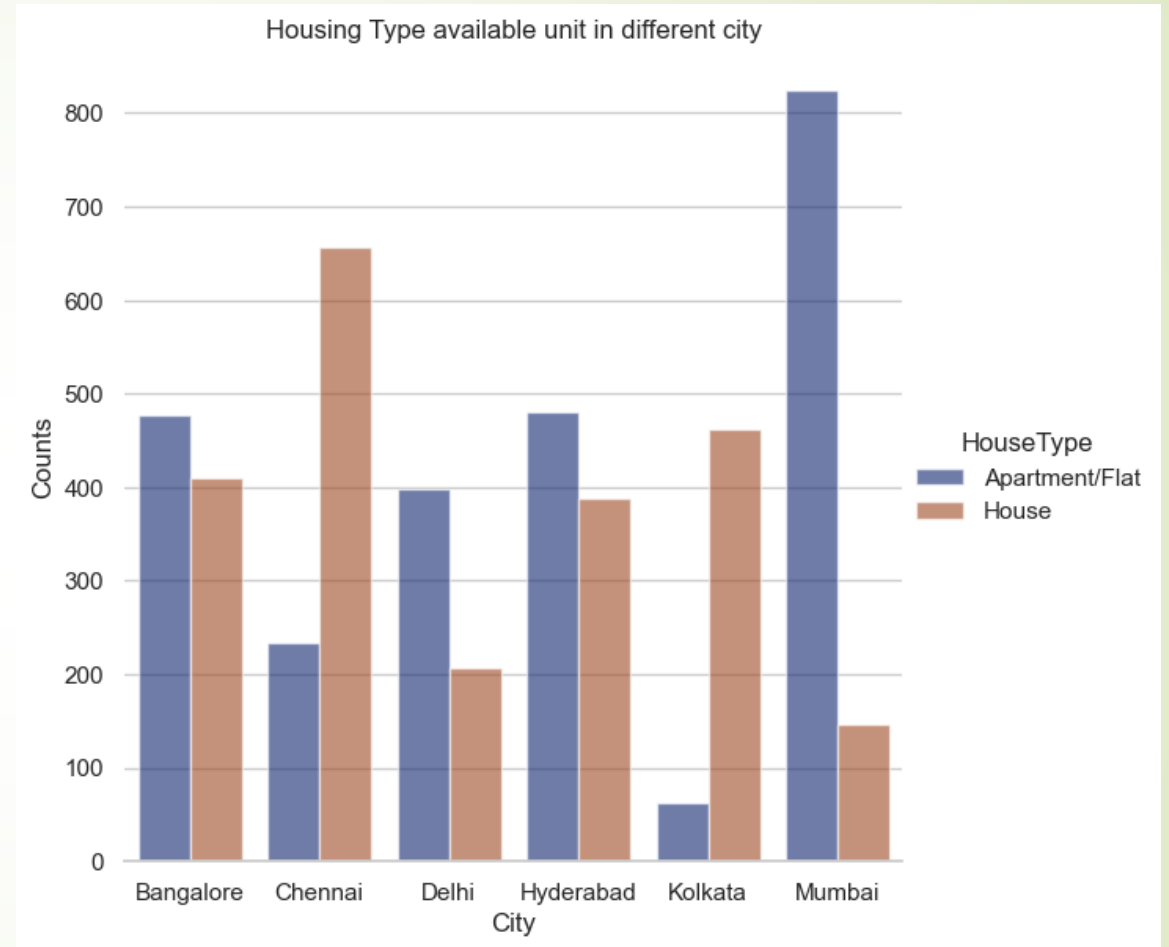
# Market Trend

- According the dataset, the most available unit on June 22 (1859 unit) and the high demand month is April 22( 228 Unit)
- On June 22, Mumbai is the most available unit.



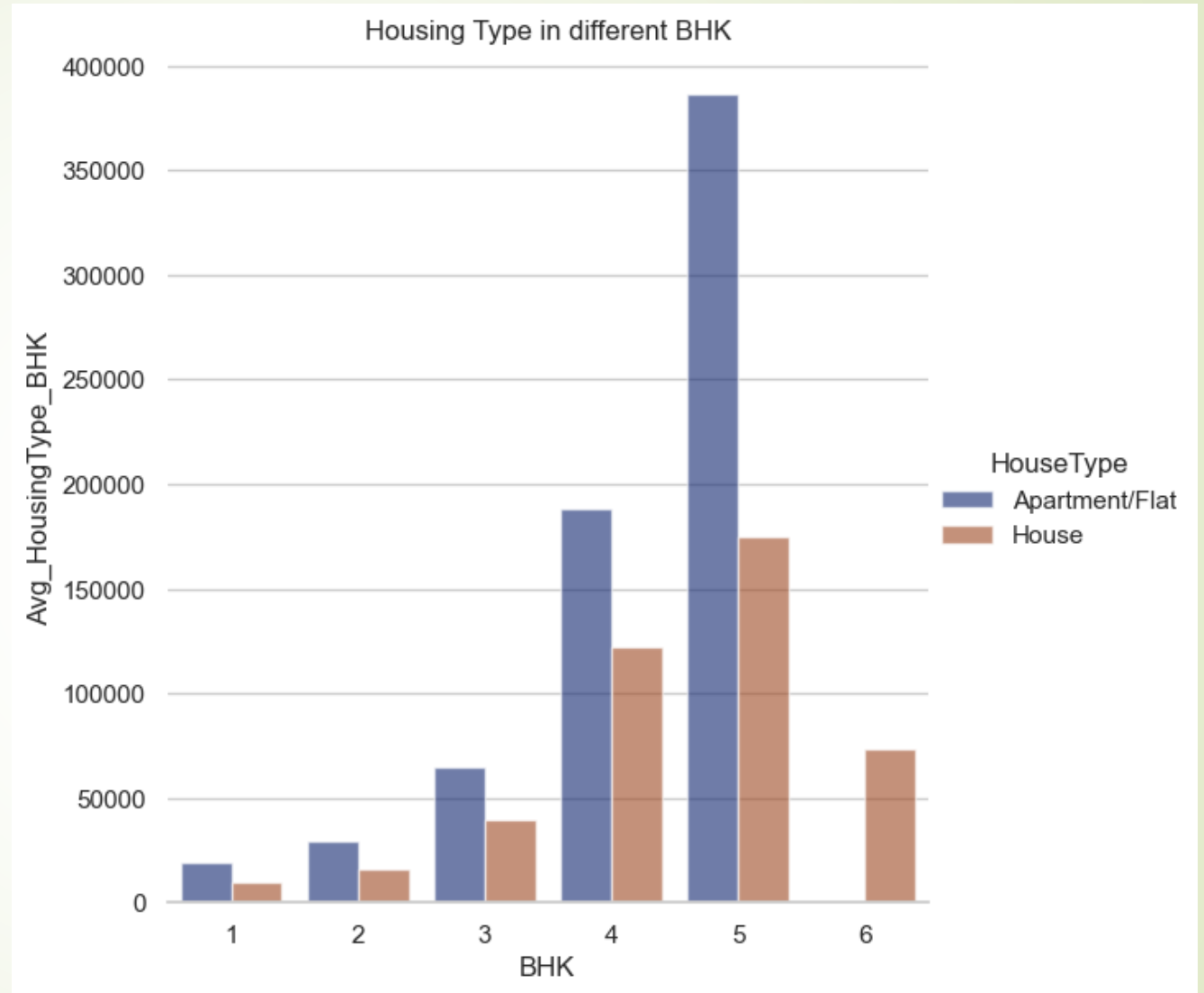
# House Type in Different City

- For the floor below that 3-floor set as House and the more than 3-floor set as Apartment/Flat.
- House most available unit locate at Mumbai - 825 unit.
- Apartment most available unit locate at Chennai - 657 unit.

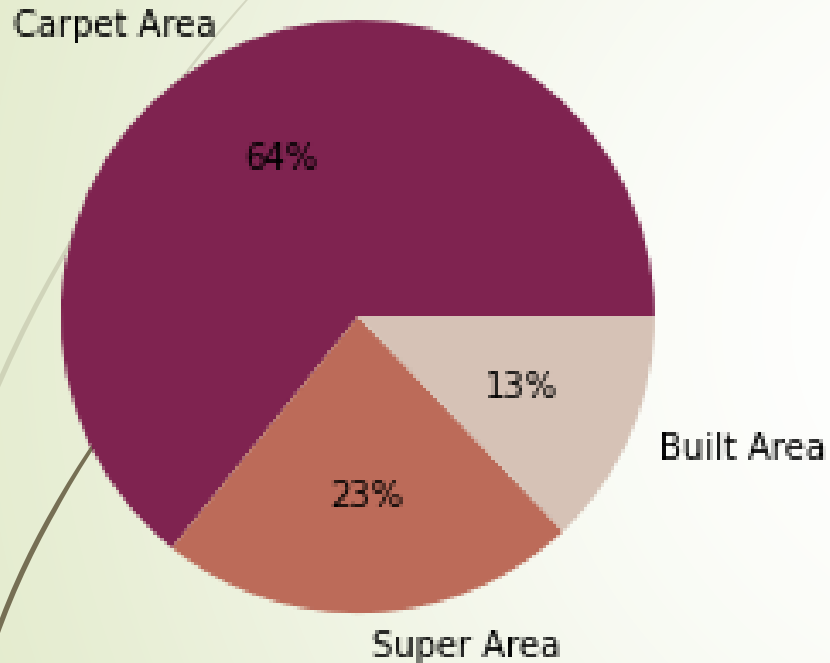


# House type in Different BHK

- Apartment 5BHK is the highest rental rate compared to the other type BHK. The lower rental rate is 1BHK or 2BHK.
- House 5BHK is the highest rental rate. 1BHK and 2 BHK is lower rental rate compared to other BHK type.



# Condition of Floor



## ➤ Carpet Area

➤ Carpet area = Area of bedroom + living room + balconies + toilets – the thickness of the inner walls

## ➤ Super area

➤ Super built-up area = Built-up area + common areas (stairs, lobbies, lift, pool etc)

## ➤ Built area

➤ Built-up area = Carpet area + area of walls + area of balcony

Carpet area at least cover bedroom, living room and balconies.





# Conclusion

- **Which City is the best return rate ?**
- Mumbai is the highest return rate.
- **Which unit in Area Locality is the best return rate?**
- Marathahalli is locate at Mumbai City, and this unit is the highest return rate.
- **Which type of BHK is the highest return rate?**
- The 1 and 2 BHK have higher resale and rental value, especially in a vital location. According to the huge demand and supply of 1 or 2 BHK units, the owner can sell it at a fantastic price. If you wish to step in real estate investment or buy a home that will prove to be your safe space, then you can always opt for 1 or 2 BHK as they offer long-term investment, good rentals, and better value over time.
- **Which area type is the highest return rate?**
- According to the dataset, the 3 type of area carpet is not necessary but at least cover bedroom, living room and balconies.
- **Which type of Furnishing Status is higher return rate?**
- Semi-Furnished and furnished is benefit to landlord , cause tenant can save money to purchase new furniture, beside that landlord no need spend extra money to move out the stuff and reused once the tenancy ends



# Thank You

<https://github.com/Ansonex/housingrent-India-2022.git>