

REPORT ON ANALYSING HOUSING PRICES IN METROPOLITAN AREAS OF INDIA

1. INTRODUCTION:

Food, cloth, shelter is the basic requirement of each and every human being every one desires to have their dream home with their lifetime, but in reality, not every body's fortunate to own their dream home. Various factors play an important role in possessing a housing unit viz., geographical location area of the house population and various amenities such as parking area, children's play area park, gym, shopping facilities, hospital etc.

1.1 OVERVIEW:

In the reason past the pricing of housing unit shows an upward trend and at times and at times it is quite unaffordable for a common man to own a house due to high prices of the housing units where as their income is not proportionate the increase in housing price. Shortage in supply of housing unit, non-availability of land, difficulties in getting approvals of all government agencies and lead high prices of the dwelling units.

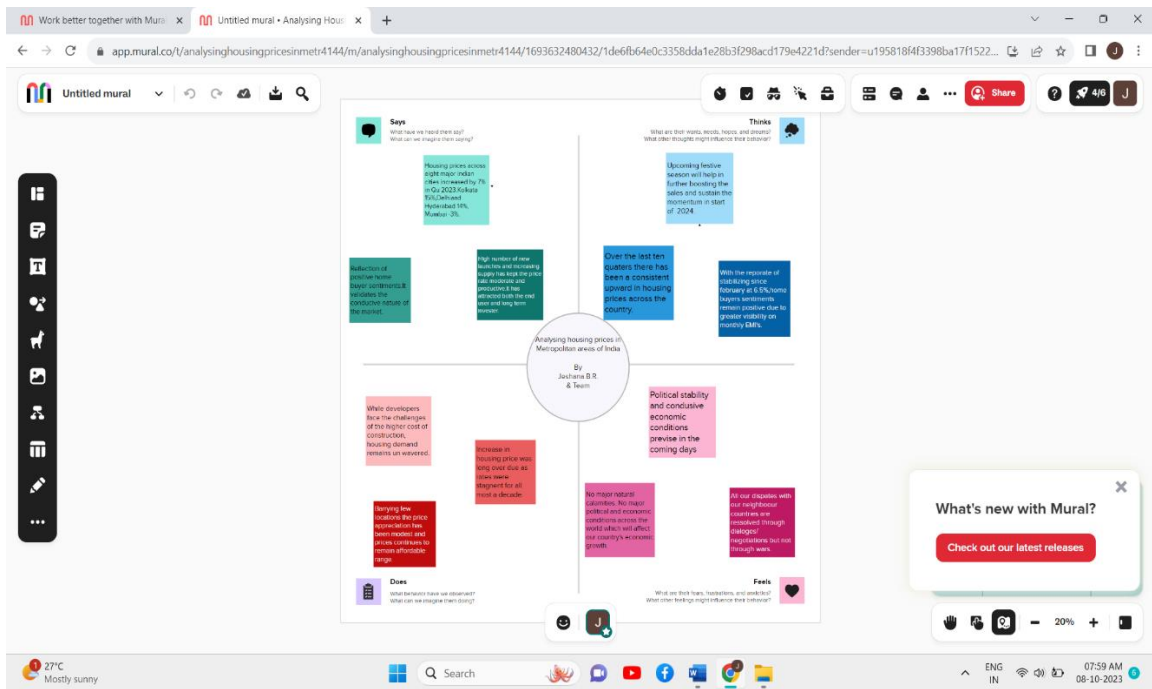
1.2 PURPOSE:

To analyze the pricing strategy of housing units at 6 major Indian cities viz., Delhi, Chennai, Bangalore, Kolkata and Hyderabad. The rise in housing price of these cities differs with each other due to its geographical location and unique features of the cities, employment opportunities, availability of land, population density, governmental regulations, climate conditions and transportation facilities availability of hospitals etc.

2.PROBLEM DEFINITION & DESIGN THINKING:

In this problem definition and design thinking we will see the ideation and thought of this topic through empathy and brainstorming map.

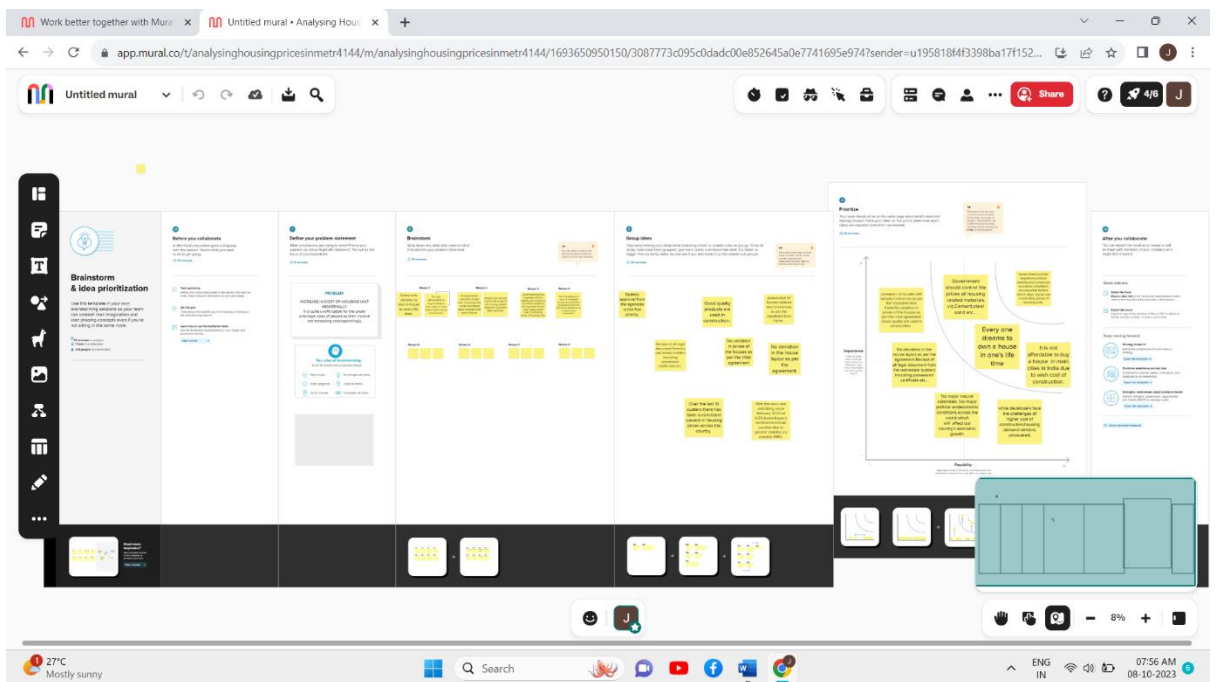
2.1 EMPATHY MAP:



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In this empathy map we saw the people's thoughts, fear and frustrations etc. before buying a house.

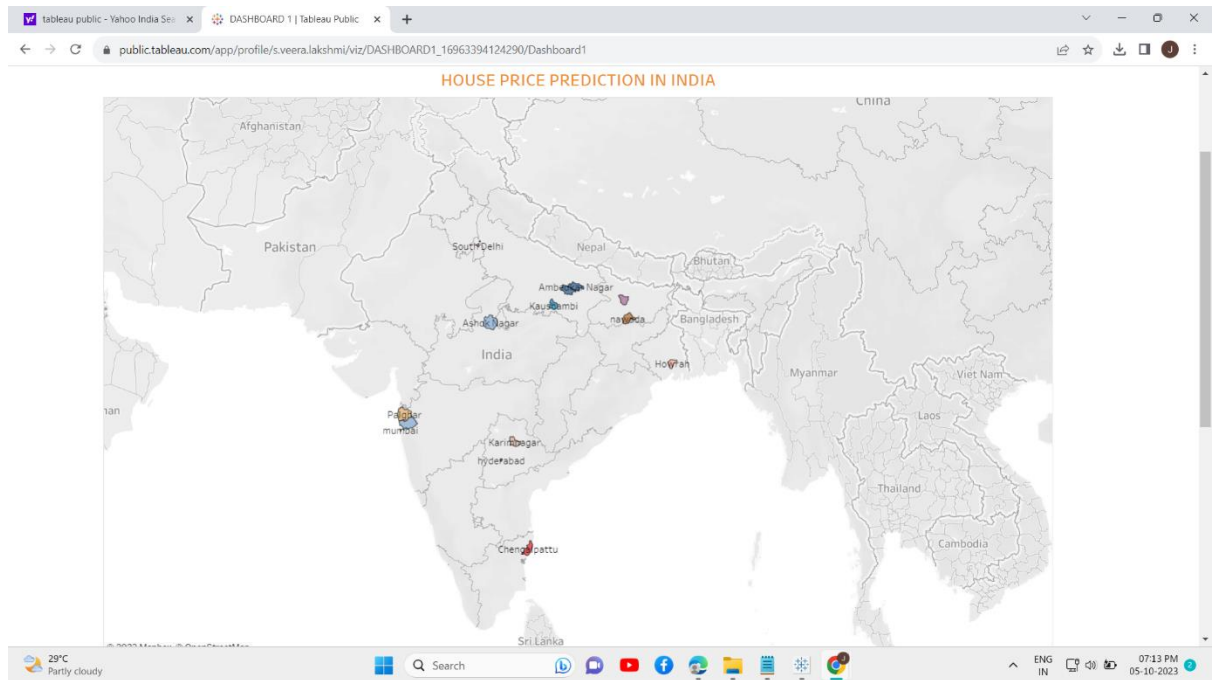
2.2 BRAINSTROMING MAP:



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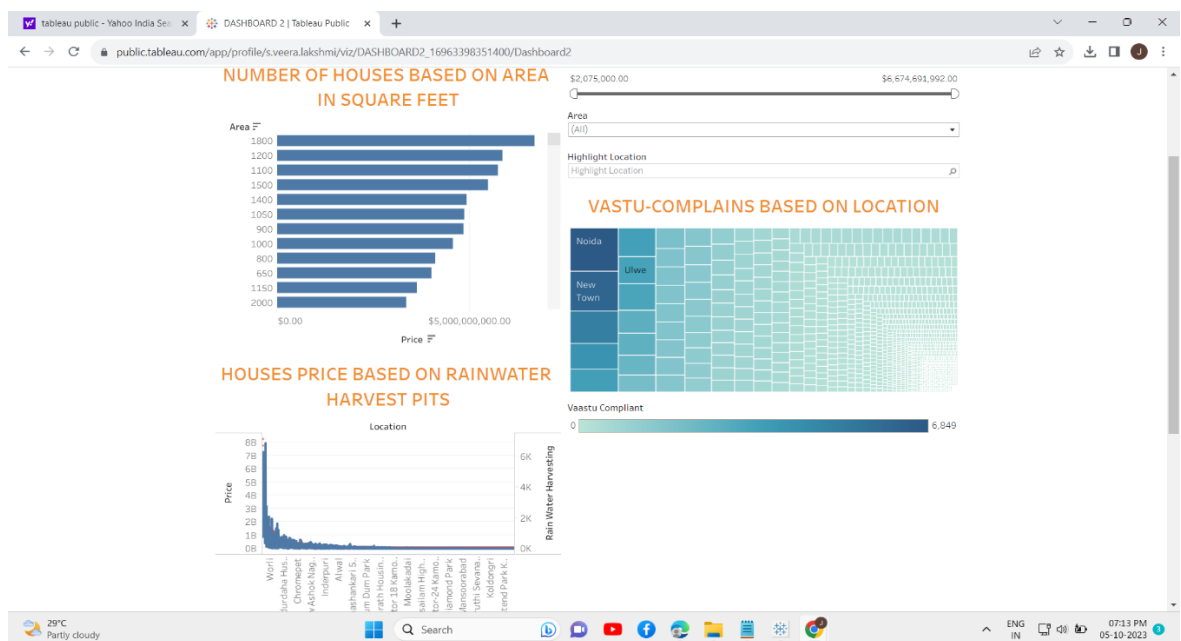
In this brainstorming ideation we saw the overall reasons for the determination as well as thoughts of people before buying a house.

3.RESULT:



3.1 DASHBOARD

In the dashboard 3.1 we saw the location map of house locations in the 6 metropolitan cities.



3.2 DASHBOARD

public.tableau.com/app/profile/sveera.lakshmi/viz/DASHBOARD3_16963399086200/Dashboard3

ALL SERVICES BASED ON LOCATIONS

Location: Domlur

No. of Bedrooms: 5

Area

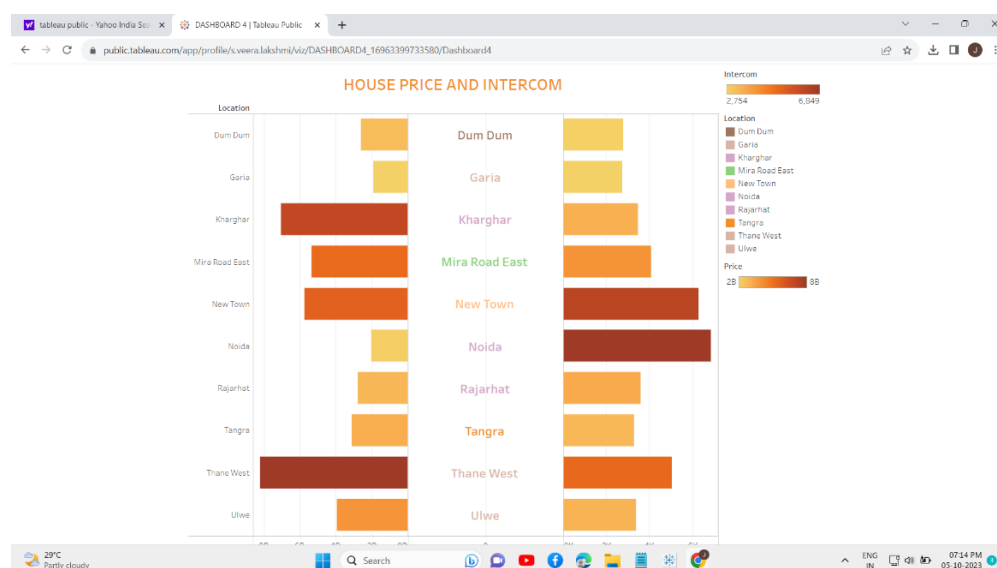
Area	Price
2000	2500
2100	2100
2500	2700
2520	6900
2590	3375
2700	3507
2800	3000
3300	2700
3375	2900
3507	7000
4580	2590
4640	8500
5000	5000
5642	2000
6251	2000
6900	2700
7000	2500
7500	2100
8500	2500
9000	2700

HOUSE PRICE BASED ON NUMBER OF BEDROOMS

Location

Location	Price
Audhuri East	2500
Bailgange	2100
Benapur	2700
Dahli	6900
Eli Bypass	3375
Goff Links	3507
Goregaon	3000
Goregaon East	2700
Hari Nagar	2900
Jodhpur Park	7000
Kalyan	2590
Kandivali East	8500
LB Nagar	5000
Manikonda	2000
mumbai	2000
mpura Vashi	2700
Prest Vihar	2500
Punjabi Bagh	2500
Rajajinagar	7500
Sankh Farms	6251
Tor 13 Dwarka	4580
Son	5642
Topsia	9000

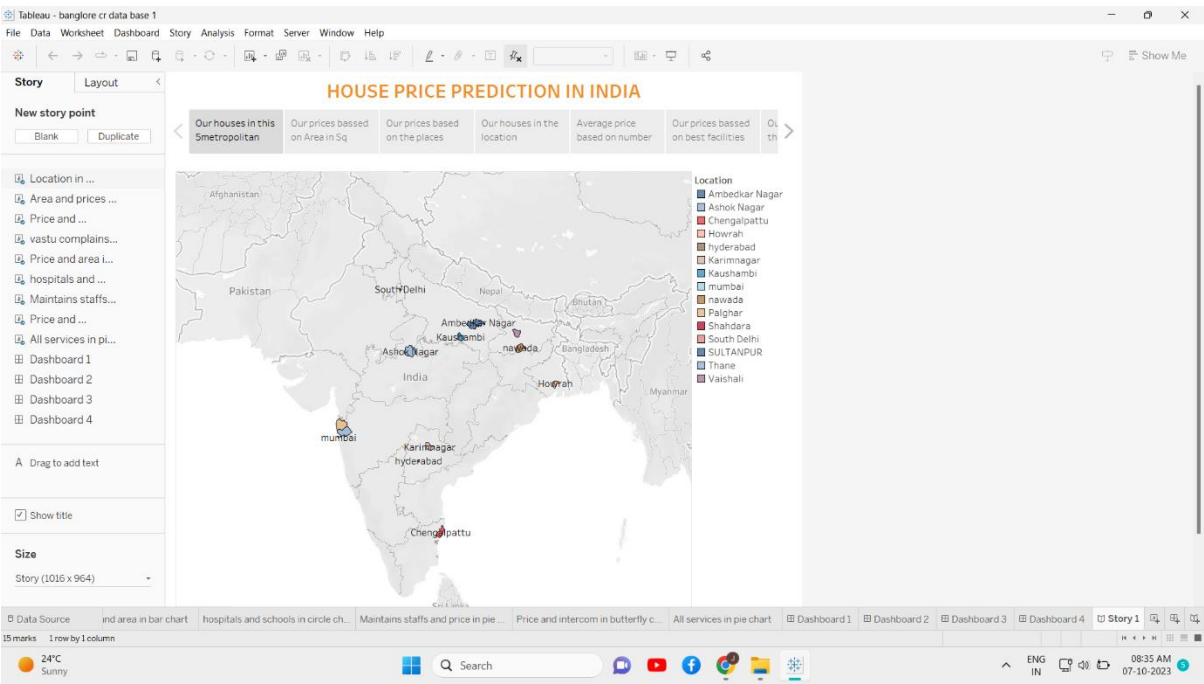
In this above dashboard 3.3 we saw the pie chart of all services availability based on location. We saw the bar chart of one of the housing price determinants No. of bedrooms.



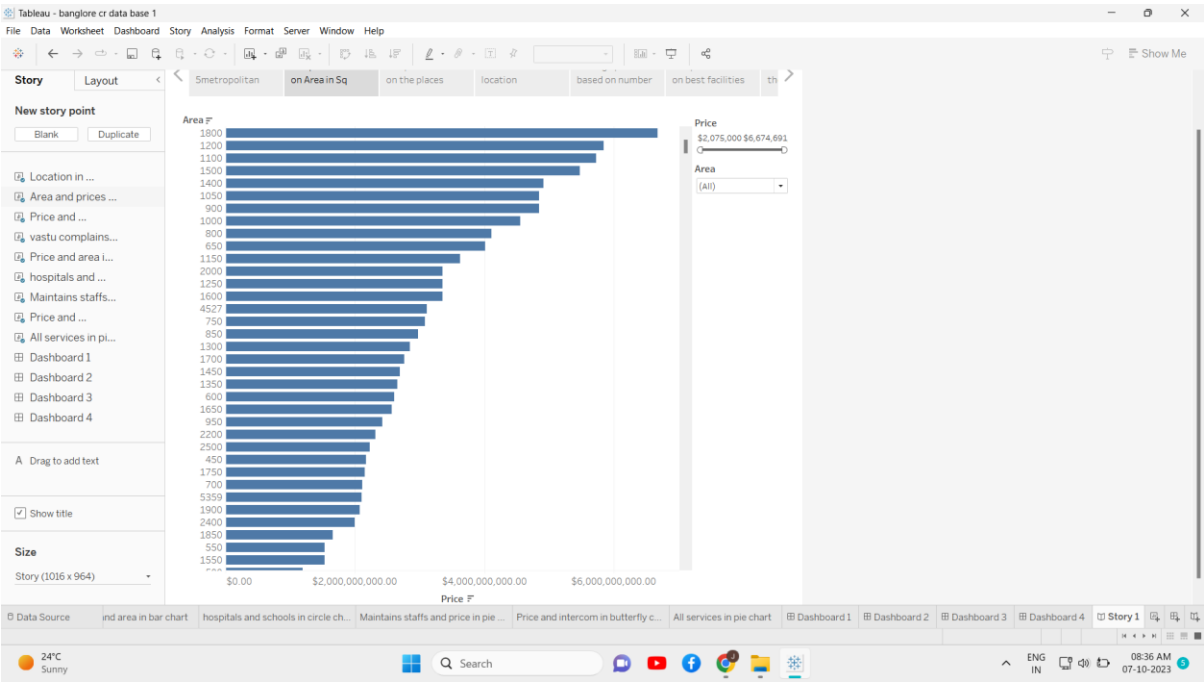
3.4 DASHBOARD

In the dashboard 3.4 we saw the butterfly chart of one of the housing price determinants is intercom.

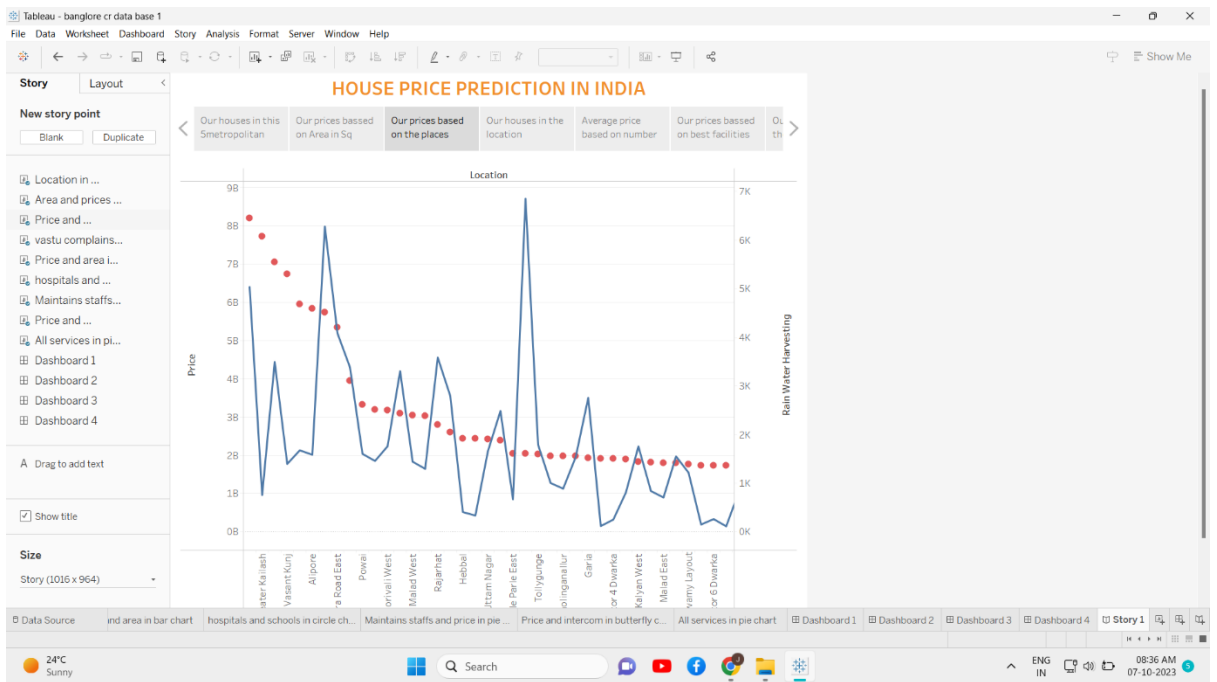
STORY:



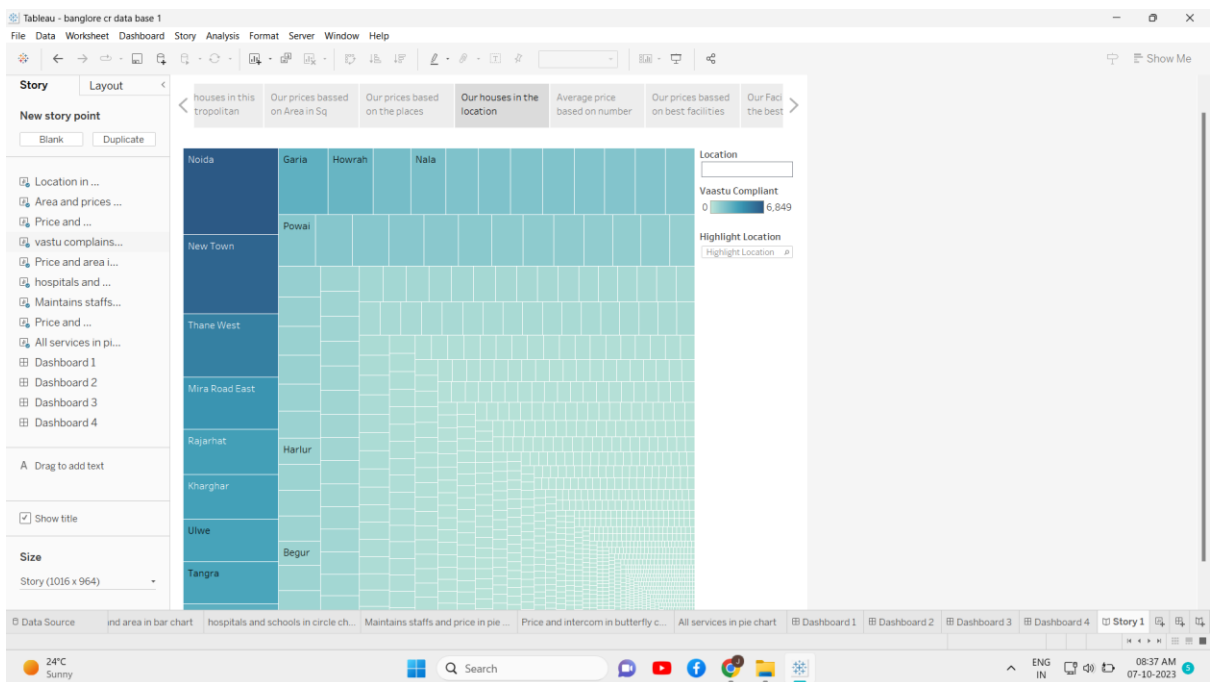
3.5 AREAS ON LOCATION MAP



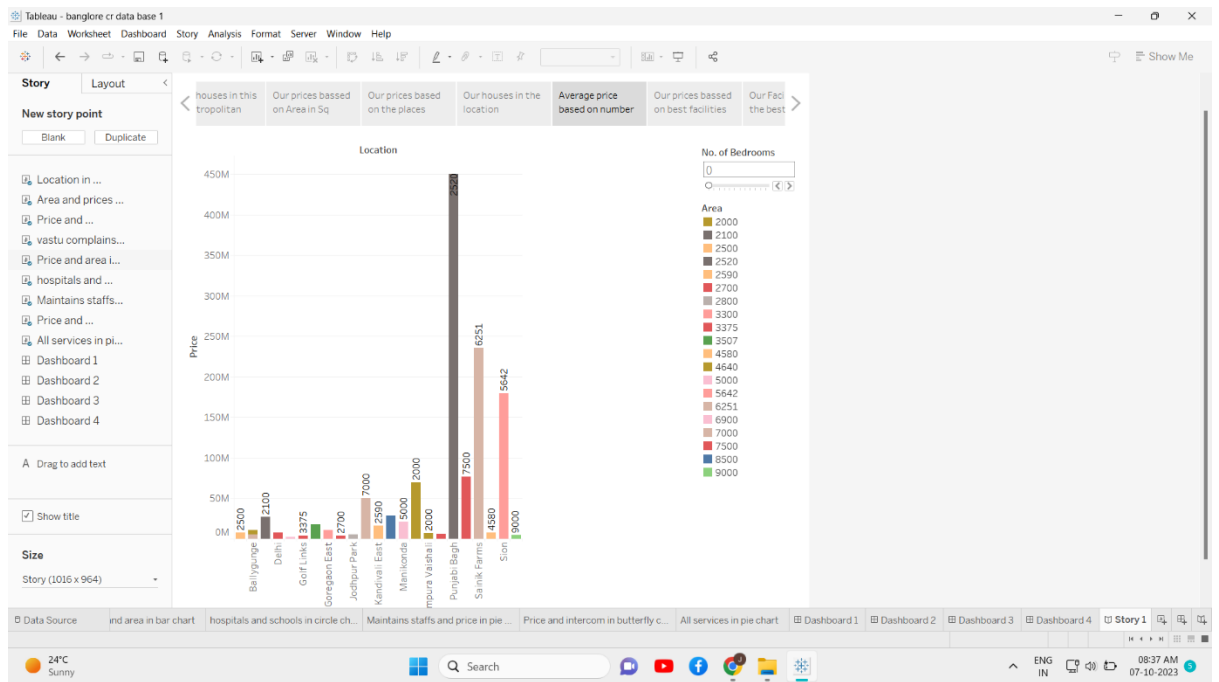
3.6 AREAS AND PRICE ON HORIZONTAL BAR CHART



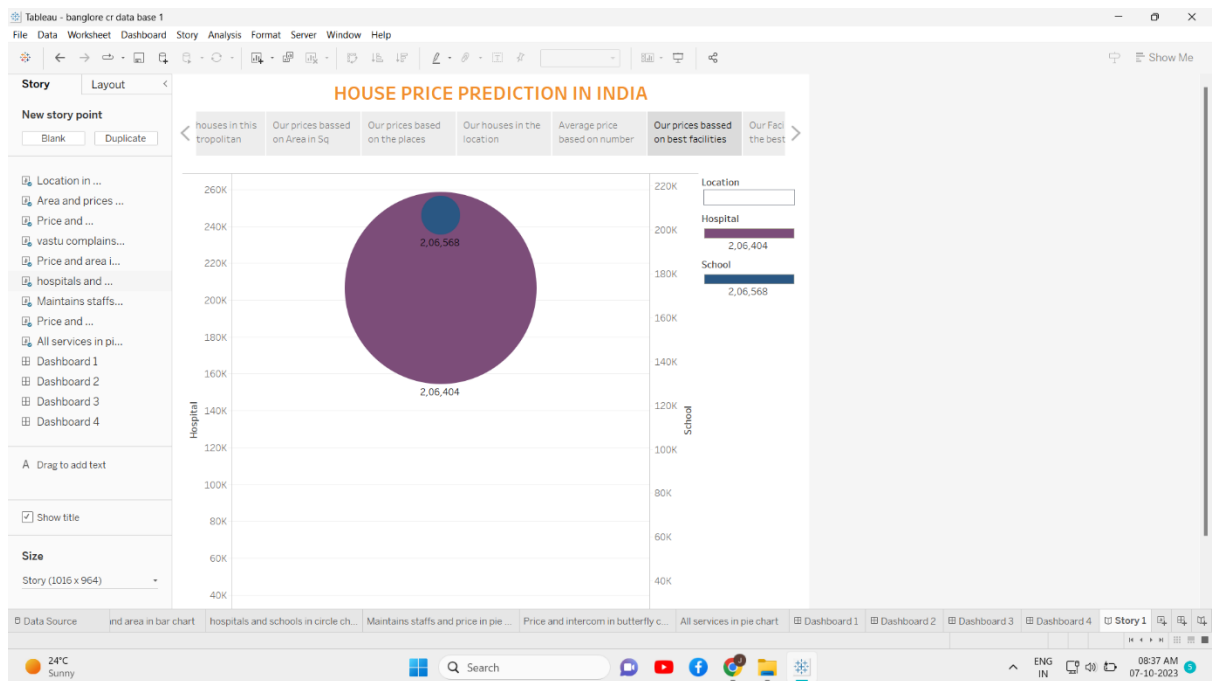
3.7PRICE AND RAINWATER HARVESTING IN CIRCLE AND LINE CHART



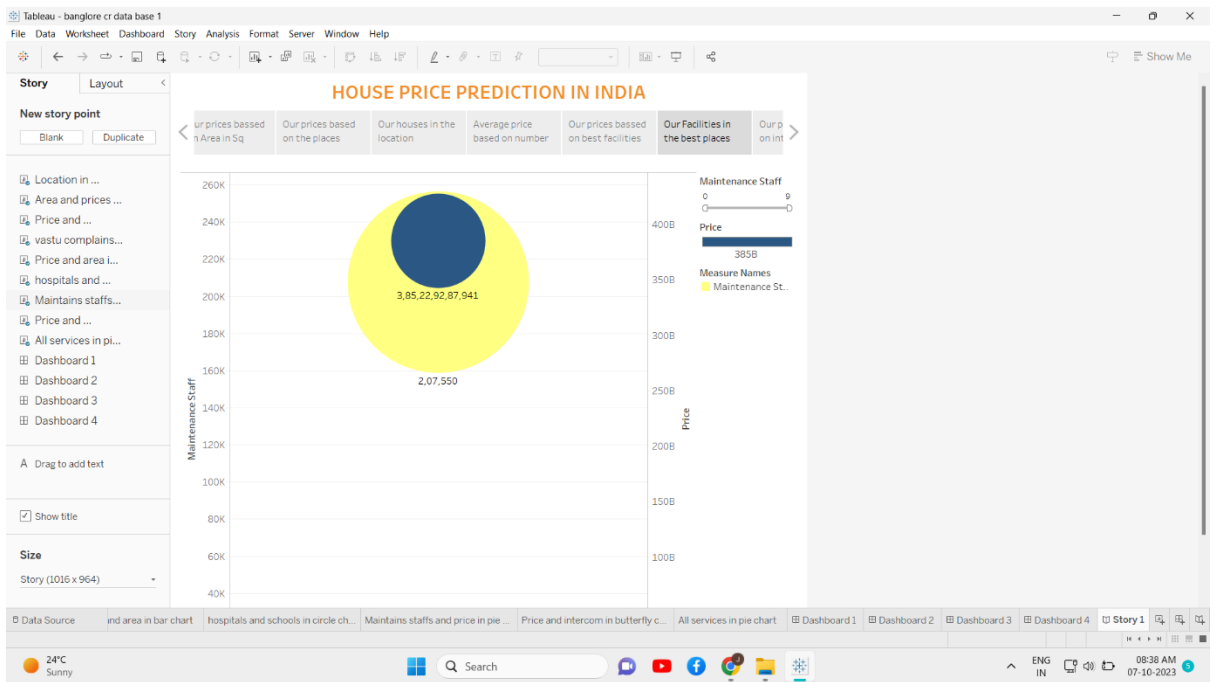
3.8 VASTU COMPLAINS BASED ON LOCATION IN TREE MAP



3.9 HOUSING PRICE AND AREA IN BARCHART BASED ON NUMBER OF BEDROOMS

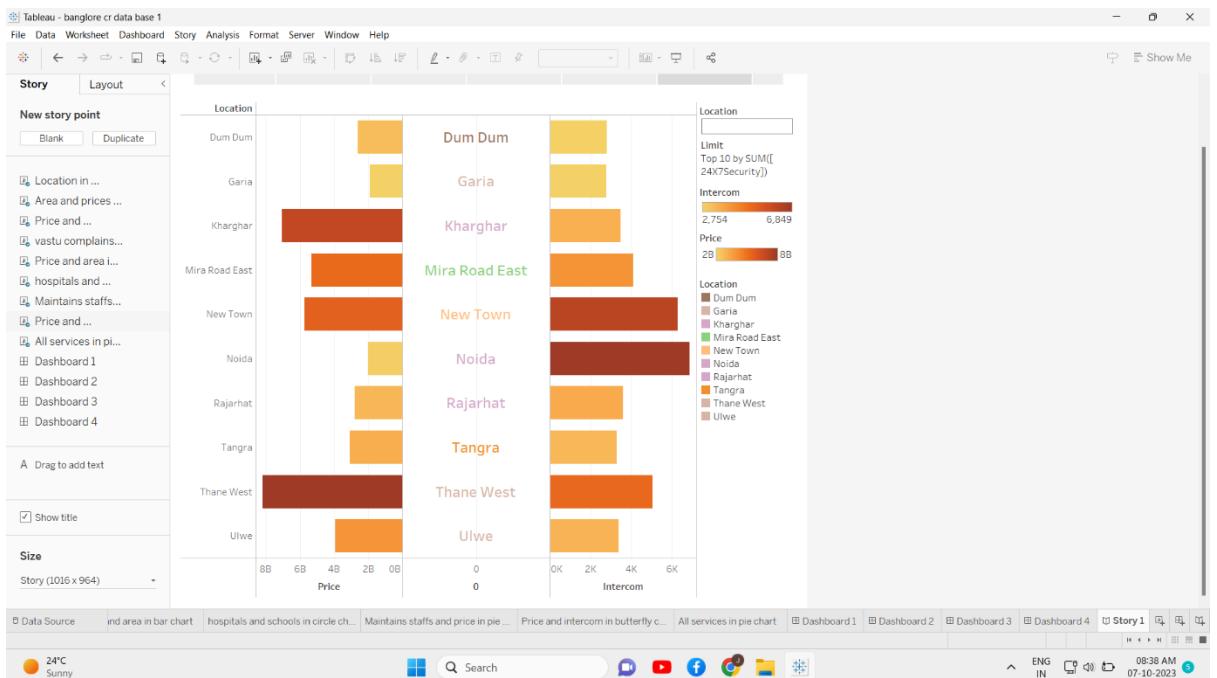


3.10 HOSPITAL AND SCHOOL NEAR THE HOUSES IN CIRCLE CHART

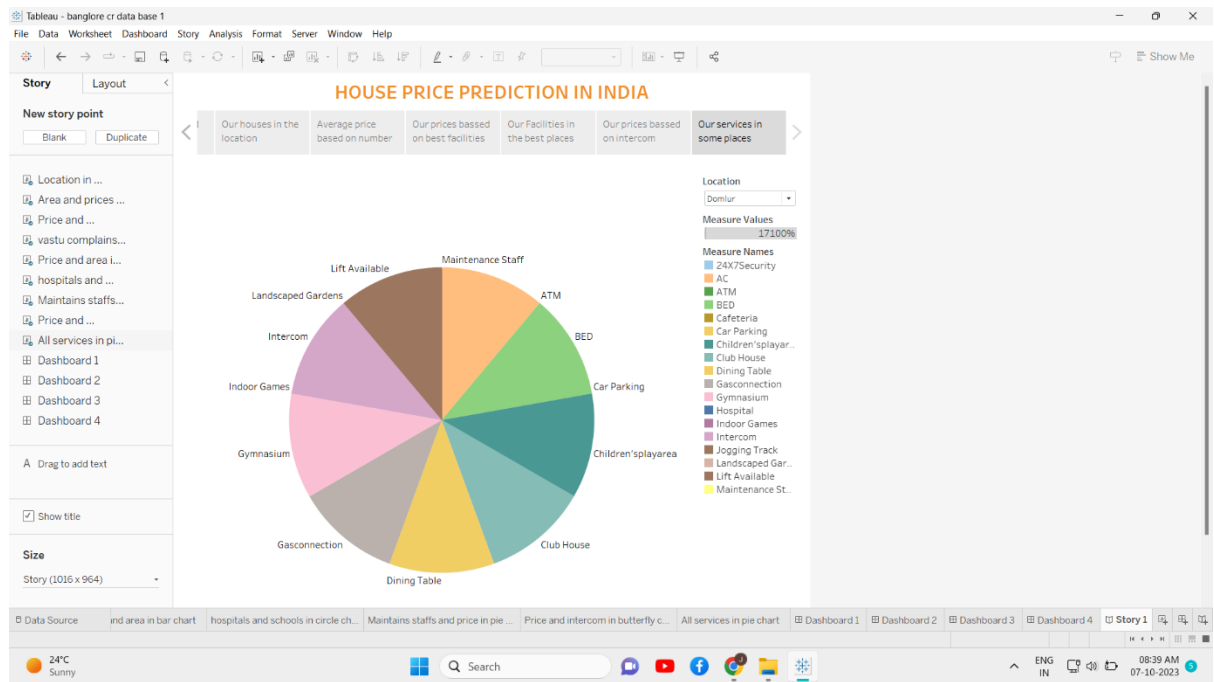


3.11 MAINTENANCE STAFF AND PRICE IN CIRCLE PIE CHART

In the story 3.10 we saw the chart of hospitals and schools available near houses and the story 3.11 we saw the chart of price determinants on maintenance staff.



3.12 PRICE AND INTERCOM IN BUTTERFLY CHART BASED ON LOCATION



3.13 ALL SERVICES IN PIE CHART BASED ON LOCATION

4. SOLUTION:

As an individual or an organization cannot control the high prices of housing units in any locality. The government should control the price through various rules and regulations and to ensure those rules and regulations are implemented properly. Government introduces various initiatives for the speedy approval of the projects and cut the red-tapism, government through regulations control the real estate owners in against arbitrary increase in housing units, Construction as per the approved planning then proper road facilities, sewage facilities, rainwater harvesting facilities and provide subsidy for solar power.

5.ADVANTAGES AND DISADVANTAGES:

ADVANTAGES:

- Makes explicit the relationship between housing and non-housing expenditure.
- More accurate across housing affordability for low-income households.
- Valuable for small area studies.

DISADVANTAGES:

- **Dependent on subjective assumptions about household expenditure.**
- **More onerous data requirements than ratio measure.**
- **Complex and time-consuming.**

6.CONCLUSION:

From the above, we can conclude that high increase in pricing of housing in major cities are great concern and dangerous for the society at large. Every one cannot afford to buy housing units at higher price; hence, one is forced to live in unhygienic conditions and compromises. This is not a sign for any country. Hence, Government should play an important role in controlling the prices of housing units. Government should provide finance at cheapest rate through various banks and financial institutes. Approval of each project on its own merits without diluting any provisions of rule and regulations to be ensured. This will prevent low quality housing units at higher prices.