



India Metropolitan Areas

RATES AND COMPARING PREVIOUS YEAR



What is metropolitan areas?

According to the Indian Census Commission, cities in India with a population of more than four million are considered Metropolitan Cities of India.

Metropolitan Areas:

Mumbai, Pune, Delhi, Ahmedabad, Surat, Chennai, Kolkata, Bangalore, and Hyderabad are the nine metropolitan cities of India with a population of more than four million.

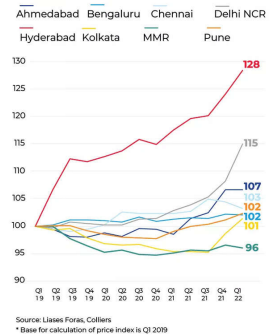
POPULATIONS:

Mumbai - 18 million
Delhi - 16 million
Bangalore - 8.5 million
Hyderabad - 7.6 million
Ahmadabad - 6.3 million
Chennai - 8.6 million
Kolkata - 14 million
Surat - 4.5 million
Pune - 5.05 million

Rate of house price in squar feet :

Bengaluru too witnessed a 10 per cent increase in prices to ₹8,688 per square feet. The prices of residential properties in Chennai went up 6 per cent to ₹7,653 per square feet. In Delhi-NCR, rates shot up 14 per cent to ₹8,652 per square feet. Housing prices in Hyderabad rose 13 per cent to ₹10,530 per square feet.

Housing price index* - Top 8 cities



Comparing previous year:

India house prices grew 1.8% YoY in Mar 2023, following an increase of 3.8% YoY in the previous quarter. YoY growth data is updated quarterly, available from Mar 2011 to Mar 2023, with an average growth rate of 5.1%. House price data reached an all-time high of 30.6% in Mar 2011 and a record low of -11.4% in Sep 2020.

HOUSING PRICE IN METROPOLITAN AREA OF INDIA

3. This is followed by Delhi NCR's increase of 14 percent and 13 percent in Hyderabad. Of the major eight cities, only Mumbai Metropolitan Region (MMR) saw a 3 percent drop in the process of Rs 19,111 per sq foot in the second quarter.

DISADVANTAGES OF APARTMENT

- Maintenance of the common facilities would come at a cost. Typically they range from Rs 1 per sqft to Rs 2.5 (for luxury properties) per month.
- Limited or no freedom to make modifications to the exteriors your home.
- Very limited space to develop interests such gardening or growing smaller farm animals (societies mostly object to the same).
- Sound seepage between the wall of the adjoining apartments or voice from lower or higher floor could irritate you and visa versa especially if you have a nocturnal neighbour.

ADVANTAGES OF APARTMENT

- One of the key advantage of an apartment is security for your family members in the event you are travelling or for the expensive house hold goods.
- Facilities such as power and water backup, uninterrupted supply of cooking gas would help you to live a hassle free life. The scarcity of power and good water is becoming a serious problem in most top cities and the problem is expected to escalate more in the future.
- An apartment which is part of a large development will have a well maintained garden and landscaping as part of the complex. This will provide space for you and your family to take a stroll and relax.

2. As per a joint report by The Confederation of Real Estate Developers' Associations of India (CREDAI), Colliers India and Liases Foras, eight major cities in India saw a 7 percent increase year-on-year, in house prices due to more demand. The reports found that the prices of houses in Kolkata saw an annual increase of 15 percent.

1. In the second quarter (April to June) of the financial year 2023, the houses in Delhi National Capital Region (NCR) have seen a 14 percent year-on-year increase, while the prices in Mumbai Metropolitan Region (MMR) saw a 3 percent decrease.



REPORTS

[See an example](#)

ADVANTAGES AND DISADVANTAGES

