

HOUSING SALES PRICES & VENUE DATA ANALYSIS OF NEIGHBORHOODS OF PUNE CITY, INDIA.

1. INTRODUCTION

Pune is a bustling metropolis in the Indian State of Maharashtra and the eighth most populous city in India, with an estimated population of about 7.2 million as of 2019. It has been ranked as one of the most liveable cities in India several times.

Along with its extended city limits Pimpri Chinchwad and the three cantonment towns of Pune, Khadki and Dehu Road, Pune forms the urban core of the eponymous Pune Metropolitan Region (PMR). The Pune Metropolitan Region (PMR) has grown to 7,256 km² made up of the ten talukas of the Pune district. The twin cities of Pune and Pimpri-Chinchwad along with the three cantonment areas of Pune, Khadki and Dehu Road form the urban core of the PMR, which also includes seven municipal councils and 842 villages.

Situated 560 metres (1,837 feet) above sea level on the Deccan plateau on the right bank of the Mutha river, Pune is also the administrative headquarters of its namesake district.

The city is considered to be the IT capital of India. It is also known as the "Oxford of the East" due to the presence of several well-known educational institutions. The city has emerged as a major educational hub in recent decades, with nearly half of the total international students in the country studying in Pune. Research institutes of information technology, education, management and training attract students and professionals from India and overseas.

As a resident of this city, I decided to use Pune city in my project. The city is divided into 41 boroughs and 100 neighborhoods in total. However, the fact that the boroughs are squeezed into an area of approximately 331.26 square kilometres causes the city to have a very intertwined and mixed structure. The scope of this project is limited to Pune city only.

Rapid industrialisation since the 1960s has led to large influx of people to the city. Housing supply has not kept pace with demand, causing the number of slum dwellings to increase.

Pune is a city with a high population and population density. Being such a crowded city leads the owners of shops and social sharing places in the city where the population is dense. When we think of it by the investor, we expect from them to prefer the boroughs and neighborhoods where there is a lower real estate cost and the type of business they want to install is less intense. If we think of the city residents, they may want to choose the regions where real estate values are lower, too. At the same time, they may want to choose the boroughs and neighborhoods according to the social places density. However, it is difficult to obtain information that will guide investors in this direction, nowadays.

When we consider all these problems, we can create a map and information chart where the real estate index is placed on Pune city and each neighborhood is clustered according to the venue density.