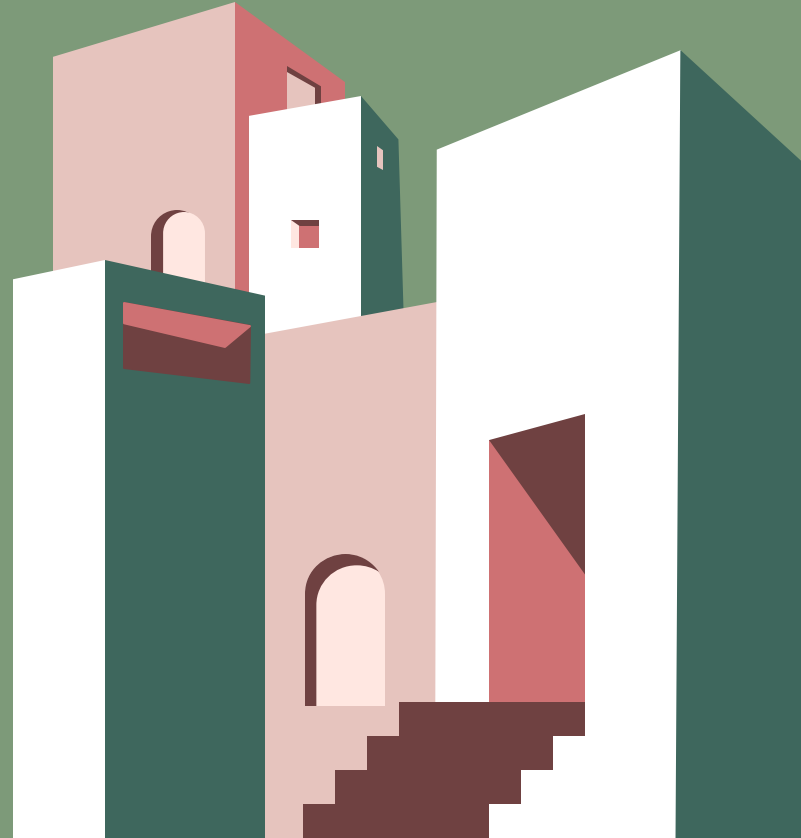


DEPARTMENT OF PHYSICS

RAJAH SERFOJI GOV. COLLEGE (Autonomous)
THANJAVUR - 613 005



PROJECT TITLE

ANALYSING HOUSING PRICE IN
METROPOLITAN AREAS OF INDIA

TEAM MATES.

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SARAVANAPERUMAL	21PE4866

Guided by

P. JAGDISH PADMANATHAN

INTRODUCTION

Since the inception of the theory and idea of development, the common feature that

emerged in different point of time is the developmental gap that emerged in different

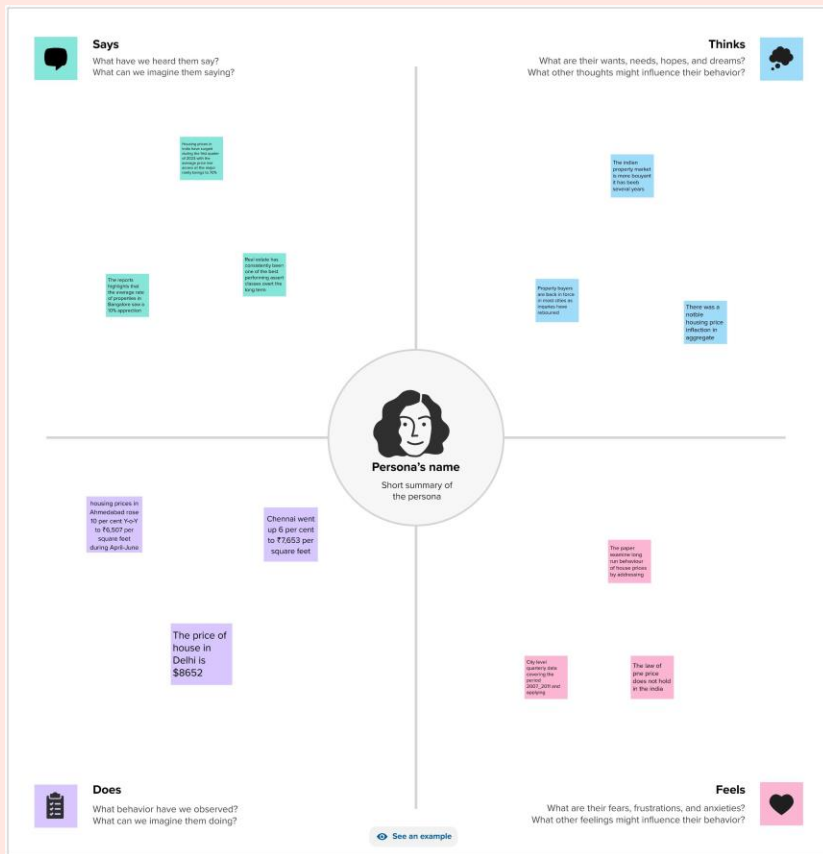
parts of the world and also among various parts of a country in a particular time period.

This disparity in development, like many other indicators, has also been reflected in

India. Traditional development theories believed that agriculture, industrialisation,

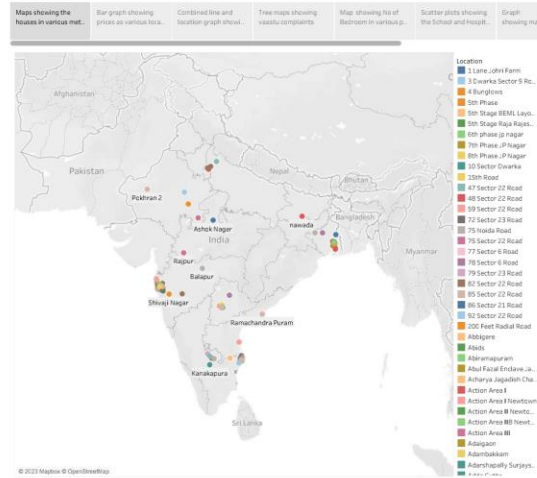
urbanisation, are significant ingredients of growth, and, ultimately important prerequisites for achieving development.

EMPATHY MAP



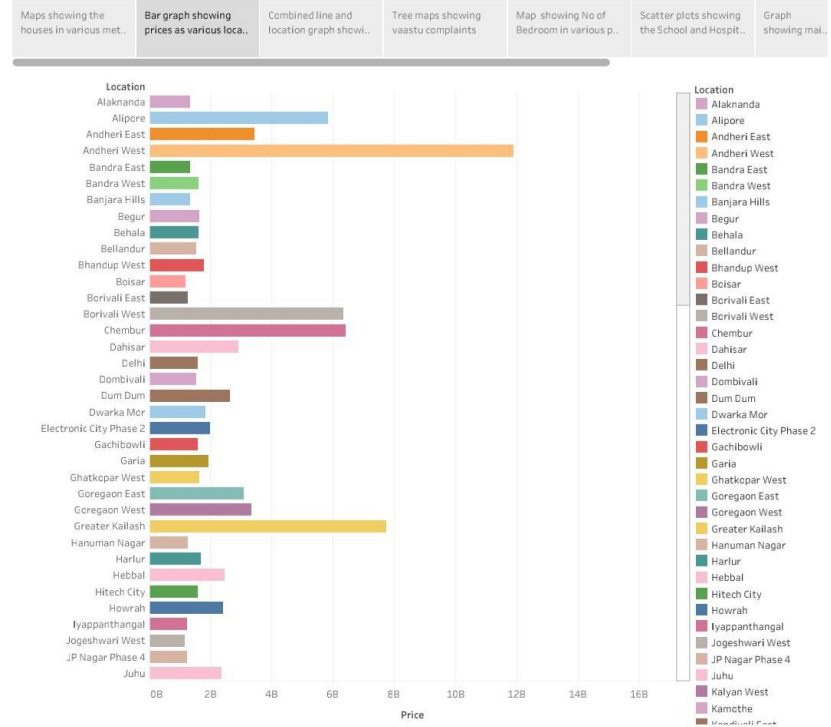
Imap showing the houses in various metro politician City

Story 1



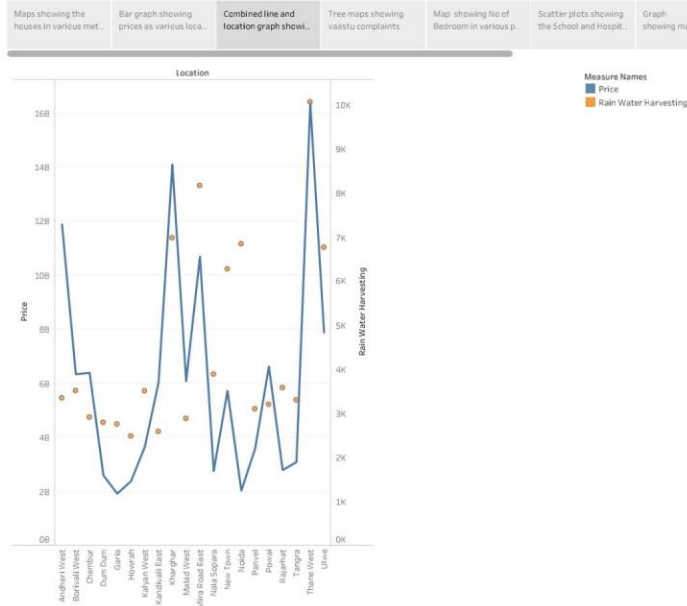
Bar graph showing prices as various location

Story 1



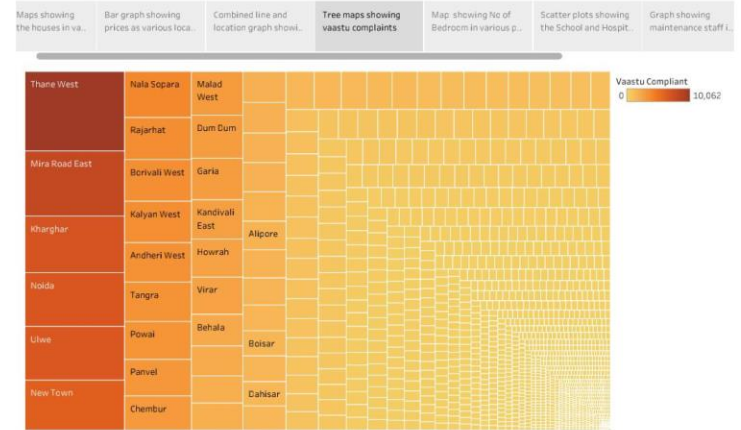
Combined line and location graph showing price and rain water harvesting

Story 1

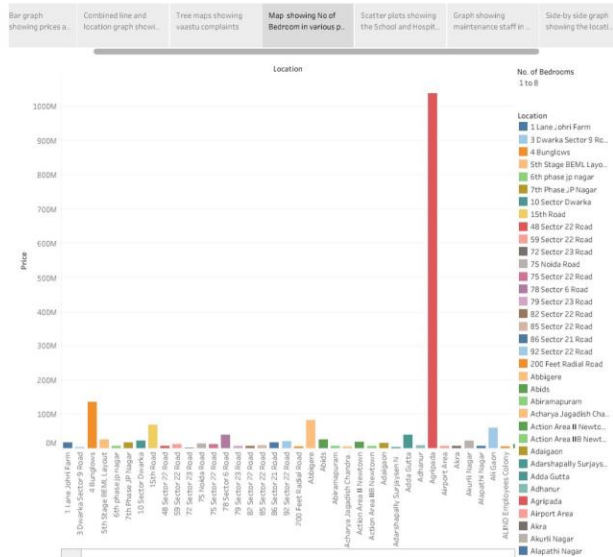


Tree map showing vastu complaints

Story 1



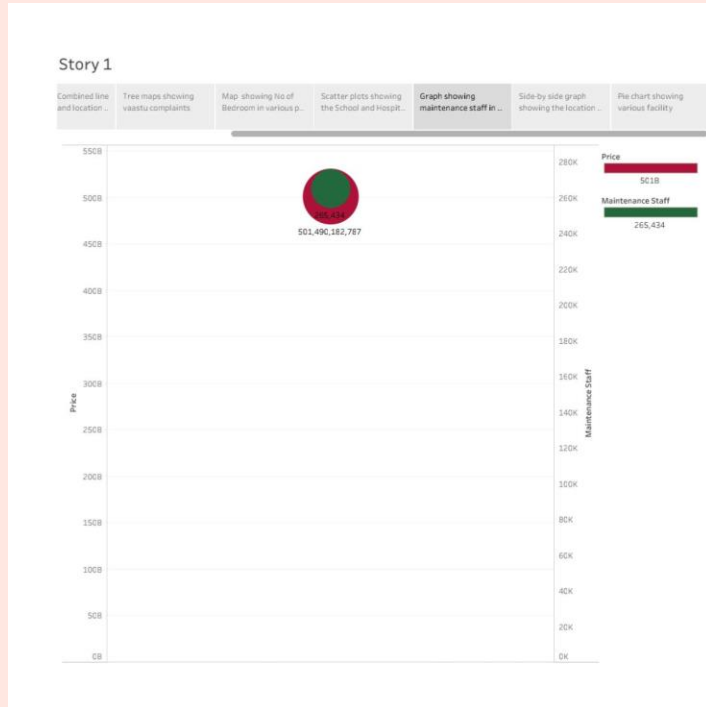
Map showing number of bedrooms in various price



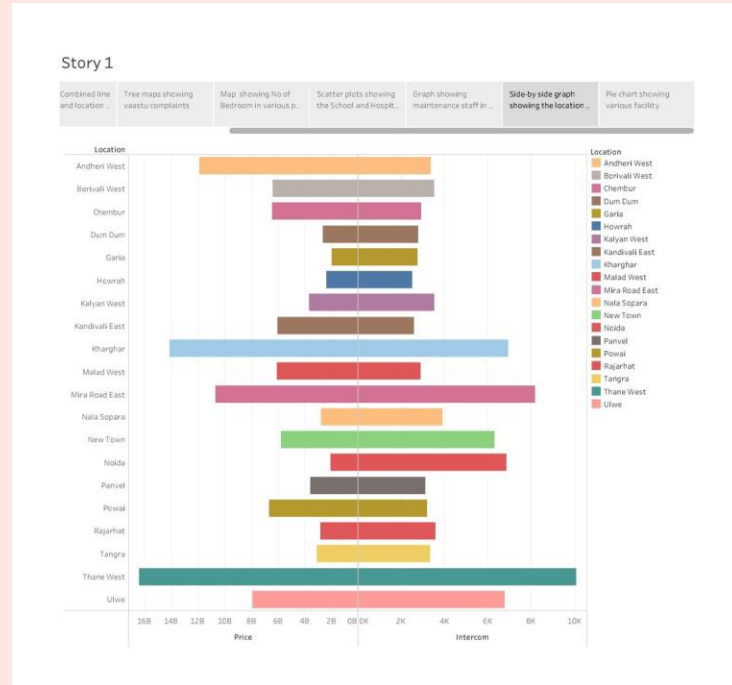
Scattered plots showing the school and hospital



Graph showing maintenance staff in various price



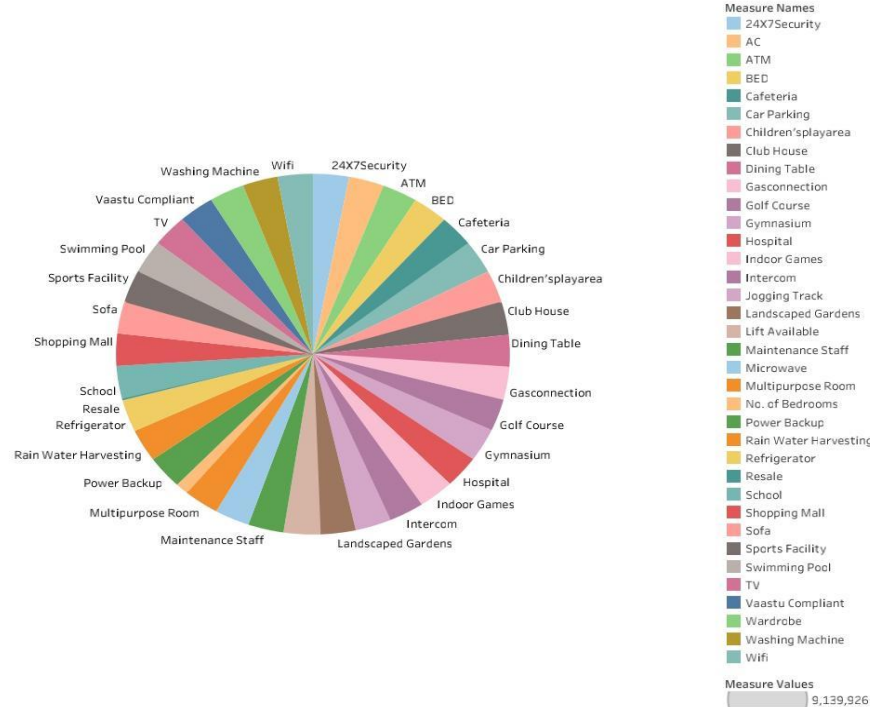
Side by side graph showing the location of various price and intercom



Pie chart showing various facilities

Story 1

Combined line and location ..	Tree maps showing vastu complaints	Map showing No of Bedroom in various p..	Scatter plots showing the School and Hospit..	Graph showing maintenance staff in ..	Side-by-side graph showing the location ..	Pie chart showing various facility
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DASHBOARD

Maps showing the houses in various metropolitan city



Bar graph showing prices as various locations



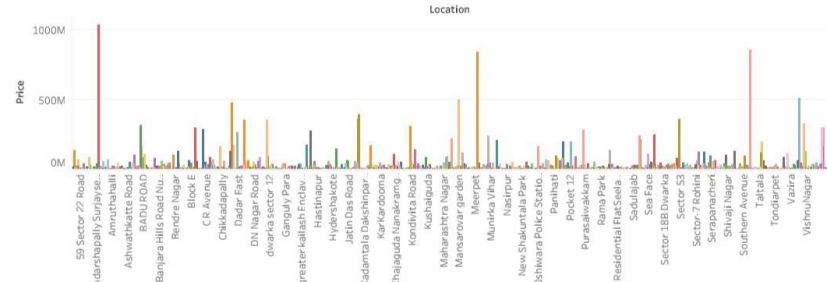
Combined line and location graph showing prices and Rain water harvesting



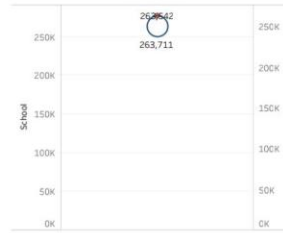
Tree maps showing vaastu complaints



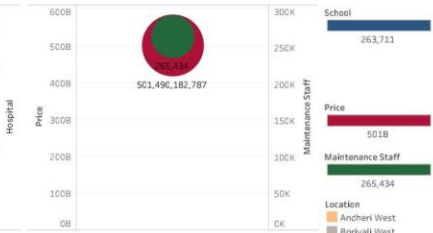
Map showing No of Bedroom in various prices



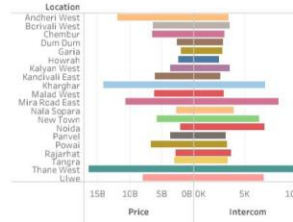
Scatter plots showing the School and Hospital



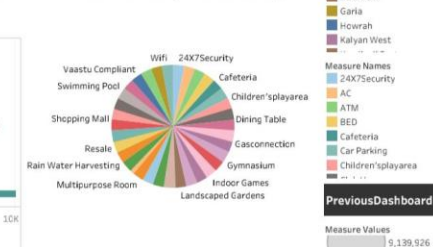
Graph showing maintenance staff in various prices



Side-by-side graph showing the location of various prices and intercom



Pie chart showing various facility



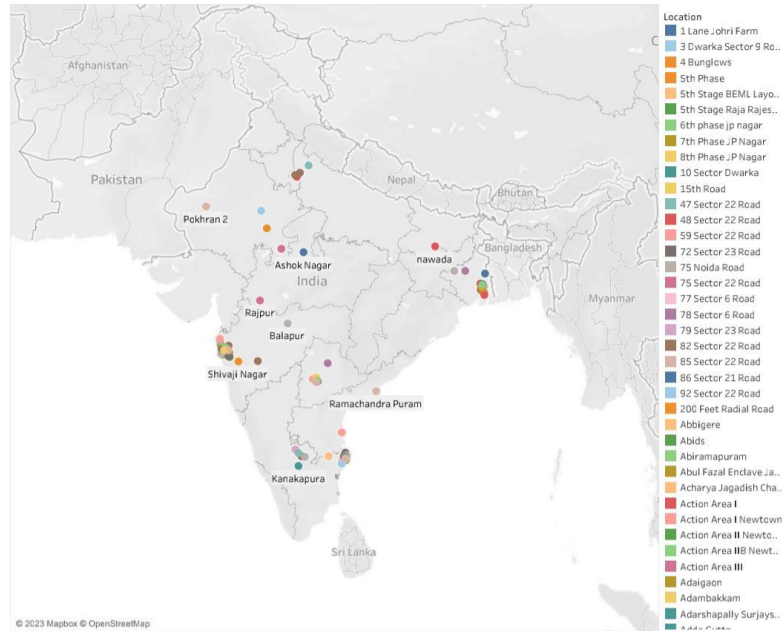
Next Dashboard

Previous Dashboard

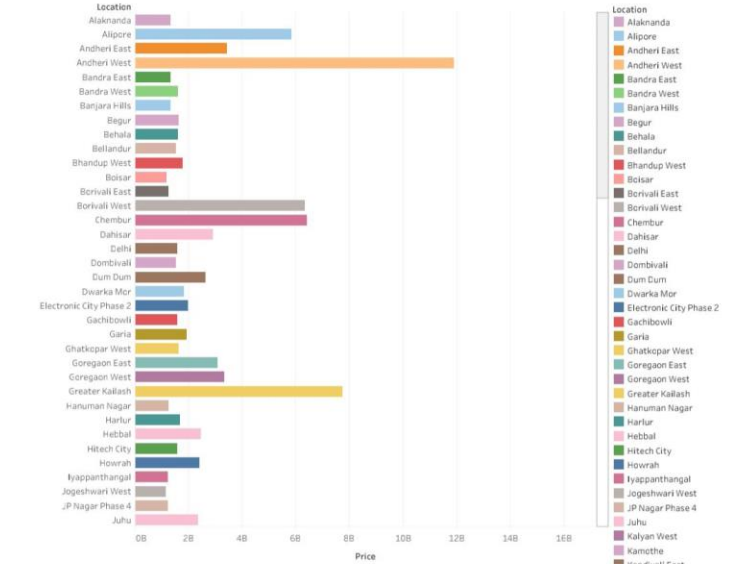
Measure Values
5,139,926

STORY BOARD

Story 1



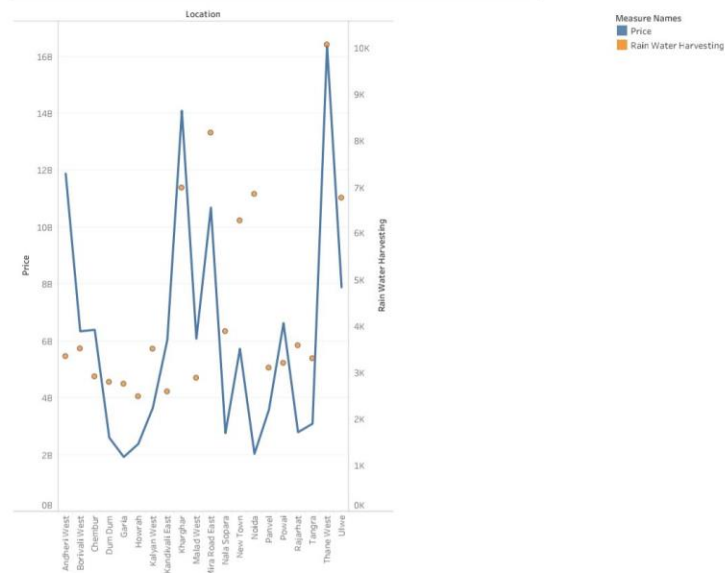
Story 1



Slide showing story board

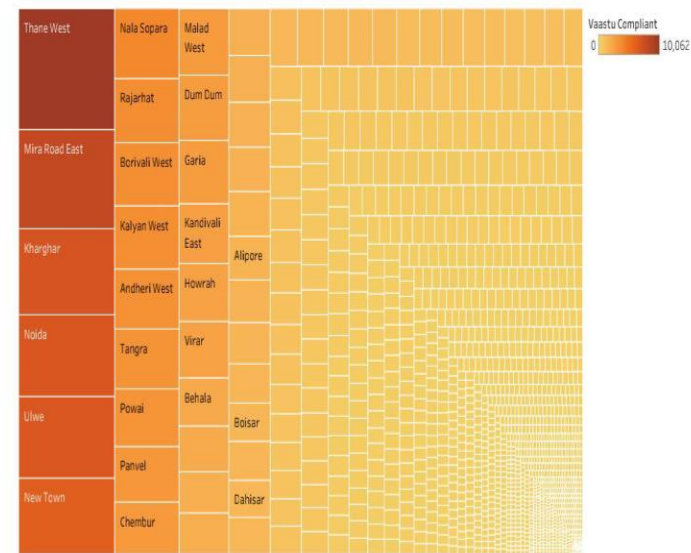
Story 1

Maps showing the houses in various met..	Bar graph showing prices as various loca..	Combined line and location graph showi..	Tree maps showing vastu complaints	Map showing No of Bedroom in various p..	Scatter plots showing the School and Hospit...	Graph showing mai..
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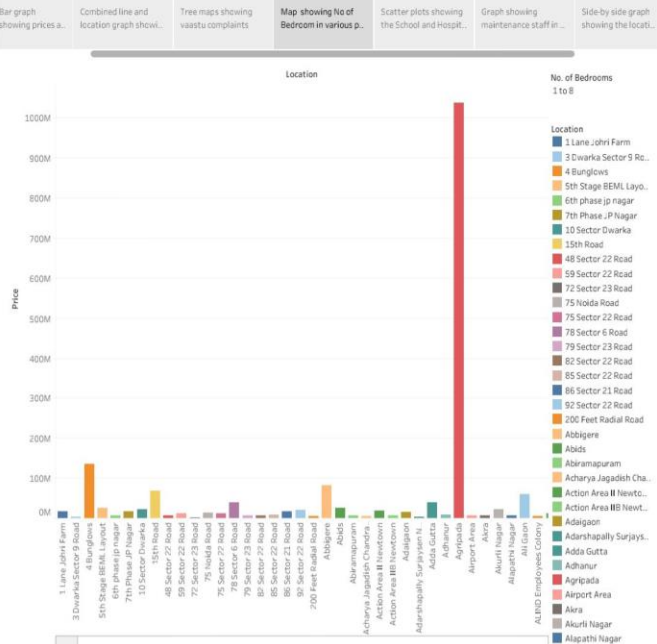
Story 1

Maps showing the houses in va..	Bar graph showing prices as various loca..	Combined line and location graph showi..	Tree maps showing vastu complaints	Map showing No of Bedroom in various p..	Scatter plots showing the School and Hospit..	Graph showing maintenance staff i..
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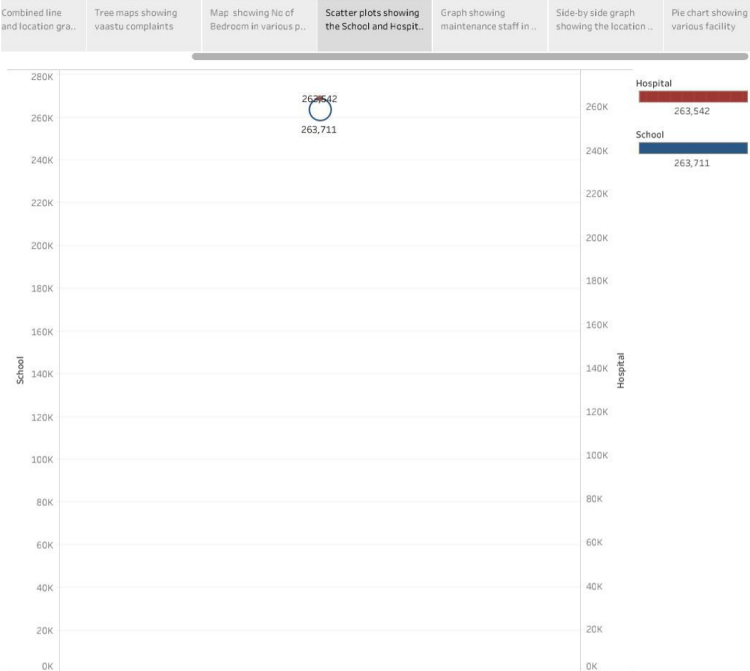


Slide show of story board

Story 1

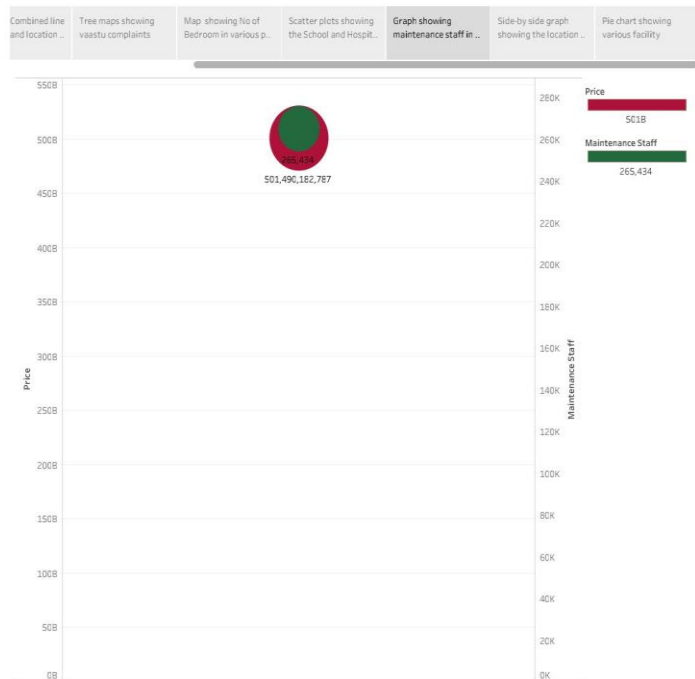


Story 1

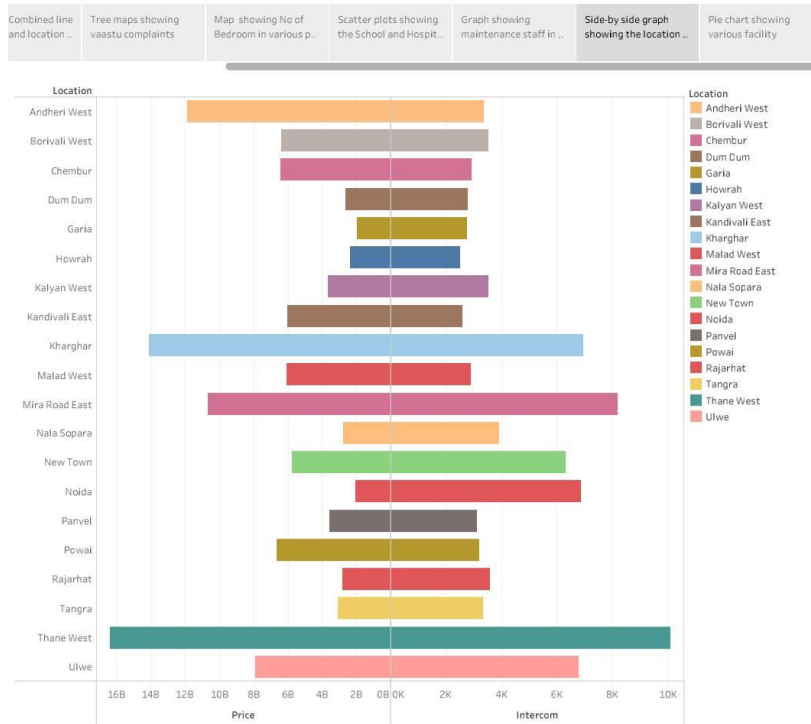


Slide of story board

Story 1



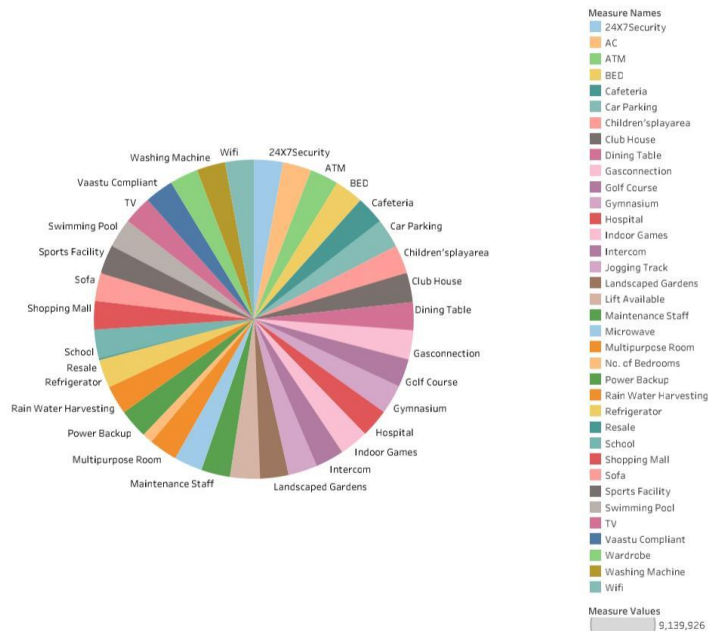
Story 1



Slide of story board

Story 1

Combined line and location ..	Tree maps showing vaastu complaints	Map showing No of Bedroom in various p...	Scatter plots showing the School and Hospit..	Graph showing maintenance staff in ..	Side-by-side graph showing the location ..	Pie chart showing various facility
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Applications

1. The standard price behaviour of a good or its close substitute reveals the same price movements and they generally vary within a price range, when they are sold at markets located at different places (Shepherd, 1997; Lipczynski et al., 2005). Two houses in two different locations are believed to be sold within the same market, if house prices in one location impose a competitive constraint on house prices in the other location (Motta, 2004; Carlton and Perloff, 2005).

2. The clear definition of the product is required to compare the products sold at different locations (Burger and Van Rensburg, 2008; Gupta and Das, 2008; Das et al., 2010). Hence, the paper concentrates on the price of residential properties which has been taken from the National Housing Bank (NHB) in the form of index.

3. The result of the Im, Pesaran and Shin panel unit root test is presented in Table 1. The consistently high probabilities of the relative house prices indicate that the series is consistently non-stationary and therefore diverges indefinitely in the long-run.

CONCLUSION

- This paper analyzes whether the Law of One Price (LOOP) holds in the housing market of fifteen metropolitan areas in India, namely Delhi, Mumbai, Bengaluru, Kolkata, Chennai, Jaipur, Lucknow, Hyderabad, Pune, Surat, Ahmedabad, Patna, Faridabad, Kochi and Bhopal
- We test the existence of LOOP using the Im, Pesaran and Shin (2003) panel unit root test based on quarterly data on residential property prices covering the period of 2007Q1 to 2011Q4 of the Indian housing market.
- Therefore, house prices in one location in India cannot impose a competitive constraint on house prices in other location, and as such a home owner can freely set the price of his house.