



ANALYSING HOUSE PRICE AND METROPOLITAN CITY

Project based experimental learning program



Miniproject on

ANALYSING HOUSE PRICE AND METROPOLITAN CITY

BACHELOR OF SCIENCE

IN

MATHEMATICS

BY

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RAJAPALAYAM RAJUS'COLLEGE

A Linguistic Minority Co-Educational Institution,

(Affiliated to Madurai Kamaraj University)

(Re-Accredited (3rd Cycle) with "B++" Grade (CGPA 2.93/4.00) by NAAC)
RAJAPALAYAM - 626117

SYNOPSIS..

- * introduction**
- *empathy map**
- *Brain storming**
- *dash board**
- *project result**
- *project advantage**
- *project disadvantage**

ANALYSING HOUSE PRICE AND METROPOLITAN CITY



1. Introduction :

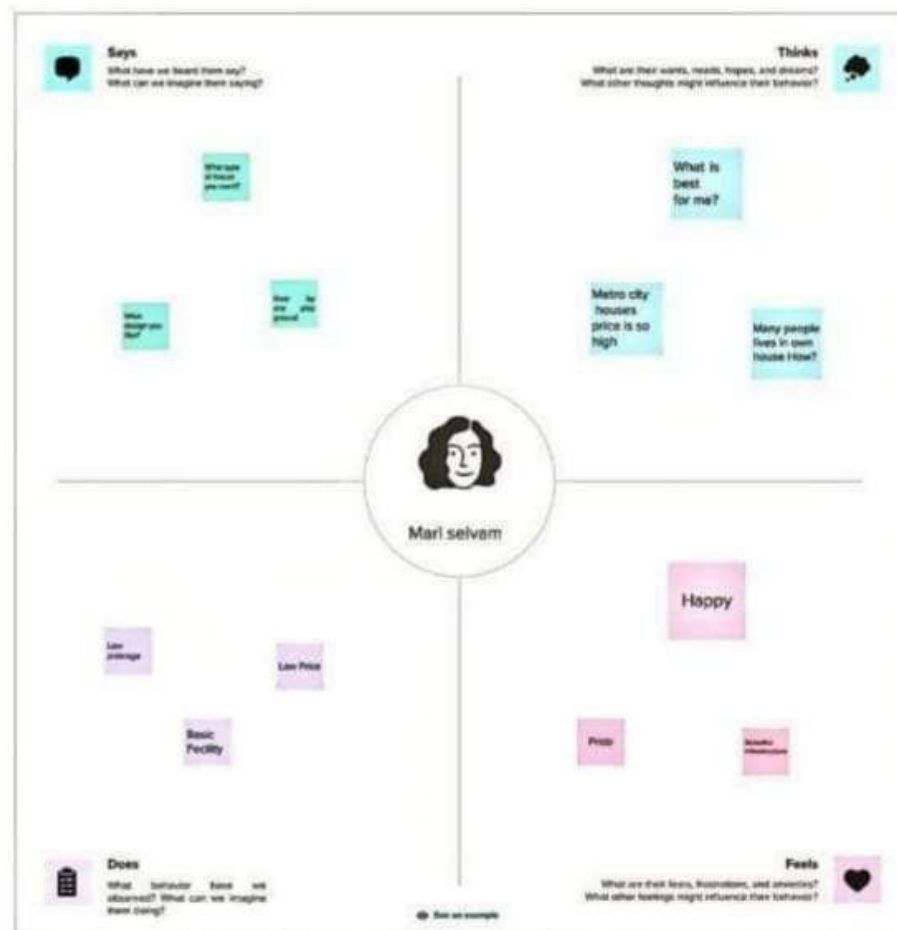
Abstract

House price forecasting is an important topic of real estate. The literature attempts to derive useful knowledge from historical data of property markets. Machine learning techniques are applied to analyze historical property transactions in India to discover useful models for house buyers and sellers. Revealed is the high discrepancy between house prices in the most expensive and most affordable suburbs in the city of Mumbai. Moreover, experiments demonstrate that the Multiple Linear Regression that is based on mean squared error measurement is a competitive approach.

IN THIS PROJECT WE ARE TRYING TO ANALYSIS THE HOUSE PRICE
AND ABLE TO EXTRACT SOME INSIGHTS FROM THE DATA USING BUSSINES
INTELIGENCE TOOLS.

2. PROBLEM DEFINITION & DESIGN THINKING:

2.1. EMPHAY MAP:



2.2. IDEATION & BRAINSTORMING MAP:

1. Define the problem
What problem are you trying to solve?
What are the goals of your project?
What are the constraints of your project?

2. Brainstorm ideas
What ideas do you have for solving the problem?
What are the pros and cons of each idea?

3. Evaluate ideas
Which idea is the best?
Why is it the best?

4. Prototype
How can you test your idea?
What materials do you need?

5. Present
How can you share your idea with others?

Problem
The problem is to design a device that can help people with disabilities to move around more easily.

Idea
I have an idea for a device that can help people with disabilities to move around more easily. It is a small, portable device that can be attached to a person's wheelchair or walker. It has a sensor that can detect when the person is about to fall, and it can automatically activate a motor that will push the person back up.

Prototype
I have made a prototype of my device. It is a small, portable device that can be attached to a person's wheelchair or walker. It has a sensor that can detect when the person is about to fall, and it can automatically activate a motor that will push the person back up.

Present
I have presented my device to a group of people with disabilities. They all thought it was a great idea, and they all wanted to use it.

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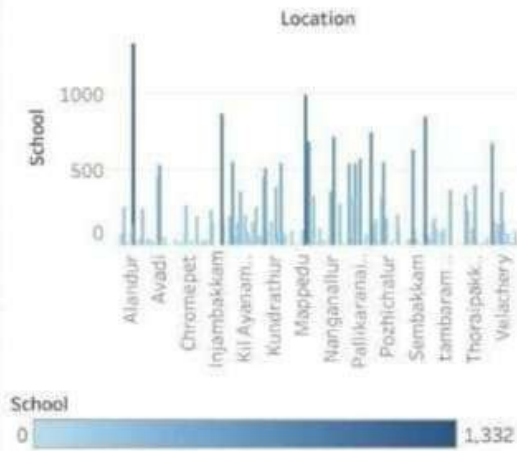
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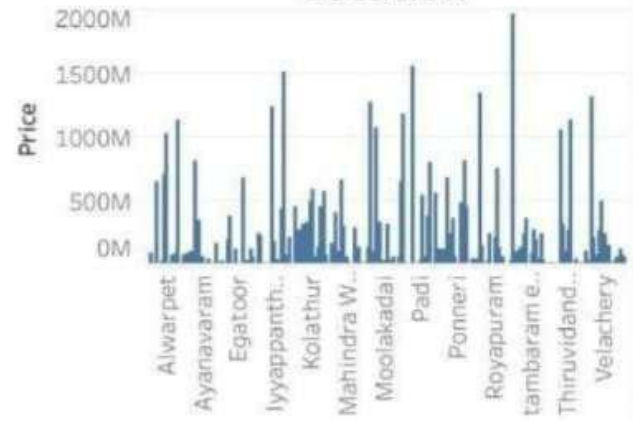
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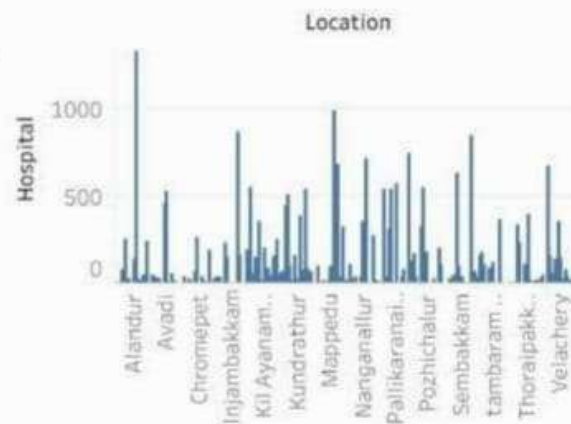
AREA WISE SCHOOLS



Location

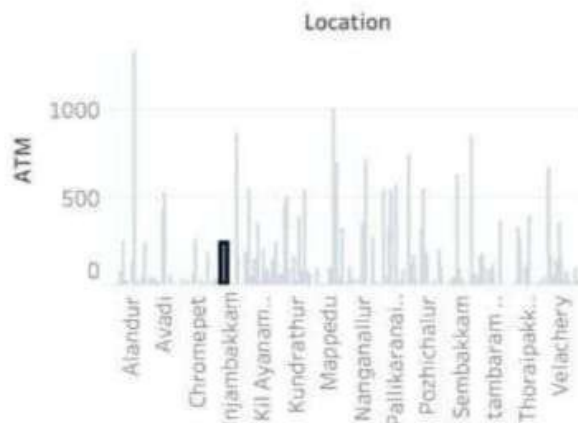


AREA WISE HOSPITALS



AREA WISE SHOPPING MALLS

AREA WISE ATM



RESULT...

help the developer determine the
selling price of a house and can
help the customer to arrange the
right time to purchase a house&
we select the best city

ADVANTAGES

, help the developer determine the selling price of a house and can help the customer to arrange the right time to purchase a house

*,*Experts have the opinion that buying an all-inclusive property helps eliminate any surprises since all the facts are in front of you from the very start. You get a lot of advantages when you buy an all-inclusive home.

Transparent pricing: All the facts concerning the charges are given to you at the very start. This way, you as the homebuyer will be liable to pay only the specified amount of the flat/apartment to the builder and the registration and stamp duty charges on the all-inclusive price. Apart from this, you will not have to pay anything not specifically mentioned in the pricing model.

Better planning of finances: Once you have all the facts laid out before you in detail, you can easily plan your finances. How much downpayment you will give and also deciding how much amount you will take as a home loan also becomes clear.

Discounted price: The all-inclusive pricing model, also sustains the discount and gives you better deals with zero compromises on the value-added components included with their services.

How Do You Tell if a House Is a Good Price?

To determine if a house is a good price, you can check the sale prices of recently sold properties in the neighborhood, compare the price with other properties for sale in the market, speak with a real estate agent, and consider the appreciation value.

Should I Offer the Full Asking Price on a House?

Knowing whether or not you should offer the full asking price on a house will come down to a few factors. One of the main factors is if the property being sold is in a buyer's market or a seller's market. If it is a seller's market, you may have to offer the full asking price or above, whereas, in a buyer's market, you may be able to offer a lower price. If you need to offer the full asking price or more, it is generally recommended to offer 1% to 3% more.

What Brings Down the Value of a House?

Many factors bring down the value of a house, such as any new planned construction in the area that would be seen as less than desirable, such as a highway.

Foreclosures in the neighborhood would bring down prices as well as the increased likelihood of natural disasters in the area or a greater impact due to climate change. Even rising interest rates can bring down the value of a house, as the increase in mortgage rates makes homes more expensive, which reduces the demand.

DISADVANTAGE..

While project homes offer economical advantages, they also carry a number of disadvantages. For example, the average project home is not suitable for odd shaped or narrow sites as well as sloping sites where the amount of excavation becomes excessive.

Project homes do not respond to the site's characteristics as previously mentioned. The houses can rarely take advantage of views, orientation and the immediate context.

Project homes have a standardised floor plan which is intended to suit the majority of family households. The reality is that people's lifestyles and preferences are highly individual and as different as every other aspect of each person's personality.

All project home designs are designed to face the street. This standardisation of approach ignores the unique characteristics of a site where the best orientation or views may be over the rear yard or in other directions.

If, for example, the main living space is built facing the street with a west orientation, this can create extremely uncomfortable conditions during the long, hot summer months.

The choice of materials, finishes and fittings are limited.

Any desire to opt for an alternative will often incur a significant additional cost. Elevations are also fixed and will also incur an additional cost to adjust. The low cost of project homes that appeals to people with a limited budget can be a trap for the unwary.



Thank
You