



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

G.MARISELVAM
K.RAMGANSEH
V.VAIRAMUTHU
V.SHANMUGARAJ



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

SNOYSIS...

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

ANALYSING HOUSE PRICE AND METROPOLITAN CITY



1. Introduction :

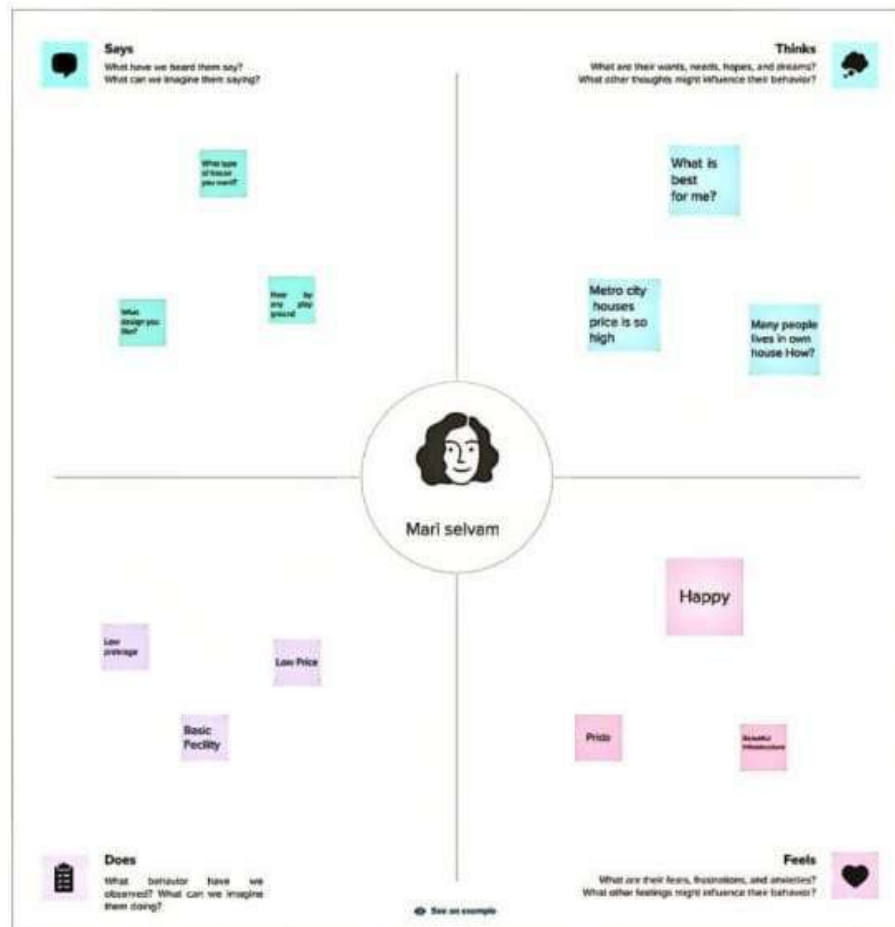
oAbstract

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:

YOU & COLLEAGUES
 At the beginning of the project, you will be working with your colleagues to brainstorm ideas for the project. This is a great time to get everyone's input and to start building a shared vision for the project.

Objectives
 - To generate a list of ideas for the project.
 - To identify the most promising ideas for further development.

Activities
 - Brainstorming session.
 - Prioritization of ideas.

Tools
 - Sticky notes.
 - Whiteboard.

Define your problem statement
 What problem are you trying to solve? What are the goals of the project? What are the constraints? What are the stakeholders? What are the risks? What are the opportunities?

Brainstorming
 Brainstorming is a technique for generating ideas. It involves a group of people working together to generate a large number of ideas. The ideas are then evaluated and the most promising ones are selected for further development.

Brainstorming rules
 - No criticism.
 - No self-censorship.
 - No idea is too small or too big.
 - No idea is too late or too early.
 - No idea is too obvious or too obvious.

Evaluation
 Evaluation is the process of assessing the value of an idea. It involves comparing the idea to the problem statement and the project goals. It also involves considering the constraints and the stakeholders. The most promising ideas are then selected for further development.

Selection
 Selection is the process of choosing the most promising ideas for further development. It involves comparing the ideas to each other and to the problem statement and the project goals. The most promising ideas are then selected for further development.

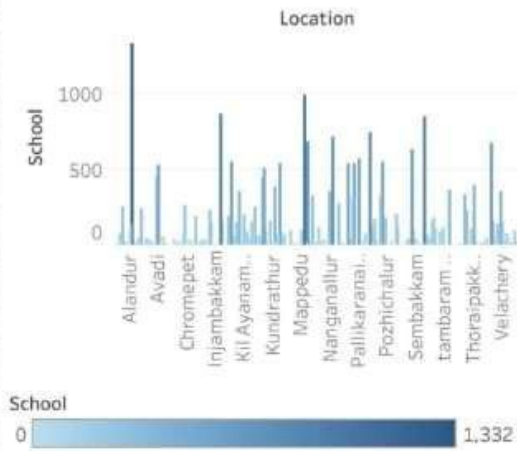
Brainstorming map
 A brainstorming map is a diagram that shows the relationship between different ideas. It is a visual representation of the brainstorming process. It can be used to identify the most promising ideas and to develop a plan for further development.

Brainstorming map example
 The following is an example of a brainstorming map. It shows the relationship between different ideas for a project. The ideas are arranged in a hierarchical structure, with the most promising ideas at the top and the least promising ideas at the bottom.

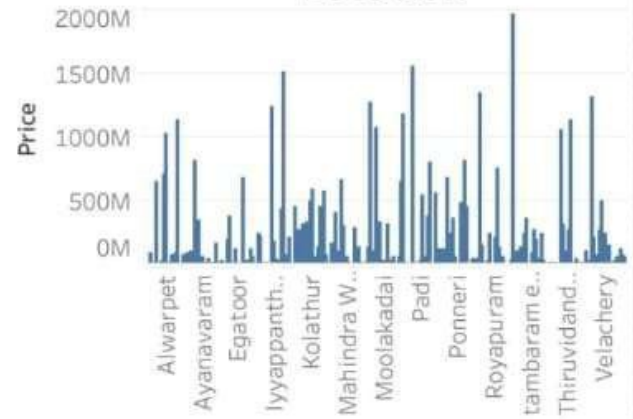
Brainstorming map
 A brainstorming map is a diagram that shows the relationship between different ideas. It is a visual representation of the brainstorming process. It can be used to identify the most promising ideas and to develop a plan for further development.

Brainstorming map example
 The following is an example of a brainstorming map. It shows the relationship between different ideas for a project. The ideas are arranged in a hierarchical structure, with the most promising ideas at the top and the least promising ideas at the bottom.

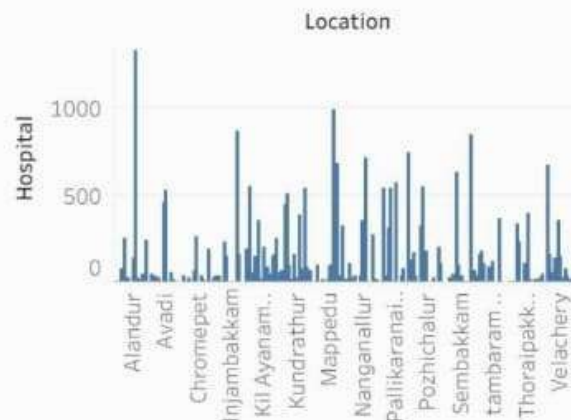
AREA WISE SCHOOLS



Location

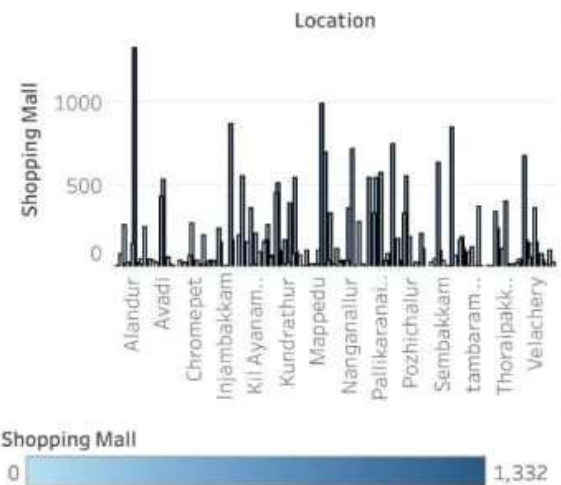
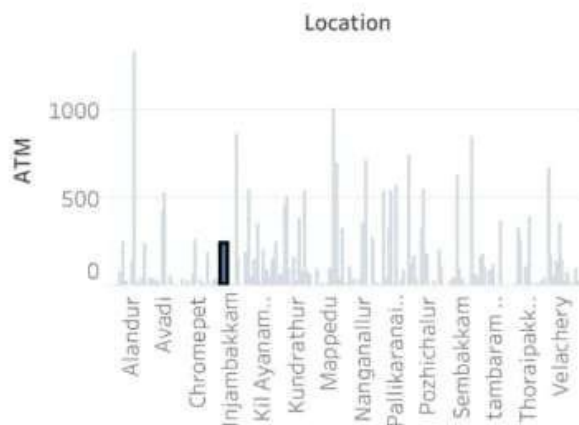


AREA WISE HOSPITALS



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