



ANALYSING HOUSE PRICES IN METROPOLITAN AREAS OF INDIA



College Name

Govindammal Aditanar college for women, Tiruchendhur.

OUR TEAM MEMBERS

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Project Objective

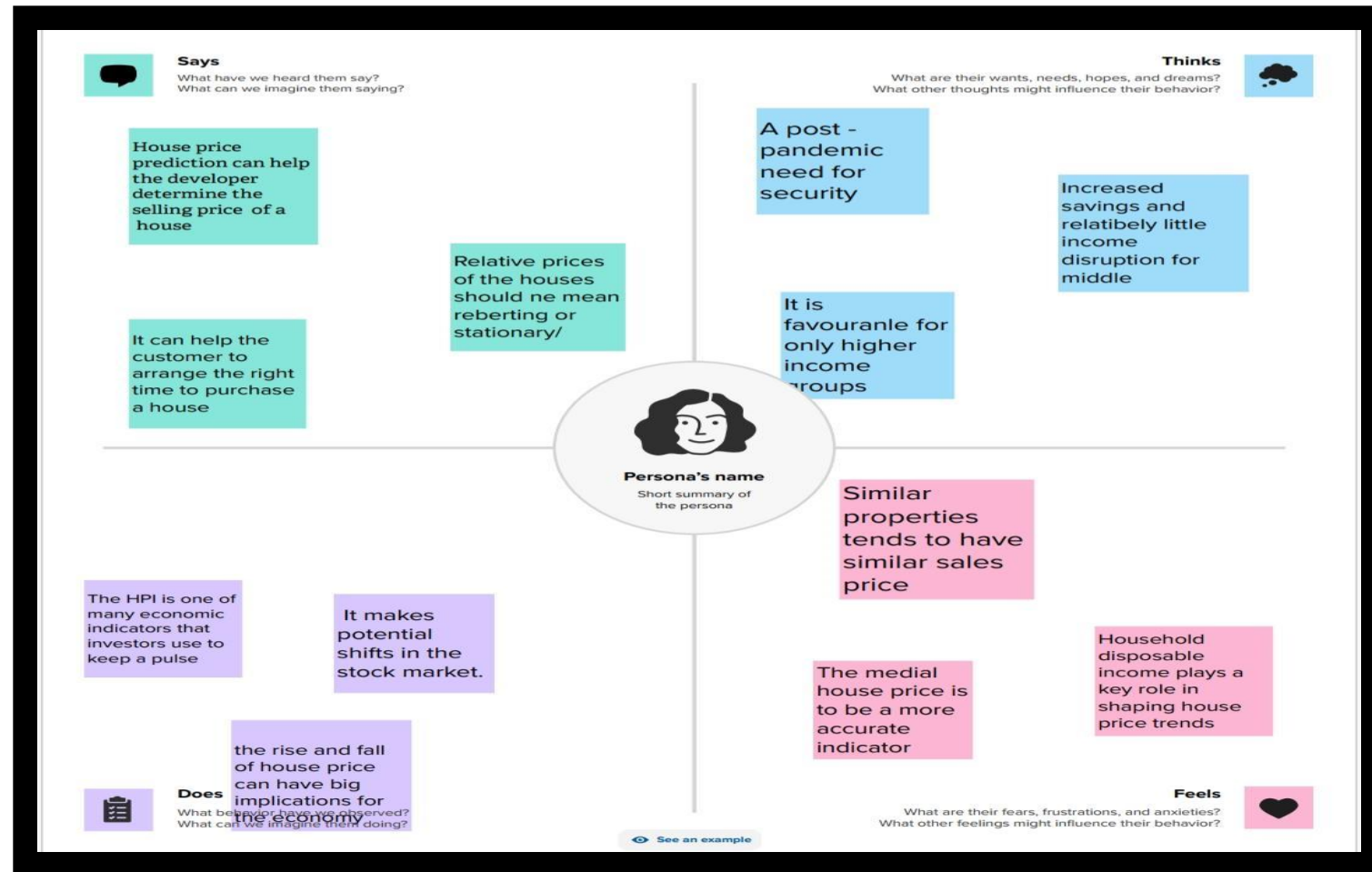
- *Introduction*
- *Problem Definition and design thinking.*
- *Result*
- *Advantages*
- *Disadvantages*
- *Conclusion*
- *Future Scope*
- *Appendix*

Introduction

- *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. Within the economy itself, the status of growth of a state can be judged through its performance in agricultural and industrial production, performance of service sector and urbanisation, and their impact through their contribution in income and employment generation at the national level.*

Define problem and problem understanding

we created an empathy map to define and understand the problem. Our empathy map is shown below.



Ideation and brainstorming Map

1

Define your problem statement

What problem are you trying to solve? Frame your problem as a How Might We statement. This will be the focus of your brainstorm.

⌚ 5 minutes

Problem statement

A real estate agents wants help to predict the regions in the India



Key rules of brainstorming

To run an smooth and productive session

- Stay in topic.
- Encourage wild ideas.
- Defer judgment.
- Listen to others.
- Go for volume.
- If possible, be visual.

2

Brainstorm

Write down any ideas that come to mind that address your problem statement.

⌚ 10 minutes

TIP

You can select a sticky note and hit the pencil [switch to sketch] icon to start drawing!

Person 1

A post pandemic need for security, savings and income for higher and middle income groups

Human settlement are known to face issues of adequate housing to all residents due to financial resources

Human settlement are known to face issues related to provision

Person 2

Poor affordability lack of saving government taxes

Low income rising cost of construction

Low income poverty non availability of land.

Person 3

An inflow of immigrants rises housing demand

A rising the price of construction material has forced priced up

Rising of housind demand leadings to increasing housing prices

Person 4

From steel to cement prices of everything gone up

The price of everything has gone up is pushed up properties prices

All India house price index rise by 4.56% from a year

3

Group ideas

Take turns sharing your ideas while clustering similar or related notes as you go. Once all sticky notes have been grouped, give each cluster a sentence-like label. If a cluster is bigger than six sticky notes, try and see if you can break it up into smaller sub-groups.

20 minutes

TIP

Add customizable tags to sticky notes to make it easier to find, browse, organize, and categorize important ideas as themes within your mural.



4

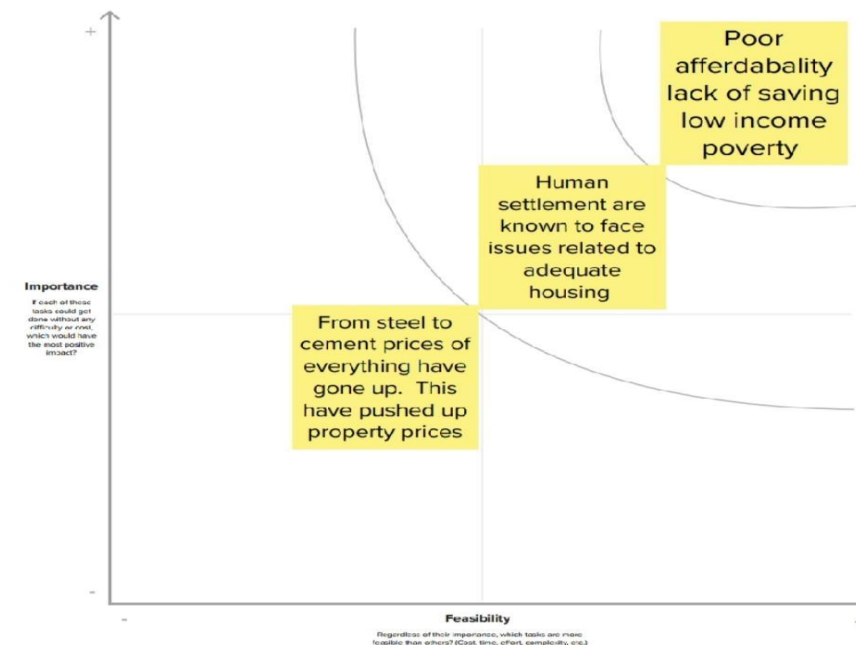
Prioritize

Your team should all be on the same page about what's important moving forward. Place your ideas on this grid to determine which ideas are important and which are feasible.

20 minutes

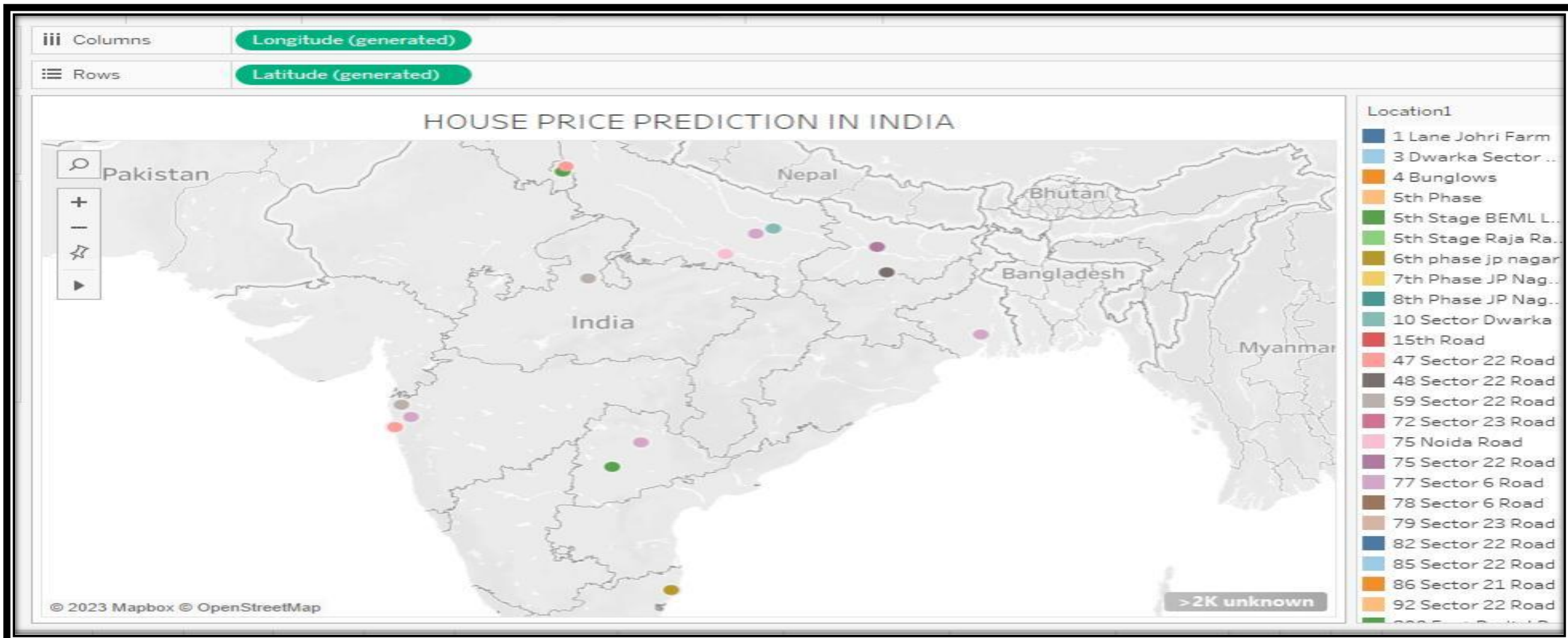
TIP

Participants can use their cursors to point at where sticky notes should go on the grid. The facilitator can confirm the spot by using the laser pointer holding the H key on the keyboard.



RESULT

Sheets



Columns

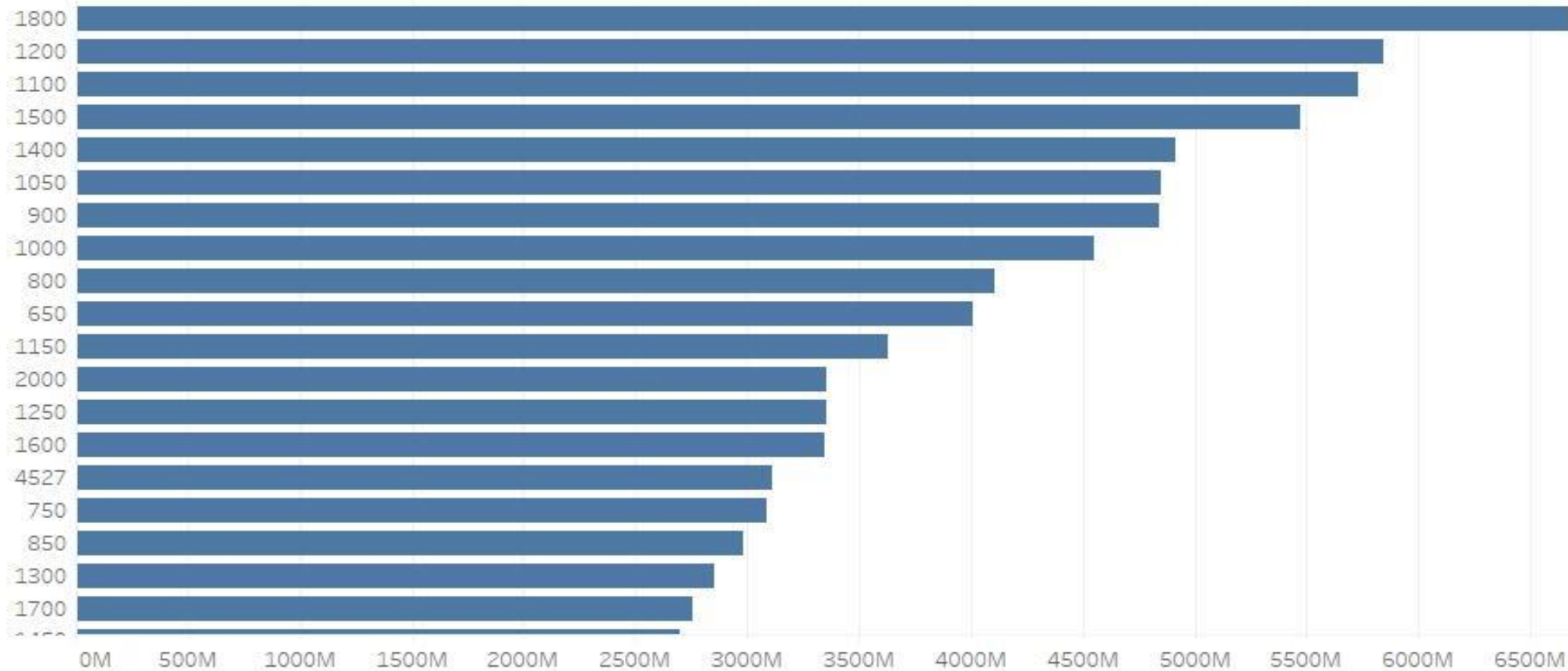
SUM(price1)

Rows

Area1

Sheet 2

Area1



Columns

Location1

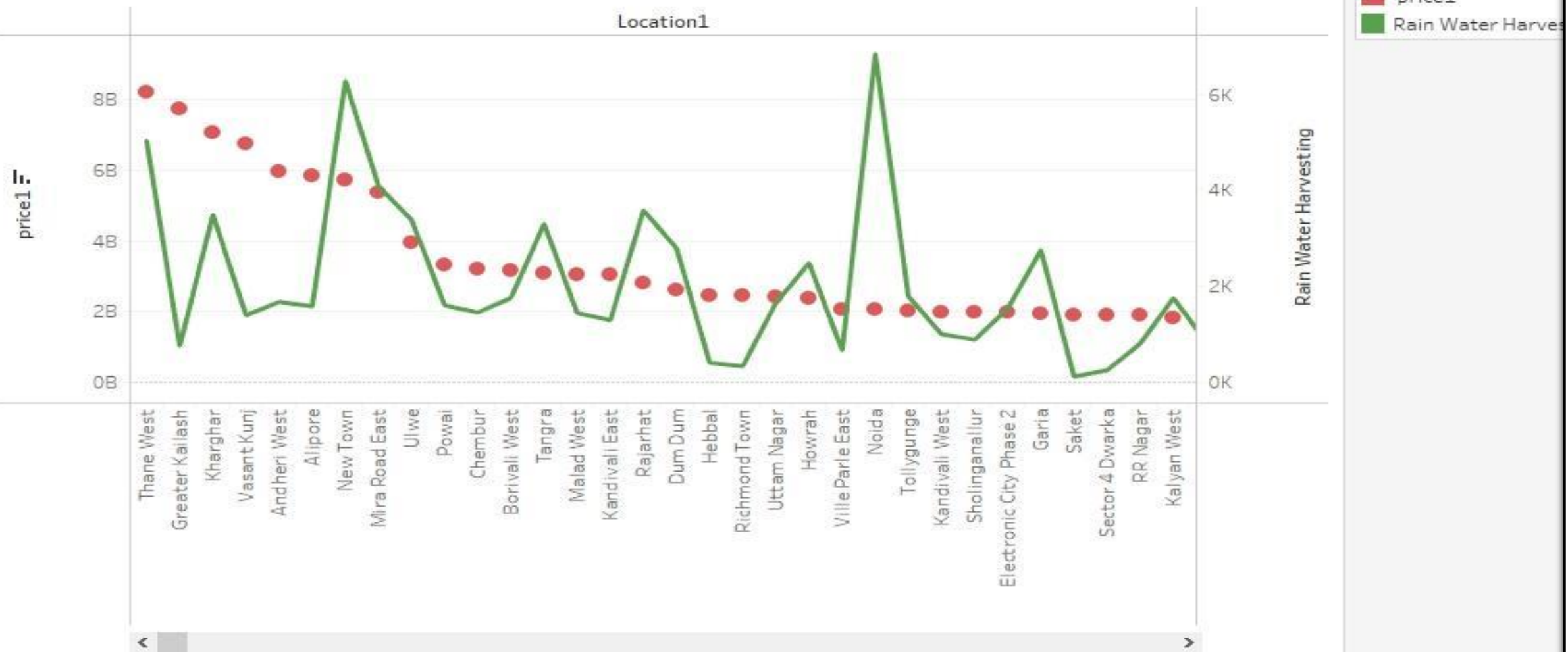


Rows

SUM(price1)

SUM(Rain Water Har..

Sheet 3



Sheet 5

Sheet 6

Sheet 7

Sheet 8

Sheet 9

Dashboard 1

Dashboard 2

Dashboard 3

Dashboard 4

Story 1



Sheet 4



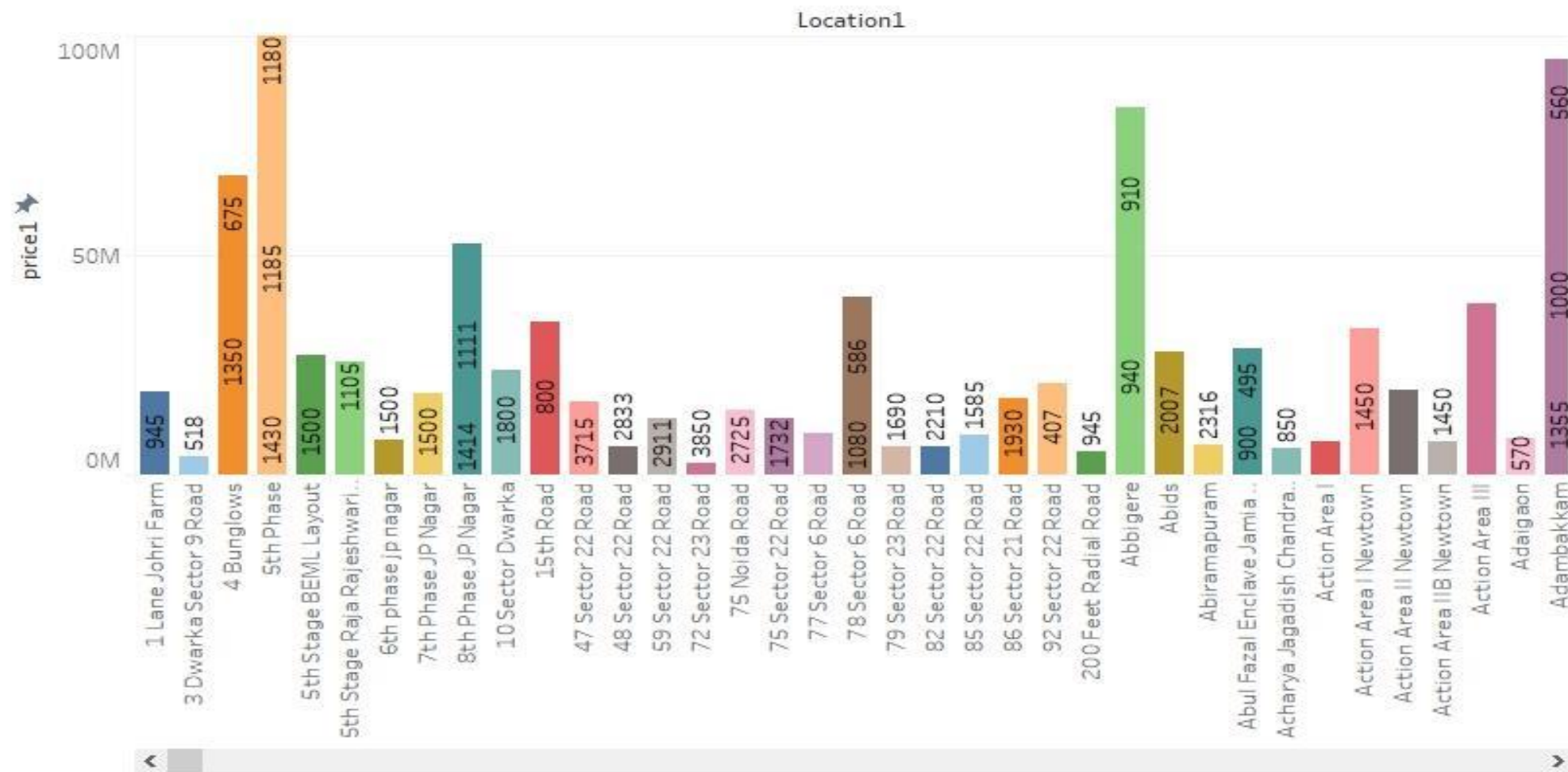
Columns

Location1

Rows

SUM(price1)

Sheet 5



Area1

- ☒ (All)
- ☒ 200
- ☒ 210
- ☒ 216
- ☒ 220
- ☒ 225
- ☒ 239
- ☒ 240
- ☒ 245
- ☒ 250

ATTR(no of bedroom)



Location1

- 1 Lane Johri Farm
- 3 Dwarka Sector 9 Road
- 4 Bungalows
- 5th Phase
- 5th Stage BEML Layout
- 5th Stage Raja Rajeshwari ..
- 6th phase jp nagar
- 7th Phase JP Nagar
- 8th Phase JP Nagar

Sheet 5

Sheet 6

Sheet 7

Sheet 8

Sheet 9

Dashboard 1

Dashboard 2

Dashboard 3

Dashboard 4

Story 1

+

+

+

Columns

Rows

SUM(Hospital)

SUM(School)

Sheet 6

Hospital

School



Sheet 5

Sheet 6

Sheet 7

Sheet 8

Sheet 9

Dashboard 1

Dashboard 2

Dashboard 3

Dashboard 4

Story 1

+

+

+

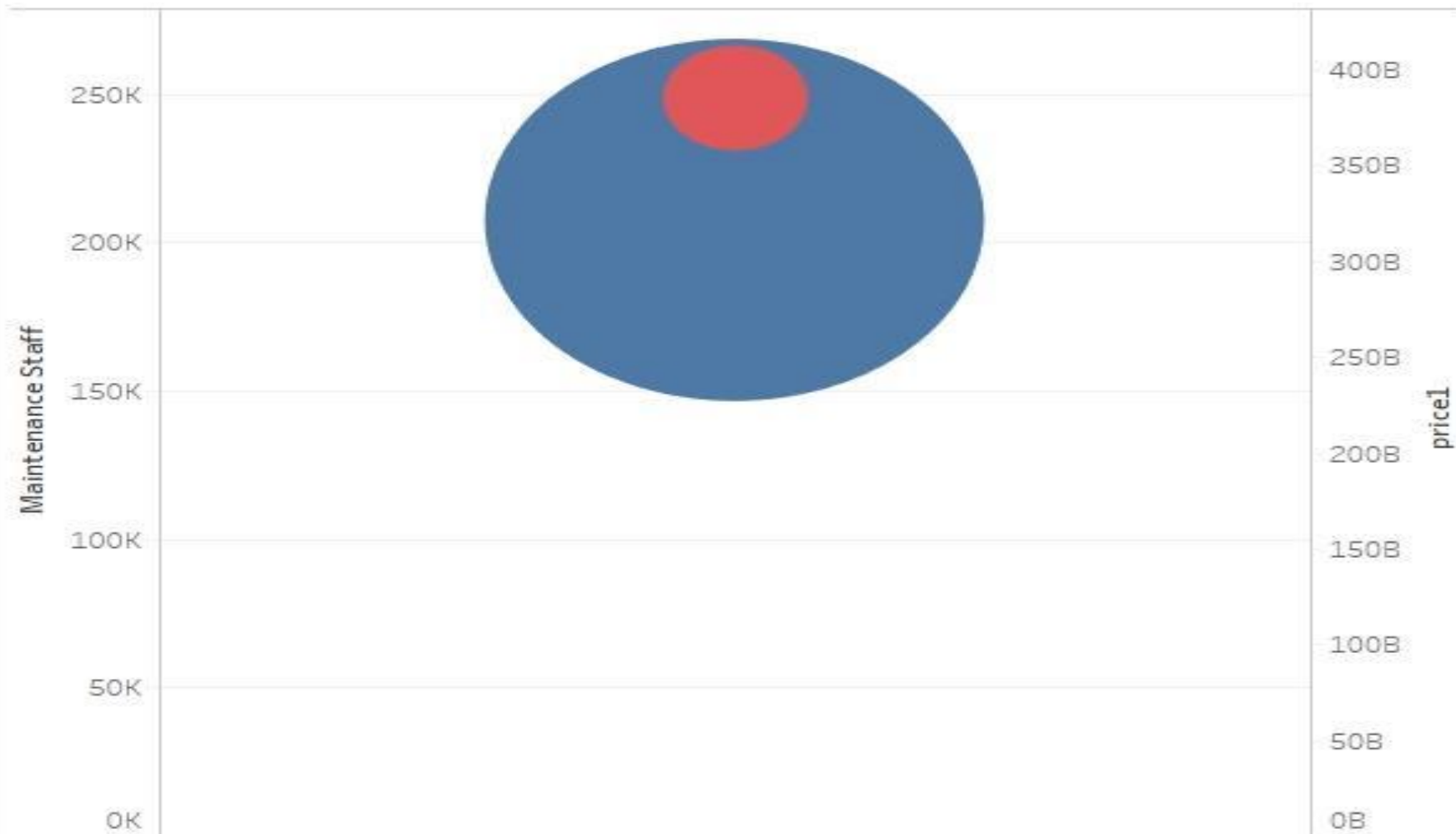
Columns

Rows

SUM(Maintenance St..

SUM(price1)

Sheet 7



Columns

SUM(price1)

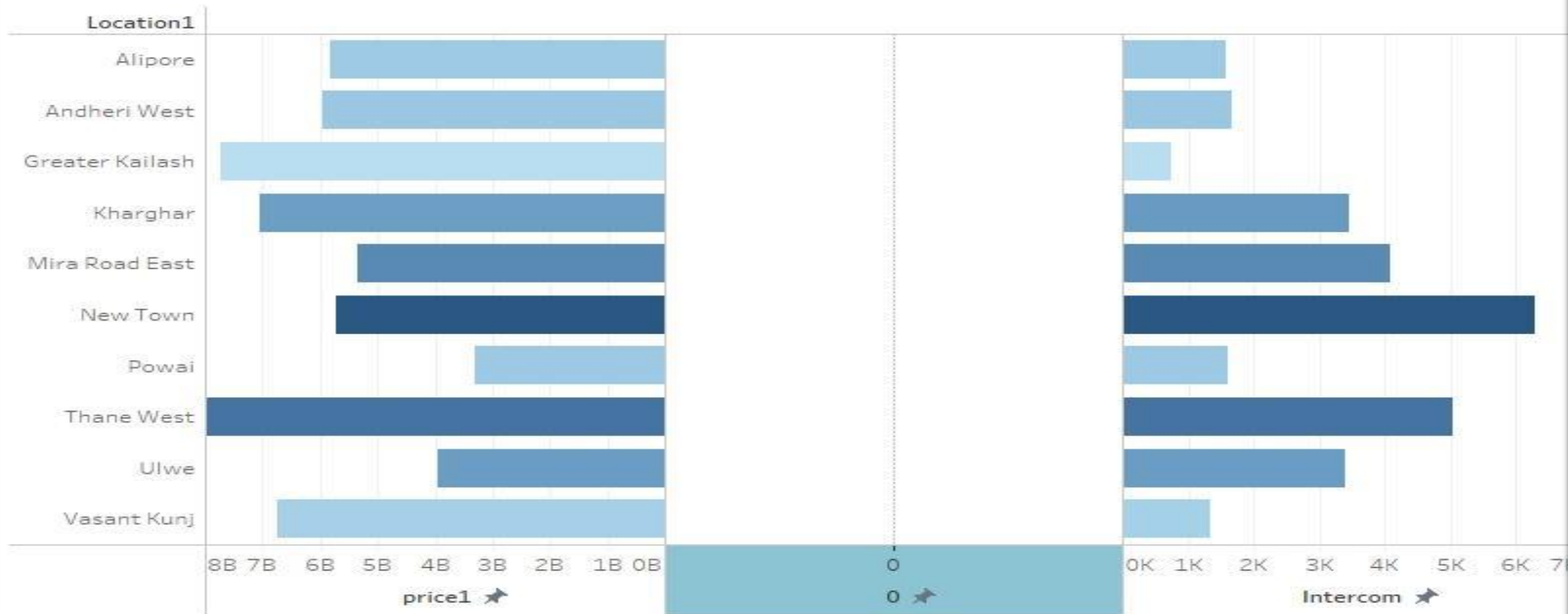
SUM(0)

SUM(Intercom)

Rows

Location1

Sheet 8



Sheet 5

Sheet 6

Sheet 7

Sheet 8

Sheet 9

Dashboard 1

Dashboard 2

Dashboard 3

Dashboard 4

Story 1

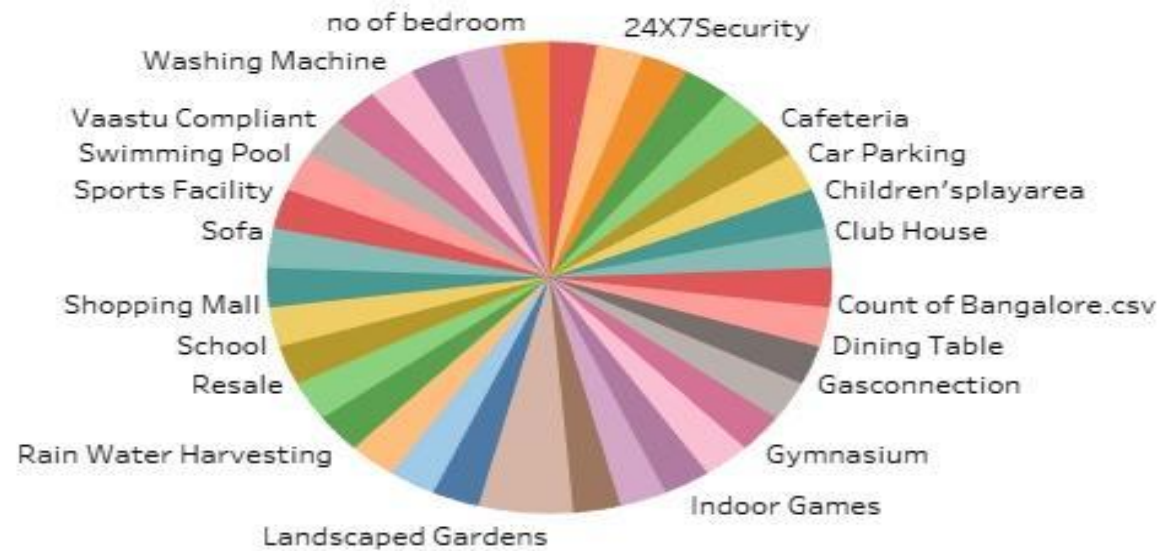
+

+

Columns

Rows

Sheet 9



Measure Names

- price1
- 24X7Security
- AC
- ATM
- BED
- Cafeteria
- Car Parking
- Children'splayarea
- Club House
- Count of Bangalore..
- Dining Table
- Gasconnection
- Golf Course
- Gymnasium
- Hospital
- Indoor Games
- Intercom
- Jogging Track
- Landscaped Gard..
- Lift Available
- Maintenance Staff
- Microwave
- Power Backup
- Rain Water Harve..

Sheet 5

Sheet 6

Sheet 7

Sheet 8

Sheet 9

Dashboard 1

Dashboard 2

Dashboard 3

Dashboard 4

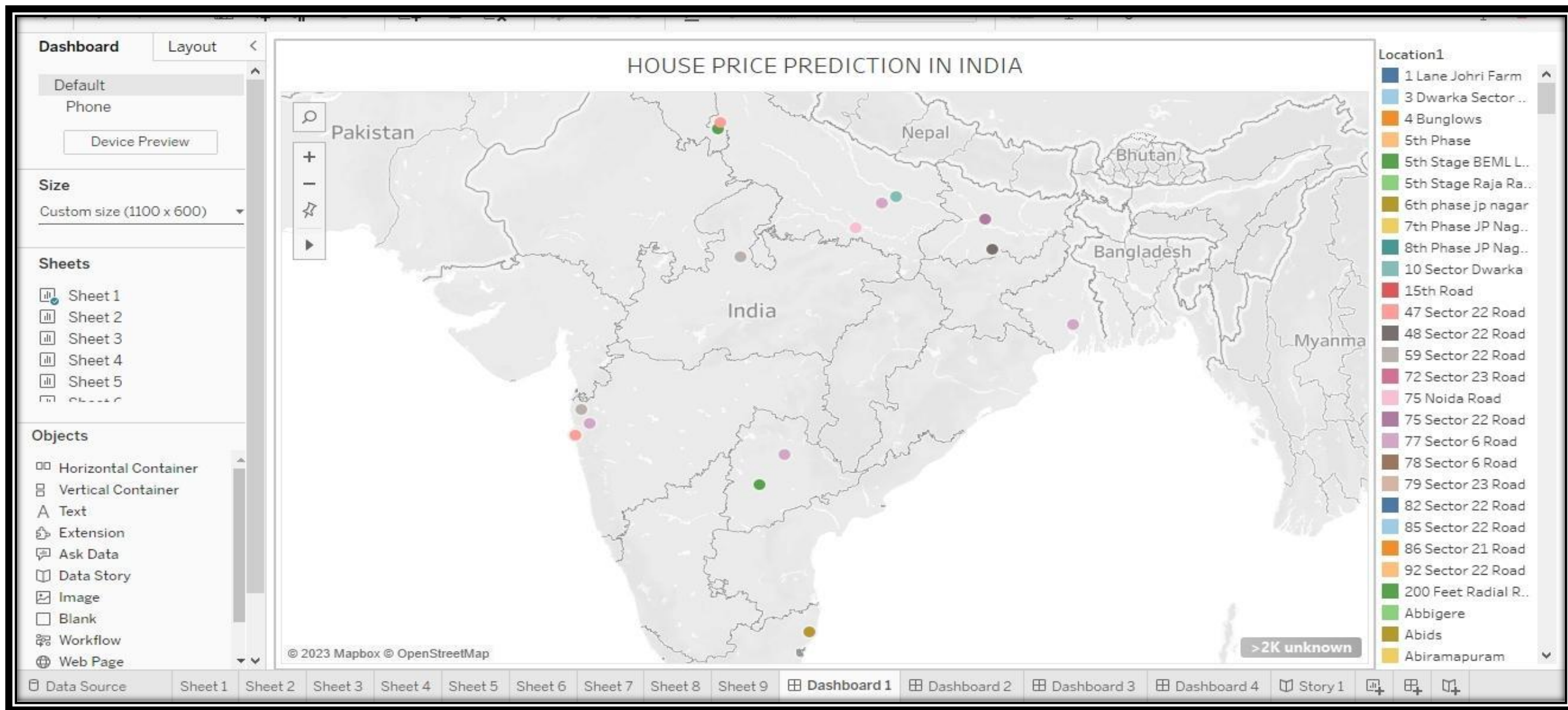
Story 1

+

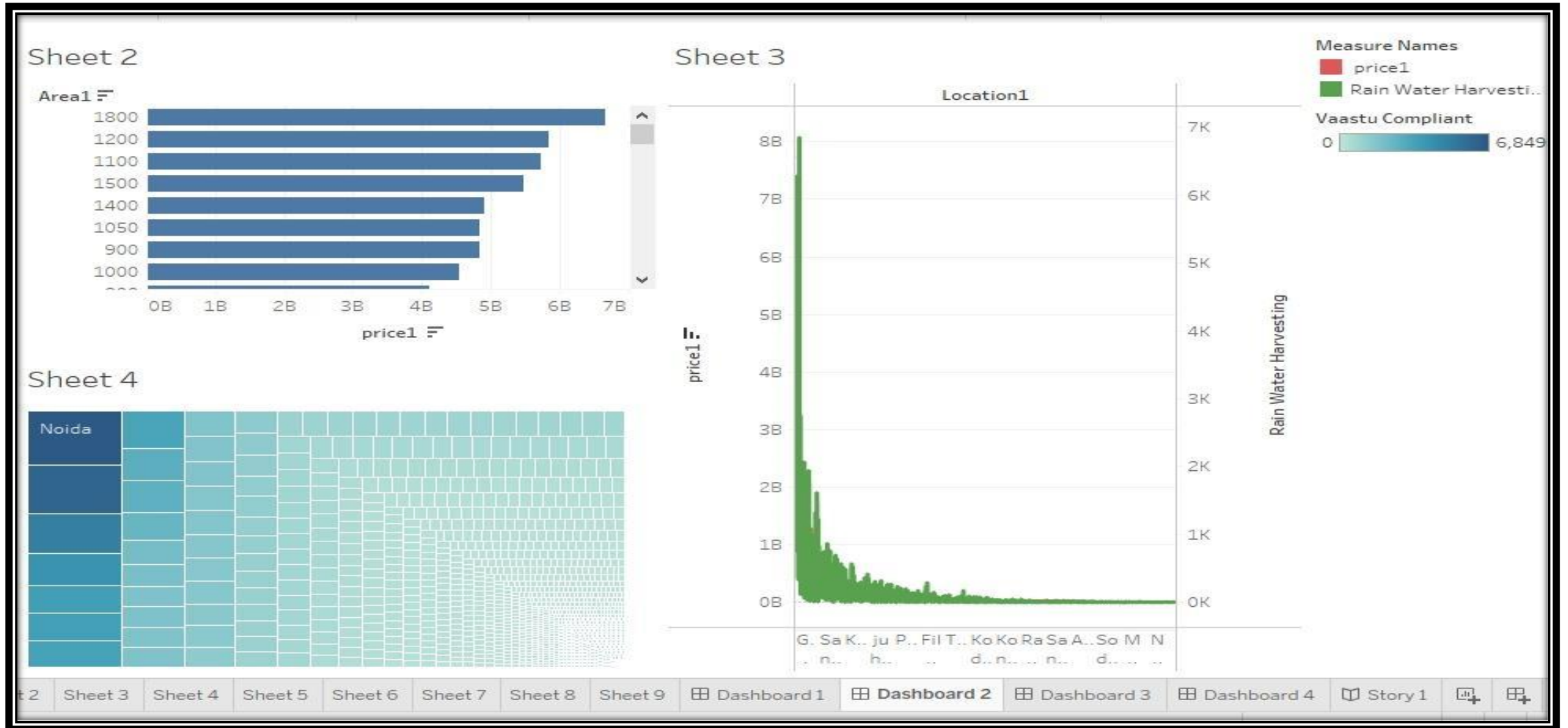
+

+

DASHBOARD -1

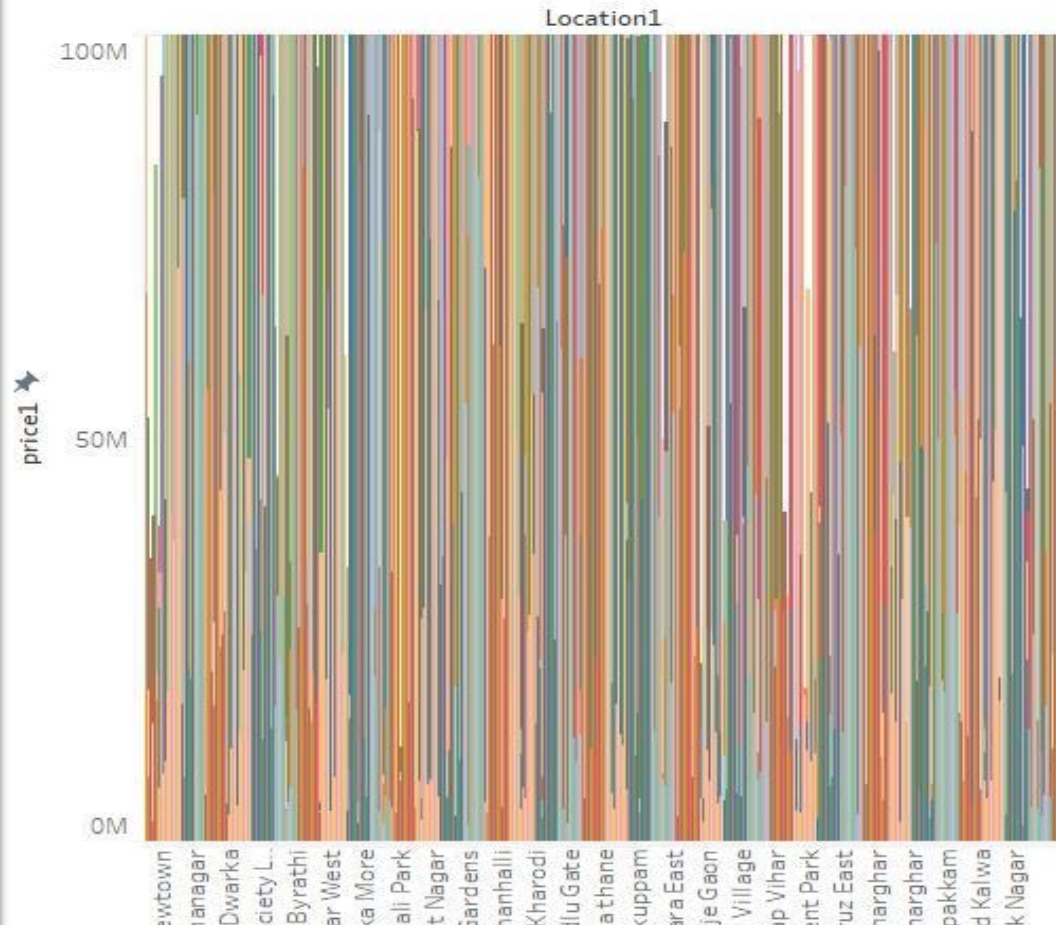


Dash Board -2

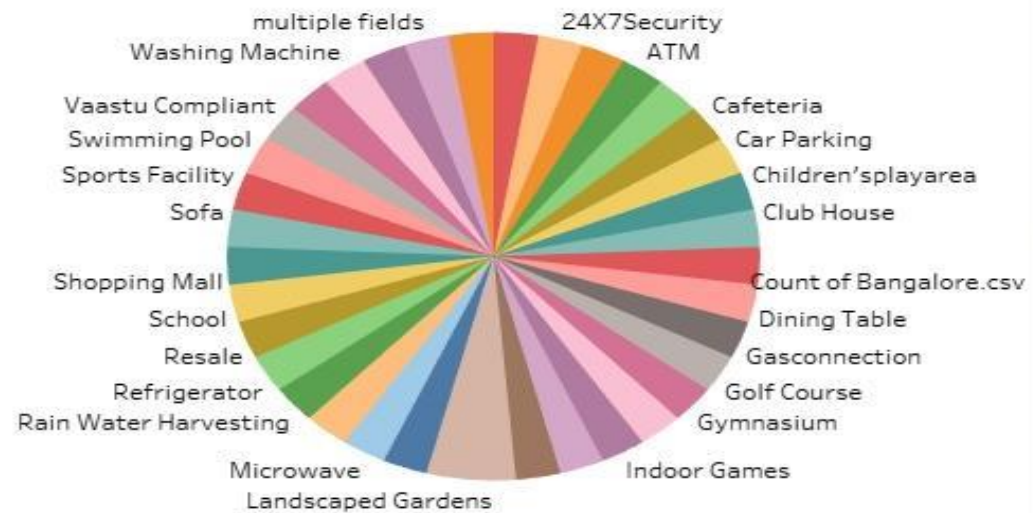


Dash Board -3

Sheet 5



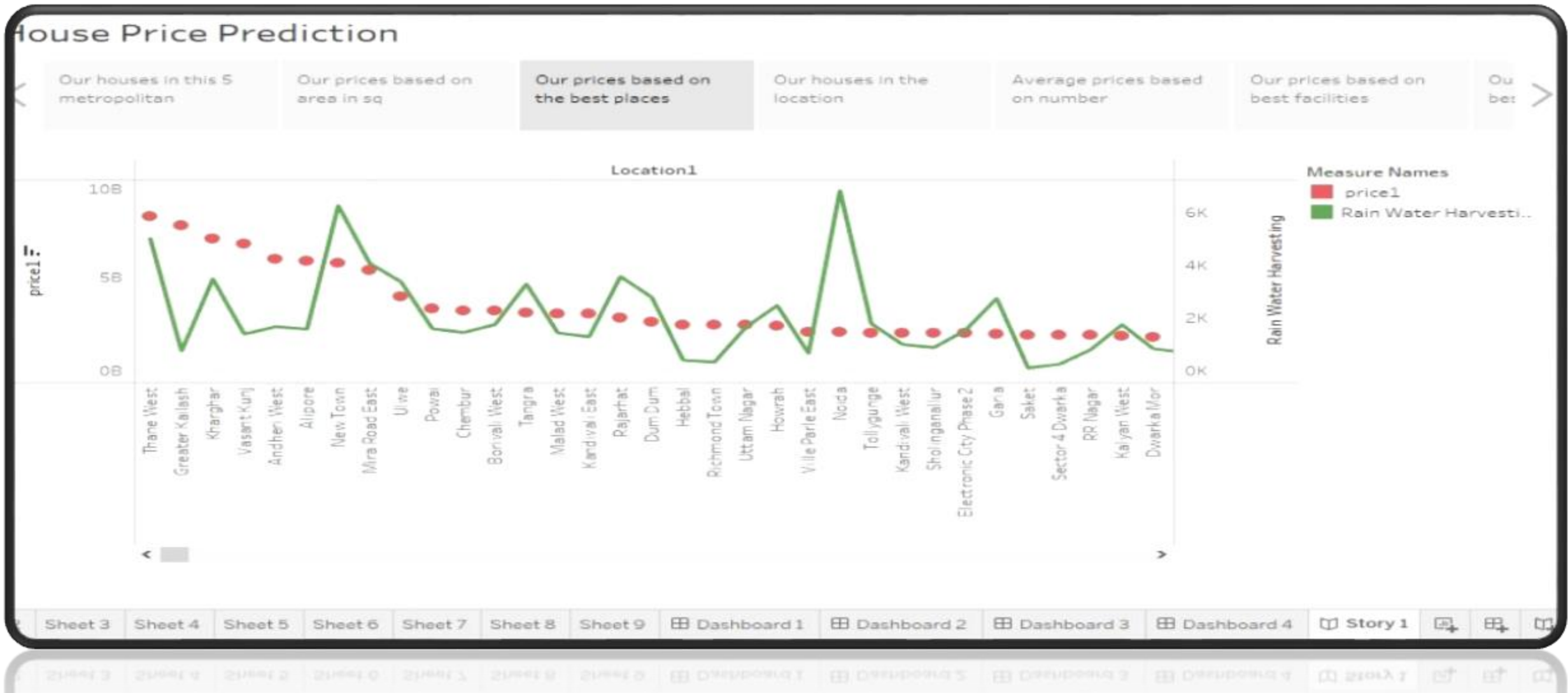
Sheet 9



Dash Board -4



Story



ADVANTAGES

- *One of the primary advantages of investing in a metropolitan area is the increased demand that this type of location generates. In addition, there is an abundant supply of homes, bungalows, and villas that one might choose to reside in.*
- *Metro cities in India are home to a large population and attract a large number of people from other regions seeking job opportunities, education, and better quality of life. The high demand for housing in these cities leads to a rise in property prices.*

DISADVANTAGES

- *With respect, cost of purchasing the flat or house decreased a lot compare to 2014 and before. That's the peak time for real estate owners. Now the cost had been reduced due to drop in business, foreign investment etc.*
- *The local factors (such as crime, job opportunities, roads & new infrastructure, schools, water) will have the biggest impact on a particular location's price. There is no one rule fits all in real estate markets. Thus, there is no way to answer if real estate prices will come down across India. There will always be some markets that prices will go up.*

Conclusion

- ***A qualified real estate agent to see how the increase in supply has enhanced your bargaining power.***



- ***Pricing your home based on current market worth is extremely important due to the tempered buyer demand this year on current market value.***



FUTURE SCOPE

- There is a huge amount of unsold inventory. In just Mumbai alone there are 83,000 unsold houses with a total value of 1 lakh crores/\$20 billion. [Knight Frank says 83,000 Mumbai residential units remain unsold](#). However, the developers are playing a game of chicken and don't want to lose face by reducing the prices. [Why real estate prices won't fall!](#) I don't think they can indefinitely avoid the eventual price drop. Some of them are paying as high as 60% in annual interest to keep their projects afloat.



- Over 30 percent escalation in land prices since 2019 in the Noida-Greater Noida Jewar Region.
- 1300 acres Land requirements for setting up 110GWh battery manufacturing capacity by 2030.
- 200km stretch along the expressway & upcoming Jewar airport set for green development.



- ***5-8 percent rising input costs are likely to initiate a round of price hikes in the housing sector from the second half of 2022. The hikes could be in the range of 5-8 percent say developers and expert.***



Thank You