**Studio apartment and 1 BHK: Difference**

Studio apartment and 1 [BHK meaning](https://housing.com/news/what-is-a-bhk/)s are different but most people tend to use the terms interchangeably.

Explained is the difference in studio apartment meaning and 1 BHK meaning;

1BHK units provide a room, a kitchen, hall space and a bathroom and each of these is separate with adequate demarcation. Studio flat means, the apartment is basically a single large room and the one who occupies the place, will have to allocate space for everything within this large room.

A studio apartment can have a 1RK layout i.e., divided into just room and kitchen. Sometimes the division might be there before the students come. It could also have the BHK layout.

What is security deposit money?

An amount of money that a renter pays when beginning to rent property (such as an apartment) and that can be used to pay for any damage that the renter causes to the property.

There are no guidelines for Security Deposit except a SC Judgment that said that demanding a Security Deposit of more than 6 months’ rent is not justifiable. Normally - deposit ranges between 3 - 10 months depending on demand and supply and the city in question.

SC however clearly rules that as long as rent is regularly paid - even if Deposit cheque has bounced - 138 NI act cannot be applied.

An example

In Malad and Gupta vs Ganeriwala, Malad and Gupta took a 5 yr lease on a house for monthly rent of Rs. 1,50,000/- and promised a security deposit of Rs. 15 Lacs. They paid initially Rs. 9 Lacs and moved in and paid regularly rent of Rs. 1,50,000/- and gave a cheque of 6 Lacs which bounced. When Ganeriwala sent eviction notices and filed 138 NI case - they went to different courts and finally case ended up in SC which ruled that (a) Ganeriwala could not file 138 NI case (b) Ganeriwala could not ask for eviction other than follow the terms and conditions of the agreement (100% repayment of deposit and 6 months’ notice) for eviction because nonpayment of remaining deposit amount did not construe force majeure of the existing agreement.

**Analysis path**

I think region matters to know what type of encoding to do so once I get that, the next question, in the places with higher prices are the high prices because of the type of houses there so you’ll need a count of house type there basically, I want it to be that we have similar houses but the prices are just more in some places before I can integer encode. So, the features, I’d use to check this is location, count of type with price distribution of type, size, no of bedrooms and bathrooms. Layout type.

It seems in some places we have to pay very high scale of the month rent as security deposit. I’ll add that scale value (deposit months) as a feature maybe that impacts payment. On second thought, that shouldn’t be a feature. That deposit is a function of rent it basically some months x rent. So, if you have a small rent but paid 10 months advance, that value is high. If you have a high rent and paid for let’s say 4 months, it’s also high so with those two values alone, we won’t be able to see anything.

Features analysed

Room

property\_type

furnish type

bathroom

city

floor

layout type

locality

area

security deposit

neighbourhood.

I did research to know if all rents are to be paid monthly or yearly.

I saw…

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### Details

Type Apartments

Bedrooms 3

Bathrooms 3

Furnishing Unfurnished

Listed by Owner

Super Built-up area (ft²)1560

Carpet Area (ft²) 900

Bachelors Allowed No

Total Floors 16

Car Parking 1

Floor No 10

Facing West

Project Name Dhanalakshmi Ocean Park

### Description

Very well maintained and unfurnished 3 bedroom apartment for rent with balcony view the Kannur town, we prefer family, easy access to Kannur Town, Bus Stand, Raliway Station and opp Sree Narayana Park Kannur , Alvil Road. Rent to be paid monthly.

Basically a 3-bedroom, 3-bathroom apartment costs **25000**, and it is monthly rent, this gives good intuition.

So, as I thought some of those things can’t be monthly rent, maybe they bought the property.