ANALYSING HOUSING PRICES IN METROPOLITAN AREAS IN INDIA

Introduction

1.1 overview

Analyzing housing prices in metropolitan areas in India involves examining factors like location, demand –supply dynamics, economic growth, infrastructure development, policy changes, and real estate market trends to understand the fluctuation in property prices and housing affordability. Factors such as population density, urbanization rates, government policies, interest rates, and demographic shifts play significant roles in shaping the housing market. It's essential to gather data, use statistical models, and conduct market research to gain insights into the patterns and factors influencing housing prices.

1.2 Purpose

This analysis serves several key purposes:

1. Market understanding:

     To predict future trends and marketing behavior

 2. Invesment decision:

    Providing information to investors and buyers to make decisions

 3. Policy formulation:

     Informing policy makers and urban planners about current housing status

 4. Economic indicators:

    Serving as an economic indicator, reflecting the health of the real estate sectors

 5. Social impact assessment:

     Providing information to understand how housing prices impact various social economic group
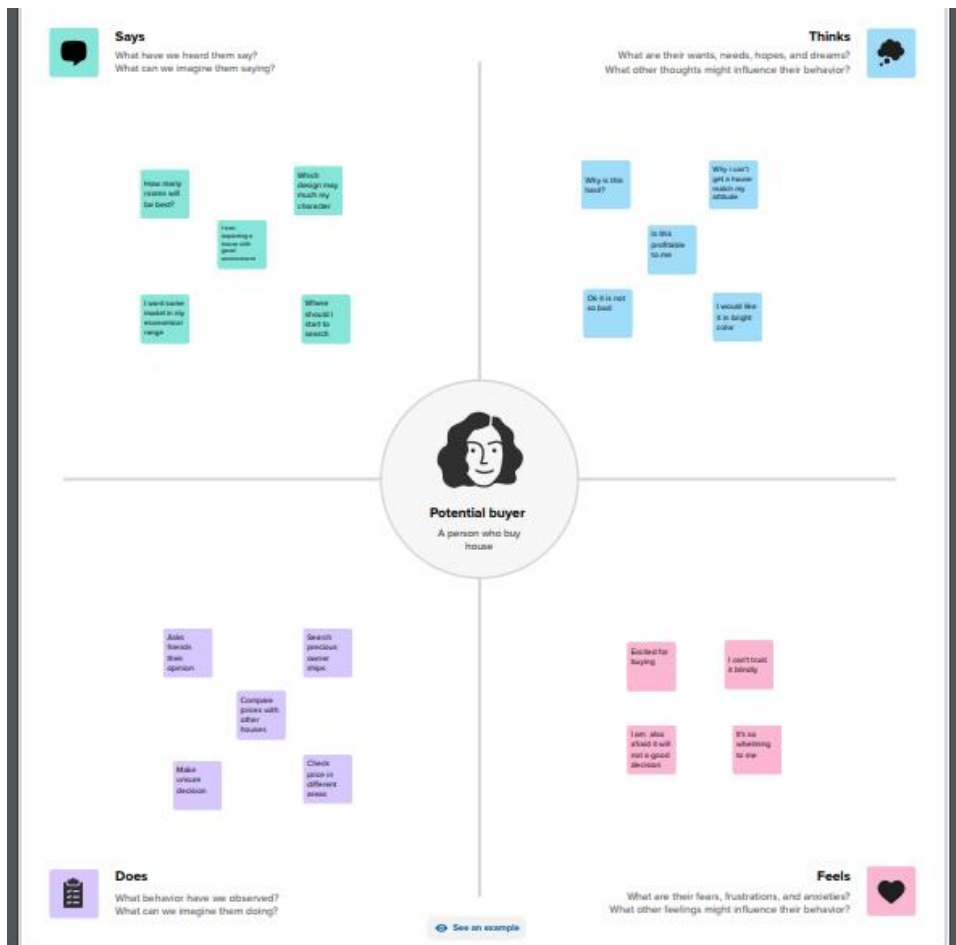
 6. Risk assessment:

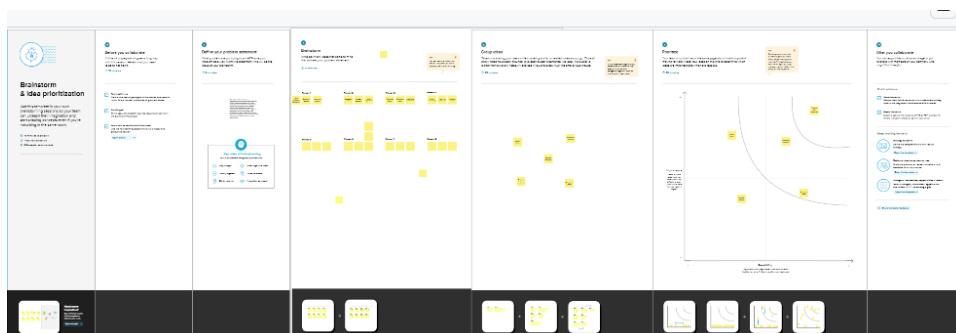   Identifying potential risks

  7. Urban development planning:

     Assisting in planning urban development
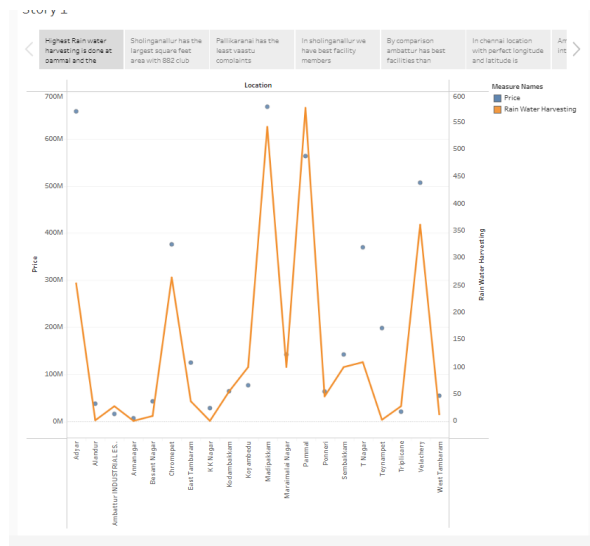
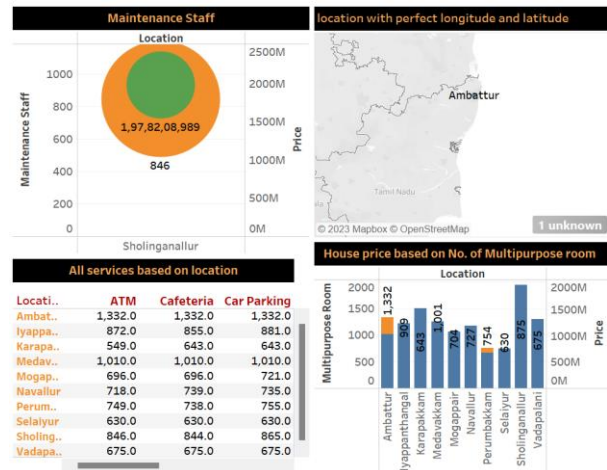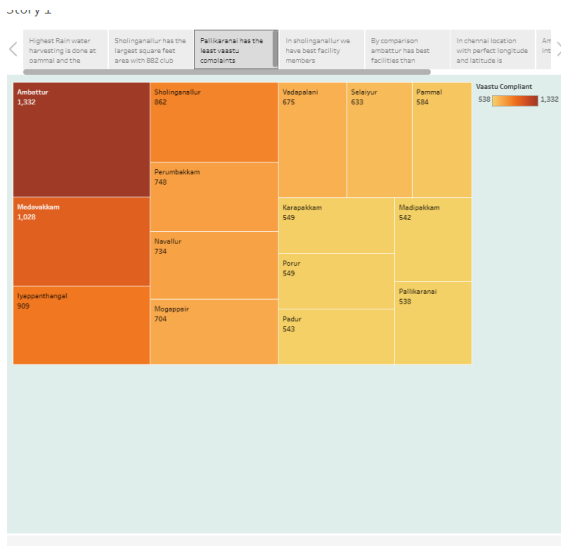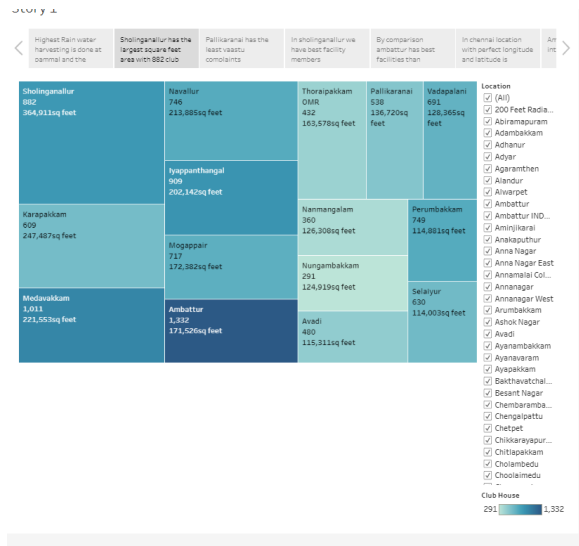## 2.PROBLEM DEFINITION & DESIGN THINKING

2.1 Empathy map

2.2 Ideation & Brainstorming map

3.result

Analysing Housing Prices in Metropolitan Areas of India

Houses price based on rainwater harvest pits

Essential feaatures for perfect house in Ambattur

Washing Machine
Swimming Pool
School
Rain Water Harvesting
Multipurpose Room
24X7Security
Car Parking
Children'splayarea
Hospital
Lift Available

Number of club houses based on area in sq feet

Vaastu complaints based on location

Ambattur 1,332
Medavakkam 1,028
Navallur 734
Mogappair 704
Karapakkam
Porur
Padur

price and location

Location
Adyar
Alwarpet
Ambattur
Anna Nagar
Avadi
Egmore
Iyappanthangal
Karapakkam
Korattur
Kovur
Madipakkam
Medavakkam

Maintenance Staff

1,97,82,08,989
846
Sholinganallur

location with perfect longitude and latitude

Ambattur
Tamil Nadu
© 2023 Mapbox © OpenStreetMap
1 unknown

All services based on location

Locati..	ATM	Cafeteria	Car Parking
Ambat..	1,332.0	1,332.0	1,332.0
Iyappa..	872.0	855.0	881.0
Karapa..	549.0	643.0	643.0
Medav..	1,010.0	1,010.0	1,010.0
Mogap..	696.0	696.0	721.0
Navallur	718.0	739.0	735.0
Perum..	749.0	738.0	755.0
Selaiyur	630.0	630.0	630.0
Sholing..	846.0	844.0	865.0
Vadapa..	675.0	675.0	675.0

House price based on No. of Multipurpose room

Location
Ambattur 1,332
Iyappanthangal 989
Karapakkam 643
Medavakkam 1001
Mogappair 705
Navallur 727
Perumbakkam 754
Selaiyur 630
Sholinganallur 875
Vadapalani 675

Story 1

Highest Rain water harvesting is done at oammal and the
Sholinganallur has the largest square feet area with 882 club
Pallikaranai has the least vaastu complaints
In sholinganallur we have best facility members
By comparison ambattur has best facilities than
In chennai location with perfect longitude and latitude is

Location
☑ (All)
☑ 200 Feet Radia...
☑ Abiramapuram
☑ Adambakkam
☑ Adhanur
☑ Adyar
☑ Agaramthen
☑ Alandur
☑ Alwarpet
☑ Ambattur
☑ Ambattur IND...
☑ Aminjikarai
☑ Anakaputhur
☑ Anna Nagar
☑ Anna Nagar East
☑ Annamalai Col...
☑ Annanagar
☑ Annanagar West
☑ Arumbakkam
☑ Ashok Nagar
☑ Avadi
☑ Ayanambakkam
☑ Ayanavaram
☑ Ayapakkam
☑ Bakthavatchai...
☑ Besant Nagar
☑ Chembaramba...
☑ Chengalpattu
☑ Chetpet
☑ Chikkarayapur...
☑ Chitlapakkam
☑ Cholambedu
☑ Choolaimedu

Club House
291 ▭ 1,332

Vaastu Compliant
538 ▭ 1,332

Location

Location
■ Sholinganallur

1,978,208,989

846

Sholinganallur

Location	ATM	Cafeteria	Car Parking	Hospital	Intercom	Power Backup	Rain Water Harvesting
Ambattur	1,332.0	1,332.0	1,332.0	1,332.0	1,332.0	1,333.0	1,332.0
Iyyppantha..	872.0	855.0	881.0	872.0	860.0	914.0	872.0
Karapakkam	549.0	643.0	643.0	549.0	646.0	649.0	603.0
Medavakka..	1,010.0	1,010.0	1,010.0	990.0	995.0	1,070.0	1,010.0
Mogappair	696.0	696.0	721.0	684.0	717.0	715.0	704.0
Navalur	718.0	739.0	735.0	711.0	748.0	751.0	734.0
Perumbakk..	749.0	738.0	755.0	743.0	739.0	768.0	754.0
Selaiyur	630.0	630.0	630.0	630.0	634.0	646.0	632.0
Sholinganal..	846.0	844.0	865.0	846.0	882.0	907.0	887.0
Vadapalani	675.0	675.0	675.0	675.0	691.0	693.0	691.0
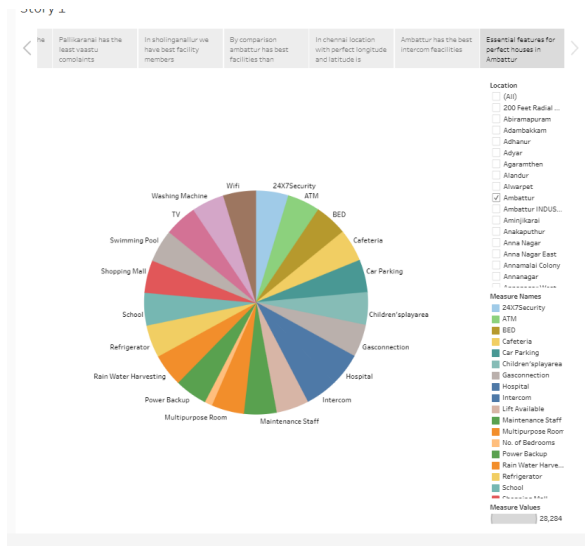
4.ADVANTAGES & DISADVANTAGE

Advantages:

1. Informed decision making
2. Market transparency
3. Policy formulation
4. Economic growth
5. Infrastructure planning

Disadvantages:

1. Data reliability and availability
2. Speculative behavior
3. Market manipulation
4. Complexity and variables
5. Socioeconomic disparities

Balancing the advantages of market insight and informed decision-making with the potential pitfalls, such as data reliability and speculative tendencies of analyzing housing prices in metropolitan areas in India.

5.APPLICATION

1. Real estate industry

2.Government and urban planning

3.Financial sector

4.Academia and research

5.Non-Governmental Organization (NGOs)

6.Individuals

7.MEdia and public awareness

Analyzing housing prices in metropolitan areas in India empowers various stakeholders to make well-informed decisions, shape policies and contribute to the sustainable development of cities and their surrounding areas

6.CONCLUSION

In conclusion, analyzing housing prices in metropolitan areas in India is multifaceted endeavor with far-reaching implication. It serves as a critical tool for a spectrum of, stakeholders, including real estate developers, government bodies, financial institution, academics, NGOs, Indvidual, and more. By delving into market trends, demand-supply dynamics.