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Factors Affecting Rental Housing Rates In Urban India

India has a large housing deficit with 19 million classified as homeless according to the Census 2011. Statistics also point to 11 million vacant housing stock in urban areas. This paradox which needs to be looked into closely in the era of rising population, increasing economic disparity and skyrocketing land prices is being dealt with in this study. Rental housing in urban areas remain inaccessible with poor affordability to the large migrant population who relies on the informal housing market instead. The government incurs huge revenue losses through dual reasons, one due to stagnant taxes from non performing rental assets and the other through promoting home ownership through subsidies. Thus, rental housing must be regularized and vacant houses inducted into the formal housing market to bridge the existing gap as building new housing stock to accommodate the growing population is unsustainable. As a primary step to do so, this study identifies the principle factors that affect the residential rental market from past literature and check how valid it is in Urban India with the help of an Expert Panel feedback. A market survey is then conducted which is then used to give weightage to each factor based on the analysis of the data collected after which the final list of relevant factors is compiled.

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