

“A STUDY OF RESPONSIBLE FACTORS FOR INSTANT PRICE HIKE IN PROPERTIES IN TALEGAON DABHADE -PUNE”

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ABSTRACT: Real estate has contributed a lot in the reinforcement of nation’s economy and at the same time citizens have fulfilled their dream to have a home for peaceful life in Indian context. The study aims to examine the reasons for sudden hike of properties we which has made it far from the common man. Sampling frame is pune construction company which are 20 in numbers. Both primary and secondary data has been used in the study.

Introduction

Talegaon Dabhade is a significant place in PUNE city; it’s a village with a municipal council, in Mawal-Taluka wherein team of BJP ward commissioners is in power. This place is even 25 km from Lonavla and 35 km from Pune. It is situated on highest altitude between the two metros (Mumbai and Pune) which are at 2200 feet above sea level. Talegaon is higher in altitude than the famous nearby hill stationlike Khandala and Lonavla (2047 ft.), thus it has pleasant weather throughout the year.

Mainly, residential property contains two type of structure: First, Structure for a single family and Second, Structure for a for multifamily structure. In Talegaon dabhade area mainly structure for multifamily structure are growing in full swing. Under these two types of structures, there are categories e.g. terraced house , Condominium, Cooperative, Duplex, A studio apartment , Villas etc are also available in talegaon and nearby area.

People who are staying in and nearby talegaon dabhade area are from all over the country, because of CHAKAN MIDC which is only 22 KM from railway station. From managerial level to functional level of workers prefer to stay in this area, This part of PUNE gives them , good weather, comfortable locality , Educational facility, easy Communication to pune or Mumbai, fresh food products (due to villages nearby). Its boundary touches the OLD and NEW pune- mumbai express highway. Apart from that, Mr. Balasaheb Bhegde (MLA) and Mrs. Chitra Tai dabhade (Commissioner – Municipal Corporation) are giving personal attention for the cleaningness of the area and transportation facility, even water supply. There are 4 municipal corporation schools exists in this area. Colleges for Management, Engineering, Architecture, Diploma, Science. Commerce and art, schools affiliated to CBSE, all are available. Infect to live a better life, everything is available in this area and theses reasons are valid reasons to develop any area.

OBJECTIVES OF THE STUDY:

1. To find out the specific reason for price hike in property.
2. To find out the probability if investment in property now in talegaon
3. To find out the next area nearby which will develop after that.
4. To find out some suggestions towards Municipal corporation for the development of municipal corporation.

HYPOTHESIS

Ho. Availability of basic needs don't develop the price of property in nearby areas.

H1. Availability of basic needs develop the price of property in nearby areas.

DATA ANALYSIS:

Q. No. 1. Are you getting more walking customers now a day?

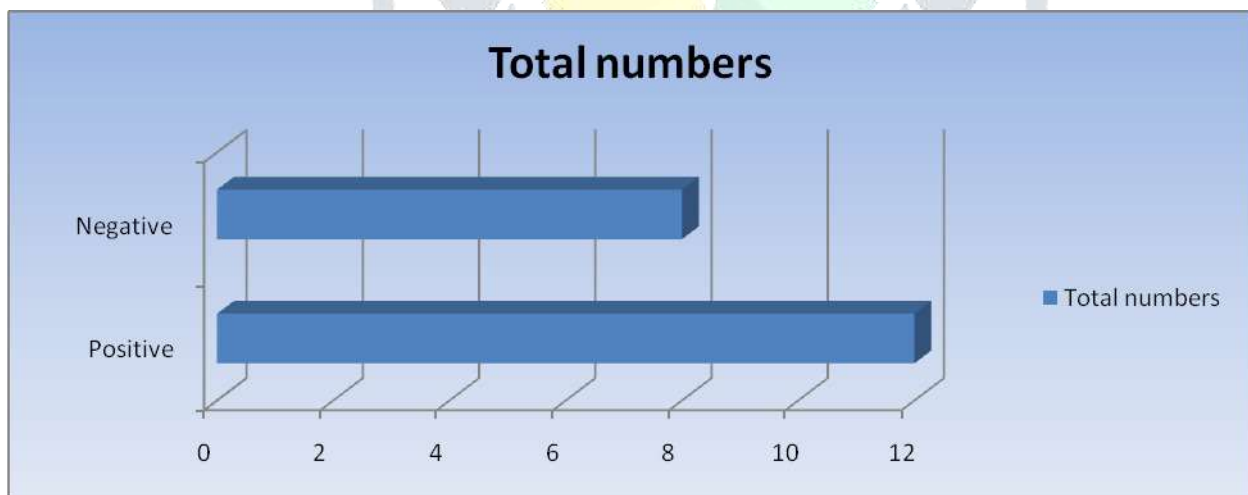


Chart no 1.1, reveals that the responses are positive and construction companies are getting businesses.

Q. No. 2. Have numbers of booking flats/ bungalows increased?

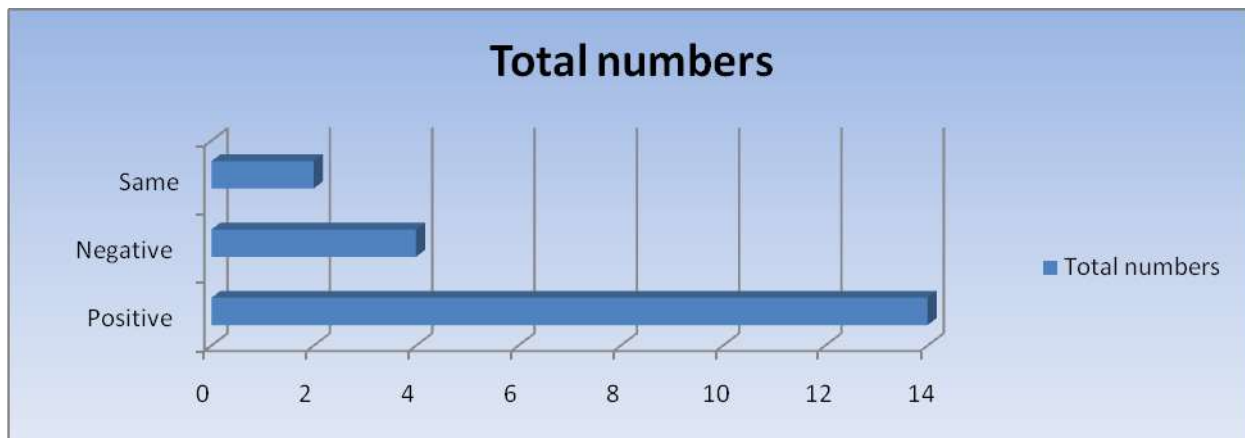


Chart no 2.1, reveals that the Buyer are intend to purchase the property more as compare to previous.

Q. No. 3. Good works of Municipal corp. towards development of basic needs, increased numbers buyers?

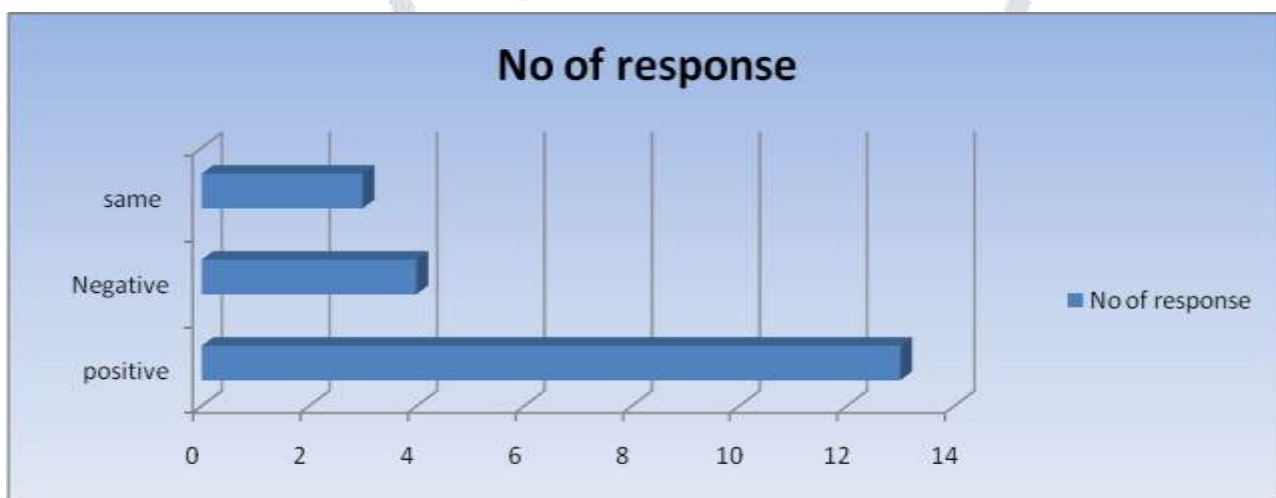


Chart no 3.1, reveals that municipal corporation is performing well under the guidance of MLA and its commissioner.

Q. No. 4. Are all basic requirements getting fulfilled in Talegaon, easily?

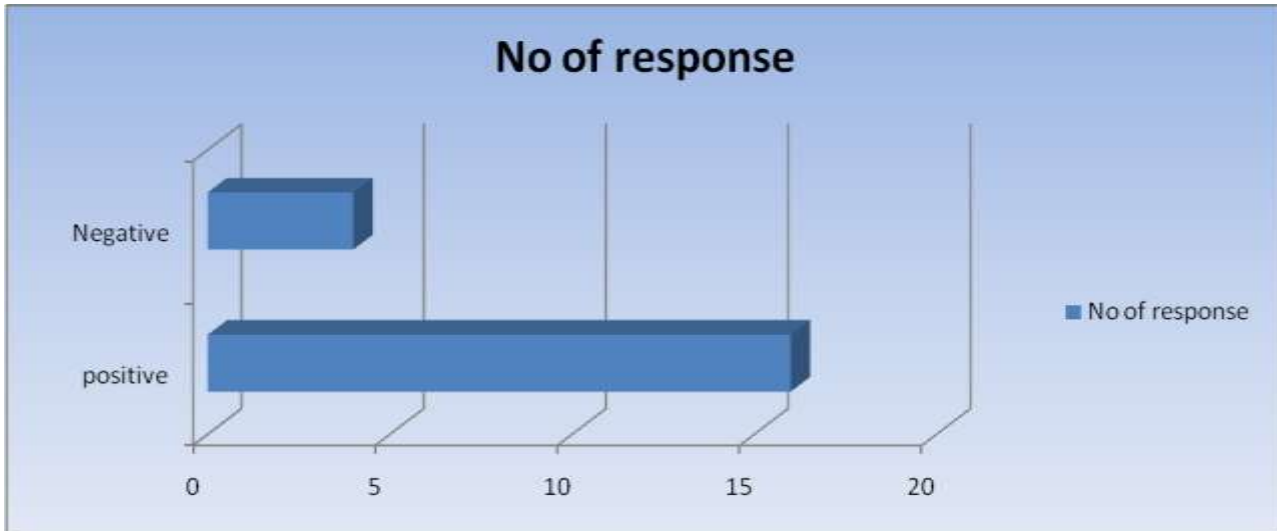


Chart no 4.1, reveals that municipal corporation is making life comfortable and qualitative in TALEAGAON DABHADE.

Q. No. 5. Are you getting completion certificates and necessary approvals from Municipal corp. easily?

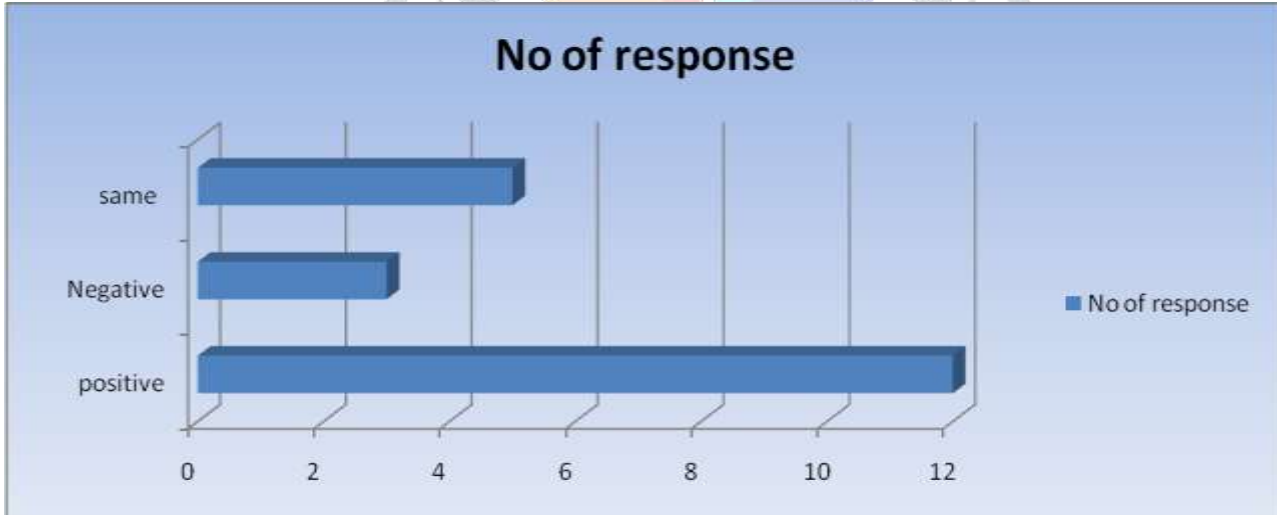


Chart no 5.1, reveals that Municipal Corporation is following no tolerance policy and level of corruption has decreased in TALEAGAON DABHADE.

Q. No. 6. Are you getting proper support from local authorities, without using illegal means?

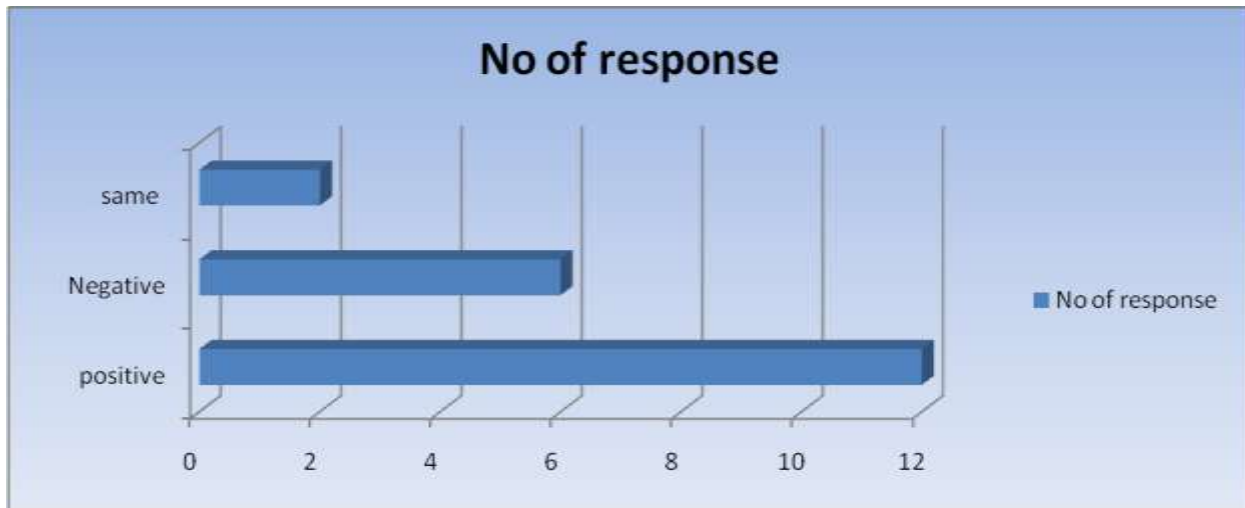


Chart no

6.1, reveals a big reason for the development in talegaon and increase in price f property

RESEARCH METHODOLOGY:

Sl no	Particulars	Details
1	Type of Data	Primary and Secondary Data
2	Population	Construction companies and state agents
3	Sampling Area	Talegaon dabhadde and nearby area
4	Nature of Source of Data	Qualitative
5	Sampling Methodology	Random Sampling
6	Sample Size	20 construction companies
7	Types of Questions	Closed ended
8	Data Collection Methodology	Personal Interview and discussions

Research was based on Quality type of research because relevant responds were very much essential.

RECOMMENDATIONS:

Researcher visited sales offices and sites of 20 construction companies like NAMRATA group, PUMBAI group, MOHARPRATIMA group, XRBIA group, AAYSUHPARK group, even some property brokers, with the help of JUSTDIAL and MAGICBRICS portal and found that due to the when people from different locations from INDIA come to TALEGAON DABHADE for doing JOBS, they found this place suitable to stay because of EDUCATION, EASY LEAGAL Formalities, Weather, Availability of fresh house hold products, low cost as compare to pune city area.

Almost everything is available in your nearby area, and credit goes to local people and local administration. As far as researcher’s recommendations are concerned they are as follows:

1. There are lot of unnecessary events take place in road, which creates traffic some time, so this needs to be minimized.

2. Giving permission to construction company and making their construction work easy is good for the area development but not for weather. This will increase the level of pollution in the area.
3. Area like VADGAON should also be focused instead of TALEGAON specifically. This will give the broader aspect to builders and Nagarpalika as well.

CONCLUSION:

1. Hypothesis was null- hypothesis , because the work of Municipal corporation created positive impact on the development of real state sector in talegaon dabhade
2. In addition to that investment in this area is much profitable as compare to any other are in pune, like Kharadi, Dehurado, Lonavla etc.
3. Talegaon will take at least 5 years down the line to be saturated in real state sectors and after that it will be MALWALI and KANHE PHATA where the chances of development are very high.
4. Commissioner of Municipal Corporation should sit daily in her office; this will create its team members more effective, ad punctual. Apart from that The Water bill which M.C. is charging is high and due to this builders are saying against this organization, so this needs to be addressed. There is an additional bridge required near the railway station to avoid the traffic.

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