CONTENTS

Title Page	1
Certificate of Approval	ii
Certificate	iii
Declaration	iv
Acknowledgements	V
Abstract	vi
List of Figures	vii
List of Tables	ix
List of Abbreviations	xiii
Contents	xiv
Chapter1: Introduction	1
1. Preamble.	1
1.1 Formulation of Research Objectives	4
1.2 Utility of Study	5
1.3 Structure of Thesis	5
Chapter2: Literature Review	7
2.1 Section One	8
2.1.1 Fundamentals of housing affordability	8
2.1.2 Definition of housing affordability	9
2.1.3 Components of housing affordability	11
2.1.4 Housing affordability measures	11
2.1.5 Housing price, supply and demand	18
2.1.5.1 House Price	19
2.1.5.2 Housing demand	20
2.1.5.3 Housing supply	21
2.1.6 Housing market and economy	24

2.1.6.1	Housing market in different countries	25
2.1.6.2	Housing market in India	27
2.1.7 Housel	hold Income and Expenditure	29
2.1.8 Housin	ng finance and affordability	32
2.1.9 Housin	ng policy in India	34
2.2 Section two		41
2.2.1 Reside	ntial location choice and infrastructure within a metropolis	42
2.2.2 Level o	of Infrastructure development within in a metropolis	44
2.2.3 Inclusi	ve Housing Affordability within a metropolitan context	48
2.3 Conclusion		50
Chanter3: Methodolo	gy	53
_	ncerns	
	illectris	
•	ication of sub-regions in study area	
	ive One	
3.3.1.1		
	within KUA	61
3.3.1.2	To estimate spatial variations in house prices with respect	
	to complementary variations in level of infrastructure	
	development within KUA	64
3.3.1.3	To estimate spatial variation in transportation cost based on	
	accessibility to available social infrastructure within KUA	67
3.3.1.4	To assess spatial variation in inclusive housing affordability	
	based on levels of infrastructure development and	
	interrelated transportation cost within KUA	68
3.3.2 Object	ive Two	
J	ive Three	
3.3.3.1	Housing affordability dynamics	
3.3.3.2	Level of infrastructure development dynamics	86

3.3.3.3 Dynamics of relocation choice between sub-regions	36
3.3.3.4 House price dynamics	88
3.3.3.5 Housing supply and demand dynamics	90
3.4 Database	92
3.4.1 Survey design	92
3.5 Methodological Framework	96
3.6 Research Instruments	8
3.7 Conclusion.	98
Chapter4: Results and Interpretations of Objective One	99
4.1 Basic Housing Affordability Assessment	19
4.1.1 Household income expenditure pattern in KUA10	00
4.1.2 Housing Price Distribution in KUA)6
4.1.3 Basic Housing Affordability Variation in KUA10)8
4.2 Assessment of variation in house price with respect to variation in	
infrastructure development	13
4.2.1 Assessment of variation in Infrastructure development	14
4.2.2 Correlation between House Price and Infrastructure	
Development1	17
4.3 Estimation of variation in transportation cost	19
4.3.1 Variation in Transportation cost in KUA12	20
4.4 Inclusive Housing Affordability Assessment	25
4.4.1 Inclusive Housing Affordability variation in KUA1	26
4.4.2 Assessment of significance of inclusive approach (IHA) over basic	
approach (BHA)1	28
4.4.3 Impact of infrastructure development on housing affordability1	30
4.5 Conclusion	31
Chapter5: Results and Interpretations of Objective Two	35
5.1 Assessment of future housing location choice of surveyed households13	35
5.2 Preference pattern for expected level of infrastructure development13	66

5.3 Evaluation of alternative location types based on expected level of
infrastructure development140
5.4 Residential location choice based on expected level of infrastructure
development
5.5 Conclusion
Chapter6: Results and Interpretations of Objective Three
6.1 Weighted Infrastructure Index
6.1.1 Inclusive House Price Model
6.2 Location attractiveness matrix
6.3 Future trends in housing affordability
6.3.1 Validation of model
6.3.2 Simulated model behavior
6.3.2.1 Simulated model behavior under policy leading to
continuation of existing rate of infrastructure development165
6.3.2.2 Simulated model behavior under policy targeting increase in
pace of infrastructure development in core sub-region166
6.3.2.3 Simulated model behavior under policy targeting increase in
pace of infrastructure development in central and periphery
sub-regions
6.3.2.4 Simulated model behavior under policy leading to slower
rate of increase in household income
6.3.2.5 Simulated model behavior under policy leading to higher
rate of increase in household income
6.3.2.6 Simulated model behavior under policy leading to higher
rate of increase in transportation cost
6.3.3 Comparison between simulated model behaviors under six
policy conditions
6.4 Conclusion
Chapter7: Conclusions and Recommendations

7.1 Overall observations and conclusions	179
7.1.1 Observations on housing affordability	179
7.1.2 Observations on future housing location choice	180
7.1.3 Observations on future trends in housing affordability	180
7.1.3 Observations on inclusive measure of housing affordability	181
7.2 Recommendations	181
7.3 Significance of the research	182
7.4 Limitations of the research	182
7.5 Scope of further research	183
References	185
Appendix	203
Appendix A: Definition of Urban Agglomeration	203
Appendix B: Sub-regional division of KUA	204
Appendix C: Survey Questionnaire	207
Appendix D: Complete model structure	214
Appendix E: Variables included in model structure	215
Appendix F: Basis for sample size determination	219
Appendix G: Detailed Tables present in Chapter 4*	222
Appendix H: Detailed Tables present in Chapter 5*	260
Appendix I: Detailed Tables present in Chapter 6*	292
Curriculum Vitae	221

^{*}Appendix G,H,and I is provided in CD with hardcopy of the thesis