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Determinants of Residential Property-Type Preferences in Meerut: A Comprehensive Empirical Analysis

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ABSTRACT

Learning the residential property preference will be valuable when planning urban development in the fast growing Tier-II Indian cities. This paper explores the factors that influence the decisions of homebuyers between apartments and independent built-up houses in Meerut, a city that is undergoing a massive transformation in terms of demography and infrastructures changes. Purposive sampling strategy was used to survey 500 respondents in big residential clumps. The analysis is combined using the demographic profiling, descriptive statistics, and testing hypothesis using Pearson correlation and binary logistic regression. Although, the results also show that 54 percent of the participants are fond of apartments meaning that there is also coming out towards vertical urban housing structures. The paper considers such determinants as security, location, transport accessibility, proximity to workplace, maintenance facilities, and community amenities as essential factors in property- type preference. The outcome of correlation shows that there are strong and positive correlations between locational attributes and apartment preference ($p < .01$). Additional results obtained using logistic regression show that security, maintenance assistance, and lifestyle facilities are key predictors of the chances of living an apartment, as opposed to an independent house ($p < .05$). The research adds value to the scarcity of empirical literature related to Tier-II urban house selection and offers practical information to the developer, policymaking, and planning community interested in creating residential neighborhoods based on the needs of the demand in the new urban areas and ensuring their sustainability.

Keywords: Residential Property Preference, Apartments, Independent Houses, Housing Determinants, Urban Housing, Meerut, Regression Analysis, Correlation, Real Estate Preferences

1. INTRODUCTION

The issue of housing preference is always an important part of urban development and planning of the real estate market. With the rapid socio-economic changes that Indian Tier-II cities are experiencing, it is impossible to do without knowing the changing preferences of homebuyers. Based on previous research, the factors influencing residential choices include socio- demographic, lifestyle desires, affordability, cultural impacts, and quality of life perception (Andersen, 2011; Jansen, 2014; Opoku and Abdul-Muhmin, 2010). The demand of housing in the city of Meerut, one of the rapidly growing urban areas in Uttar Pradesh, has changed under the impact of the rise in the population, the increase in middle-class income, and the development of infrastructures (Riyazuddin et al., 2022; Singh, 2021). Historically, the housing environment of Meerut has been biased towards independent built-up houses, although the trend towards urban consolidation has pushed the supply and popularity of apartments up, which is also observed in developing urban areas around the world (Farasa and Kusuma, 2018; Mulliner and Algrnas, 2018). Interpretation of this change involves not only the economic factors but also the social, cultural, and infrastructural factors which affect the preferences of buyers.This paper investigates the kind of residential property individuals choose in Meerut with the combination of demographics, buyer perception, and statistical modeling to provide practical information to the real estate developers and the urban decision-makers.

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2. LITERATURE REVIEW

2.1 Housing Preferences and Decision Drivers

Residential choice has been well known as a multidimensional decision that is influenced by economic, social, cultural and infrastructural attributes. The researchers constantly point to the fact that housing choices are not only limited to the necessities of having a shelter, but the lifestyle desires, concerns over security, and the understanding of the quality of the neighborhood (Im and Fah, 2018; Kelly et al, 2011). The concept of safety and community settings still remains at the core of resident satisfaction, and it was reported that the architectural design of neighborhoods, the availability of facilities, and infrastructure are some of the most important factors affecting residential choices (Hasanzadeh et al., 2019). The significance of the individual and home factors, such as value orientations, life- stage changes, and the consistency between the desired versus the real housing conditions, has also been highlighted (Jansen, 2014; Jansen, 2020). More evidence on this point is presented by conjoint analyses and preference-based models, which show that concurrently buying homes, people consider a range of attributes, including amenities, upkeep, and accessibility (Iman et al., 2012; Mishi and Mwanyepedza, 2023). Taken together, the literature confirms that residential choice is an intricate functional, emotional, and socio-spatial interaction.

2.2 Property Type Preferences: Global and Regional Evidence

A cross-cultural experience shows that the tastes of apartments versus independent houses differ considerably between demographic populations, social and economic backgrounds, and cultural backgrounds. According to the researchers, preferences towards space, privacy, and amenities are influenced by the change in life-cycle of the household, which can be marriage, child-rearing or aging (Andersen, 2011). In most of the emerging urban economies, younger households tend to prefer apartments because they are more affordable, their maintenance systems are structured, and they have common amenities (Thanararaju et al., 2019; Sundrani, 2018). Research in Saudi Arabia, Poland, Indonesia, and Turkey indicates that consumers often focus on such aspects of vertical housing as safety, green spaces, parking, and cultural or learning premises (Mulliner and Algrnas, 2018; Opoku and Abdul-Muhmin, 2010; Farasa and Kusuma, 2018; Gursoy and Akinci, 2024; Sung and Ki, 2023). The growth of collaborative housing models, the redesigning of urban infrastructure, and the shift in expectations of housing quality also indicate worldwide transformations to increased-density, amenity-rich living conditions (Bartkowiak and Strazkowski, 2023). Generally, the literature of the world indicates that there is growing tolerance of the concept of apartment living due to the changing urban structures and more people preferring safe, serviced and convenient residential conditions.

2.3 Indian and Meerut-Specific Housing Dynamics

In India, the housing preferences have been changing significantly because of the rapid urbanization, increasing incomes and diversification of the employment profiles. Research indicates that the needs of modern customers are convenience, maintenance services, safety, and connectivity, making the decision-making process of independent home versus apartment rather complex (Sundrani, 2018; Im & Fah, 2018). This change is in line with the general trends in the growing Asian urban hubs, as small, serviced housing types are now more popular among nuclear families and working individuals (Thanararajan et al., 2019). The same is the case with Meerut. Being a fast-urbanizing Tier-II city, the housing market has been affected by enhanced mobility, growth in the employment segments of the privative sector, and more hopes associated with lifestyle upgrades (Goel et al., 2021; Riyazuddin et al., 2022). The need to rent apartments with security, planned maintenance, and specific facilities has defied the trend in the past on the preference of separate constructed houses. Residential expectations are also more influenced by the

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exposure to environmental stressors (including noise, Digvijay Singh and Joshi, 2012) and social changes (including migration and changing family structures, Bhattacharya, 2021; Singh, 2021). In spite of the fact that the cultural preferences in independent houses are still favored in Meerut, the living in apartments has already gained momentum because it fits the modern requirements of safety, comfort and lifestyle.

2.4 Research Gap

Though there are several studies on housing preferences in India and in other countries, there is evident gap in literature that focuses on housing preferences of residential properties in Meerut based on rigorous empirical tests. The previous literature that concentrates on Meerut mainly explores the demographic change, the environmental conditions or the economic peculiarities (Bhattacharya, 2021; Singh, 2021; Digvijay Singh and Joshi, 2012; Goel et al., 2021). Moreover, although national and international research reports that the affordability, amenities, and perceptions of safety are among the determinants of preference of apartments over independent houses (Im and Fah, 2018; Thanararaj et al., 2019; Mulliner and Algrnas, 2018), not many of them examine the interaction between these determinants to predict which one is better in Meerut.

With the use of structured correlation and logistic regression analysis on a vast amount of respondents, the current research will fill this methodological and context-driven void and provide a more nuanced insight into the determinants of property type within the changing housing environment in the city.

3. METHODOLOGY

3.1 Study Area

The research took place in the Tier- II city of Meerut, Uttar Pradesh, India. Urbanisation has occurred at a fast rate in the region owing to the proximity to the Delhi-NCR, growth in the volume of the private housing colonies and rising number of migration of people in the region. Since the city has a significant number of independent houses and apartments, the city served as a suitable location that could be used to research the preferences of residential property types.

3.2 Research Design

The research design assumed was quantitative, cross-sectional, descriptive, and analytical.

This design was appropriate since the research had the aim of statistically testing the correlation between residential preferences (apartments and independent houses) and the determinants that affect the choice.

3.3 Sampling Design and Participants

The non-probability purposive sampling method was used to select those respondents that were real or would be real homebuyers. One thousand and five hundred respondents who had been living in urban and semi-urban regions of Meerut took part in the study. The residential clusters were used to collect data; the Shastri Nagar, Ganga Nagar, Modipuram, Pallavpuram and central Meerut localities were used.

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3.4 Data Collection Methods

3.4.1 Primary Data

Primary data were collected through a structured questionnaire administered in both online and offline modes. The questionnaire included:

- Demographic details
- Current housing situation
- Preferred property type (Apartment = 1, Independent = 0)
- Importance ratings (Likert scale 1–5) for security, location, transport, amenities, maintenance, parking, Vaastu, etc.

A pilot survey was conducted with 50 respondents. Necessary modifications were made prior to the final administration.

3.4.2 Secondary Data

Secondary information was obtained from:

- Real estate market reports
- Research papers
- Government housing statistics
- Developer websites
- Journals related to housing behaviour and urban studies

3.5 Variables Used in the Study

3.5.1 Dependent Variable

- Property Type Preferred

3.5.2 Independent Variables

- Locational Factors (Location of Society, Transport Connectivity, Proximity to Workplace)
- Security
- Maintenance Facility
- Amenities (Club & Gym, Children Play Area)

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- Parking Allotment
- Ready-to-Move Preference
- Vaastu Compliance

3.6 Research Hypotheses

Because the study investigated multiple variables grouped under two analytical models, the hypotheses were structured accordingly.

3.6.1 Hypotheses for Correlation Analysis (H1)

Objective Link: To examine whether location-related factors influence preference for apartments.

Null Hypothesis (H_{01}): *There is no significant correlation between location-related factors (location of society, transport connectivity, proximity to workplace) and the preference for apartments among homebuyers in Meerut.*

Alternative Hypothesis (H_{11}): *There is a significant positive correlation between location- related factors and the preference for apartments among homebuyers in Meerut.*

3.6.2 Hypotheses for Logistic Regression (H2)

Objective Link: To examine whether security, maintenance, and amenities predict preference for apartments.

Null Hypothesis (H_{02}): *Security, maintenance facilities, and amenities do not significantly predict the preference for apartments among homebuyers in Meerut.*

Alternative Hypothesis (H_{12}): *Security, maintenance facilities, and amenities significantly predict the preference for apartments among homebuyers in Meerut.*

3.7 Data Processing and Statistical Tools Used

Data collected through questionnaires were coded and entered into IBM SPSS Version 25. The following statistical techniques were used:

3.7.1 Descriptive Statistics

- Frequencies
- Percentages
- Means
- Standard deviations

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3.7.2 Correlation Analysis

- Pearson's correlation was applied to test H_{01} and evaluate the association between location factors and property preference.

3.7.3 Logistic Regression Analysis

- Binary logistic regression was used to test H_{02} and identify significant predictors of apartment preference.

3.7.4 Significance Testing

- Wald test
- p-values (5% significance level)
- R^2 measures (Cox & Snell, Nagelkerke)
- Model fit indices

3.8 Ethical Considerations

Respondents were informed about the purpose of the study. Participation was voluntary, anonymity was maintained, and collected data were used solely for academic purposes.

4. DATA ANALYSIS AND RESULTS

4.1 Demographic Profile of Respondents Relevant to Property Preference

This segment will provide the demographic feature of the respondents to know the population segments that impact property demand in Meerut. Age, gender, marital status and family size are also important demographic characteristics as they define housing habits, purchasing power, and lifestyle requirements. The study of these variables forms a basis of explaining the relationship of various groups to property decisions.

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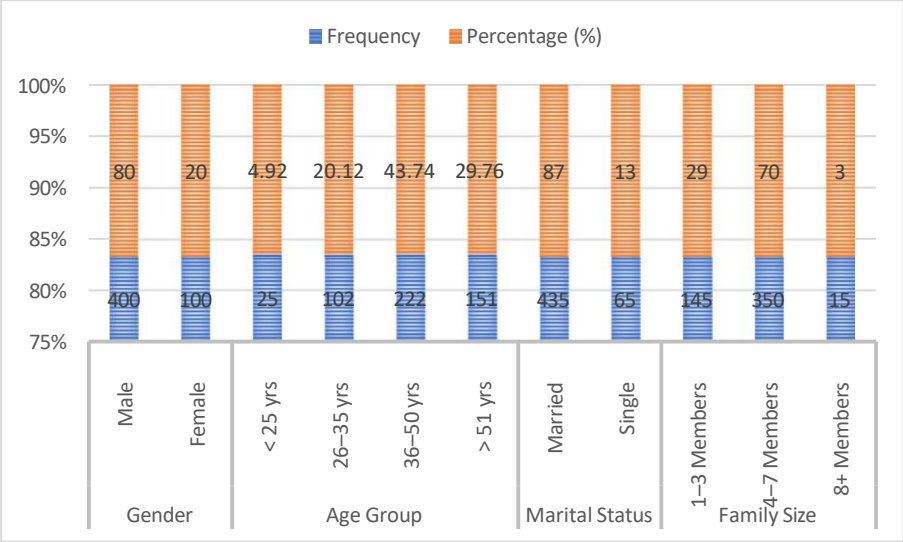
Table 4.1: Consolidated Demographic Profile of Respondents (N=500)

Demographic Variable	Category	Frequency	Percentage (%)
Gender	Male	400	80.0
	Female	100	20.0
Age Group	< 25 yrs	25	4.92
	26–35 yrs	102	20.12
	36–50 yrs	222	43.74
	> 51 yrs	151	29.76
Marital Status	Married	435	87.0
	Single	65	13.0
Family Size	1–3 Members	145	29.0
	4–7 Members	350	70.0
	8+ Members	15	3.0



According to the results, there is high level of male dominance (80%), signifying that the decisions related to property are highly influenced or implemented by male members of households. The population distribution shows that the majority are between the 36-50 years category (43.74) which is the age range of individuals in their best earning and family building age. The majority of respondents are married (87%), which indicates that the respondent group has a stable household structure and is likely to be inclined towards permanent housing. According to the family size, 70 percent of households have 4-7 individuals, which means that there is a need to have a spacious house. On the whole, the population composition denotes an established and steady population with evident housing demands.

Education, occupation, and the level of income are some of the social-economic factors that play the key role in determining the willingness and capacity to invest in various forms of residential properties. The knowledge of these features assists in determining the potential of the demand along with the affordability trends of consumers in the future.

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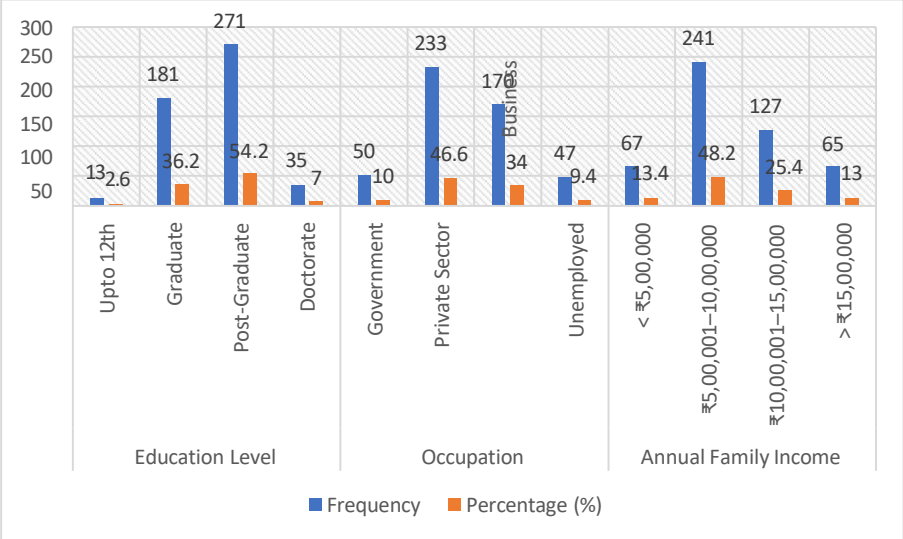
Table 4.2: Socio-Economic Profile of Respondents

Variable	Category	Frequency	Percentage (%)
Education Level	Upto 12th	13	2.6
	Graduate	181	36.2
	Post-Graduate	271	54.2
	Doctorate	35	7.0
Occupation	Government	50	10.0
	Private Sector	233	46.6
	Business	170	34.0
	Unemployed	47	9.4
Annual Family Income	< ₹5,00,000	67	13.4
	₹5,00,001–10,00,000	241	48.2
	₹10,00,001–15,00,000	127	25.4
	> ₹15,00,000	65	13.0



The education profile depicts that over half of the respondents (54.2% are post-graduates and therefore indicate a highly literate and informed buyer sample. This is shown by occupational distribution, which shows that the private sector (46.6) and business owners (34) occupy the market, both of which are active investors in residential assets. Income data indicate that almost half of the respondents (48.2) have their income in the 5-10 lakh range of the annual income bracket, which implies that the affordability of mid-segment housing is high. Also, 38.4 percent of the population has a higher income of more than 10 lakh, which indicates that there is a large upper-middle-income population. Such socio-economic trends are in line with a market that is able to embrace new modern housing amenitied amenity-filled housing.

4.2 Property-Type Preference

The property preference indicates the overall preference by homebuyers in a particular type of house whereby this preference is based on demographic, socio-economic and lifestyle. Discussion of these trends assists in comprehending the current demand orientation in the residential real estate market.

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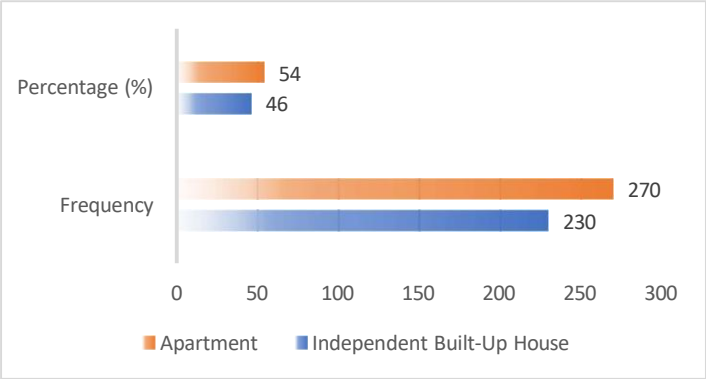
Table 4.3: Preferred Type of Residential Property

Preferred Property Type	Frequency	Percentage (%)
Independent Built-Up House	230	46.0
Apartment	270	54.0
Total	**500**	**100.0**



The results show that 54 per cent of the respondents prefer apartments, which is a little above the 46 per cent who prefer independent houses. This tendency implies the smooth movement to vertical living that is backed by the criteria of enhanced security, common facilities, and controlled maintenance. Nuclear families and working professionals are usually attracted to apartments as they provide convenience and connectivity. The near equal distribution of the two groups also indicates that the historical tastes favoring individual houses are still around but gradually on the downward trend. In general, the findings point to the increased acceptance of contemporary urban residential type in Meerut.

4.3 Key Determinants Influencing Property Preference

This part explores the particular determinants namely; security, location, preparedness to possess, and parking which have significant impact on property choice. These variables indicate a functional and a lifestyle priority of the homebuyers and they are also very significant in their ultimate decision.

Table 4.4: Security Importance

Rating	Frequency	Percentage (%)
Not at all Important	27	5.4
Slightly Important	31	6.2
Important	77	15.4
Fairly Important	129	25.8
Very Important	148	29.6
Total	**500**	**100.0**

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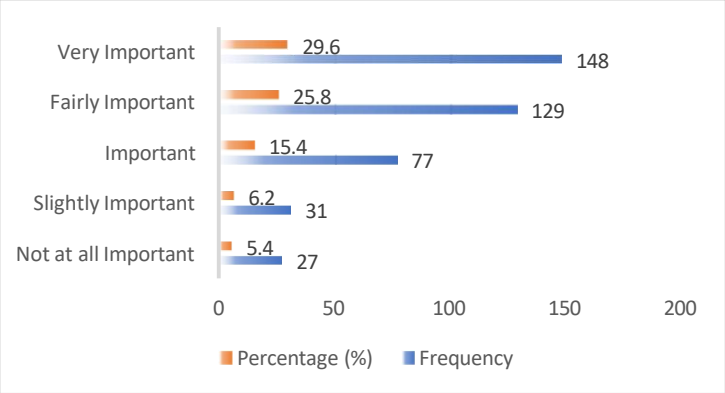
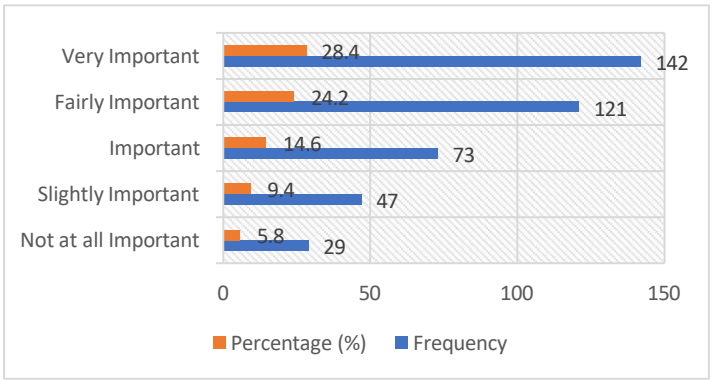


The topic of security comes out as one of the key factors with almost half of the respondents describing it as fairly to very important. It is an indicator of increased preparedness to safety issues and preference of gated or controlled access residential setting. Advanced security systems are also usually provided in apartment complexes, so they are more desirable to urban buyers. The percentage of those who believe that security is irrelevant is minimal (11.6), which means that the issue of safety is almost a universal expectation. The statistics highlights the fact that security is a powerful draw factor of apartment living as compared to independent houses.

Table 4.5: Location Importance

Rating	**Frequency**	**Percentage (%)**
Not at all Important	29	5.8
Slightly Important	47	9.4
Important	73	14.6
Fairly Important	121	24.2
Very Important	142	28.4
Total	**500**	**100.0**



Location is also believed to be a great factor with more than half of respondents ranking it in the two categories that were raised to the top of the list of importance. Customers are concerned about the availability of transportation, necessary services, and distance to the place of work, which means that they prefer to reside in the central or conveniently located localities. A very small percentage (15.2) regards location as low in importance. This trend proves that location is an important force of real estate decision, which frequently affects the choice of apartmentsand independent houses. The findings are in line with the urban orientation of the respondent population.

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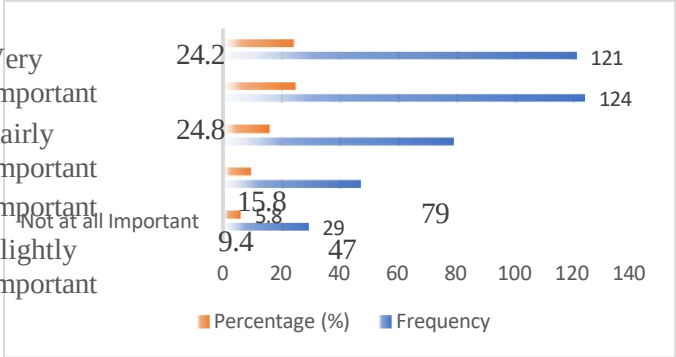
Table 4.6: Ready-to-Move Preference

Rating	Frequency	Percentage (%)
Not at all Important	29	5.8
Slightly Important	47	9.4
Important	79	15.8
Fairly Important	124	24.8
Very Important	121	24.2
Total	**500**	**100.0**



The buyers are revealing great tendencies towards ready-to-move properties, as almost half of them ranked the factor as fairly to very important. This interest shows that there is aversion towards construction delays, and financial load of paying rent and EMIs at the same time. Ready-to-move units encompass instant occupancy and reduce the perceived risk, thus they are very attractive to working families. Only 15 per cent believe that this factor is unimportant, which indicates general trust in accomplished projects. The results are indicative of a shift in the consumer preference of property investment to certainty and convenience.

Table 4.7: Allocation of Parking Importance

Rating	Frequency	Percentage (%)
Not at all Important	26	5.2
Slightly Important	36	7.2
Important	79	15.8
Fairly Important	127	25.4
Very Important	132	26.4
Total	**500**	**100.0**

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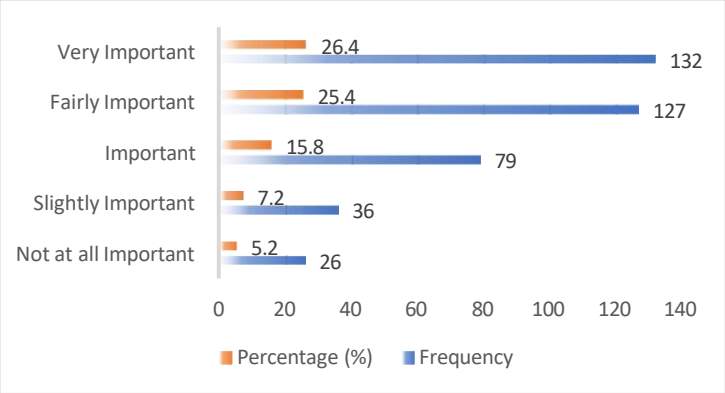

Parking is considered to be an important facility, and more than half of the participants evaluate it as one of the most important facilities. This highlights the increasing families with vehicles and the necessity to have special, safe parking areas. The complexes of apartments with organized parking places are naturally more attractive to such buyers. A very minimal percentage (12.4) of them consider parking irrelevant meaning that it has become a necessity in contemporary housing requirements. The findings support parking as a conventional characteristic that has an impact on property choice.

4.4 Hypothesis Testing

In this section, the correlation and regression methods are used to assess the statistical relationships between property preference and its important determinants. The analyses will be able to confirm hypotheses about the predictability of the location and facility- related factors to determine chances of apartment selection.

4.4.1 Correlation Analysis (H1)

H1: There is no significant correlation between location-related factors and preference for apartments.

Table 4.8: Descriptive Statistics of Correlation Variables

Variable	Variable Code	Mean	SD	Min	Max
Location of Society	L1	3.78	1.09	1	5
Transport Connectivity	L2	3.75	1.03	1	5
Proximity to Workplace	L3	3.68	1.11	1	5
Property Type Preference	PTP	0.54	0.49	0	1

The average of the location-related variables (L1, L2, L3) lies between 3.68 and 3.78 which means that the importance of the location variables across the respondents is moderately high. Standard deviation values of 1.0 indicate variation in the perceptions but generally positive attitudes towards these factors. The Property Type Preference (PTP) has a mean of 0.54 which is in line with the preference of 54% in apartments. These descriptive observations provide a reference point of the future correlation tests. The results are representative of the overall applicability of location in property decisions.

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Table 4.9: Pearson Correlation Matrix (H1 Test Result)

Variables	L1	L2	L3	PTP
L1	1	.482**	.414**	**.362**
L2	.482**	1	.503**	**.341**
L3	.414**	.503**	1	**.298**
PTP	.362**	.341**	.298**	1

Correlation of the results indicates significant positive correlations between all the location factors and preference of the apartments at p <.01. The locational features of transport connectivity (L2) and proximity to work place (L3) have the strongest associations with each other, which signifies the interdependence between the two. It is possible that the positive correlations among the locational variables with PTP indicate that the better the location of the property or the more convenient it is, the stronger the chances of an apartment are to be chosen. The findings result in the rejection of the null hypothesis which confirms the significant level of correlation between location and apartment preference. The findings highlight the importance of location as a determining factor of property selection.

4.4.2 Regression Analysis (H2)

H2: Security, maintenance facilities, and amenities significantly predict preference for apartments.

Table 4.10: Model Summary (Logistic Regression)

Metric	Value
-2 Log Likelihood	514.21
Cox & Snell R^2	0.214
Nagelkerke R^2	0.287
Model Fit	Significant (p < .001)

These results are demonstrated by a model summary that has excellent goodness-of-fit statistics with Nagelkerke R 2 = 0.287 implying that approximately 29 percent of the variance in apartment preference is captured by the predictors that are used. The -2 Log Likelihood of 514.21 is also evidence of the fitted model in comparison to the null. The prediction power of security and amenity-related variables is significant overall (p <.001). These indicators confirm the application of the logistic regression framework as a method of hypothesis testing. The model provides a strong base of interpreting effects of individual predictors.

Table 4.11: Regression Coefficients (H2 Test Result)

Predictor	B	S.E.	Wald	p-value	Exp(B)
Security (S1)	.412	.118	12.17	.001	1.509
Maintenance Facility (S2)	.283	.132	4.58	.032	1.327
Club & Gymnasium (S3)	.331	.140	5.61	.018	1.392
Children Play Area (S4)	.296	.121	6.00	.014	1.344
Constant	-2.112	.281	56.49	.000	–

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All the predictors, security, maintenance, club/gym, and play area have positive and statistically significant coefficients, which prove their impact on apartment preference. The security rating has a higher likelihood of raising the probability of apartment selection, and the presence of an

amenity like club and gymnasium is also strong predictors. The maintenance services are beneficial, and this is an indication of the purchasing power of specific residential settings that are controlled by professionals. The beneficial impact of the play areas implies the significance of the child-friendly environment in family-oriented families. In general, the findings make it possible to reject H2 and confirm that these variables are strong predictors of apartments preferences.

5. DISCUSSION

This research study reveals that there is a tremendous shift in residential property preference in Meerut because 54 percent of the people surveyed expressed preference of apartments over independent built-up houses. The trend is reflective of the overall urbanization processes that have been witnessed in the world by Hasanzadeh et al. (2019), who argue that the growth in the urban density and complexity of infrastructures is necessitating the shift towards the smaller, service-oriented housing systems. The increase of Meerut, the rise of middle-income demands and infrastructure have created a situation that is close to the new Asian cities, where there is less and less attachment to traditional values of place and location, of convenience, connectedness and safety by the younger and working family. The results can also be compared to the research by Faraca and Kusuma (2018), who discovered that modern urban families are more preoccupied with such housing features as safety, facilities, geographical location of services. Their choice was largely based on the demographic and socio-economic elements as was observed by large population of highly educated, middle aged, married, and middle-to-high income earners. Andersen (2011) points out that most of the families in the 30-50 years old category are more inclined towards stability, availability, and level of education hence apartments will be attractive in terms of life-cycle stages. Similarly, Im and Fah (2018) found out that education and studies raise awareness about novice housing advantages that comprise systematic renovation as well as community facilities. Buyers in the Meerut residents are socioeconomically oriented towards the global trends because most of them (54.2 percent of postgraduates and nearly 50 percent in the 5-10 lakhs group) are middle-income families that are more likely to prefer residential estates managed professionally (Mulliner and Algrnas, 2018). The fact that the business size (34) is so large is an indication that householders are ready to make residential choices that are investment-oriented and this also fits the hedonic housing behavior as was recorded by Mishi and Mwanyepedza (2023).

Security was also discovered to be another key need where it scored 55 percent as very or fairly important. It supports the findings of Kelly et al. (2011) and Gursoy and Akinci (2024) who imply that the safety concerns could be regarded as one of the strongest residential choice determinants in cities. Natural control of entry is also an aspect in the gated apartment complexes of Meerut where there is a significant concern with noise, congestion, and safety, which is more difficult to accomplish in the independent houses. The regression model also favored the perception that security is an important factor that provides the likelihood of the selection of the apartment and Opoku and Abdul-Muhmin (2010) have also found that the perceived security risks can alter housing preferences even by traditionally house-loving communities significantly. It was also established that the factors of location are also strong determinants of property. The correlation outcomes revealed that there were high positive relationships between the preference of apartments and the location of society, the connectivity of the transport system and the distance to workplace. These data would validate the research conducted by Jansen (2020), who emphasized high spatial preferences of urban households on the areas with excellent means of transportation, educational institutions, and business districts.

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There is also some evidence on how the family is propelled towards the centrally located or well-connected properties in India (Riyazuddin et al., 2022; Singh, 2021), where the research findings suggest that the greater the variety of employment and day-to-day movement needs, the greater the propulsion towards the centrally located or well-connected premises. Furthermore, Sung and Ki (2023) have discovered that the distance to educational and cultural facilities may play a predominant role in influencing the quantity of apartments demanded - something that is relatively near the fast-changing institutional hubs of Meerut.

Another factor that makes the transition to apartment dwellings to be observed is the selection of amenities like club amenities, gymnasiums and playgrounds of children. Regression analysis also found these amenities to be significant predictors of apartment preference, which was also supported by Thanarararaju et al. (2019) and Sundrani (2018), who explained that the common facilities and community recreation areas are becoming increasingly significant based on urban families. The apartments at Meerut tend to be shared with an usual facility, which consider the living standard and reduces personal expenditure. This is particularly desirable to the nuclear families and the working professionals. The topicality of such findings is justified by the fact that Bergan and Power have eloquently addressed the matter of the global shift towards amenity-enriching housing as the kind of lifestyle infrastructure. The study results contribute to the overall information of housing transition in the mid-indian cities. The trend of in-slow movement of Meerut to apartments rather than independent houses can be compared to the urban transformation trends, which have been noticed in other nations such as Malaysia, Saudi Arabia, and Indonesia (Im and Fah, 2018; Opoku and Abdul-Muhmin, 2010; Farasa and Kusuma, 2018). As the city structure alters, then it is probable that accessibility, affordability, safety, and community amenities will be dressed more than land ownership and spatial capacity. The literature on housing shortages (Freemark,) and the possibility of urban settlement among migrants (Fan et al.,) are also in support of this tendency. The results of the current research support the assumption that Meerut is undergoing a similar structural transformation and it has the implications on the developers, policymakers and planners of the city in the future. The relationship between the tendencies in the population distribution, the issues of location and the inclination to amenities illustrates the developing housing market in line with the tendencies in urbanization in the world.

6. CONCLUSION

The paper has addressed the reasons behind the residential property type preferences in Meerut and made the conclusion that there was a clear and measurable shift in the preference of apartment housing by urban homebuyers. The trend follows general trends of the urbanization, socio-economic mobility, and infrastructural consolidation witnessed in fast growing Indian Tier-II cities. The statistics indicate that the families are increasingly concerned with conventional values of homeownership and simultaneously adopt the new requirements of contemporary world and desire their houses to be safe, convenient and shared with the community. The statistical tests also in some way reveal the key factors which have contributed to this change. The results of correlation try to suggest that location-specific problems, like the accessibility of transport, proximity to the place of work, and the quality of living conditions based on the environment at home contribute significantly to the choice of the apartments. These findings indicate the importance of spatial performance and convenience in the selection of modern residential preferences. The logistic regression confirms the fact that the security, maintenance facilities and lifestyle services in the form of clubhouses, gyms and children play areas have a considerable predictive value. All these contribute to the emergence of a new urban life with inhabitants being more preoccupied with combined services, professional repairs, and better safety solutions that are more pronounced in apartment complexes.

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The study implications have a great impact on developers, policymakers and urban planners. The developers of the residential projects should target residential developments that have a multi-layered security system, new facilities, and well-maintained common facilities that will meet the needs of the new middle-income consumers in Meerut. It is necessary to justify the planned urban development enhancing communication as well as sustainable and dense housing, which should be explained by the policymakers. The designers of the cities should be oriented to mixed and open neighborhoods with residential, commercial and social amenities in them. The paper confirms the fact that Meerut is going through a structural transformation to shift the traditional independent houses to new residents in apartments. This is occasioned by the socio-economic development, family patterns, and the pursuit to embrace convenient- based lifestyles. The longitudinal patterns, hedonic pricing theory and post-settlement satisfaction can be used in future studies to provide additional support to the idea of residential dynamics within similar Tier-II cities.

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