

SYNOPSIS
MINOR PROJECT

Intelligent Ranking and Chat System for Property Rentals

A Room Finder with Chat & AI Based Ranking

(ES-451: Minor Project - Dissertation)

*Submitted in partial fulfillment of the requirements
for the award of the degree of*

Bachelor of Technology
Computer Science & Engineering



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Declaration

We, the undersigned, hereby declare that the proposed synopsis for the Minor Project titled: “*Room Bridge - A Room Finder with Chat & AI Based Ranking*” submitted in partial fulfilment of the requirements for the award of the degree of **Bachelor of Technology (B.Tech.) in Computer Science and Engineering**, is **based on our original work**.

We further declare that this work has **not been submitted, either in part or full**, to this or any other university/institute for the award of any degree or diploma.

All sources of information and content from other works have been **duly acknowledged** and referenced wherever applicable.

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ABSTRACT

In urban and semi-urban settings, finding trustworthy housing and compatible roommates has become increasingly difficult due to the lack of verification, secure communication, and intelligent matching in current rental platforms. *Room Bridge* addresses these challenges by offering a secure, AI-driven solution that facilitates verified rentals and personalized roommate matching. The platform combines admin-level identity verification, AI-based property and roommate ranking, and a consent-driven chat system to create a safe and efficient ecosystem for tenants and landlords alike. By leveraging tools such as React.js, Spring Boot, Node.js, MySQL, and Python-based machine learning models, Room Bridge delivers intelligent recommendations through sentiment analysis, lifestyle profiling, and real-time interactions. Additional features like automated lease generation, document verification, and integrated dispute resolution further enhance user trust and satisfaction. Designed with scalability in mind, the platform supports continuous AI retraining and future integration with institutional partners. Room Bridge ultimately transforms fragmented rental experiences into a structured, reliable, and personalized housing network.

Introduction including Problem Statement

Finding a suitable roommate or rental space has become a major challenge in today's urban and semi-urban environments. Students and professionals who migrate to cities often struggle with limited options, lack of verified listings, and the absence of a safe and reliable platform. Current solutions mainly focus on providing availability of rooms but fail to address the deeper issues of verification, compatibility, and secure communication.

The absence of a verification process exposes tenants to risks of fraud, while landlords face difficulties in finding genuine tenants who can be trusted with their property. Moreover, compatibility between roommates is often overlooked, which leads to conflicts and dissatisfaction in shared living arrangements. The lack of AI-driven personalization means that users are left to manually filter through countless listings without intelligent recommendations.

This project, Room Bridge, seeks to address these challenges by creating a secure, AI-enhanced housing and roommate platform. By combining verification mechanisms, AI-based ranking systems, and consent-driven communication features, the system aims to provide a trusted environment that benefits both tenants and landlords.

In addition, Room Bridge will integrate behavioral and lifestyle profiling to match users with compatible roommates based on interests, habits, and preferences. A transparent review and rating system will promote accountability and trust within the community. Real-time chat support, dispute resolution mechanisms, and in-app guidance will further streamline the user experience. The platform also intends to partner with educational institutions and corporate hubs to ensure a consistent flow of reliable users. Ultimately, Room Bridge envisions transforming the fragmented rental market into a structured, efficient, and user-friendly ecosystem.

Objectives and Scope of the Project

The primary objective of **Room Bridge** is to build a secure and **verified roommate** and rental platform that ensures trust and personalization for its users. The system will integrate **AI-based ranking mechanisms** that evaluate properties and roommate suggestions by combining star ratings with sentiment analysis of user reviews. A consent-based chat system will enable safe communication between tenants and landlords, while a review system will provide transparency and accountability.

The scope of the project includes students and working professionals in urban and semi-urban areas who require affordable and trustworthy housing solutions. Landlords will also benefit from a platform that verifies users at an admin level and reduces the risks of fraud. By leveraging AI-driven personalization, users will receive ranked suggestions for housing and roommates, ensuring better matches and higher satisfaction. In the long run, Room Bridge has the potential to evolve into a nationwide trusted ecosystem for rentals and shared living.

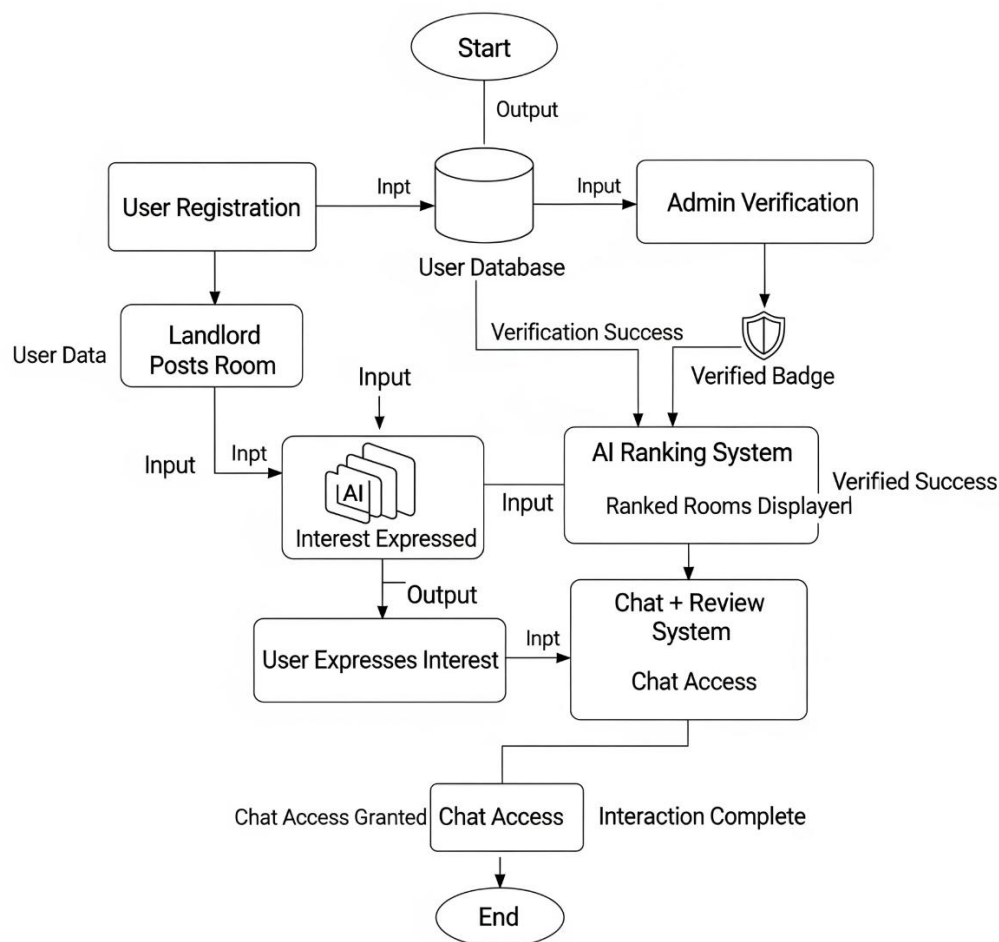
To further enhance its utility, the platform will incorporate location-based filters, budget preferences, and lifestyle compatibility scores, allowing users to narrow down options that best

suit their unique needs. Automated lease generation and document verification will simplify the onboarding process for both parties. The platform also plans to introduce features like roommate agreements, rent-splitting tools, and emergency contact integrations. With continuous feedback loops and AI model retraining, Room Bridge aims to stay adaptive and improve its recommendation accuracy over time.

Tools

The Room Bridge system leverages a carefully selected set of modern tools, platforms, and methodologies to ensure a secure, scalable, and user-friendly housing and roommate solution. The integration of advanced technologies such as AI, robust backend frameworks, and a responsive frontend ensures a seamless experience for both tenants and landlords. Below is an overview of the tools, platforms, and methodologies adopted:

Data Flow Diagram



Tools and Libraries

- **React.js (Vite):** Used for building the frontend user interface, offering component-based development, fast rendering, and responsive design for enhanced user experience in browsing listings and managing profiles.
- **Tailwind CSS / Material UI:** Utility-first CSS framework and component library used to design a modern, responsive, and visually appealing interface with minimal effort
- **Spring Boot:** A Java-based framework used to handle the core backend business logic, user authentication, secure API handling, and integration with the database.
- **Node.js:** A runtime environment used for real-time communication features such as chat, ensuring low-latency and scalable messaging between tenants and landlords.
- **MySQL:** A relational database used for structured data storage, including user profiles, room details, transaction records, and verification documents. Its ACID compliance ensures reliability and security in managing critical data.
- **Python (AI/ML):** Python with libraries such as scikit-learn, TensorFlow, and PyTorch is used to implement machine learning models for ranking properties based on ratings, reviews, and sentiment analysis.
- **GitHub:** Used for source code management, collaboration, and version control across multiple contributors.

Hardware and Software Requirement specifications

To ensure the successful development, deployment, and maintenance of the Room Bridge platform, a well-defined set of hardware and software resources is required. These specifications have been chosen to balance performance, scalability, and cost-effectiveness while supporting AI-driven features, real-time chat, and secure data handling.

Hardware Requirements

1. Processor (CPU):

- Minimum: Intel Core i5 (8th Gen) or AMD Ryzen 5 equivalent.
- Recommended: Intel Core i7/Ryzen 7 or higher for handling multiple concurrent user requests, backend computations, and secure data transactions.

2. Memory (RAM):

- Minimum: 8 GB RAM to support local development, testing environments, and database operations.
- Recommended: 16 GB or higher for running backend services, AI models, and handling large datasets efficiently.

3. Storage:

- Minimum: 500 GB SSD for faster boot-up, data access, and application processing.
- Additional Storage: HDD or extended SSD space may be required depending on the size of user-uploaded documents, room images, AI model data, and logs.

Software Requirements

1. Operating System:

- Compatible with Windows 10 or higher, macOS, or Linux distributions such as Ubuntu 20.04 LTS or later.
- Linux-based environments are preferred for deployment due to their stability and efficiency in handling server workloads.

2. Programming Languages:

- Java (JDK 17 or higher): Used for backend development with Spring Boot.
- JavaScript (ES6+): For frontend (React.js, TailwindCSS) and Node.js-based chat service.
- Python 3.8+: For AI/ML modules such as property ranking, sentiment analysis, and compatibility checks.

Testing Technologies used

To ensure the accuracy, reliability, and overall functionality of the Room Bridge system, various testing tools and methodologies are employed. Specifically, the project leverages JUnit, Mocha/Chai, Postman, and JMeter for comprehensive testing of backend, frontend, and AI-driven modules.

Unit and Integration Testing:

- **JUnit (Java):** Used for backend unit testing in Spring Boot, validating core business logic, authentication flows, and API endpoints.
- **React Testing Library:** Focuses on frontend components such as room listings, profile forms, and chat windows, ensuring user interactions function correctly.
- **Simulated User Interactions:** Validates search filters, profile verification steps, chat initiation, and landlord–tenant interactions.

Significance of the Project

The Room Bridge project addresses one of the most critical challenges faced by students, professionals, and landlords in urban and semi-urban areas—finding reliable, safe, and compatible housing and roommates. Unlike existing rental platforms that primarily focus on

availability, Room Bridge emphasizes trust, verification, personalization, and communication, making it significantly more impactful.

Enhanced Trust & Safety

- By integrating admin-level document verification and secure authentication, the system minimizes fraud and ensures that both landlords and tenants are verified.
- This creates a safer rental ecosystem where users feel confident in their interactions.

AI-Driven Personalization

- The inclusion of AI-based ranking and compatibility recommendations ensures that users are not just matched by availability, but also by lifestyle preferences, reviews, and sentiment analysis.
- This reduces conflicts and improves roommate satisfaction.

Transparent Communication

- The mutual-consent chat system and direct landlord–tenant communication channel build trust and reduce misunderstandings.
- Tenants and landlords can negotiate, clarify, and finalize agreements without third-party manipulation.

Scalability & Future Expansion

- The project lays the foundation for a national-level housing and roommate ecosystem.
- Future integration of advanced features like AI chatbots, IoT-based smart home verification, and predictive rental analytics can further enhance its significance.

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