**E- PROPERTY PORTAL**

In the modern world, computers have become inevitable in all the fields where precise planning, analysis, calculations are needed. Computers have become part and parcel of day-to-day life. It is being utilized in various fields like Industries, Banks, Railways, Office, Business Centers, and Educational Institution etc.

This project largely deals with the topic “**E-PROPERTY PORTAL**”, which is mainly, deals with the handling of buying, selling of land, residential and other properties.

The primary task of “**E-PROPERTY PORTAL**” is to maintain information about property details, maintain the property details, records, inspection and verification of files and reporting the details, selling and buying of property as per the value of the property.

PROBLEM DEFINITION

Problem Definition is one of the basic and important phases of a Project. When the basic problem is determined, it is documented and then the symptomatic problem is analyzed to develop it.

The main aim of this project is to make Online selling, buying, lease taking, tracking of lands very easily. The Special thing about this project is it provides different types of purchase.

The responsibilities of the administrator are to process the land owner’s requests and to register the property details of all users. The users have the right to search the property details and sell, but not have the privileges to sell others properties.

# Scope of the Project

The project “**E-PROPERTY PORTAL**” is used to buy, sell land, residential and other properties. A database will be maintained to handle the details of the property and the complete details of the land for purchase and selling will be updated on timely basis. Records and file management will provide the management of previous and current records.

**The Functionalities provided by the Project are as follows:**

* Registration of users and providing them unique Identification Numbers.
* Maintenance of the Property files of every user.
* Updation of Property files if needed.
* Maitainance of Lease Management.
* Tracking the Property details.
* Selling and Buying Properties.
* Budget Management.
* Broker Management.
* Generation of Reports.

SYSTEM ANALYSIS

EXISTING SYSTEM :

The existing system is a manual one, so consumes more time in keeping work records.

Disadvantages:

* To trace the record for the work they have to go through the whole record kept in the form of excel sheets.
* Since the records are kept in a date wise basis one will want to find detail for a particular file it was almost impossible to trace a particular file record of any file.

**PROPOSED SYSTEM :**

The proposed system is the computerized system of this would eliminate the drawbacks of the existing system namely the Land Management in manually.

The ideas and suggestions of the users of system are considered in the development of the new system.

To satisfy all the needs of the users of the system are motivated to involve in planning and development of the project.

After implementation of the new system it is found that:

* The new system has faster performance than the older one.
* The staffs are not affected in any way due to this new system.
* New system enhances into the On the Property Search.

**REQUIREMENTS & SPECIFICATIONS**

HARDWARE CONFIGURATION

Processor : Intel Pentium Family

Processor Speed : 250MHz to 667 MHz

RAM : 2GB

Hard Disk : 50 GB or higher

Keyboard : Standard 104 enhanced keyboard

Mouse : Local PS/2

Network Card : Ethernet Card

**SOFTWARE CONFIGURATION**

Operating System : Windows 98/2000/XP/NT

Web Server : Apache

Web Browser : Mozilla Fire fox

Front-End Tool : HTML

Client side Script : JavaScript

Server side Script : PYTHON

Back-End Tool : MySQL

**Modules Involved :**

PROJECT MANAGEMENT

The administrator is the only person authorized person to enter into this Module. The main master table in the database associated with the project module is the Project Management Plan. For each property (Land, Residential, Commercial etc.,) a new form will be created and it will be registered. These properties will be managed and maintained. Administrator will have the following functionalities. They are:

1. Registers the Properties of all the Users.
2. Modify the Property Details.
3. Process the Users Requests.
4. Maintain Lease.
5. Updating Lease Details.
6. Removing Lease when date is expired.

LEASE MANAGEMENT

This module is used to take and give Lease.The steps involved in the process is as follows :

1. The land owner places his request, with detais of his land and expected lease cost.
2. The leasetaker tracks the list of all land details placed by the owners, and selects a particular land and sends request to the owner.
3. The owner, if he is satisfied with that leasetaker sends request to the administrator to give lease.

SELLING AND BUYING

The property files for the land, residential areas and other properties will be maintained in a separate table in the database. The current files and the modified files based on the selling and purchase will be updated and maintained. The steps involved are:

* 1. Sellers place his request of selling a particular land.
  2. The buyer views all properties placed for sale and send request for the required property.
  3. The seller views request from buyer and forwards a request to the Administrator to sell his property to the particular buyer.

BUDGET MANAGEMENT

It deals with the budget details. The budget is based on the site, location and the property value, and the site value will be registered and maintained. The updates of the budget will be modified pertaining to the site, land and property value.The user can track the details of budget in the following ways :

* 1. Get Cost by Property.
  2. Get Property by Cost.

BROKER MANAGEMENT

The selling and purchasing of land can done with help of brokers in this Module. The details will be maintained in a separate table in the database. Brokerage details and premiums and other service details will also be updated and maintained. The steps involved in process are :

1. Seller places his request to sell.
2. Buyer places his requirements to buy.
3. Broker moniters both the sellers and buyer requests and sends the matched response to the buyer.
4. The buyer if satisfies forward the request to the seller.
5. The sellers .if satisfied send request to the administrator to sell his land to that particular buyer.
6. Both seller and buyer will have to pay some Brokerage Premiums to the broker.

REPORTS

The reports will be generated based on the requirements of the user. Daily reports, Weekly reports, Monthly reports and other type of reports will be generated. They are :

1. Property Reports.
2. Sales Reports.
3. Purchase Reports.