



Tribhuvan University

Faculties of Humanities and Social Sciences

Online Room Rental System

A PROJECT PROPOSAL

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Department of Computer Application

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TABLE OF CONTENTS

Introduction	1
Problem Statement.....	2
Objectives.....	3
Methodology.....	4
a. Requirement Identification.....	4
i. Study of existing system	4
ii. Requirement Collection	5
b. Feasibility Study.....	7
i. Technical.....	7
ii. Operational.....	7
iii. Economical	7
c. High Level Design of System	8
System Flowchart	8
Gantt Chart.....	9
Expected Outcome.....	10
References.....	11

INTRODUCTION

Among the basic needs, Shelter is one of the biggest needs for living a quality life. People keep on migrating from one place to another whether it is within the nation or outside of the nation for their better life. While moving to a completely new place, the biggest problem people tackle is a to find a place according to ours needs. It is difficult to find room on rent because we have to different houses and check the place according to our need so, there is online room rental system for booking room.

The Online Room Rental System is a web-based platform designed to simplify and streamline the process of renting accommodations. In today's fast-paced digital world, the traditional methods of finding and renting rooms have evolved, and online platforms provide a convenient and efficient solution for both landlords and tenants. An online room rental system is a portal where people can find the room for rent. This system can connect the house owners and renters online. With this system renter doesn't have to meet with house owner physically. It will provide the facility to the renter to view the information about the room they are looking for by typing the key words such as location of the place and can chose the rent according to their budget. The owners and renters don't have to make time for each other to know the information of the renters or the information of the place that renters want to rent. It will be on website security purpose. [1]

Our website will allow the Landlords/house owners to register their house to provide it on rent. This website will allow the house owners to post or update their property with admin approval. And hence, it makes renter easier to know about the property and book the room suitable for them. Our website requires the complete information about the house owner and renter which makes it safer for both parties. Due to the increase in the use of internet and technologies, people are gaining several opportunities on the web. One of business that the internet has introduce is online room rental system which makes peoples life easier. In todays, age where people keep migrating from one place to another in search of better life (education, more facilities, hospital, and more opportunities). It would be convenient if there is a platform where they can find the room/house instantly without struggling much for it. For the people who keeps migrating from one place to another, online room rental system is a best system for finding room quickly. [2]

The main goal of the system is to minimize the door to door visiting of the renter to the house owner to observe the room and location of the house. Since the system keep the record of both renter and house owner which allows both of them to know about each other even without meeting physically. The Online Room Rental System brings the traditional room rental process into the digital age, making it more efficient, transparent, and user-friendly for both landlords and tenants.

PROBLEM STATEMENT

In today's time, renter may be mostly either student who migrate for higher and quality education or it may be workers migrating in search of high paying job. In today's system such people have to go door to door in pursue of room. Firstly, they have to find the location of the house where they want to be at and they will search different houses and know whether the room is empty or not. Then the renter has to know whether the room is vacant or not. Although they have found the vacant room they have to negotiate with the house owner to know whether they can. After meeting, the owner fixed the rent of the room which is mostly costly. Since they don't have time to visit each and every door, they are forced to pay the higher rent for room. Sometime owner even increases the price of the room after a month which is very difficult to pay for renter like student.

For some house owner, their hand to mouth depends upon the rent coming from renter. Sometime renter leaves the house without knowing of the house owner and without paying rent, which makes difficult for owner to collect the rent from renter. In order to eliminate such problem and fraud this system has been develop which keeps the record of both owner and renter and fixed the price of the room for a certain period which is known to both parties. This website will contain the room/house of different price and location.

OBJECTIVES

The main objective of our project is to develop an application where people migrating from one place to another have easy access to find room through internet. Objective of our project includes following:

- 1) To allow customer can see the room of different price and provide booking platform.
- 2) To record the information of customer and house owner.
- 3) To develop a system that allows the users to add, edit, search and delete data from the room database

METHODOLOGY

1) Requirement Identification

i. Study of Existing System

In the existing system all the functionalities are done manually. In the context of Nepal people even doesn't know about online rental system. People meet the house owner physically and after meeting if they like room then there comes the rent which is costly. Similarly, renter visit door to door in search of room, when they don't find the suitable room of suitable price, they are forced to live in the room which is either expensive or not suitable for them.

Problems of Existing System:

- It is time consuming for renter to visit door to door in search of room.
- There might be a lack of understanding between renter and house owner.
- There is no provision of contract because of which house owner may increase the price of room as there wish.
- There is no provision of keeping the record of renter and some times renter ran away without clearing the rent of the house.
- It is difficult to find renter on time, for land lord and property managers.

Advantages of Proposed System:

To overcome the problem of the above system, online room rental system is proposed which has following advantages: [3]

- There will be quick deal which save time and resource.
- The renter can see the room/house of according to the location using purposed system.
- There will be no need of broker to find room/ house
- Both parties can get the detail information of each other.
- This will increase the efficiency of the current rental system.
- This will provide multiple renters to a house owner.

ii. Requirement Collection

In order to develop the online room rental system first requirement analysis is done observing the past researchers and existing system. After studying manual, the required data is gathered. Then the system is implemented.

Here following methods have been used for requirement collection:

- Literacy Analysis
Literature analysis is done to define the aim and objective of the project. In this analysis the system is viewed that have been developed in the past to eliminate the possible error. Also, to find the shortcoming of the past solution.
- Observation
In this may online room/house/land renting system have been reviewed. This helps in developing the current trend for developing website regarding the online room renting system. By observing the system/website that have been developed in the past, helps the developer to develop even more advance.
- Study of manuals
Many reports and manuals related to the online room renting system have been studied. From those studied many important information have been collected in order to develop the system even more advance than those system.
- Brainstorming
Brainstorming has played an important role in collecting and generating additional idea to aur project.
- Functional requirement
 - I. Admin
 - To manage profiles of user
 - To keep the information of user
 - To add and remove users
 - To manage the payment
 - II. House Owner
 - To add/remove their property
 - To update their profile
 - To view the information of user
 - To accept / deny renter request
 - III. Renter
 - To update their profile
 - To view room of different location
 - To book room
 - To cancel / add the booking of room
- Non-functional requirement
 - Portability: Our system is a platform independent system so it can run in any browser.

- Security: there is a high security in keeping the information of user and transaction of money.
- Backup: Incase of system failure there is database which will store all the information about all the client.
- User friendly: Our system is user friendly, it can be easily use and understand by user.

2) Feasibility Study

Feasibility study refers to the study to know whether the system is suitable to develop from various aspect. Our analysis has shown that the system/website that we are going to develop is feasible to carry on due to the use of Open Source technology.

i. Technical

In this feasibility, technical factor like hardware and software are studied and decided that the system can be develop and implemented using existing technology.

- Hardware Requirement:
Processor: Intel Pentium 4 or later
Disk Space: No-need
RAM: 2 GB minimum, 4 GB recommended
- Software Requirement:
Operating System: Windows (7 and others)
Web Browser: Google Chrome, XAMPP
- Programming Language: HTML, CSS, JavaScript, PHP

ii. Operational

This feasibility allows the development team to know about the operational factor of new system and how well the system solve the problem.

- The system is feasible to operate
- This system will give benefit the organization and also support the new system.
- The system will be easily accepted by human skill and political aspect.
- The system is flexible form all aspect.

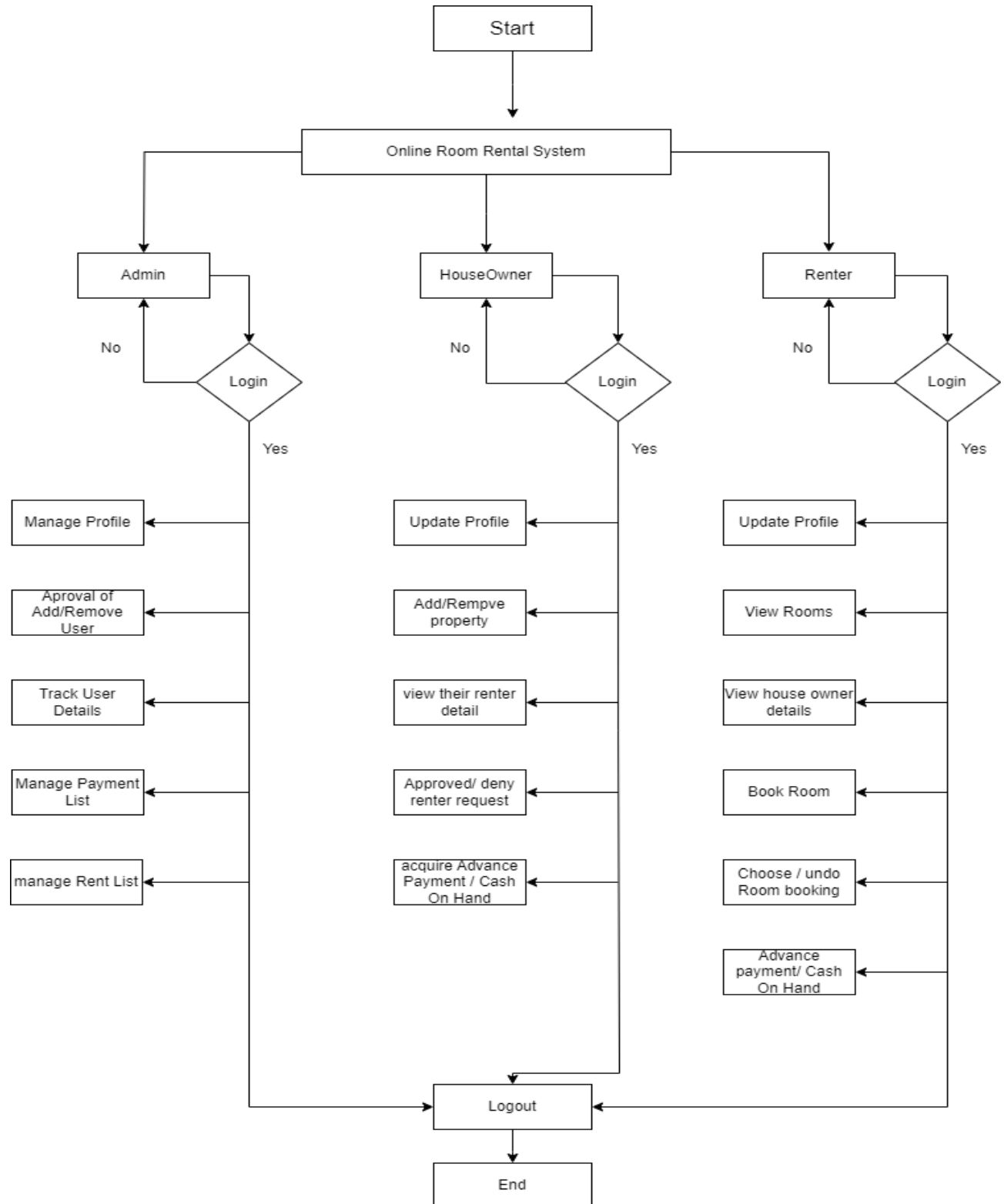
iii. Economical

The feasibility study is related with determining the system is beneficial for the organization from the view point of time, money and other resources required.

- The system is cost effective
- It is economically feasible because it is web based application

3) High Level System Design System Flow Chart:

The system flow chart of our system is shown below:



Gantt Chart

Online Room Rental System	GanttChart															
Month	Poush				Magh				Falgun				Chaitra			
Week	1w	2w	3w	4w	1w	2w	3w	4w	1w	2w	3w	4w	1w	2w	3w	4w
Planning	■	■														
Analysis			■	■	■	■										
Design						■	■	■								
Coding									■	■	■	■	■	■	■	■
Testing									■	■	■	■	■	■	■	■
Documentation	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

We are planning to start our project from the first week of Poush (2080/9/01), where the planning phase will run for two weeks. After planning phase, we will go for analysis phase from the 3rd week of Poush till the end of 1st week of Magh. In this phase we will be focusing on data modeling where we become clear about the entities, their attributes and overall process of our system. After this we will create our DFDs and their level for process modeling. After analyzing different models, we will go for design phase which will starts from the 2nd week of Magh up to the end of 4th week of Magh.

After designing phase is completed, we will start coding the system in one hand and testing the coding on the other hand. This phase will start from the 1st week of Falgun and go on up to the end of 3rd week of Chaitra. Since, the documentation part is the most crucial phase in the system development, we will document the system from the very beginning i.e. planning phase of our system development. But our standard document will be prepared only after the final test of our system.

Expected Outcome

We have expected the following outcome, when our project is completed:

- Renter can easily find the room according to their location.
- It will be a service which will connect renter and house owner directly.
- House owner can update or add new room of their house.
- Renter will be able to choose or cancel their booking of room.

References

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