DREAM HOME

Date: 04/02/2019
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1. Project Overview

This project helps the users to make good decisions regarding purchasing of homes and flats. Other online system, involved a lot of travelling costs and searching time. In this system, the users can search for the required home online and get the home details depending on their preferences, which can save both time and energy. This system includes property details like space measurement (sq. ft.), number of BHKs and builders name. The user can draw and send plans to builders they prefer, get the appropriate budget of building it. The system contains details of ongoing upcoming and completed projects on the base of location. This system allow builder to enter details about the home and even delete the property details. It also contains the plane lands, which can be selected by the customer and build home on their own plan or plan by preferred builders. Also, have the facility to select the interior designs for old and new homes and offices. Builders can also add new buildings, which are available for rent. System also contain the details about various types of home loans and customers can apply home loan from banks, which are preferred by the builders. Thus, this system helps to maintain good relationship between the user and the builders.

2. To what extend the system is proposed for

System mainly extended up to meet the users requirements. In the existing system's there is only some of the functionality and user have no option to draw their plans or know about the budgets their plans but in my system they get all the details within seconds

3. Specify the Viewers/Public, which is to be involved in the System

This system mainly for the persons who want to buy a new home. In addition, the persons who want to relocate. The builders by can also benefit this system because they can add new projects, upcoming, ongoing projects, interior designs. Another person who is benefiting is the bank because by giving information about the new bank loans.

4. List the Modules included in your System

- 'Dream home' the main module is the online plan drawing-In this module in which customer can draw plans and then upload that plan to the builders site they prefer and get the budget.
- Interior Design-In this in which interior designs of various builders and they preferred other free lands interior designers can give designs of new and old homes or offices.
- Rent-In this the new homes, which are available for rental can be added.

- Bank-In this in which various bank can add their home loans.
- Land for sale-In this in which lands which are available for sale can be added and builders can buy it or customer can buy and build home on their plans.

5. Identify the users in your project

- Admin- The person who have overall control of the system
- Builder-Who can add projects, interior designs, rent etc.
- Customer-Who can buy projects, draw plans, select the plain land, add plain lands
- Bank-Add the different housing loan related information.

6. Who owns the system?

This system in mainly owned by admin.Admin may be any of the builders association because in this system there are different builders.

7. System is related to which firm/industry/organization?

'Dream Home' mainly related to construction. It contains various builders in one site. Also contain bank as submodule in which is related to the builders.

8. Details of person that you have contacted for data collection?

I have contacted asset homes through the instant chat. In addition, gone through the confident group's site to know about various types of home loans. In addition, to know about the tools that help to draw the plan online I contacted automobile department of our collage.

9. Questionnaire to collect details about the project? (min 10 questions, include descriptive answers, attach additional docs (e.g. Bill receipts, certificate models), if any?)

1. Which are the tools available to draw plans online?
   CAD available. Another tool is Archiplain.com.
2. Which are the different types of home loan available?
   Home Purchase loan, Land Loan, Home Construction Loan etc.
3. Which are the criteria for approving loans?

   - Your **age**.
   - Your **residency**. ...
   - Your situation. ...
   - Self-employed. ...
   - Your **credit score**. ...
   - Your liabilities. ...
   - Your deposit.

4. How to know the about the projects uploaded by builder valid or not?

Some states there is an organization RERA contain all the details about the project.

5. List of bank provides home loans.

Bank of Baroda Home Loan	Central Bank of India Home Loan
LIC **Housing** Finance	HDFC **Home Loan**
HSBC **Home Loan**	IDBI **Home Loan**
Axis **Bank Home Loan**	ING Vysya **Home Loan**
India Bulls **Home Loan**	Kotak Mahindra **Home Loan**

6. How to get OC (Occupation Certificate)?

1. Commencement **Certificate**.
2. Completion **Certificate**.
3. Built and Section plan.
4. NOC for fire and pollution.
5. Area calculation sheet of floor signed by an authorised architect.
6. Photographs of the completed building.
7. Tax assessment with tax paid receipt.

7. What are the other plans can be drawn with Archiplain?

- free house plan
- free apartment plan
- free garden shed plan
- free industrial building plan
- free cottage plan
- free castle plan
- free farm plan
- free garden plan
- free garage plan
- free store plan
- free low-energy house plan
- free wooden house plan
- free pavilion plan
- free pigeon loft plan
- free pool plan
- free hotel plan
- free church plan
- free windmill plan

8. As the home buying market starts to heat up again, here are ten things you should consider when choosing your next home?

- Location, location, location. ...

- The school district. ...
- The home's position on the lot. ...
- Crime. ...
- Walkability. ...
- The neighborhood's character. ...
- Don't buy the best **house** on the block. ...
- Is it a fixer-upper?

9. How can I check if the builder is genuine or not?
  - Title search report for past 30 years from property lawyer.
    On google search Type property registration in pune u will get my details
  - Town plan sanctioned lay out of site showing carpet area measurement given for you flat
  - NA order issued for construction of work
  - work commencement certificate
  - Work completion certificate
  - Occupancy certificate from the authority
  - Structural stability certificate from the licensed structural engineer of the municipal corporation or local authority
  - NOC if society is formed
  - Builder's contribution document like MOU, Sale deed of land from original owner, Partnership deed, Proprietorship or article of association or any other document as required.

10. How do I calculate the cost of house construction building?
    1. Location of plot (Geography)

    2. Type of structure

    3. Type of amenities.

    4. Material specification:

    5. Volume of Construction

CITY OF SANTA FE

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1850 Palacio LN

BUILDING ADDRESS

Gary Ebersole

NAME & ADDRESS OF OWNER

Gary Ebersole

NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S) OR APPROVED OWNER-BUILDER(S)

LICENSE TYPE & NUMBER (IF APPLICABLE)

_14-142_

CITY CONSTRUCTION PERMIT NUMBER

Complete

PORTION OF BUILDING

_2/04/15_

ISSUE DATE

NAME OF CITY INSPECTOR

COMMENTS:

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