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Business Requirement Specification

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1. Introduction

1.1 Document Purpose

This document communicates the business requirements and scope for developing Rental System. The scope of this document is to define the functional and non functional requirements, business rules and other constraints requirements.

1.2 Project Background

The current PG accommodation system lacks a computerized solution. Owners manage records manually, making it difficult to track tenants, payments, and room availability. Tenants also struggle to find suitable PGs due to limited information and lack of transparency. A digital PG Rental System provides an online platform where owners can list their properties and tenants can search, compare, and book PGs based on location, price, and facilities. This system enhances convenience, improves transparency, and simplifies management for both owners and tenants, making the overall process efficient and user-friendly.

1.3 Goals of the project

The main objective of this project is to build a website that helps PG owners and tenants connect easily through a digital platform. PG owners can register, list their properties with details like rent, location, and facilities, while tenants can search and book suitable PGs based on their preferences. This system simplifies the renting process, saves time, and ensures transparency. Both owners and tenants can manage their activities online, making the PG rental experience more convenient, organized, and efficient.

1.4 Customers and Stakeholders

Customers:

- PG Owners who want to list and rent out their properties
- Tenants or students looking for affordable and convenient accommodation
- Working professionals searching for short- or long-term stays

Stakeholders

- PG Owners and Property Managers
- Tenants and Paying Guests
- Real Estate Agents or Brokers
- Local Property Management Authorities
- System Administrators / Developers

2. Business Requirements Overview

- PG Rental System is the public web application.
- The system will be accessible globally, but in phase 1, the primary focus will be on users within India.
- There are mainly two types of users: **PG Owners** and **Tenants**.
- **PG Owners** can register and list their properties with details such as location, rent, and available facilities.
- **Tenants** can search for PGs based on location, budget, and amenities, and contact owners for booking.
- The system provides features that efficiently connect PG owners and tenants, ensuring transparency and ease of use.
- **PG Rental System** will be maintained and managed by an **Administrator**.

3. Functional Requirements Overview

PG Rental System consists of three modules described as below.

1. PG Owner Module
2. Tenant Module
3. Admin Module

3.1 PG Owner Module

- A **PG Owner** can register and create their own account.
- The system allows PG Owners to **publish their PG listings** with details such as rent, location, facilities, and room availability.
- PG Owners can **update or remove** their property details as needed.
- The Owners can view and manage tenant inquiries or booking request
- PG Owners can **compare nearby PG listings** to set competitive prices.

- A **review and feedback system** is provided to handle tenant satisfaction and maintain services quality.

3.2 Tenant Module

- A **Tenant** can register and create their own account
- The system allows tenants to **search for PGs** based on filters like location, rent range, and available facilities.
- Tenants can **send booking or inquiry requests** directly to PG owners.
- The system enables tenants to **compare multiple PG listings** to find the best option.

3.3 Admin Module

- The **PG Rental System** should provide all necessary functions for the **Administrator** to manage and monitor the platform effectively.
- The Admin can **view, verify, and authorize** all registered PG Owners and Tenants using the system.
- The Admin can **manage complaints, feedback, and reported listings** to maintain system quality and trust.

3.4 Message Acknowledgement Module

- Message Acknowledge Module should provide the entire users feedback message about their completion of transaction.

4. Non-functional Requirements

- The website should use professional design, look and feel and color scheme.
- Users will have no limitations for accessing the application through Internet. The portal being an internet application, it is difficult specify exact number of visitor or users. Hence we will target the system to support between 5 and 10 million users on launch of phase 1.

- Being a public website, the site must follow general usability guidelines for menus, navigation, colors, links and other actions provided on the screens.
- The system should be designed in such a manner that user will be able to complete tasks in minimum number of steps.