Software Requirement Specifications

Project Name
www.thaibricks.com

Version 1.1

Prepared by
Sandip Roy / Amit Thakur

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2. Product Functionality:
2.1 User Registration

To Advertise Your Property ⓘ

Step 1: Register (if you are new to 99acres.com) **OR Login to you account**

Step 2: Verify your mobile number (if you are not already verified your mobile number)

New to 99acres.com, Create your FREE account

* Name: `sa`

* Email (Your Username):

* Password: [Show]

* Your Current City: Select City ▼

* Primary Phone number: +91 (IND) ▼ | Enter number

[+] Add Mobile [+] Add Landline

By clicking below, you agree to Terms & Conditions

Register Now ⓘ

OR

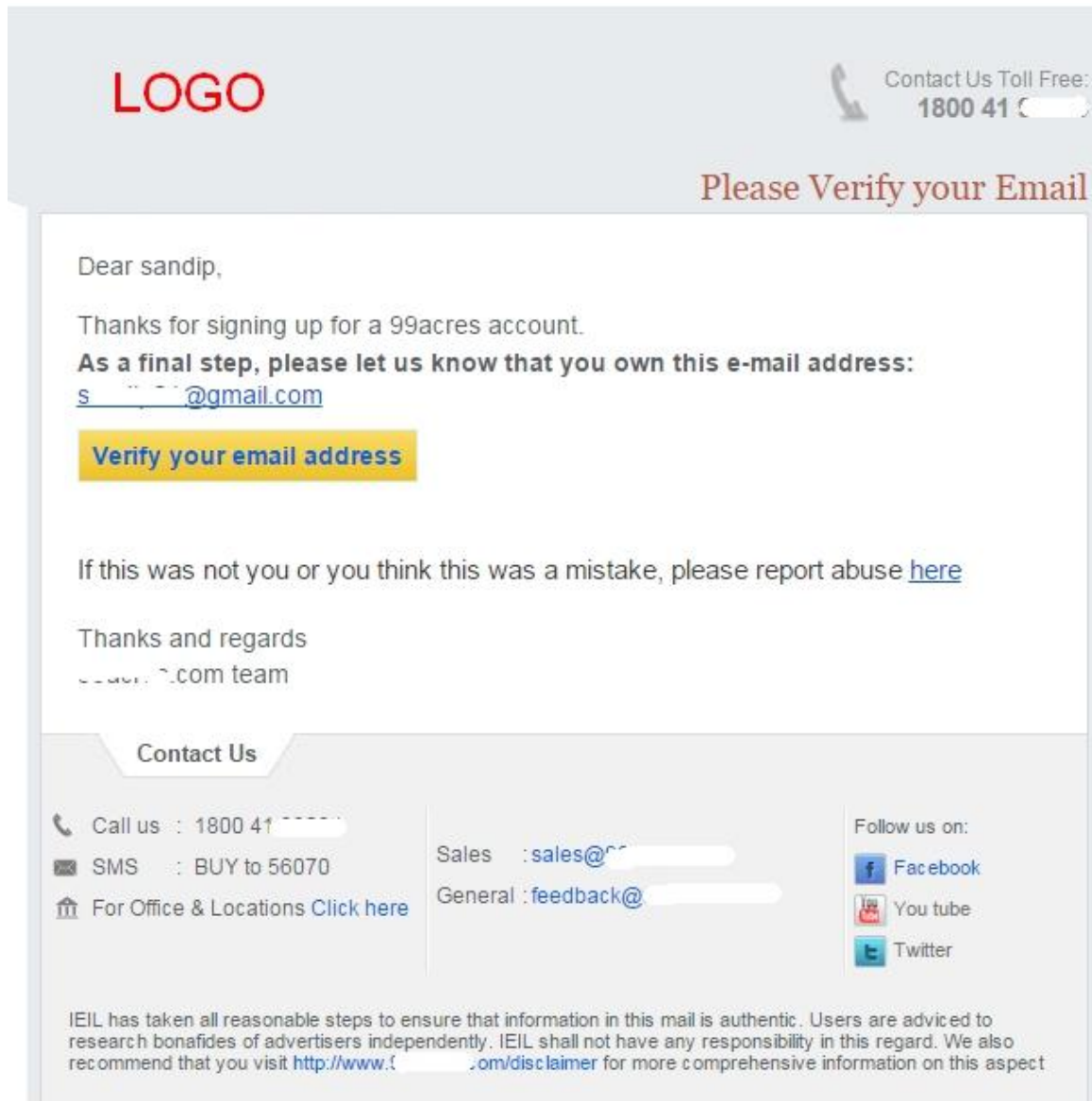**Existing user,** Please Login to your account

* Username/Email:

* Password: [Show]

Forgot password?

Login ⓘ

2.1.1 Account Verification

- Email Verification – Email send to the given email id with a Click here to confirm email id

- Phone Verification – SMS a 4(four) digit code to the applicant. The Code has to be verified on the site to activate the account.

2.2 Subscription / Membership Type

Choose your Subscription Select a listing pack to advertise your property

* Listing Pack: `2 FREE Plain Listing(s) ▼`

`Select`
`2 FREE Plain Listing(s)`

Basic Property Details Start Posting Your Property and add Property Features

- Subscription Management area will manage all the Subscription Types – Free, Paid, Advertise
- Payments will be linked to Online Payment Gateway with an option of manual activation after Bank transfer option from the Admin end.
- Free Subscription / Memberships will have the option of posting 2 properties at the maximum.
- Paid Subscription / Memberships will have different options according to the Subscription / Membership type.
- Paid Listings will be automatically disabled after expiry of the Subscription.

Sample Data:
1. Free listing – 2 Listing
2. Paid Listing
   - 5 Listing – 299 THB / 3 Months
   - 10 Listing – 499 THB / 3 Months
   - 50 Listing – 999 THB / 3 Months
3. Advertise
   - Home Page (Small) – 999 THB / Month
   - Home Page (Big) – 2999 THB / Month
   - Category Page (Small) – 499 THB / Month
   - Category Page (Small) – 999 THB / Month
4. Featured Listing
   - Home Page (Big) – 999 THB / Month (10 Places)
   - Category Page (Small) – 499 THB / Month (10 Places)

2.3 User Type

- An user can have multiple type (for example he can be a Landlord/Owner and Agent). Can have multiple Properties.
- Can be manage from User Type Management Section

1. Landlord / Owner
2. Broker/Agent
3. Builder

2.4 Transaction Type

- Can be manage from Transaction Manager type Section (Add, Edit and delete.
- Types
    1. Sell
    2. Rent
    3. Long Lease
    4. Short Lease
    5. Home Stay

2.5 Type of Property
- Can be manage from Property Manager type Section
- Each Property will have Multiple Attributes
- Types
  1. Residential
     a. Residential Apartment
        - Units
          a. Bedrooms
          b. Bathrooms
          c. Balcony
          d. Dinning / Drawing
          e. Kitchen
        - Furnishing
          a. Furnished (Option Only for Rental)
             i. Beds
             ii. Wardrobes
             iii. ACs
             iv. Modular Kitchen
             v. Water Heater
             vi. Refrigerator
             vii. Others
          b. Semi-furnished (Option Only for Rental)
             i. Beds
             ii. Wardrobes
             iii. ACs
             iv. Modular Kitchen
             v. Water Heater
             vi. Refrigerator
             vii. Others
          c. Unfurnished
        - Floor Position
          a. Property on Floor
             i. Basement
             ii. Lower ground
             iii. Ground
             iv. 1
             v. 2
          b. Total Floors in Building
             i. 1
             ii. 2
             iii. 3
        - Area
          a. Super built-up Area
          b. Built-up Area
          c. Carpet Area
        - Photos
          a. Building
          b. Floor Plan
          c. Master plan

- d. Bedroom
    - i. Master Bedroom
    - ii. Second
    - iii. Third
- e. Dinning / Drawing
- f. Kitchen
- g. Location Map
- h. Others
b. Independent House / Villa
- Units
    - a. Bedrooms
    - b. Bathrooms
    - c. Balcony
    - d. Dinning / Drawing
    - e. Kitchen
- Furnishing
    - a. Furnished (Option Only for Rental)
        - i. Beds
        - ii. Wardrobes
        - iii. ACs
        - iv. Modular Kitchen
        - v. Water Heater
        - vi. Refrigerator
        - vii. Others
    - b. Semi-furnished (Option Only for Rental)
        - i. Beds
        - ii. Wardrobes
        - iii. ACs
        - iv. Modular Kitchen
        - v. Water Heater
        - vi. Refrigerator
        - vii. Others
    - c. Unfurnished
- Floor Position
    - a. Property on Floor
        - i. Basement
        - ii. Lower ground
        - iii. Ground
        - iv. 1
        - v. 2
    - b. Total Floors in Building
        - i. 1
        - ii. 2
        - iii. 3
- Area
    - a. Super built-up Area
    - b. Built-up Area
    - c. Carpet Area
- Photos

        a. Building
        b. Floor Plan
        c. Master plan
        d. Bedroom
            i. Master Bedroom
            ii. Second
            iii. Third
        e. Dinning / Drawing
        f. Kitchen
        g. Location Map
        h. Others

c. Independent / Builder Floor

- Units
  - a. Bedrooms
  - b. Bathrooms
  - c. Balcony
  - d. Dinning / Drawing
  - e. Kitchen
- Furnishing
  - a. Furnished (Option Only for Rental)
    - i. Beds
    - ii. Wardrobes
    - iii. ACs
    - iv. Modular Kitchen
    - v. Water Heater
    - vi. Refrigerator
    - vii. Others
  - b. Semi-furnished (Option Only for Rental)
    - i. Beds
    - ii. Wardrobes
    - iii. ACs
    - iv. Modular Kitchen
    - v. Water Heater
    - vi. Refrigerator
    - vii. Others
  - c. Unfurnished
- Floor Position
  - a. Property on Floor
    - i. Basement
    - ii. Lower ground
    - iii. Ground
    - iv. 1
    - v. 2
  - b. Total Floors in Building
    - i. 1
    - ii. 2
    - iii. 3
- Area
  - a. Super built-up Area

- b. Built-up Area
- c. Carpet Area
- ● Photos
    - a. Building
    - b. Floor Plan
    - c. Master plan
    - d. Bedroom
        - i. Master Bedroom
        - ii. Second
        - iii. Third
    - e. Dinning / Drawing
    - f. Kitchen
    - g. Location Map
    - h. Others
- d. Farm House
    - ● Units
        - a. Bedrooms
        - b. Bathrooms
        - c. Balcony
        - d. Dinning / Drawing
        - e. Kitchen
    - ● Furnishing
        - a. Furnished (Option Only for Rental)
            - i. Beds
            - ii. Wardrobes
            - iii. ACs
            - iv. Modular Kitchen
            - v. Water Heater
            - vi. Refrigerator
            - vii. Others
        - b. Semi-furnished (Option Only for Rental)
            - i. Beds
            - ii. Wardrobes
            - iii. ACs
            - iv. Modular Kitchen
            - v. Water Heater
            - vi. Refrigerator
            - vii. Others
        - c. Unfurnished
    - ● Floor Position
        - a. Property on Floor
            - i. Basement
            - ii. Lower ground
            - iii. Ground
            - iv. 1
            - v. 2
        - b. Total Floors in Building
            - i. 1
            - ii. 2

- iii. 3
- Area
  - a. Super built-up Area
  - b. Built-up Area
  - c. Carpet Area
- Photos
  - a. Building
  - b. Floor Plan
  - c. Master plan
  - d. Bedroom
    - i. Master Bedroom
    - ii. Second
    - iii. Third
  - e. Dinning / Drawing
  - f. Kitchen
  - g. Location Map
  - h. Others

e. Studio Apartments
- Units
  - a. Bedrooms
  - b. Bathrooms
  - c. Balcony
  - d. Kitchen
- Furnishing
  - a. Furnished (Option Only for Rental)
    - i. Beds
    - ii. Wardrobes
    - iii. ACs
    - iv. Modular Kitchen
    - v. Water Heater
    - vi. Refrigerator
    - vii. Others
  - b. Semi-furnished (Option Only for Rental)
    - i. Beds
    - ii. Wardrobes
    - iii. ACs
    - iv. Modular Kitchen
    - v. Water Heater
    - vi. Refrigerator
    - vii. Others
  - c. Unfurnished
- Floor Position
  - a. Property on Floor
    - i. Basement
    - ii. Lower ground
    - iii. Ground
    - iv. 1
    - v. 2
  - b. Total Floors in Building

- i. 1
- ii. 2
- iii. 3
- Area
  - a. Super built-up Area
  - b. Built-up Area
  - c. Carpet Area
- Photos
  - a. Building
  - b. Floor Plan
  - c. Master plan
  - d. Bedroom
    - i. Master Bedroom
    - ii. Second
    - iii. Third
  - e. Dinning / Drawing
  - f. Kitchen
  - g. Location Map
  - h. Others
- f. Serviced Apartment
  - Units
    - a. Bedrooms
    - b. Bathrooms
    - c. Balcony
    - d. Dinning / Drawing
    - e. Kitchen
  - Furnishing
    - a. Furnished (Option Only for Rental)
      - i. Beds
      - ii. Wardrobes
      - iii. ACs
      - iv. Modular Kitchen
      - v. Water Heater
      - vi. Refrigerator
      - vii. Others
    - b. Semi-furnished (Option Only for Rental)
      - i. Beds
      - ii. Wardrobes
      - iii. ACs
      - iv. Modular Kitchen
      - v. Water Heater
      - vi. Refrigerator
      - vii. Others
    - c. Unfurnished
  - Floor Position
    - a. Property on Floor
      - i. Basement
      - ii. Lower ground
      - iii. Ground

iv. 1
                    v. 2
              b. Total Floors in Building
                    i. 1
                    ii. 2
                    iii. 3
        ● Area
              a. Super built-up Area
              b. Built-up Area
              c. Carpet Area
        ● Photos
              a. Building
              b. Floor Plan
              c. Master plan
              d. Bedroom
                    i. Master Bedroom
                    ii. Second
                    iii. Third
              e. Dinning / Drawing
              f. Kitchen
              g. Location Map
              h. Others
    g. Others
2. Commercial
    a. Office Space
        ● Units
              a. Rooms
              b. Washrooms
        ● Furnishing
              a. Furnished (Option Only for Rental)
                    i. Office Furniture
                    ii. ACs
                    iii. Others
              b. Semi-furnished (Option Only for Rental)
                    i. Office Furniture
                    ii. ACs
                    iii. Others
              c. Unfurnished
        ● Floor Position
              a. Property on Floor
                    i. Basement
                    ii. Lower ground
                    iii. Ground
                    iv. 1
                    v. 2
              b. Total Floors in Building
                    i. 1
                    ii. 2
                    iii. 3

- Area
  a. Super built-up Area
  b. Built-up Area
  c. Carpet Area
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

b. Shop
- Units
  a. Washrooms
- Area
  a. Super built-up Area
  b. Built-up Area
  c. Carpet Area
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

c. Showroom
- Units
  a. Washrooms
- Area
  a. Super built-up Area
  b. Built-up Area
  c. Carpet Area
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

d. Factory
- Units
  a. Washrooms
- Area
  a. Super built-up Area
  b. Built-up Area
  c. Carpet Area
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

e. Warehouse
- Units
  a. Washrooms
- Area
  a. Super built-up Area
  b. Built-up Area
  c. Carpet Area
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

f. Office in IT Park
g. Hotel / Resort
- Quality Rating
  a. Budget
  b. 1 Star
  c. 2 Star
  d. 3 Star
  e. 4 Star
  f. 5 Star
- Units
  a. Rooms
  b. Washrooms
- Area
  a. Built-up Area
  b. Carpet Area
- Floor Position
  a. Total Floors in Building
     i. 1
     ii. 2
     iii. 3
- Furnishing
  a. Furnished
     i. Beds
     ii. Wardrobes
     iii. ACs
     iv. Water Heater
     v. Refrigerator
     vi. Others
  b. Semi-furnished
     i. Beds
     ii. Wardrobes
     iii. ACs
     iv. Water Heater
     v. Refrigerator
     vi. Others
  c. Unfurnished

- Photos
    a. Building
    b. Floor Plan
    c. Master plan
    d. Location Map
    e. Others

h. Guest House
- Quality Rating
    a. Budget
    b. 1 Star
    c. 2 Star
    d. 3 Star
    e. 4 Star
    f. 5 Star
- Units
    a. Rooms
    b. Washrooms
- Area
    a. Built-up Area
    b. Carpet Area
- Floors
    a. Total Floors in Building
        i. 1
        ii. 2
        iii. 3
- Furnishing
    a. Furnished
        i. Beds
        ii. Wardrobes
        iii. ACs
        iv. Water Heater
        v. Refrigerator
        vi. Others
    b. Semi-furnished
        i. Beds
        ii. Wardrobes
        iii. ACs
        iv. Water Heater
        v. Refrigerator
        vi. Others
    c. Unfurnished
- Photos
    a. Building
    b. Rooms
    c. Bathrooms
    d. Floor Plan
    e. Master plan
    f. Location Map
    g. Others

      i. Banquet Hall
- Units
  a. Rooms
  b. Washrooms
- Area
  a. Built-up Area
  b. Carpet Area
- Floors
  a. Total Floors in Building
     i. 1
     ii. 2
     iii. 3
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

      j. Space in Retail Mall
- Units
  a. Washrooms
- Area
  a. Built-up Area
  b. Carpet Area
- Photos
  a. Building
  b. Floor Plan
  c. Master plan
  d. Location Map
  e. Others

3. Land
   a. Residential Land
- Plot Area
- Photo
  a. Land
  b. Master Plan
  c. Location Map
  d. Others

   b. Commercial Land
- Plot Area
- Photo
  a. Land
  b. Master Plan
  c. Location Map
  d. Others

   c. Industrial Land
- Plot Area
- Photo
  a. Land

b. Master Plan
                    c. Location Map
                    d. Others
          d. Agricultural / Farm Land
                    ● Plot Area
                    ● Photo
                          a. Land
                          b. Master Plan
                          c. Location Map
                          d. Others

2.5.1 Attributes of the Property Type
- Each Property Type will have Multiple Attributes Grouped together.
- Sample Attributes
  1. Bed Rooms
  2. Bathrooms
  3. Balcony
  4. Area
     a. Plot Area
     b. Super built-up Area
     c. Built-up Area
     d. Carpet Area
  5. Furnishing
     a. Furnished
     b. Semi-furnished
     c. Unfurnished

2.5.2 Area

- Manageable Area to add, edit and delete Area measurements
- Sample
  o Sq.feet
  o Sq.Meter
  o Sq. Yard

Plot Area

Measured area from piece of ground & used for specific purpose
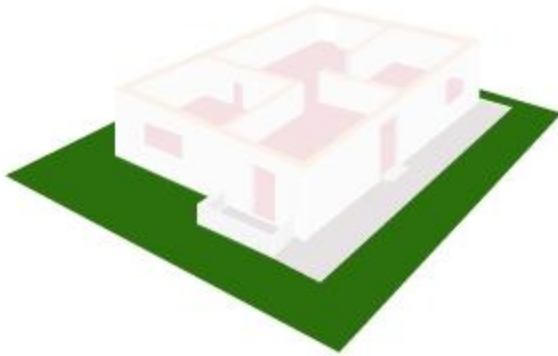
Built-up Area

Carpet Area + wall & column area
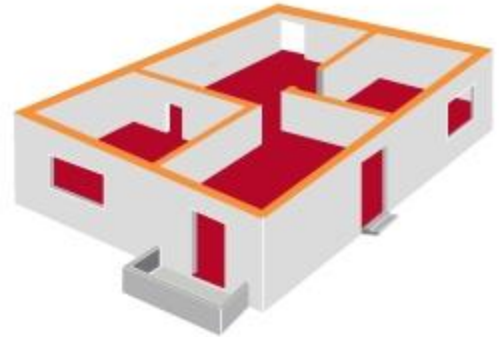
Carpet Area

Actual area to lay the carpet
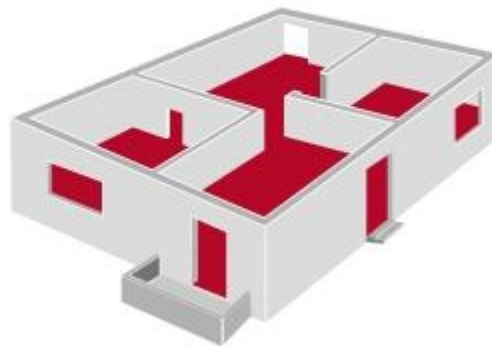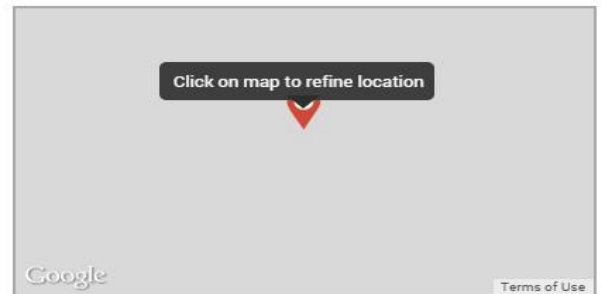
2.5.3 Address and Map

List of all Major Cities and towns with major locations citywise: (All these Cities and Locations can be managed from the Location Management section.
Both City and its Locations will be database driven.

      e. Bangkok
- Asok
- Nana

      f. Phuket
- Patong Beach

      g. Pattaya
- North Pattaya
- South Pattaya

      h. Chiang Mai

2.5.3.1 Map
- Marker on the Google map will be automatically generated after the City and the Location is selected with an option to Re-position the marker to refine the Location.

2.5.3.2 Near to
- Nearest Hospitals
- Airport
- Railway
- Metro Station

2.5.3.3 Landmarks
- Famous Monuments
- Religious Places

2.5.4 Price

Crores Lacs Thousands

* Expected Price ₹ : `23` `34` `56`

Or enter the price below

`233456777` The asking price for this property. Mentioning correct Price attracts more response

Rs. Twenty Three Crore Thirty Four Lakh Fifty Six Thousand Seven Hundred and Seventy Seven

Price Per Unit Area ₹ : `_____`

Mention the correct price to receive higher responses

- When the price is written in either Expected Price or manual it will automatically populate the other field and will be converted in words.
- Price will be mentioned in local currency (THB)
- Million
- Hundred
- Thousand
- Unit Price will be manual and will not be calculative (Text field) just to give some more better view to the visitor.

2.5.5 Transaction Details
- Two Types –
  - o Sale

* Transaction Type: ⦿ Resale ◯ New Booking

* Property Ownership: ⦿ Freehold ◯ Leasehold ◯ Co-operative Society ◯ Power of Attorney ⑦   Defines who has the ownership rights for this property. Whether it is an individual (Freehold) or jointly owned (Co-operative Society). Ownership could also be Leasehold or via Power of Attorney

* Availability: ⦿ Under Construction ◯ Ready to Move

* Age of Property: `0-1 Year Old Property ▼`

* Possession of Property: `Within 3 Months ▼`   Pls specify the tentative period when the buyer can move-in

* Property Description: `_____` 5000

Write an interesting and detailed property description of min 100 characters. See Example

  - o Rent / Lease
    - ▪ Age of the Property

2.5.6 Property Photo

- Photo upload will be restricted to the type of Subscription
- Free Accounts can add one photo for each section

- Premium Subscription will have unlimited photo upload facility (The admin can set these restriction from the Subscription Creation area.)
- Premium Subscription can have the facility to add videos (uploaded in Youtube/Viimeo)