# NIR

## Problem Statement

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**Problem Definition:** Students studying in universities, particularly undergraduates, often face significant challenges in finding housing in unfamiliar cities. They **struggle** with locating suitable accommodations, negotiating rents, and handling related logistical issues, wasting valuable time and energy.

**Solution:** Nir provides a comprehensive platform, available both as a website and a mobile app, that simplifies the process of **finding housing** for students. Through our platform, students can easily browse listings, view pictures of available rooms and houses, contact landlords, negotiate rents, and even take advantage of potential discounts. Nir acts as an **intermediary**, facilitating smooth and hassle-free transactions between property owners and student renters.

## Market Size and Target Market:

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The **market size** in Bangladesh is substantial due to the high number of universities and the limited availability of on-campus housing. Our target market is specifically the student population, a **niche** yet significant **segment** with a high demand for reliable housing solutions. With over **400** universities and colleges, there is a significant shortage of **on-campus housing**, making off-campus accommodations a necessity for the majority of students. The University Grants Commission (UGC) of Bangladesh reported that around 60% of students at 50 public universities lack residential facilities. The total student population across these universities is 292,296, but only 118,036 have housing, with 68,000 males and 49,000 females accommodated in 252 residential halls, dormitories, and hostels.

# Business Model

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## Revenue Generation

Nir operates as an intermediary between house owners and renters. We generate revenue through three primary channels:

**1. Advertisement:**

Revenue from Google Ads and other online advertisement platforms.

**2. Commission:**

Earning a commission from successful rental agreements facilitated through our platform.

**3. Subscription Fee:**

Offering premium services to users for a subscription fee, providing additional features like priority listings and exclusive discounts.

## Value Proposition:

Nir not only simplifies the housing search process but also adds value by providing additional services, such as **contact information** for local amenities (e.g., plumbers, electricians), and a rating system for both properties and landlords.

**Current Status:** The project is under active development with a functional prototype in place.

**Milestones:**
- **Short-term:** Complete the development of the platform and launch in key university cities in Bangladesh.
- **Long-term**: Become the leading house rental provider in Bangladesh.

**Future Plans:**
- Expand services to include **family** renters.
- Add listings for **hotels and motels** in popular tourist destinations in Bangladesh.

# Competition

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Currently, there is no direct competition in the student housing market in Bangladesh. Potential future competitors include platforms like Go Zayaan and Bproperty if we scale up.

**Competitive Advantage:**
- ☐ Targeted **niche marke**t with a focus on students.
- ☐ Establishing trust within the **student community**.
- ☐ Building a **loyal custome**r base before scaling up.

**Unique Selling Points:**
- Comprehensive connection of university cities across Bangladesh.
- Presence of trusted agents in each city for face-to-face assistance.
- Additional services and amenities catering specifically to student needs.

**Funding or Support Needs:**
Initially, the project will be funded by the founders. As the project progresses, we plan to seek investments from friends, family, and respected mentors to develop the platform further and expand our reach.

# Technical Architecture

**Overview:**

Nir's platform comprises a website and a mobile app featuring essential functionalities, such as listing properties for rent, filters based on location, rent, and room details, accounts for both students and property owners, viewing pictures of available properties, and basic contact and communication features between renters and landlords.

**Key Technologies and Platforms:**

★ **Frontend Apps (Mobile & Web):**
Mobile App (Flutter): Developed using the Flutter framework, offering a native-like experience on Android and iOS. Handles user interface elements like search, filtering, listing details, communication features (messaging landlords), and user profile management. Uses device features like location services for proximity-based searches.

★ **Web App (React-Next.js):**
Developed using React with Next.js framework, it provides a responsive web interface. Offers similar functionalities as the mobile app for searching, browsing listings, and user management. May cater to users who prefer a web-based experience or desktop access.

★ **Backend (Firebase):**
Firebase Authentication: Manages user registration, login, and authorization for both students and landlords.
Cloud Firestore: Acts as the NoSQL database, storing data like user profiles, listings (including details, photos, location), and potentially communication history.

**Benefits of this Architecture:**
   I.    Cross-Platform Compatibility
  II.    Scalability
 III.    Offline Capabilities

# Management Team

**Tech team:**
- Tech Lead:  Jehad
- Web:  Jehad, Azad
- Apps:  Jehad, Siam, and Shams
- Ui & Ux:   Jacky, Shams, Jehad, Siam, Azad

**Marketing Team:** Jacky, Azad, and Shams

**Business Intelligence Team:** Jacky, Siam, and Shams

**Mentor:** Rudra Pratap Deb Nath

**Project Leader:** Md. Siam

Together, this team brings a diverse set of skills and experiences, ensuring the successful development and growth of Nir.

# Current Status:

# Added Flats

Show [10 ▼] entries                                                              Search: [                    ]

| ID | Type | Address | Floor No. | Rent | Room | Facilities | Time | Actions |
|----|------|---------|-----------|------|------|------------|------|---------|
| #11 | Flat ⬤ Booked | Muradpur,chittagong Mobile: 0193832930 | 3 | 12000 | 6 | ◯ Wifi ◯ Ac | December 15, 2021 | Edit  Delete  Unbooked |
| #12 | Flat ◯ Booked | Hathazari,Chittagong Mobile: 01572012938 | 2 | 15000 | 7 | ⬤ Wifi ⬤ Ac | December 15, 2021 | Edit  Delete  View Request |
| #13 | Flat ◯ Booked | hhh Mobile: 222 | 7 | 12000 | 2 | ⬤ Wifi ◯ Ac | December 18, 2021 | Edit  Delete |
| #14 | Flat ◯ Booked | cu,south campus Mobile: 017971710000 | 1 | 14000 | 7 | ⬤ Wifi ◯ Ac | December 21, 2021 | Edit  Delete |

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| #11 | Flat ⬤ Booked | Muradpur,chittagong Mobile: 0193832930 | 3 | 12000 | 6 | ◯ Wifi ◯ Ac | December 15, 2021 | Edit  Delete  Unbooked |

Edit  Delete  View Request

Name: aaa

Mobile: 12234

Address: sss

Booked

Name: Hasan Mia

Mobile: 01745053090

Address: Abdur Rab hall,cu

Booked

| #12 | Flat ◯ Booked | Hathazari,Chittagong Mobile: 01572012938 | 2 | 15000 | 7 | ⬤ Wifi ⬤ Ac | December 15, 2021 | |

## Flat Management — All Users

# All Users (10)

**Add New user**

Show 10 entries          Search: ____

| ID | Username | Email | Name | Address | Phone | Registration date | Actions |
|---|---|---|---|---|---|---|---|
| #1 | admin **Administrator** | admin@gmail.com | Admin | Brahmanbaria | 12345678910 | November 14, 2021 | Edit |
| #10 | rabby **General** | rabbyeng24@gmail.com | Rabby Hassan | 1 no gate,Bismillah bavan,Chittagong university | 99283 | November 15, 2021 | Edit Delete |
| #13 | ikram **Flat_owner** | ikram123@gmail.com | Ikram Hossain | 2 no gate ,cu | 61992 | November 15, 2021 | Edit Delete |
| #14 | hasan | 1059hasan@gmail.com | Hasan Mia | Abdur Rab hall,cu | 01745053090 | November 15, | Edit |

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# All Flats

Show 10 entries          Search: ____

| ID | Type | Owner | Address | Floor No. | Rent | Room | Facilities | Time |
|---|---|---|---|---|---|---|---|---|
| #11 | Flat Booked **Booked** | Ikram Hossain(ikram) | Muradpur,chittagong Mobile: 0193832930 | 3 | 12000 | 6 | Wifi Ac | December 15, 2021 |
| #12 | Flat Booked **Active** | Ikram Hossain(ikram) | Hathazari,Chittagong Mobile: 01572012938 | 2 | 15000 | 7 | Wifi Ac | December 15, 2021 |
| #13 | Flat Booked **Active** | Ikram Hossain(ikram) | hhh Mobile: 222 | 7 | 12000 | 2 | Wifi Ac | December 18, 2021 |
| #14 | Flat Booked **Active** | Ikram Hossain(ikram) | cu,south campus Mobile: 017971710000 | 1 | 14000 | 7 | Wifi Ac | December 21, 2021 |
| #3 | Flat Booked | User not Exist | 1 no gate,cu | ground floor | 6000 | 4 | Wifi | November 15, 2021 |

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# Add user

**Username**

Username

Without space & Special characters.

**Email**

Email

**Full Name**

Full Name

**Address**

Address

**Mobile**

Phone