REPORT ON
“REAL ESTATE MANAGEMENT”

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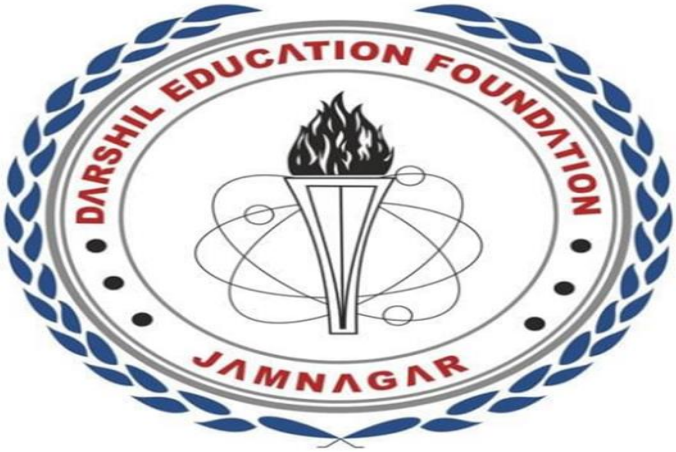

Diploma Engineering In Computer Science & Engineering

CERTIFICATE

This is to certify that **Akash Parmar (199830307035), Vandan Patel (199830307050), Aryan Shah (199830307045)** Respectively of diploma in computer science & engineering have successfully completed the team-work of project-2 [3360704] (**Real Estate Management System]** offered during the academic year

Guided By-Ms. Avani Bhatt **Principal** **I/C HEAD**

	Table of Content		
			Acknowledgement
			Abstract
1.	**Introduction**		
	1.1	**Summary**	
		1.1.1	**Definition**
		1.1.2	**Introduction**
	1.2		**Purpose**
	1.3		**Scope**
	1.4		**Objective**
	1.5		**Project Goal**
	1.6		**Benefit**
	1.7		**Technology Used**
2.	**Project Management**		
	2.1		**Project Planning**
		2.1.1	**Project Development Approach**
	2.2		**Risk Management**

		10.1	**Reference**

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Last but not the least , our sincere dedication and keen to learn something new helped us to achieve success in the project.

I would also like to thanks to GOD, Friends and Google who been a constant source of support.

Overview

- The Web-Based Application will also provide it's users with the facility of searching for different properties.
- We will use PHP programming language and MYSQL database to develop this application.
- There will be three type of users (Owner, User and Administrator in this application).
- Admin can manage user, manage property categories, manage property advertisements and verify posted property by owner.
- Owner can search property advertisement, post property advertisement and manage advertisements.
- User can view property advertisements and explore all categories on home page GUI.
- User can also compare different properties and give his bid for specific property.
- There will a proper registration/login interface for Owner, user and administrator to access application.

Abstract

Abstract

The main purpose to develop this real estate management system project to resolve the issue of both buyer and seller.

The seller can submit the property what he wants to sale with a full house or flat detail such as location, area, hall, kitchen, furnished, semi furnished, price, and all amenities can list in the form, Buyer can search the property according to their budget, location then direct contact to the seller.

The Real Estate Web Application is an interactive, effective and revenue-generating website designed for the Real Estate Industry. The main objective of this application is to help
the Real Estate Company to display unlimited number of property listings on the website.

System requirements

- Supports JavaScript
- Supports style sheets

OS & browser requirements

- Microsoft Windows Vista/7/8
- Mac OS X 10.5 or higher
- iOS 6 or higher
- Android 2.3 or higher
- Internet Explorer 9 or higher (except for compatibility view setting)
- Firefox (latest version)
- Safari (latest version)
- Google Chrome (latest version)
- Default Android browser
- iPhone Safari

Front-End : PHP **Back-End: SQL**

1.Introduction

1.1 Summary

1.1.1 Definition

Property management is the operation, control, maintenance, and oversight of **real estate** and physical property. This can include residential, commercial, and land real estate. Management indicates the need of real estate to be cared for and monitored, with accountability for and attention to its useful life and condition considered.

1.1.1 Introduction

- The project “REAL ESTATE MANAGEMENT” provide various services to its users.
- It provides employee login, admin login, and user login and also provide to users is that a seamless experience to user to select whatsoever he/she property they like and want to buy or rent or on lease.
- Users can easily set a filter of what they want at in want price and area etc.

1.2 Purpose

- Our main goal is to ensure that the financial performance of the client’s property continues to excel, therefore, they make plans to ensure this is maintained.
- We also do the advertisement of properties and handle the tenant inquiries, screen applicants, select suitable candidates, then make a lease agreement, conduct a movie of property to ensure that property is fine for tenant concern.
- Property managers are responsible with their approach when handling their client’s portfolios.

- The main goal is to ensure that the financial performance of the client’s property continues to excel, therefore, they make plans to ensure this is maintained.

1.3 Scope

- In these days there is a lot of demand of online real estate website so we provide the users with a platform where they can easily find the best available properties and can bid for the property.
- The website will have the properties within Jamnagar**.**

1.4 Objective

- The main objective of the real estate management system is to manage the details of **Sellers, Approvals, Property, Registrations, Property type.**
- The project is totally built at administrative end and thus only the administrator is guaranteed the access.

1.5 Project Goal

- Our goal is to provide a seamless experience to our users for buying properties and contact to our agents in convenient way to get further details.
- User can check our website and see the listed properties and can check the price and other details of property.

1.6 Benefit

- Time Saving
- Security
- Easy to interact
- Seamless user experience

1.7 Technology Used

- Designing- HTML, CSS & JS
- Linking with Front End- PHP (Wamp server 64)
- Database- MYSQL & PHPMYADMIN

2.PROJECT MANAGEMENT

➢ 2.1 Project Planning

➢ 2.1.1 Project Development Approach

- For designing a software, we decide to follow the Software Development Life Cycle.
- Software Development Life Cycle (SDLC) was introduced to address the problem faced during the software development process.
- SDLC is a disciplined and systematic approach that divides the software development process into various phases, such as requirement, design and coding.
- The phase-wise development process helps to track schedule, cost and quality of the software projects life cycle.

Phases of SDLC

1) Feasibility Analysis

- Includes analysis of project requirements in terms of input data and desired output, processing required to transform input into output, cost-benefit analysis, and schedule of the project.
- The feasibility analysis also includes the technical feasibility of a project in terms of available software tolls, hardware, and skilled software professionals.
- At the end of this phase, a feasibility report for the entire project is created.

2) Requirement analysis and specification

- Includes gathering, analyzing, validating, and specifying requirements.
- At the end of this phase, the **Software Requirement Specification (SRS)** document team and customer.
- SRS acts as input to the design phase and includes functional, performance, software, hardware, and network requirements of the project.

3) Design

- Includes translation of the requirements specified in the SRS into logical structure that can be implemented in a programming language.
- The output of the design phase is a design document that acts as an input for all the subsequent SDLC phases.
-

4) Coding or Implementation

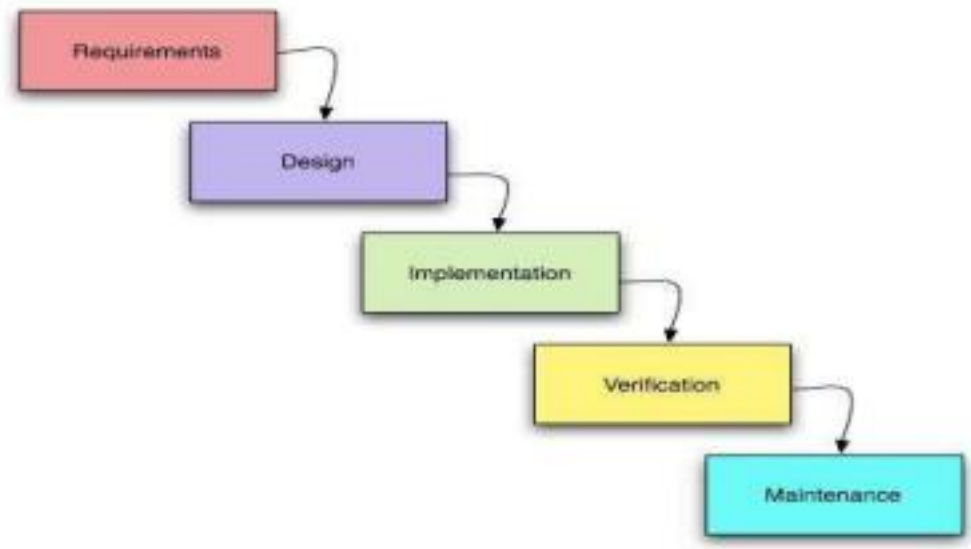
- Includes implementation of the design specified in the design document into executable programming language code.
- The output of the coding phase is the source code for the software that acts as input to the testing and maintenance phase.

5) Testing or Verification

- Includes detection of error in the software.
- The testing process starts with a test plan that recognizes test related activities, such as test case generation, testing criteria, and resource allocating for testing.
- The code is tested and mapped against the design document created in the design phase.
- The output of the testing phase is a test report containing errors that occurred while testing the application.

6) Maintenance

- Includes implementation of changes that software might undergo over period of time, or implementation of new requirements after the software is deployed at the customer location.
- The maintenance phase also includes handling residual errors that may exist in the software even after the testing phase.



2.2 Risk Management

- Risk management is the human activity which integrates recognition of risk (Identification), risk assessment (Analysis), developing strategies to manage it (Planning) and mitigation of risk using managerial resources.

- Some categories of risk include product size, business impact, and customer-related process, Technology, Development Environment , Staffing, Schedule and cost.

2.2.1 Risk Analysis

- Whenever a main server crashes then data present inside the server will be crashed permanently, living behind nothing.
- Hacking of an account will cause the intruder to misuse the privileges and can access secure data and information.
- Bug will harm the performance of the system.

3.SYSTEM REQUIREMENT STUDY

- System Requirement study involves a clear and through understanding of the product to be developed with the view of removing all ambiguities from customer perception.
- This is our first version specific requirement since our client gives us different goals as time goes by according to their preferences.

3.1 Functional Requirements & Non Functional Requirements

3.1.1 Functional Requirements

- A Functional Requirements defines a system or its component.
- Functional Requirements is specified by user.
- Functional testing like System Integration, API testing.
- Following are the Functional Requirements of project.
- Three types of users will be using this application.

1) Admin:

- Admin should be able to create/remove/modify registered owners.
- Admin should be able to accept or reject any registration request submitted by property owners.

2) Owner:

- The registered owner should be able to add properties through their account and those properties should be visible to the users after the admin's approval.
- The properties should include: - Property Title, Area Covered
- The registered owner should be able to accept or reject bids made by the users and should be able to ask for the down payment from the user to secure the bid.

3) User: -

- User should be able to view all the information available on the website

- User should be able to search the for the property's different parameters (mentioned above)
- User should be provided with the facility to compare different properties in the tabular format.
- User should be able to bid and if the bid is accepted by the property owner, user should be able to make the advance payment online as well. Bid and payment option should be available to the registered users only.
- We can use any payment method Credit card/Debit card etc**.**

3.1.2 Non-Functional Requirements

- A Non-Functional Requirement defines the quality attribute of a software system. It places constraint on "How should the software system fulfill the functional requirements".
- It is specified by technical peoples. It helps you to verify the performance of software.
- Non-Functional testing like performance, security testing.
- Following are the **Non-Functional Requirements**
- **Operating System**: System has capability to run on all windows versions, Window XP, Window 7, Linux or apple as well as mobile devices.
- **Maintainability and capacity:** System volume to store user's records and maintains it performance of system must stand reliable.
- **Recoverability:** System manages data, save data, recovers data very well.
- **System Security:** System should be reliable or flexible for users to feel free about security need.
- **User Friendly Interface:** System software design should be simple and user friendly so user can understand it and perform functions easily.
- **Usability:** Usability of system must be easy so that user can use it without any difficulty.
- **Flexibility:** System must be flexible so that it can easily accept all changes at low cost, time and experience.
- **Reliability:** The ability of a system to perform and maintain its functions routine circumstances, as well as hostile or unexpected circumstances.
- **Performance:** System should perform all of its functions excellently and effectively without any inconvenience.

- **Scalability:** System should be more scalable and allow management to add more functionality

3.2 Hardware & Software Requirements

3.2.1 Hardware Requirements

Server Configuration

- Intel i5 core 8th gen
- RAM 8gb
- Network 15-20 Mb/s

Client Configuration

- Intel i3 core 7 gen
- RAM 4gb
- Network 5 Mb/s

3.2.2 Software Requirements

- Client OS: Windows 7 Ultimate
- Server OS: Windows 7 Ultimate
- Client Authoring: HTML, JavaScript, CSS
- Server Side: HTML, JavaScript, CSS
- Code Behind: php
- Back End Tools: php MyAdmin

3.3 Performance Requirements

- Users will get feedback after their submission of the query or the documents within no time.
- The system should be able to support a greater number of users simultaneously.
- Forty percent of user time is saved because of the more than one search panels providing required information simultaneously
- User accounts should be managed.

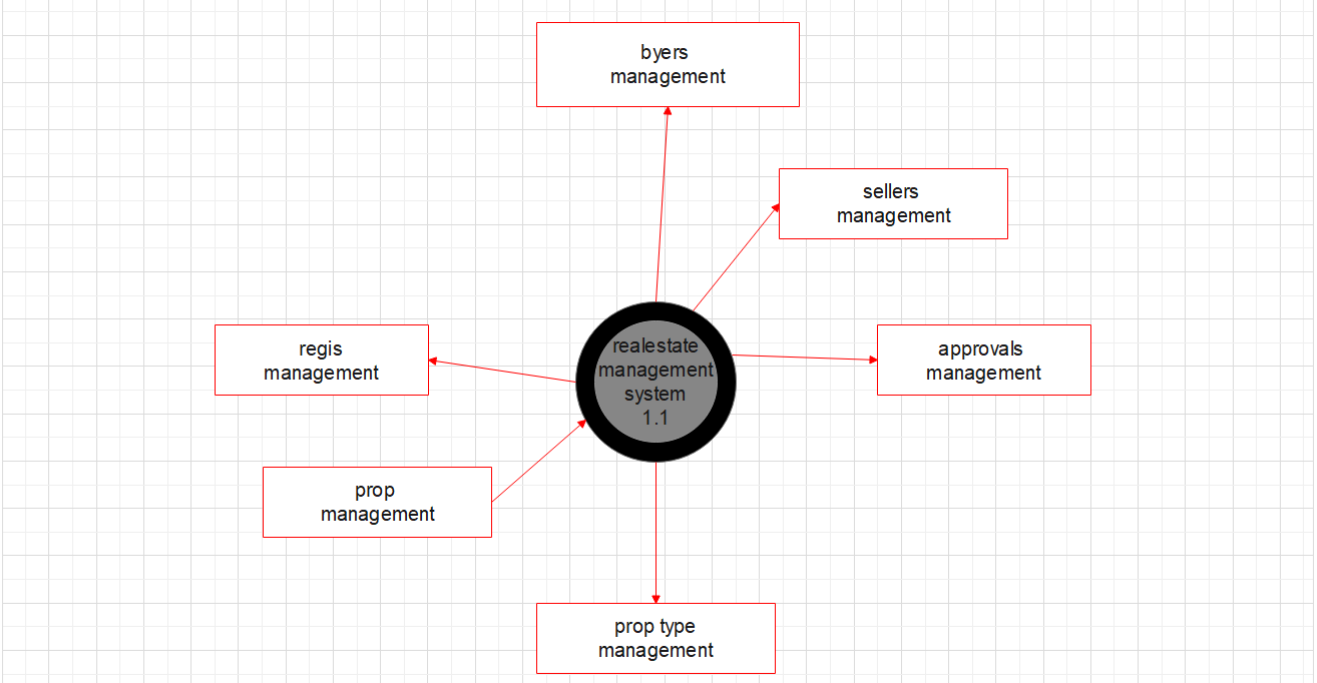
3.4 Design Constraints

- By keeping in mind, the minimum hardware as well as the software requirements the system will be designed for the following future extensions:
- Bookmarking of properties can be done

4.Diagrams

4.1 Use Case Diagram

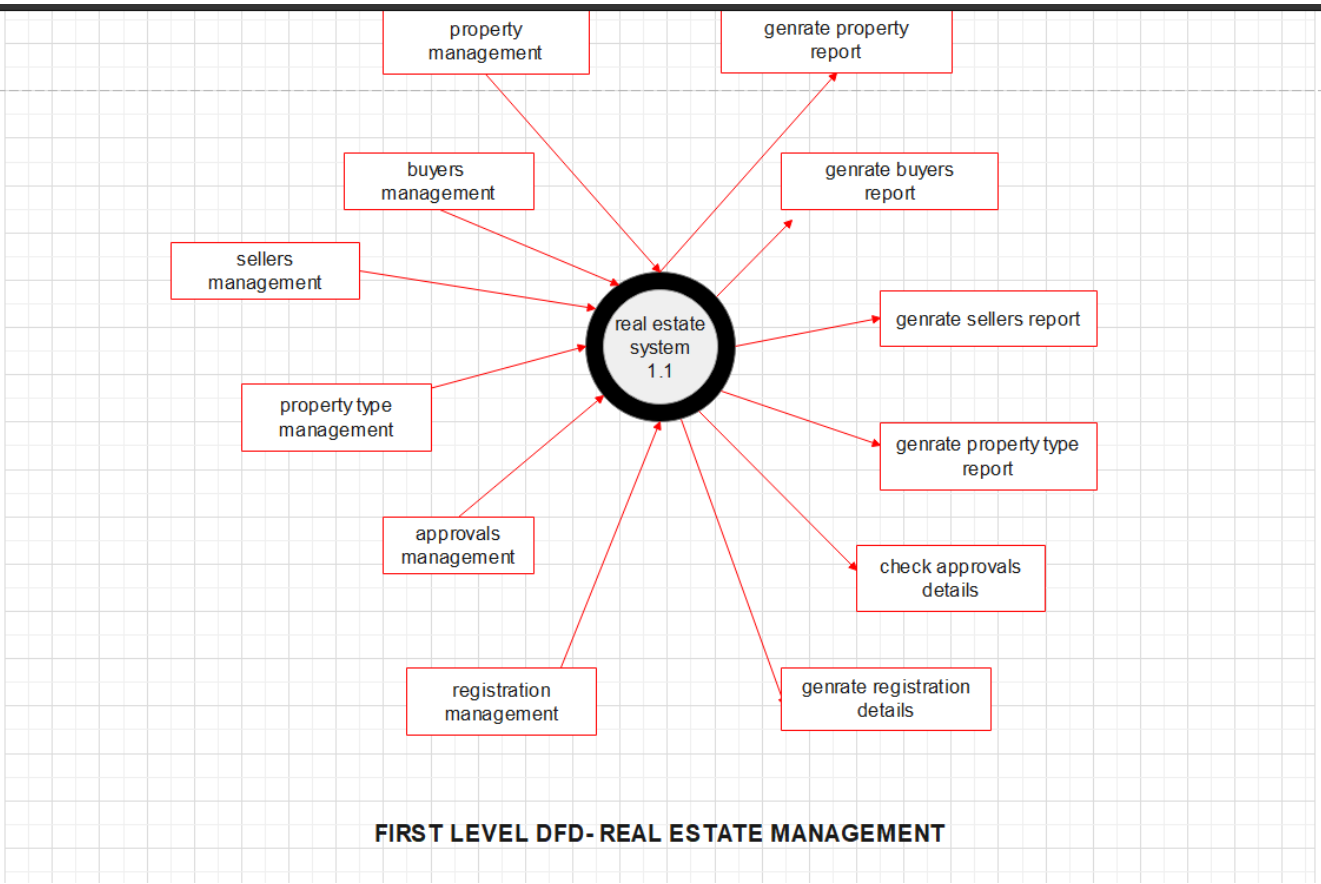
4.2 Data Flow Diagrams



ZERO LEVEL DFD OF REAL ESTATE MANAGEMENT

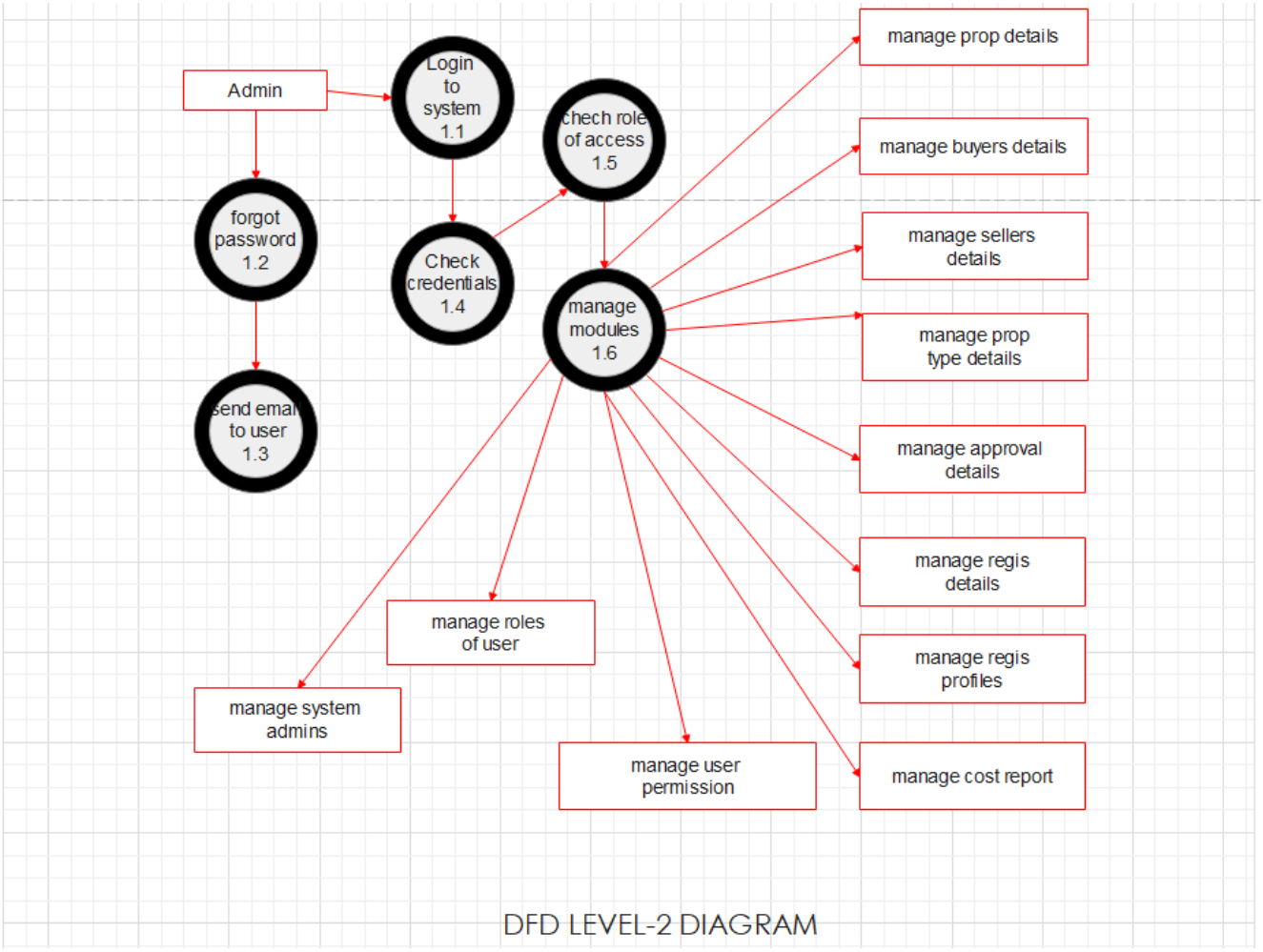
4.2.1 Zero level Data Flow Diagram

4.2.2 First Level Data Flow Diagram

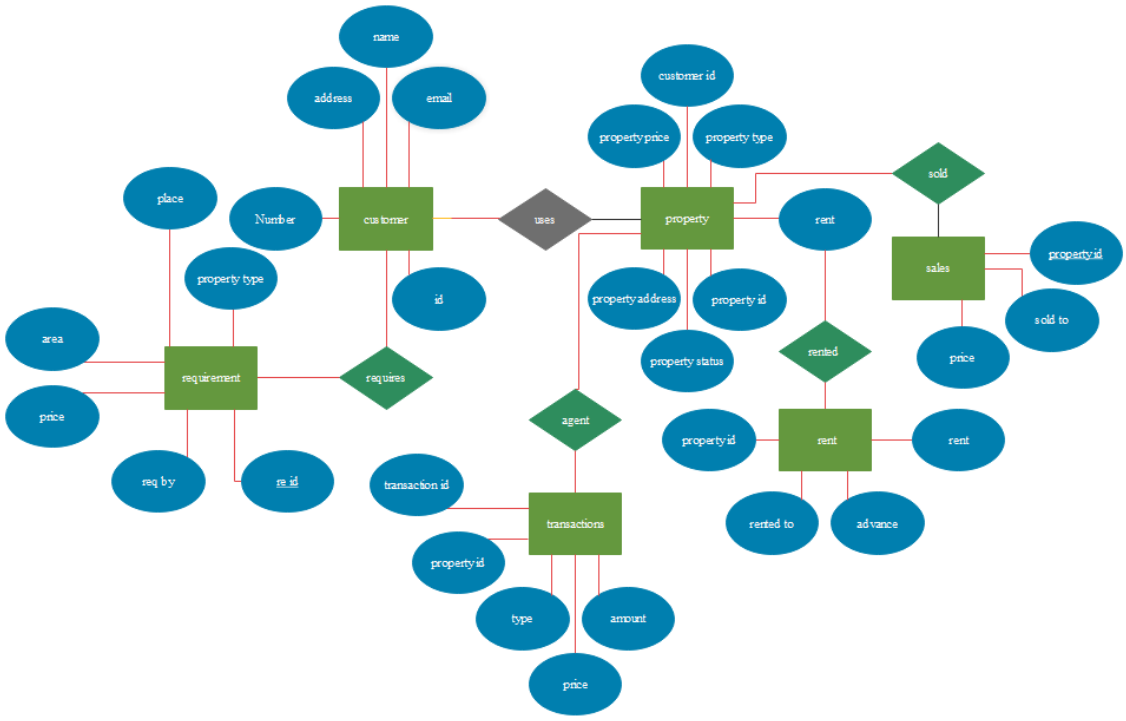


FIRST LEVEL DFD- REAL ESTATE MANAGEMENT

4.2.3 Level 2 Data Flow Diagram

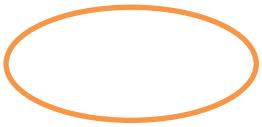


4.3 ER Diagram



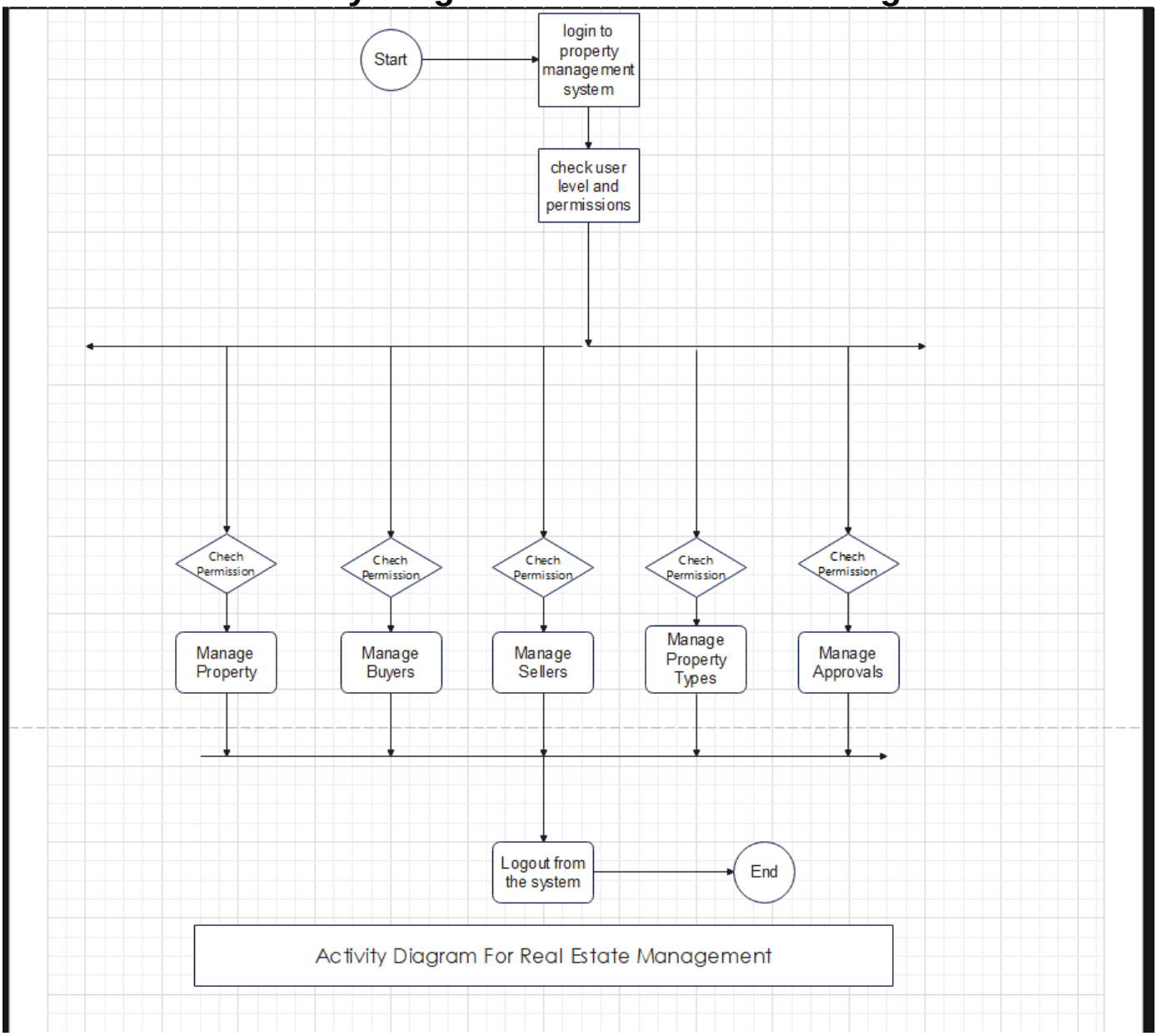
Er Diagram Of Real Management System

[Fig Entity Relationship Diagram]

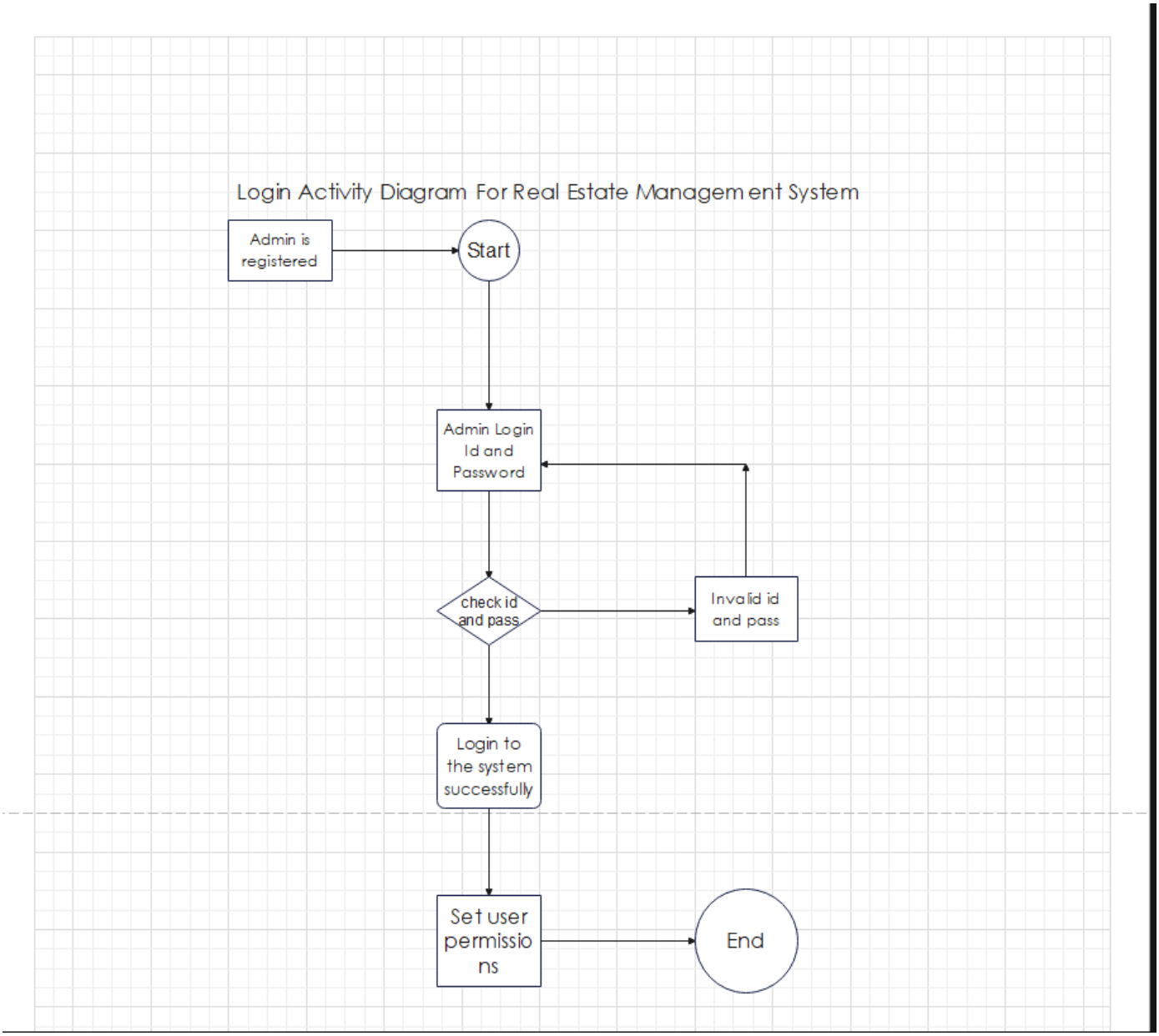
1. **Rectangle**-It defines an entity set	
2. **Oval-** It defines and attribute	
3. **Diamond**- It defines a relationship set	
4. **Line**- Link between an entity set and attribute and link between entity set and relationship set.	

4.4 Activity Diagram for Real Estate Management

4.4.1 Activity Diagram for Real Estate Management



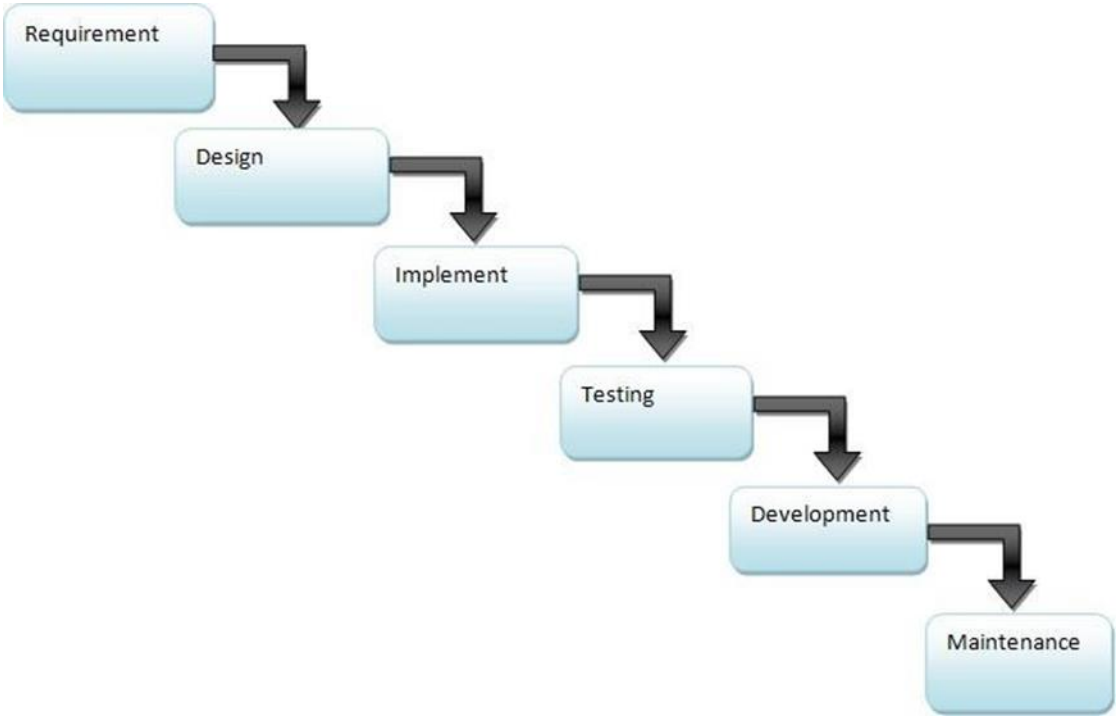
4.4.2 Login Activity Diagram For Real Estate Management



[fig-2 Login Activity Diagram For Real Estate Management system]

5.Design Model

5.1 Waterfall Model



- ## 5.1.1 Requirement Analysis:

- This is the first phase of waterfall model which includes a meeting with the customer to understand his requirements.

- It is very important to understand the customer requirements and expectations so that the end product meets his specifications.

- All the requirements related to system to be developed are analyze in this place

- ## 5.1.2 System Design:

- System design helps in specifying hardware and system requirements are analyze and also helps in defining overall system architecture.

- ## 5.1.3 Implementation:

- First of all designed the system in small units and implemented for testing its functionality.

- ## 5.1.4 Testing:

- In this stage both individual components and the integrated whole are methodically verified to ensure that they are error free and full meet the requirements.

- All the units developed in the implementation phase are integrated into a system after testing of each unit.

- Post integration the entire system is tested for any faults and failures.

- ## 5.1.5 Deployment:

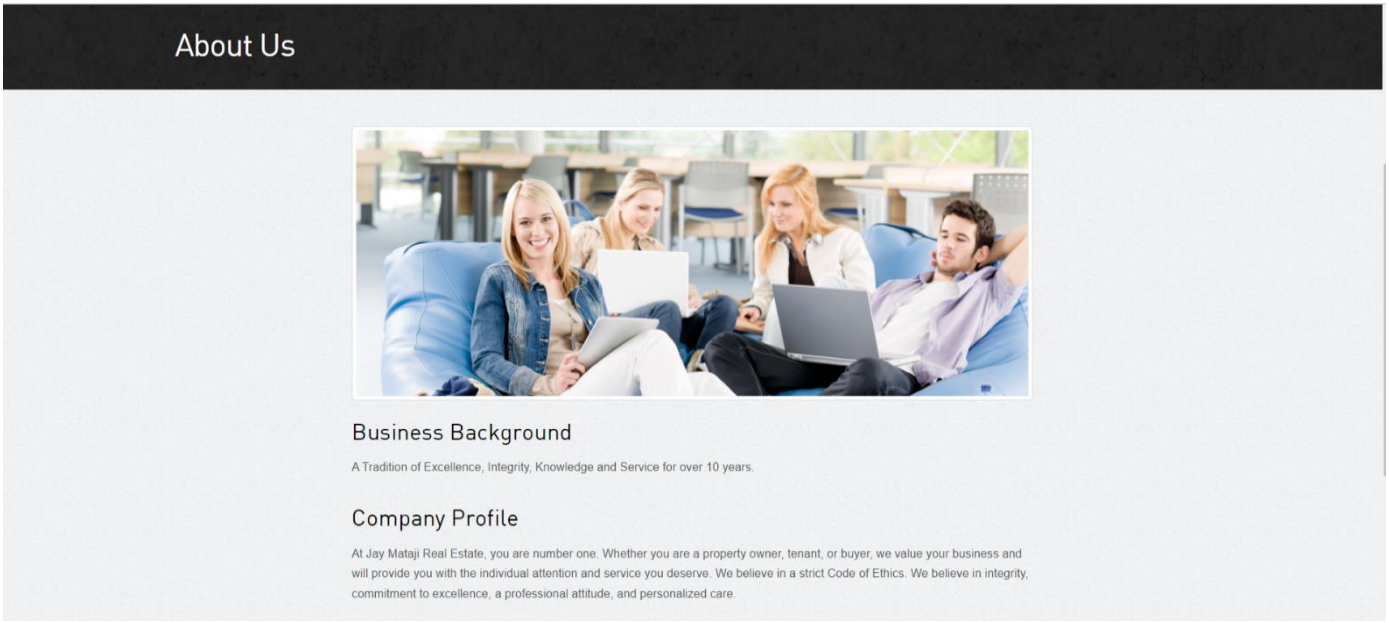
- Once the functional and non-functional testing is done the product is deployed.

- **5.1.6 Maintenance:**

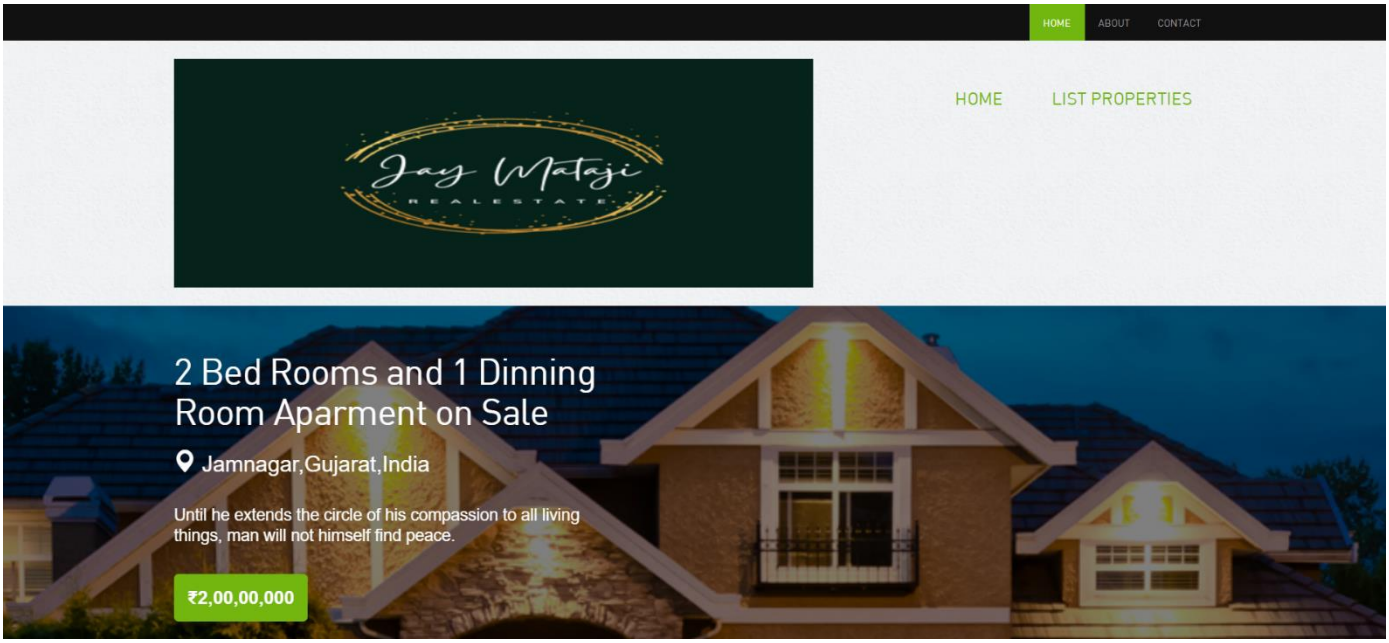
- This is the final phase of the Waterfall model, in which the completed software product is handed over to the client after alpha, beta testing.

6.Screen Shots

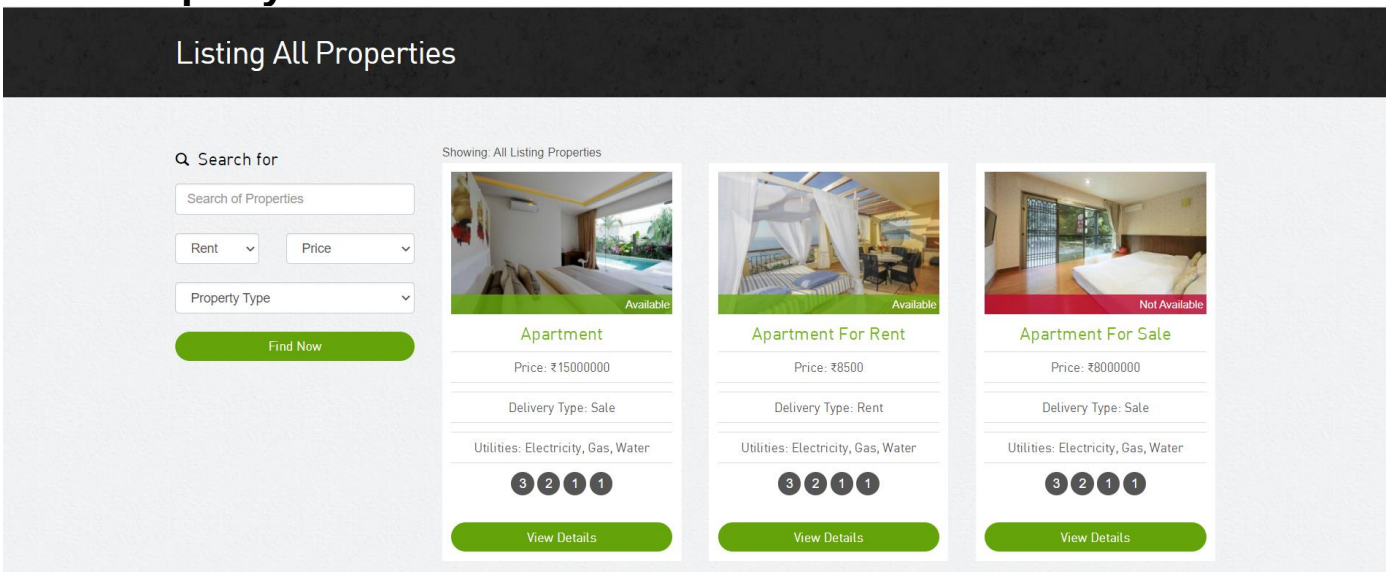
6.1.1- About Us



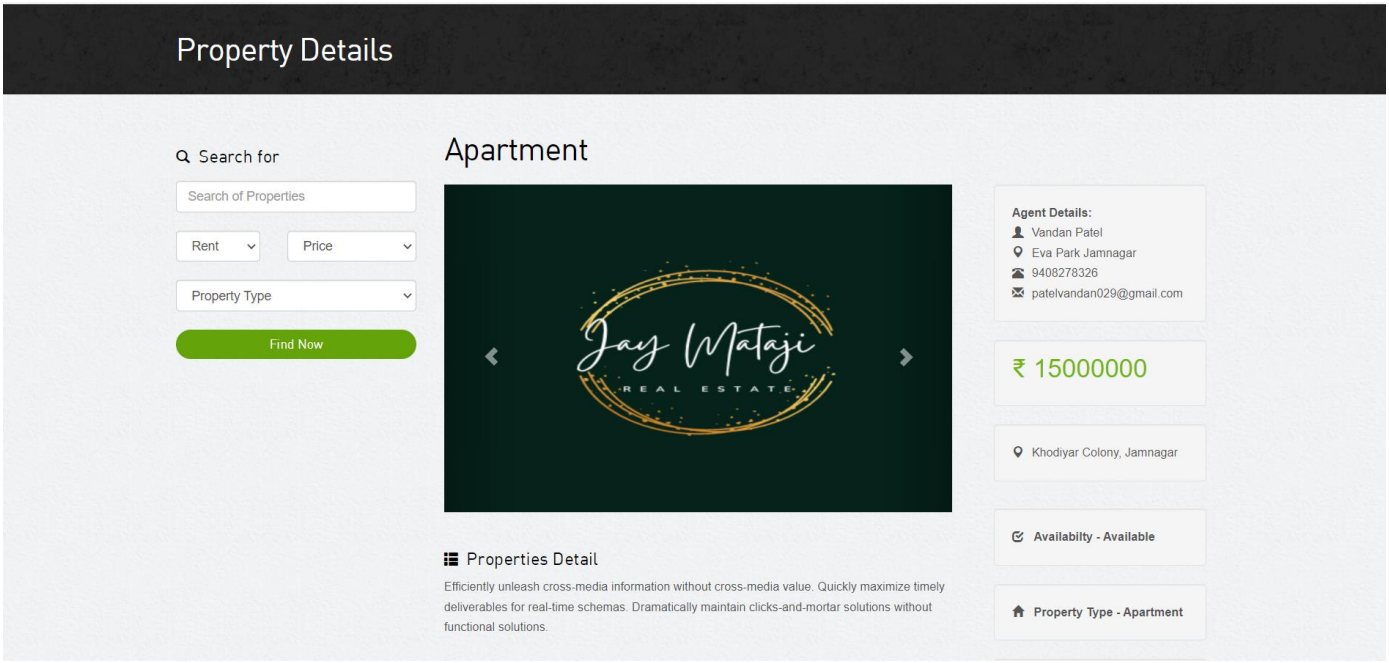
6.1.2 Home



6.1.3 Property



6.1.4 Property Details



7.Advantages & Disadvantages

7.1.1 Advantages

- Real Estate can be easier to understand
- Real Estate is a hedge against Inflation
- Real Estate Is Improvable
- Real Estate properties exist in an Inefficient market
- Real Estate can be Finance and Leveraged

7.1.2 Disadvantages

- Real Estate has higher transaction costs.
- Real Estate has low liquidity.
- Real Estate requires management and maintenance.
- Real Estate markets have significant inefficiencies.
- Real Estate create liabilities.

8.Future Scope

- User and owner log in functionality can be added in further development.
- User will be able to search for the properties at different parameters like apartment, on rent, on sale and price.
- This can be used in educational institutions as well as for other commercial purpose
- Some of them are:
- This can be used in educational institutions as wells as in corporate world.
- Business relationship with comprehensive online services like transport, banking etc.
- Affiliate Marketing Systems, web site design and development and search engine optimization.
- Integration with other standard application software products & booking engines/platforms, fare & content management systems

s9. Conclusion

- At last in Real Estate Management System, we have developed a secure, user friendly system.
- This system is capable of taking care of each work that needs to be done in the real estate business.
- The client can log in using a user id and password. This means the unauthorized user cannot into the system making it secure.
- Searching for property help to find their desire property fast.
- This system would definitely go to reduce labor and make business more profitable and promising to clients.

10. Reference

- Reference Sites
- www.magicbricks.com
- Ghardekho.in
- www.99acres.com

- Reference Books
- ADBMS (SEM 4)
- DWPD (SEM 5)

THANK YOU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