

**Pune Institute of Computer Technology**

**Department of Information Technology**

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**A**

**Report of mini project**

**On**

**“Property Tax Calculation System”**

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**ABSTRACT:**

PRO\_TAX\_CALC System is commonly an automated system for Municipal Corporation or government for calculation of property tax. This product is specially designed to minimize the mathematical calculations and paper work as much as possible.

PRO \_TAX \_CALC System is a system developed for Municipal Corporation to calculate the property tax of the owner living under the city or municipal. The survey engineer does the survey and the information is stored in the municipal database accordingly. Only survey engineer have a permission to store the information. The survey engineer acts as a administrator, he/she can update the stored database. In our database the updating is required for only 2 conditions first is at the time of change in property owner and second is that when wrong input is provided. Admin also have the permission to update the fix tax rates according to change in current situation.

We have provided the database access to customer or owner of the plot or property on the basis of customer id which is automatically generated for each customer and is unique one. Owner can view his/her information, the values of different taxes according to plot type and finally the bill. As soon as the user clicks on the bill he/she will get the bill by calculating the tax and taxes will be calculated according to plot type. In help part of the admin we provided the whole database of customers. And help for customer will show the fixed tax rates according to which the final tax is calculated.

**PROJECT SCOPE:**

The project aims to satisfy that the user will not find any problem in storing the tax rates and storing the database along with property owner details and property details as well. It allows only to the administrator to register the property owner details along with the property details. This product is applicable for both customer and administrator; usually administrator is a survey engineer. It is more easy and reliable because it executes on the platforms of windows O.S.

This system is basically implemented for government use. It allows customer or property owner to view what type of taxes he has to pay and also able to get the bill.

This product will help all the end users whether you are a professional or a common user or survey engineer by simple GUI.This system allows administrator to view the all the details of property along with survey information and can update it.As soon as the owner of property is changed the history of previous owners is maintained for help to survey engineers.

**BASIC OPERATIONS:**

**SECURITY:**

The PRO\_TAX\_CALC System Understands The Importance Of Security And Hence Provides Features Such As:

1. The Admin Can Add Up New Users
2. Only the Admin Can View and Modify the Users Account.
3. Admin can also modify the tax rates which are already fixed by admin.
4. Customer can view his/her account according to the customer id.

**ADMINISTRATOR’S AREA:**

1. Only Administrator or survey engineer have permissions to register the new entries which are surveyed.
2. This person can also update the details of customer according to the customer id which is unique and auto generated.

**MATERIAL FLEXIBILITY:**

1. The system in an effective manner provides a customer id to each new type of customer or property owner Added newly.
2. It provides an effective mechanism to view the details of any property owner by simply entering the customer id in customer login.
3. It has an exciting feature to update the details of the customer with surname, first name or middle name in case of change in owner.

**PROPERTY OWNER MANAGEMENT:**

1. The system has an unique feature by which it maintains the data of each property owner which is registered by survey engineer.
2. This can help the corporation to scrutinize the details of the property and its owner and keep a control over it.

**THE FIX RATE TAXES:**

1. In the system the customer or property owner can view the values of fix rates, fix rates can be for water, tree, drainage and type of plot or property.
2. Only the administrator can change the fixed values of those taxes in certain situation.
3. The customer can also view the tax rates which he has to pay according to area and type of that particular plot of the customer.

**HISTORY:**

1. The history contains the details of those customers who have sold their property along with their customer id.
2. In the history the details will be stored with change in owner’s name only,other details will be as it is.

**HELP AREA:**

1. The system provides the help for both the administrator and the customer.
2. In the administrator’s help, system provide all the existing databases of the customer and the survey information.
3. In the customer’s help, system provide the instructions for how to use this software and also little details about developers.

**SCHEMA DESIGN FOR PROPERTY TAX CALCULATION SYSTEM:**

**custinfo:** (basic details of property owner)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| cust\_id | LName | FNname | MName | Address | S\_Year |

**openplotinfo:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| cust\_id | survey\_no | plot\_no | reg\_no | area\_sq\_m | zone\_no | Type |

**surveyinfo:**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| cust\_id | sr\_no | zone\_no | area\_sqm | rooms | Floor | type | plot\_no | B\_type |

**rate:**

|  |  |  |
| --- | --- | --- |
| tax\_id | tax\_name | tax\_rate |

**restax:**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| cust\_id | sr\_no | gen\_tax | con\_tax | state\_edn | fire | tree | water | street | drainage | F\_amt |

**comtax:**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| cust\_id | sr\_no | gen\_tax | con\_tax | st\_edn | fire | tree | water | street | drain | eg | F\_amt |

**billinfo:**

|  |  |  |
| --- | --- | --- |
| bill\_id | cust\_id | final\_tax |

**TABLE DEFINITIONS:**

**CUSTINFO:**

CREATE TABLE CUSTINFO

(CUST\_ID NUMBER(5) PRIMARY KEY,

LNAME CHAR(10),

FNAME CHAR(10),

MNAME CHAR(10),

ADDR VARCHAR2(15)

SYEAR NUMBER(4));

**OPENPLOTINFO:**

CREATE TABLE OPENPLOTINFO

(CUST\_ID NUMBER(5) REFERENCES CUSTINFO,

SURVEY\_NO NUMBER(5) PRIMARY KEY,

PLOT\_NO NUMBER(4),

REG\_NO VARCHAR2(6),

AREA\_SQ\_M NUMBER(8,2),

ZONE\_NO NUMBER(3),

TYPE VARCHAR2(5));

**SURVEYINFO:**

CREATE TABLE SURVEYINFO

(CUST\_ID NUMBER(5) REFERENCES CUSTINFO,

SR\_NO NUMBER(5) PRIMARY KEY,

ZONENO NUMBER(3),

AREA\_SQM NUMBER(8,2),

ROOMS NUMBER(2),

FLOOR VARCHAR2(10),

TYPE VARCHAR2(5),

PLOT\_NO VARCHAR2(6),

B\_TYPE VARCHAR2(15));

**BILLINFO:**

CREATE TABLE BILLINFO(

BILL\_ID VARCHAR2(6) PRIMARY KEY,

CUST\_ID NUMBER(5),

FINAL\_TAX NUMBER(7,2));

**RATE:**

CREATE TABLE RATE

(TAX\_ID NUMBER(5) PRIMARY KEY,

TAX\_NAME VARCHAR2(30),

TAX\_RATE NUMBER(8,2));

**RESTAX:**

CREATE TABLE RESTAX

(CUST\_ID NUMBER(5)REFERENCES CUSTINFO,

SR\_NO NUMBER(5),

GEN\_TAX NUMBER(8,2),

CON\_TAX NUMBER(8,2),

STATE\_EDN NUMBER(8,2),

FIRE NUMBER(8,2),

TREE NUMBER(8,2),

WATER NUMBER(8,2),

STREET NUMBER(8,2),

DRAINAGE NUMBER(8,2),

FINAL\_AMT NUMBER(8,2)

PRIMARY KEY(CUST\_ID));

**COMTAX:**

CREATE TABLE RESTAX

(CUST\_ID NUMBER(5)REFERENCES CUSTINFO,

SR\_NO NUMBER(5),

GEN\_TAX NUMBER(8,2),

CON\_TAX NUMBER(8,2),

STATE\_EDN NUMBER(8,2),

FIRE NUMBER(8,2),

TREE NUMBER(8,2),

WATER NUMBER(8,2),

STREET NUMBER(8,2),

DRAINAGE NUMBER(8,2),

EG\_TAX NUMBER(8,2),

FINAL\_AMT NUMBER(8,2)

PRIMARY KEY(CUST\_ID));

**SYSTEM REQUIREMENTS:**

**MINIMUM REQUIREMENTS:**

**OPERATING SYSTEM:**

Windows XP® OR

Windows VISTA® (All Versions) OR

Windows 7® (All Versions)

**MINIMUM TECHNICAL/HARDWARE REQUIREMENTS:**

256 MB of RAM.

10 GB of HDD space.

**TOOLS USED:**

Microsoft Visual Basic 6.0

- For coding purpose

Oracle 10g

-For database storage and operating on it.

**MAXIMUM TECHNICAL REQUIREMENTS:**

2 GB RAM

160GB HDD space

Processors of CORE class (1GHz).

**CONCLUSION :**

We can conclude with assurance of deploying sophisticated designed software Property Tax Calculation for the survey engineers or the property owners.

Our project is honest attempt to solve the problem of the engineers suffering from manual calculation of property taxes. Our project will help each and every man that uses this application to avoid manual calculation work as much as possible.

This application is totally user – friendly and provides a strong and simple user interface for the user.

**FUTURE SCOPE:**

* We will provide the system that would be including the e-mail facility, in which owner will get the e-mail or mobile message containing the details of the taxes.
* We will try to add various HELP files for more USERS – FRIENDLINESS.
* We will provide the automated system that would include more conditions according to the types of properties.