

Residential Complex Management System

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Abstract—The idea to make something useful for community has led us to “**Residential Complex Management System**” Web Portal. Since, a website is instantly accessible to user via browser across a range of devices and it is much more dynamic, so the application is deployed on website. The portal focuses on communication between society members, and also provides some functionality required to manage the credential documents, budget reports without paperwork, digitally. After registering in the portal, user can use the different facilities given by the website like notice board, forum, upload or download, queries, online payment etc. Also, frequently required tabs like maintenance list, contact list, account receipts are included in the portal for quick reference. Extra things like voting, sms and email broadcast facility and festivals/events can also be included under observation using it. Committee members have been given the functionality to maintain budget, yearly and monthly maintenance report and meeting related records.

I. INTRODUCTION

A website is instantly accessible to user and its URLs are easily shared via simple link. If you want to change design of content of mobile websites you simply publish the edit one and changes are immediately visible. It is designed to simplify the interaction of human beings with devices. The customers do not need to install any software on their computer system or mobile either. All they need to do is connect to the internet and use the application in a plug and play fashion. It saves lot of time resources and effort of the customers. It saves physical memory in customers system. The control and entire back-end of the application is with the admin, so they can easily make changes to the application. Our lives have become much reliable and enjoyable because of some famous applications with their functional tactics. They provide easy assistance in both areas of working, non-professional and professional.

The Residential Complex Management System is specifically designed for “**Varsha Apartment Cooperative Housing Society Limited-Sadvali**” society members. As we discussed earlier, Web applications has become a trend. Now-a-days, most of the people use internet and Smartphone’s in their daily life. So, an application suitable for them will be

always welcomed and it is expected to be successful. In spite of its name, it can be used for any complex, by making slight changes in the structure. The main concentration is done on society member’s convenience.

II. LITERATURE REVIEW

We have studied few applications related to Residential Complex Management System and they are implemented in android based platforms like

ADDA app Error! Reference source not found. and ApnaComplex app Error! Reference source not found.. In the ADDA app the notifications are not working properly and also the document verification status is given as pending for such a long time.

In the ApnaComplex app it does not provide for interaction from member to management. It doesn’t have the polling functionality. Because of Web application, the customers do not need to install any software on their computer system or mobile.

Authors of papers Error! Reference source not found. don’t add the online payments and messages or Emails in their system. The main part is communication over network. For that, this

application provides the online payments. How the real-time messaging is done over Internet is one of the important aspects related to this application.

Also, as the application is going to be used on Smart phone, it must have an attractive and user-convenient GUI. Ongoing applications have carefully placed tabbed menus, attractive icons and animated progress indicators. Also, they do not consume memory, have accurately focused functionalities. We reviewed the functionalities included in some of the existing systems. They have the idea of keeping the interaction among committee and member's. We are also including some functions like complaint box, member's feedback, auto bill and penalty generation, etc.

III. PROBLEM STATEMENT

We are going to develop a web application "Residential Complex Management System" that will help society members to get updated with society happenings and reducing the paperwork.

IV. PRAPOSED SYSTEM

A. Block Diagram and Working

As shown in figure 1, the centralized server provides the data to web portal.

Administrator will create and manage accounts on admin panel. Sending authorized upper level notifications will be in hands of the admin. Other administrative functions like inviting member's, adding special events, manage member's account will be done at this end. To register a member, first administrator will send invitations to their respective e-mails or SMS. After receiving the mail or message, the person can register in it using the secret information provided in the email or message.

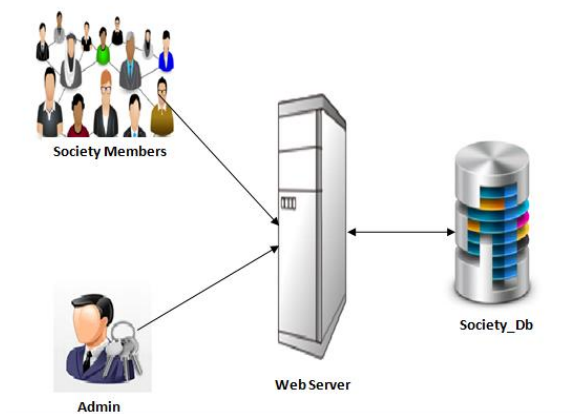


Figure 1. Block diagram of Residential Complex Management System.

V. Outline

The System will auto register an admin with credentials. Once logged into the system the admin can change his password according to convenience. The system consists of web based administrative panel and web based owner panel.

A. Administrative Panel

This will be the web based application which will be used to create and manage the users. The privileges to use this panel will be given to a trustworthy person suggested by the society member's.

1. Admin Module:

- a. Registers all the Flats and Floors and Wings.
- b. Registers all the owner list
- c. Sends SMS and Mail to owners for registering to access the site with verification of email ID and Mobile Numbers as verifies.
- d. Admin assigns roles to the owners according to the current titles such as accountants, Secretary, Vice Secretary, assistants, treasurer etc.
- e. Admin verifies if any new transfers of apartment is done through sales. Payment data is mounted.
- f. Monthly payment is calculated as per sinking fund, late fees, processing etc. Monthly reminders to be send to the concerned person every month.
- g. In case the payment is delayed the notice is issued to the person is marked as inward to documents storage.
- h. Monthly electricity bill, water bill, office, guards remuneration, cleaning and others
- i. Yearly/Quarterly Events, Maintenance such as painting, compound wall, shed building parapet covers, touch up, patch and any unforeseen expenses are mounted.
- j. Albums for events containing the Event Data and pictures or any achievements by pupil will be displayed. Events can be searched.
- k. Meeting notice is issued online. Agenda is also provided in the notice. Post meeting the points of meting is updated in the system and is open to be viewed by others.
- l. The yearly account release will be activated in the system for a specific period for members to view.
- m. The data is prepared by taking in the consideration financial year audit work.
- n. A List of vendors such as Plumber, Electric, Travel, Medical, Legal, Maid help, packers and movers, Police, Food service will be enlisted for members convenience.
- o. Secret Ballet: A system for election of members as for society positions will be activated every year. Secret ballet will count the votes and declare result which will be displayed on the site.
- p. List of Society members and Mobile numbers will be listed.
- q. Exit Entry data view updated by guard can be viewed by admin.

2. *Society Sub Authorities/ Committee members:*

- r. Can update fees collection information
- s. Can access the documents and files
- t. Can put up meeting notice.
- u. Can update rules
- v. Can update the Events and Albums
- w. Can participate in complaint and suggestions
- x. Can cast votes
- y. Can access Entry Exit info

B. *Owner Panel*

Residential Complex Management System is the website portal designed to reduce conflicts among society members. The system has automated functionality for calculating monthly maintenance and member can view their bill status on their account. There is a voting system for different society positions like Secretary, Chairman, Treasurer Etc. Member can vote the candidates that are standing for different roles in society. The Society Management System allows members to login with their own account and get updated with society happenings.

1. *Common Members / Owners / Renters:*

- a) Can Access user list.
- b) Can assess vendor list.
- c) Can access the payments by him
- d) Can view notice to him or public notice
- e) Can view the complaints and place them
- f) Can view the suggestion and place them
- g) Can upload events information and updates.
- h) Can view coming up events
- i) Can participate in Votes

2. *Guard:*

Marks the entry and exit of people visiting the apartments with their names, contact number and person to whom they wanted to visit also in time and out time.

VI. CONCLUSION

In the light of this, it is concluded that the application will be an effective mediator between committee members and society members. Using the application, society members are being updated about meetings, maintenance, activities. The hectic task of continuously visiting notice board and self payment is relieved. Everyone can visit the site at least once in a day. So, conveying a message from remote location has become very much easy. Also, frequently required things like contact list and vendor list has become instantly accessible. So, the application has become very useful.

REFERENCES

PAPERS:

- [1] Kushal Patadia et al Int. Journal of Engineering Research and Applications “*Web Portal: Housing Society Management System*” www.ijera.com ISSN : 2248-9622, Vol. 4, Issue 2(Version 1), February 2014, pp.547-551
- [2] Maharashtra Co-operative Housing Societies Act; [MCS Act] 1960.
- [3] ‘*Reserve Funds*’ means the funds constituted under the provisions of section 66(1) of the Act and ‘Bye law’ No. 12 (i).
- [4] ‘*Repairs and Maintenance Funds*’ means the fund constituted under the Bye Law No. 13(a).
- [5] ‘*Sinking Funds*’ means the funds constituted under the Bye Law No. 13(c).

Web links

- [1] Developers of “ApnaComplex Android Application”, from “<https://www.ApnaComplex.com>”
- [2] Developers of “ADDA Android Application”, from “<https://www.ADDA.com>”