



Know Your Home

Look at Home the Scientific Way

# Project Name

2 BHK · Floor 18 · Pune

MahaRERA: Rera-number 1234567

GPS: 18.50129°, 73.79118° | Pune

Property Analysis Report · 18 May 2026

<b>PROJECT</b> <b>Project Name</b>	<b>DEVELOPER</b> <b>Builder Name</b>
<b>HOUSE TYPE</b> <b>2 BHK</b>	<b>FLOOR</b> <b>18 of 26 floors</b>
<b>RERA CARPET AREA</b> <b>850 sq ft</b>	<b>PARKING</b> <b>Podium</b>

PREPARED BY

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## THIS REPORT INCLUDES

- Parameter Scorecard**  
7 scientific metrics scored & colour-coded
- Floor Plan Analysis**  
Original + room-marked plans side by side
- Sunlight Analysis**  
12 solar simulations across 4 benchmark dates
- Ventilation Analysis**  
3-season wind flow diagrams
- Vastu Shastra Analysis**  
Room-by-room vastu direction scoring
- Location Analysis**  
Amenity distances & connectivity scores
- Building Analysis**  
Lift efficiency, plan layout, parking

*This analysis is for informational purposes only. Data entered by the home buyer. Home Analytics does not guarantee accuracy of results.*

# Parameter Scorecard

Scientific analysis across key architectural and environmental parameters.

<b>Orientation &amp; Vastu Compliance</b> 11 rooms analysed.		<b>50</b>
<b>Natural Light</b> 8 windows marked. Light score based on window count and distribution.		<b>100</b>
<b>Cross Ventilation</b> Excellent — windows on 4 sides, superb cross ventilation		<b>95</b>
<b>Location Connectivity</b> Metro 5 min · Hospital 3 min · School 5 min		<b>87</b>
<b>Plan Efficiency</b> Internal Passage area: 3.2% of plan. Target: <5%.		<b>100</b>

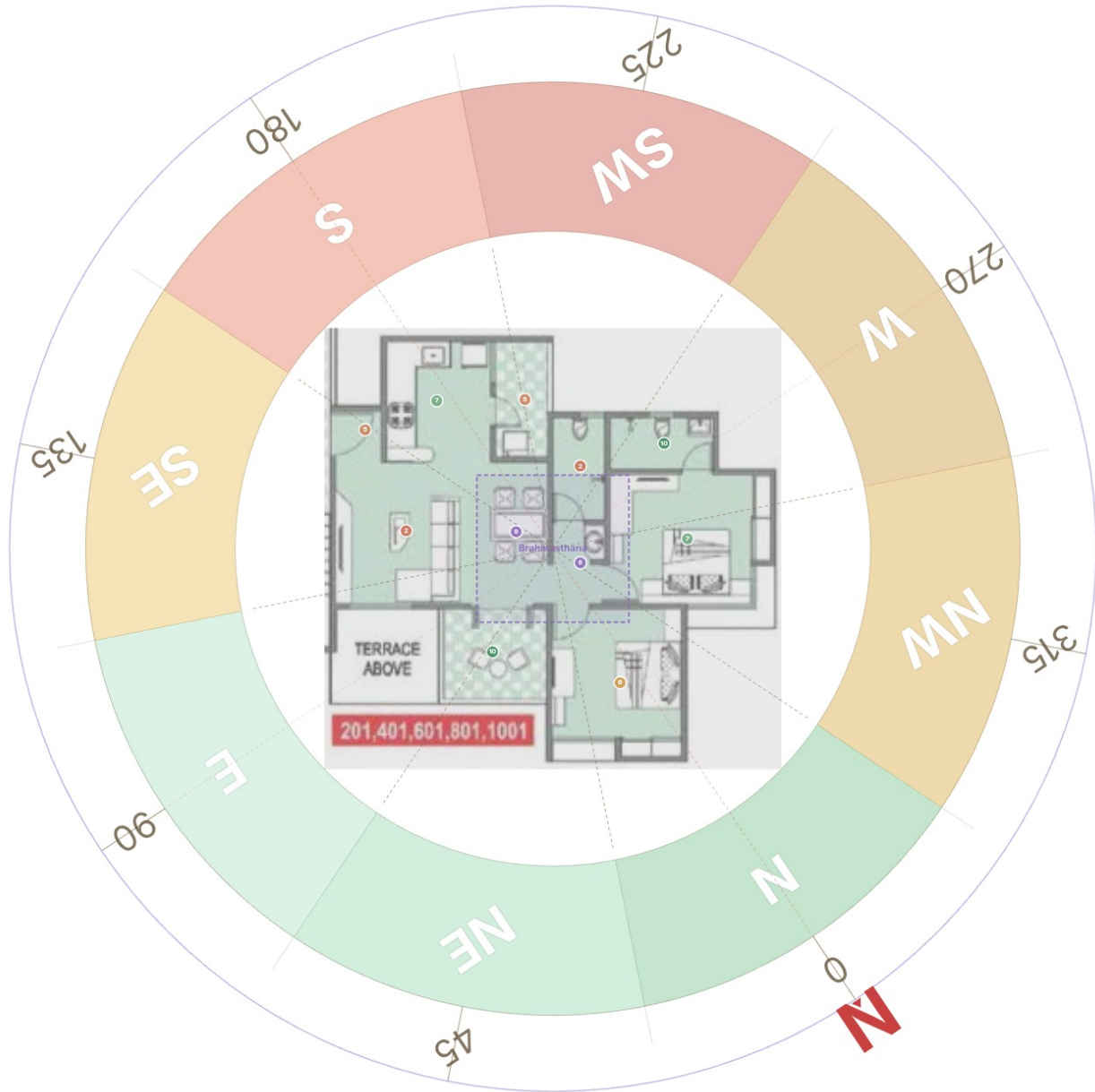
## Floor Plan with Room Markings

Room overlays · windows (green) · main door (red)



# Vastu Shastra Analysis

8-direction compass · inner radius = ½ floor-plan diagonal · Brahmathana at centre



ROOM	DIR	% AREA	IDEAL	SCORE	REMARK
Living Room	SE	77%	NE, N	2/10	Unfavourable
Kitchen	S	98%	SE, NW	7/10	Favourable
Dining Area	Brahmathana	—	—	9/10	Highly Auspicious
Master Bedroom	NW	60%	SW, S	7/10	Favourable
Children's Bedroom	N	75%	NE, SE	6/10	Neutral
Toilet/Bathroom 1	W	84%	W, NW	10/10	Highly Auspicious
Toilet/Bathroom 2	SW	86%	W, NW	2/10	Unfavourable
Balcony 1	NE	59%	N, NE	10/10	Highly Auspicious
Entrance Lobby	SE	54%	NE, N	5/10	Less Favourable

## Vastu Room Scores (cont.)

ROOM	DIR	% AREA	IDEAL	SCORE	REMARK
Internal Passage	<b>Brahmasthan</b>	—	—	<b>6/10</b>	<b>Neutral</b>
Dry Balcony	SW	<b>55%</b>	NE, E	<b>5/10</b>	<b>Less Favourable</b>
<b>Main Door</b>	SE	—	NE, E	<b>4/10</b>	<b>Less Favourable</b>
Door Opening Dir.	SE	—	NE, N	<b>4/10</b>	<b>Less Favourable</b>

9-10 Highly Auspicious

7-8 Favourable

6 Neutral

3-5 Less Favourable

0-2 Unfavourable

The directional scoring in this report draws from principles of Vastu Shastra as described in classical Indian architectural tradition, including the Manasara Shilpa Shastra, Samarangana Sutradhara (attributed to King Bhojadeva, 11th century CE) and the Mayamatam. These ancient texts outline directional zone principles, spatial harmony guidelines and room placement recommendations that form the basis of traditional Indian architecture.

This report uses these principles as a reference framework to help home buyers make informed decisions. It does not claim to be a formal Vastu audit or certification. Results should be verified with a qualified Vastu consultant before making any decision.

# Sunlight Analysis

Solar path simulation · 4 benchmark dates · 3 times of day



## Light Summary by Room

**Rooms with no direct light or ventilation: Kitchen**

*These rooms have no windows marked. Verify natural light and ventilation on your site visit.*

# Ventilation Analysis

Wind (Pune, 3 seasons) · Vastu room scoring



Summer (Mar–May)

Wind: SW

Monsoon (Jun–Sep)

Wind: SW

Winter (Oct–Feb)

Wind: NE

- Excellent — cross ventilated
- Moderate — single-sided
- Poor — no ventilation



## Home Ventilation Assessment

### Excellent Cross Ventilation

Windows on 3 or more wall sides — superb air circulation through the home

Window sides:

· N/NE/NW

· S/SE/SW

· E/NE/SE

· W/NW/SW

*Note: Toilet and bathroom windows are excluded from ventilation assessment — service areas only.*

### Room-Level Analysis (window span as % of wall length)

<span style="color: green;">●</span> Living Room	47% glazing	<span style="color: red;">●</span> Kitchen	0% glazing	<span style="color: orange;">●</span> Dining Area	36% glazing
<span style="color: green;">●</span> Master Bedroom	100% glazing	<span style="color: green;">●</span> Children's Be...	46% glazing	<span style="color: red;">●</span> Entrance Lobby	0% glazing
<span style="color: red;">●</span> Internal Pass...	0% glazing	<span style="color: green;">●</span> Dry Balcony	65% glazing		

## Location Analysis

Proximity to transit, hospital, school, and daily market

### Location Proximity

Auto-fetched via OpenStreetMap

<b>Bus Stop</b> Vedant Colony Bypass Road	<b>3 min walk</b>	<div><div style="width: 10%;"></div></div>
<b>Nearest Hospital</b> FPA , Kothrud	<b>3 min drive</b>	<div><div style="width: 10%;"></div></div>
<b>Nearest School</b> Vasundhara Secondary School	<b>5 min drive</b>	<div><div style="width: 20%;"></div></div>
<b>Daily Market</b> Laxmi Super Shoppee	<b>4 min walk</b>	<div><div style="width: 15%;"></div></div>

### Building Analysis

Parking type · corridor width · floor level · plan efficiency

<b>Parking Type</b>	<b>Podium</b>	<b>Good</b>
<b>Corridor Width</b> Min 1.5m preferred	<b>2.4m</b>	<b>Excellent</b>
<b>Floor Level</b> of 26 total floors	<b>Floor 18</b>	<b>Good views</b>

### Plan Efficiency

<b>Passage / Circulation Area</b> Target <5% for efficient plan	<div><div style="width: 3.2%;"></div></div>	<b>3.2%</b> <b>Excellent</b>
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#### Need expert guidance on this property?

Book a 30-minute consultation call with our architect — Rs.999

WhatsApp: +91 93710 51797 · [contact@home-analytics.com](mailto:contact@home-analytics.com)

# About This Report

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## What this report includes

- Sunlight analysis — 12 simulations across 4 benchmark dates and 3 times of day
- Ventilation analysis — 3 seasonal wind diagrams showing airflow through rooms
- Vastu analysis — 8-direction dial with room placement scoring
- Location analysis — proximity to transit, hospital, school, market, and AQI
- Space & layout analysis — RERA carpet area, lift wait time, room ratios
- Parameter scorecard — all categories scored and colour-coded

### Important Disclaimer

This Home Analytics report is prepared for informational purposes only based on data provided by the user. Scores and analysis are generated algorithmically from entered data and are indicative in nature. Home Analytics does not guarantee accuracy of any information presented.

Important: This is a basic analysis of the home and actual conditions may vary depending on the floor number, external environment of the building, and proximity to external barriers such as mountains, adjacent buildings, trees, or other obstructions that may affect sunlight, ventilation, and noise.

Sections showing missing information indicate that the user did not provide the relevant data during analysis; these sections are intentionally omitted to keep the report factual and unambiguous. Fields marked as "not provided" or absent from any section were left empty by the user during report generation and have no effect on scores derived from available data.

This report does not constitute legal, financial, or architectural advice. All prospective buyers are advised to conduct independent site visits and due diligence before making any property purchase decision.

Floor Level Impact: Analysis is based on the floor plan layout only and does not account for the effect of floor height on sunlight and ventilation. Units on lower floors may receive significantly less natural light and fresh air compared to upper floors of the same building.

External Environment: Adjacent buildings, compound walls, trees, or other structures within 30 metres of the property boundary may substantially obstruct sunlight, wind flow, and natural light. This report does not evaluate external obstructions; a site visit is strongly recommended.

Future Development: This report does not account for approved or potential future developments in the vicinity that may alter existing sunlight, ventilation, or access conditions. Buyers are advised to review local authority development plans and RERA project disclosures before purchase.