Home Analytics

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

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

PREPARED BY

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THIS REPORT INCLUDES

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

7 scientific checks before you pay the booking amount!

9 pages · 7 metrics. Read this before you book!

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.

Orientation & Vastu Compliance — 50
11 rooms analysed.

Natural Light — 100
8 windows marked. Light score based on window count and distribution.

Cross Ventilation — 95
Excellent — windows on 4 sides, superb cross ventilation

Location Connectivity — 87
Metro 5 min · Hospital 3 min · School 5 min

Plan Efficiency — 100
Internal Passage area: 3.2% of plan. Target: <5%.

Vastu 50: Living Room scores just 2/10 — see page 3!

Light 100 — but the kitchen gets no sun! See December panel.

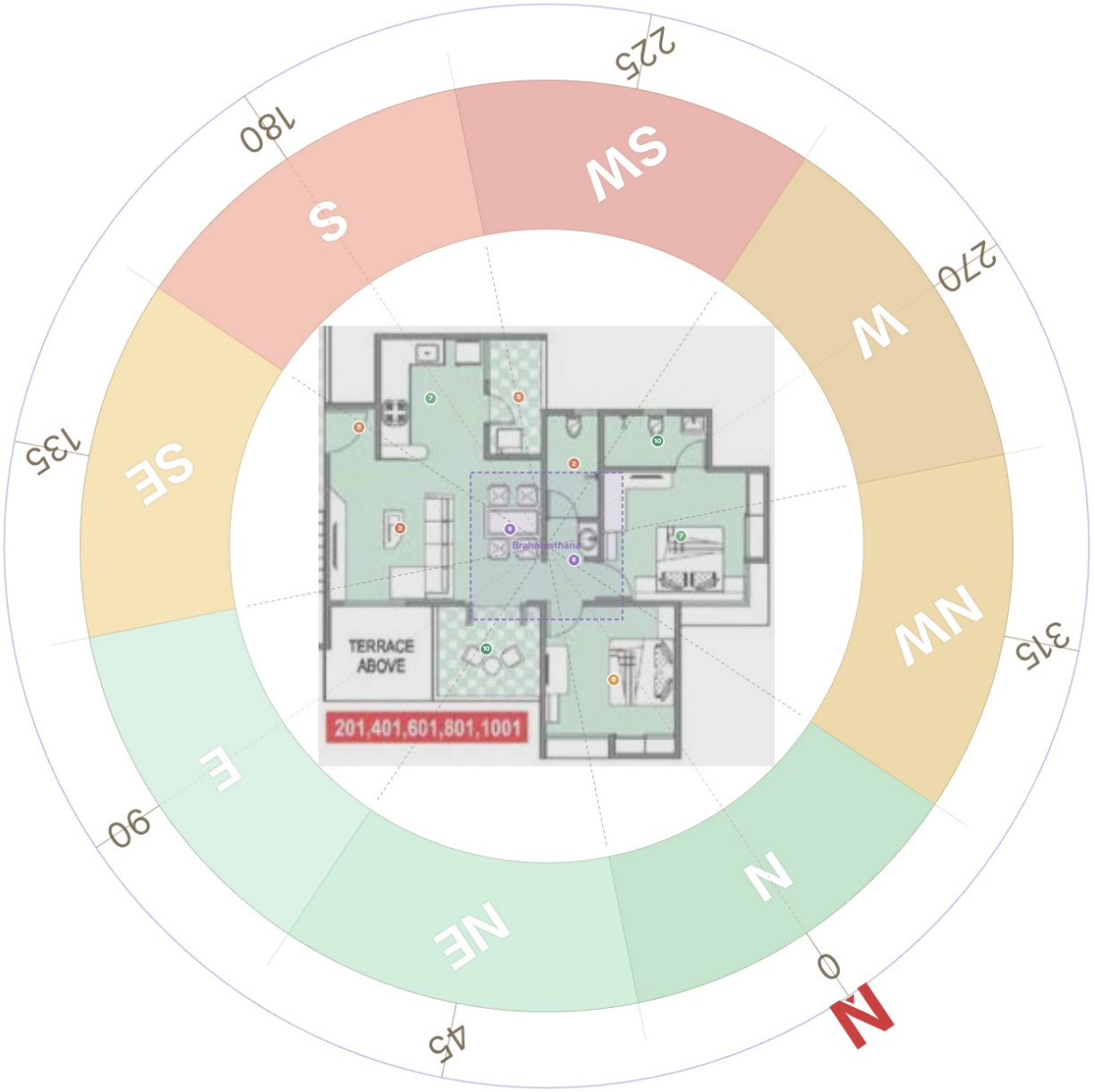
This is your home's report card! Below 60 = daily problem.

Floor Plan with Room Markings

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

Vastu Shastra Analysis

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



The compass shows each room's direction. This decides comfort!

Each room gets a score. Below 6 = wrong direction. Can't fix later!

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	Brahmasthana		—	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

Kitchen in South = 7/10 favourable. Ideal: SE or NW.

Vastu Room Scores (cont.)

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

Main door = energy entry point. This SE door scores only 4/10!

9-10 Highly Auspicious | 7-8 Favourable | 6 Neutral | 3-5 Less Favourable | 0-2 Unfavourable

9-10 = auspicious. 0-2 = avoid! Check every room's score.

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

	9:00 AM	12:00 PM	3:00 PM
Jun 21			
Sep 23			
Dec 21			
Mar 21			

Orange = sun enters. Grey = no sun. Check the December row!

Dec 21, 9 AM: bedrooms here still get good morning sun!

Kitchen has NO window — no sun, no air. Verify on your site visit!

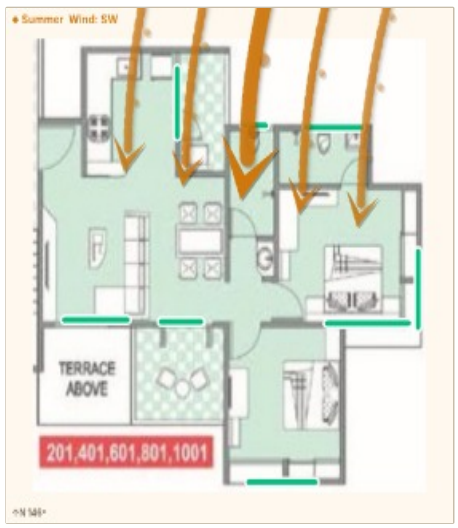
Light Summary by Room

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

Arrows = where wind enters each season. More arrows = better!

Excellent — cross ventilated

Moderate — single-sided

Poor — no ventilation

N

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.

Score 95: windows on 4 sides = excellent cross ventilation!

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

Living Room	47% glazing	Kitchen	0% glazing	Dining Area	36% glazing
Master Bedroom	100% glazing	Children's Be…	46% glazing	Entrance Lobby	0% glazing
Internal Pass…	0% glazing	Dry Balcony	65% glazing		

Master bedroom 100% glazing = max breeze. Kitchen: 0%!

Location Analysis

Proximity to transit, hospital, school, and daily market

Location Proximity

Auto-fetched via OpenStreetMap

Bus Stop Vedant Colony Bypass Road	3 min walk	
Nearest Hospital FPA , Kothrud	3 min drive	
Nearest School Vasundhara Secondary School	5 min drive	
Daily Market Laxmi Super Shoppee	4 min walk	

This is road distance — not the brochure's straight-line distance!

Hospital just 3 min drive — emergencies covered. Verify this!

All within 5 min: bus 3, hospital 3, school 5, market 4 minutes!

Building Analysis

Parking type · corridor width · floor level · plan efficiency

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

Plan Efficiency

Passage / Circulation Area

Target <5% for efficient plan

3.2%

Excellent

Need expert guidance on this property?

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

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About This Report

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

All this for Rs.999 — less than one taxi fare to a site visit!

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.

We show limitations honestly. No fake promises. Only science!

THIS WAS A SAMPLE!
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