

SAMPLE PROPERTY MAGAZINE



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WHAT YOU WILL FIND

- 01 AI-crafted floor plans
- 02 Vastu harmony analysis
- 03 AI interior visualizations
- 04 Green building score
- 05 Construction cost estimate
- 06 Site & neighbourhood data

CHAPTER

01

TEAM

Builder Profile & Credentials



CREDENTIALS

Builder Profile

Sample Builder Profile

Personal and company details removed.

CHAPTER

02

EXTERIOR

Street-Level Presence





AI-DESIGNED ELEVATIONS

Elevation Design Options



Generated by GrehYug AI

Geometric Luxury



Generated by GrehYug AI

Indian Builder Floor

CHAPTER

03

SITE LOCATION

Location & Neighborhood Analysis



Sample Location Analysis

The project address and neighbourhood map have been removed.

CHAPTER

04

BLUEPRINTS

Precision Architecture



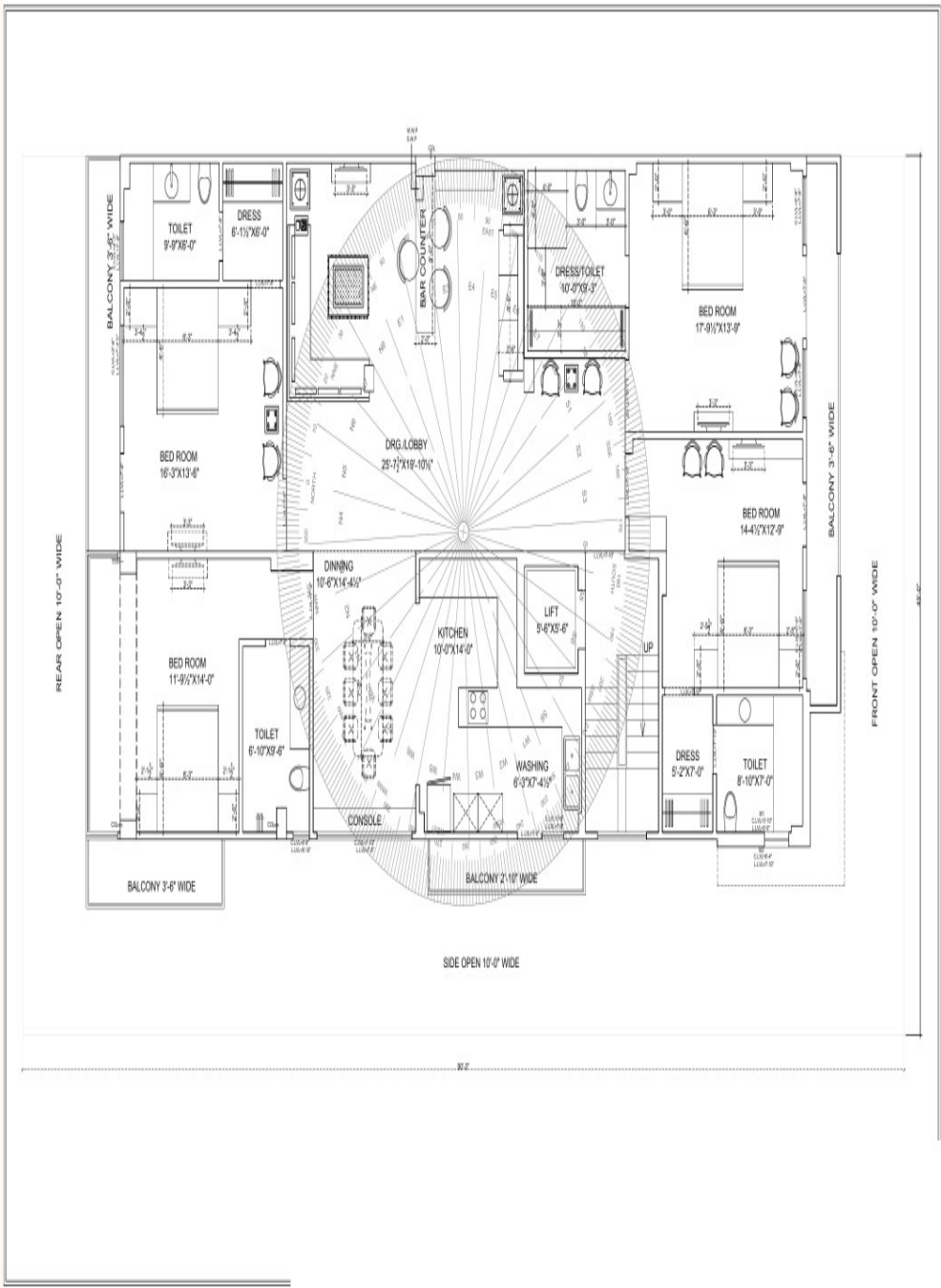


PROPERTY FEATURES

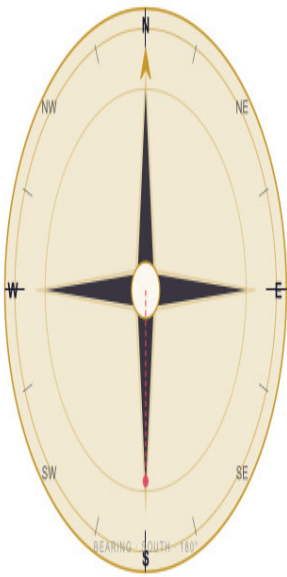
Why this home stands apart

- 01 Vastu-conscious AI-assisted design
- 02 4 BHK configuration with 4 attached bathrooms
- 03 SOUTH-facing entrance – well-ventilated & naturally lit
- 04 90.25' x 45' (4061.25 sqft) plot
- 05 Private lift provision for all floors
- 06 4 balconies for open-air living
- 07 Solar rooftop ready with EV charging infrastructure
- 08 Rainwater harvesting with underground storage
- 09 Earthquake-resistant RCC frame structure

SECOND FLOOR



VASTU COMPASS



SOUTH-Facing

SCORE

88%

GRADE

Excellent

This layout shows strong Vastu-conscious planning with good directional balance, natural light, and family-friendly room placement.

ROOM-WISE VASTU ANALYSIS

Direction & Element

ROOM	DIRECTION	ELEMENT	VERDICT	DEITY
Dining	South	Earth	Acceptable	Yama
Kitchen	South	Earth	Well Placed	Yama
Lift	Central	Ether (Brahma.)	Well Placed	Brahma
Washing	South	Earth	Well Placed	Yama
Balcony 2'-10" Wide	South	Earth	Acceptable	Yama
Console	South	Earth	Well Placed	Yama
Bed Room (Left Top)	Northwest	Air	Ideal Placement	Vayu
Dress (Adjacent Left Top)	Northwest	Air	Well Placed	Vayu
Toilet (Adjacent Left Top)	Northwest	Air	Ideal Placement	Vayu
Balcony 3'-6" Wide (Rear Left)	Northwest	Air	Well Placed	Vayu
Bed Room (Left Lower)	Southwest	Earth	Well Placed	Nairitya
Toilet (Left Lower)	Southwest	Earth	Well Placed	Nairitya
Bed Room (Right Top)	East	Air	Well Placed	Indra
Dress/Toilet (Right Upper Centre)	East	Air	Acceptable	Indra
Bed Room (Right Lower Centre)	Southeast	Fire	Acceptable	Agni
Dress (Right Lower)	Southeast	Fire	Well Placed	Agni
Toilet (Right Lower)	Southeast	Fire	Acceptable	Agni
Balcony 3'-6" Wide (Right)	East	Air	Well Placed	Indra

ROOM	DIRECTION	ELEMENT	VERDICT	DEITY
Balcony 3'-6" Wide (Left	Southwest	Earth	Acceptable	Nairitya
Bottom) Bar Counter	Central	Ether (Brahma.)	Well Placed	Brahma
Up (Stair)	Central	Ether (Brahma.)	Well Placed	Brahma

VEDIC WISDOM

This layout has been designed using AI-assisted Vastu analysis, mapping each room to its ideal elemental zone. The result is a home that naturally channels positive energy, promotes well-being, and creates an environment of peace and prosperity for the entire family.

 ROOM FEATURE

Bed Room (Left Top)

16'x14' — 219 SQ. FT.

VASTU · Northwest · Air

Thoughtfully positioned to receive balanced natural light and cross-ventilation – this bedroom enjoys excellent energy flow and privacy from the main living areas.

PREMIUM FEATURES

- 01 Spacious 16'x14' (219 sq.ft) -- generously proportioned
- 02 Queen-size bed with dedicated study/work corner
- 03 Attached bathroom with premium fittings
- 04 Built-in wardrobe niche with interior LED lighting
- 05 Abundant natural light from external-wall windows

PREMIUM SPECIFICATIONS

Flooring: 600x600mm vitrified tiles (nano finish) | Walls: Premium emulsion with accent wall | Ceiling: POP smooth with decorative fan point | Wardrobe: BWR plywood with European soft-close hardware

Bed Room (Left Top)

16'x14' · 219 sq.ft

"Smart proportions, natural light – the foundation of comfortable living."

VISUAL MOOD

BED ROOM (LEFT TOP) DESIGN CONCEPTS



 ROOM FEATURE

Dining

11'x14' — 151 SQ. FT.

VASTU · South · Earth

Strategically placed adjacent to the kitchen for seamless service flow — this dining space is designed for the full spectrum of family meals, from quick breakfasts to grand celebrations.

PREMIUM FEATURES

- 01 Spacious 11'x14' (151 sq.ft) -- generously proportioned
- 02 Elegant 6/8-seater dining table placement
- 03 Seamless kitchen adjacency for effortless hosting
- 04 Designer crockery unit niche with display lighting
- 05 Natural light from nearby window or balcony

PREMIUM SPECIFICATIONS

Flooring: Matching living room premium tile | Walls: Washable silk emulsion | Ceiling: Single-level POP with designer pendant light provision | Crockery unit: Teak/walnut veneer with glass display

Dining

11'x14' · 151 sq.ft

"Proportioned for conversation, lit for warmth — a dining space that nourishes the spirit."



ROOM FEATURE

Kitchen

10'x14' — 140 SQ. FT.

VASTU · South · Earth

Expertly positioned with excellent ventilation and natural light — this kitchen harnesses positive energy flow, ensuring that the heart of your home pulses with warmth and nourishment.

PREMIUM FEATURES

- 01 Spacious 10'x14' (140 sq.ft) -- generously proportioned
- 02 L/U-shaped modular platform with granite/quartz countertop
- 03 Premium chimney/exhaust zone over cooking area
- 04 Separate wet and dry zones for hygiene
- 05 External wall placement for natural cross-ventilation

PREMIUM SPECIFICATIONS

Counter: Granite/quartz platform (Kalinga / Cosentino) | Backsplash: Designer ceramic subway tiles | Cabinets: Marine ply + acrylic/membrane finish | Flooring: Heavy-duty anti-skid ceramic tiles

Kitchen

10'x14' · 140 sq.ft

"The kitchen is a workshop — every tool has a place, every surface earns its keep."



ROOM FEATURE

Balcony 2'-10" Wide

25'x3' — 71 SQ. FT.

VASTU · South · Earth

Beautifully positioned to extend your living space into the open air — this balcony brings natural light, ventilation, and a sense of spaciousness to your home.

PREMIUM FEATURES

- 01 Spacious 25'x3' (71 sq.ft) -- generously proportioned
- 02 Premium MS railing with tempered safety glass
- 03 Built-in planter boxes for a personal garden in the sky
- 04 Anti-skid waterproof flooring for all-weather enjoyment
- 05 Dedicated outdoor lighting point for evening ambiance

PREMIUM SPECIFICATIONS

Flooring: Anti-skid rustic stone-look tiles | Railing: MS tubular frame with 12mm tempered glass infill | Planter: RCC box with waterproof membrane | Ceiling: All-weather exterior grade paint

Balcony 2'-10" Wide

25'x3' · 71 sq.ft

"Designed for lazy Sunday mornings and weeknight stargazing."

VISUAL MOOD

BALCONY 2'-10" WIDE DESIGN CONCEPTS





ROOM FEATURE

Dress/Toilet (Right Upper Centre)

10'x9' — 93 SQ. FT.

VASTU · East · Air

Intelligently positioned for optimal drainage and ventilation — placed to ensure negative energy is efficiently channeled away from living spaces, maintaining the home's positive aura.

PREMIUM FEATURES

- 01 Spacious 10'x9' (93 sq.ft) -- generously proportioned
- 02 Wall-hung WC with concealed European cistern
- 03 Glass-partitioned wet zone for spa-like experience
- 04 Anti-skid premium floor tiles with designer wall tiles
- 05 Thermostatic hot/cold water mixing for perfect shower temperature

PREMIUM SPECIFICATIONS

Flooring: Anti-skid porcelain 300x300mm | Walls: Full-height glazed designer tiles | Fixtures: Jaquar / Kohler / Grohe CP fittings | WC: Wall-hung European design with Geberit concealed cistern

Dress/Toilet (Right Upper Centre)

10'x9' · 93 sq.ft

"Designed for daily comfort — where function meets a quiet sense of luxury."

VISUAL MOOD

DRESS/TOILET (RIGHT UPPER CENTRE) DESIGN CONCEPTS

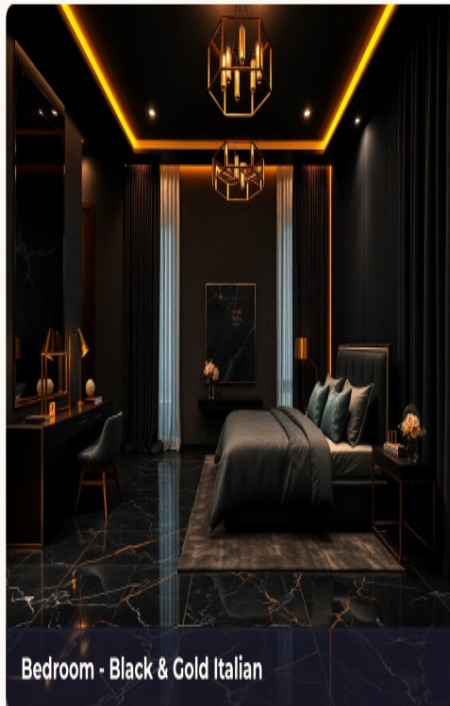


VISUAL MOOD

INTERIOR DESIGN CONCEPTS



Bedroom



Bedroom - Black & Gold Italian



Dining Room



Kitchen



Bathroom



Bathroom - Black & Gold Italian

PROJECT OVERVIEW

PLOT SIZE 90.25' X 45' 4061.25 sqft	CONFIGURATION 4 BHK 4 Bed + 4 Bath	FACING SOUTH Second Floor	GREEN RATING Platinum 68/90 pts
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HIGHLIGHTS

- 01 SOUTH-facing entrance as per Vastu guidelines
- 02 4 spacious bedrooms with attached bathrooms
- 03 90.25' wide frontage – prominent street presence
- 04 Solar rooftop ready with EV charging infrastructure
- 05 Rainwater harvesting with underground storage tank
- 06 IGBC Green Homes rated – premium resale value
- 07 Earthquake-resistant RCC frame (IS 456:2000)
- 08 AI-optimized layout – comfort and flow

ROOM SCHEDULE

ROOM	SIZE	AREA	ZONE
Dining	11'x14'	151 sqft	Family & Lifestyle
Kitchen	10'x14'	140 sqft	Kitchen & Utility
Lift	6'x6'	30 sqft	Circulation
Washing	6'x7'	46 sqft	Kitchen & Utility
Balcony 2'-10" Wide	25'x3'	71 sqft	Living & Social
Console	3'x6'	18 sqft	Living & Social
Bed Room (Left Top)	16'x14'	219 sqft	Personal & Rest
Dress (Adjacent Left Top)	6'x6'	37 sqft	Personal & Rest
Toilet (Adjacent Left Top)	10'x6'	59 sqft	Kitchen & Utility
Balcony 3'-6" Wide (Rear Left)	14'x4'	49 sqft	Living & Social
Bed Room (Left Lower)	12'x14'	165 sqft	Personal & Rest
Toilet (Left Lower)	7'x10'	65 sqft	Kitchen & Utility
Bed Room (Right Top)	18'x14'	245 sqft	Personal & Rest
Dress/Toilet (Right Upper Centre)	10'x9'	93 sqft	Kitchen & Utility
Bed Room (Right Lower Centre)	14'x13'	183 sqft	Personal & Rest
Dress (Right Lower)	5'x7'	36 sqft	Personal & Rest
Toilet (Right Lower)	9'x7'	62 sqft	Kitchen & Utility

Balcony 3'-6" Wide (Right)	14'x4'	49 sqft	Living & Social
Balcony 3'-6" Wide (Left Bottom)	11'x4'	39 sqft	Living & Social
Bar Counter	2'x6'	12 sqft	Living & Social
Up (Stair)	6'x10'	60 sqft	Circulation

PLOT AREA 4061.25 sqft 377 sqm	CARPET AREA 2339 sqft 217 sqm	BUILT-UP 2760 sqft 256 sqm	SUPER BUILT-UP 3174 sqft 295 sqm
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ZONE-WISE BREAKDOWN

Spatial Distribution

ZONE	ROOMS	AREA	SHARE
Family & Lifestyle	 Dining	151	5%
Kitchen & Utility	 Kitchen, Washing, Toilet (Adjacent Left Top), Toilet (Left Lower), Dress/Toilet (Right Upper Centre), Toilet (Right Lower)	465	17%
Circulation	 Lift, Up (Stair)	90	3%
Living & Social	 Balcony 2'-10" Wide, Console, Balcony 3'-6" Wide (Rear Left), Balcony 3'-6" Wide (Right), Balcony 3'-6" Wide (Left Bottom), Bar Counter	238	9%
Personal & Rest	 Bed Room (Left Top), Dress (Adjacent Left Top), Bed Room (Left Lower), Bed Room (Right Top), Bed Room (Right Lower Centre), Dress (Right Lower)	885	32%

CONSTRUCTION SCHEDULE

Estimated Build Timeline

90.25' x 45' plot · 2 floors

TOTAL ESTIMATED DURATION

14-18 MONTHS

01	Approvals & Permits	4-6 weeks	07	Plumbing & Electrical	3-4 weeks
	Building plan approval, NOCs, structural drawing approval			Concealed wiring, DB boards, plumbing lines, drainage	
02	Site Preparation	1-2 weeks	08	Plastering & Waterproofing	3-4 weeks
	Demolition (if any), site clearing, soil testing, boundary marking			Internal/external plaster, waterproofing	
03	Foundation & Plinth	4-5 weeks	09	Flooring & Tiling	3-4 weeks
	Excavation, PCC, RCC footings, plinth beams, anti-termite treatment			Vitrified tiles, marble, bathroom tiles, kitchen dado	
04	Stilt / Ground Floor Structure	4-5 weeks	10	Doors, Windows & Woodwork	3-4 weeks
	Column casting, beam/slab RCC, staircase RCC, curing			Main door, room doors, UPVC windows, wardrobes	
05	Upper Floor Structure	4-5 weeks	11	Painting & Finishing	2-3 weeks
	Floor-by-floor column, beam, slab casting with curing			Primer, putty, emulsion, external texture	
06	Brickwork & Masonry	4-6 weeks	12	Final Fitouts & Handover	2-3 weeks
	External walls (9"), internal partitions (4.5"), parapet			Sanitary fitting, switchboards, cleaning, OC	

SMART HOME

Infrastructure & Systems

01 Electrical System

- Room-wise electrical points with individual MCB protection
- Concealed ISI-marked copper wiring throughout
- Earth leakage circuit breaker (ELCB) at main distribution board
- EV charging infrastructure: AC Type-2, 7.2kW wall-mounted charger
- USB charging points in all bedrooms and living areas
- Modular switches with LED indicators (Legrand / Schneider grade)

02 Solar Power

- 18 Mono PERC panels (9.72 kWp system)
- 13608 kWh annual clean energy generation
- PM Surya Ghar Muft Bijli Yojana subsidy eligible (up to Rs. 78K)

03 Rainwater Harvesting

- 285 KL annual rainwater harvest potential
- 47 KL underground storage tank with filtration
- Groundwater recharge pit with graded filter media
- First-flush diverter to ensure clean water collection

04 Plumbing & Water

- Dual plumbing: fresh water + recycled grey water lines
- Overhead + underground tank system with automatic pump control
- Hot water piping integrated with solar water heater
- Water-efficient fixtures: dual-flush WC, aerator faucets, sensor taps

05 Fire Safety

- ABC fire extinguisher at stilt + every floor landing
- Fire-resistant doors at staircase entries (30-minute rating)
- Emergency lighting with battery backup at all exits
- Smoke detectors in habitable rooms -- NBC 2016 compliant

SUSTAINABILITY

Green Building Score

RATING	SCORE	PERCENTILE
Platinum	68 / 90	76%
Highest level – exceptional green building performance		

FRAMEWORK · IGBC GREEN HOMES V3.0 (INDICATIVE MAPPING)

Sustainable Site Design	14 / 14
Water Efficiency	12 / 18
Energy & Atmosphere	19 / 24
Building Materials & Resources	11 / 15
Indoor Environmental Quality	7 / 12
Innovation & Design Process	5 / 7

Property Value Impact

8% property value premium with Platinum rating

AN INVESTMENT

A Landmark Opportunity

4 BHK · 2339 sq.ft Built-up · SOUTH-Facing · Vastu-conscious · IGBC-ready (indicative)

CONCEPT-GRADE · REQUIRES A LICENSED ARCHITECT TO VALIDATE BEFORE CONSTRUCTION

WHY THIS PROPERTY STANDS OUT

01

Prime Location

Established infrastructure, tree-lined avenues, and a sought-after address.

02

Future-Ready Design

Private lift, servant quarter, walk-in closet, EV charging, solar readiness, and rainwater harvesting.

03

Vastu-Conscious Layout

Every room positioned to Vastu Shastra principles, with an AI-assisted compliance score and scored remedies.

04

Green-Conscious Design

Designed to IGBC Green Homes criteria – indicative only; formal certification requires a separate audit.

05

Strong Rental Appeal

Premium builder floors are designed to appeal to quality tenants.

06

Limited Supply

Established colonies have little new land supply, supporting long-term value.

LEGAL

Disclaimer

- 01 This portfolio is concept-grade and requires a licensed architect to validate every layout, dimension, and specification before construction. It is not a sanctioned, approved, or construction-ready drawing set.
- 02 This magazine has been generated using Grehyug AI -- an artificial intelligence-powered architectural design and visualization platform. All room layouts, interior visualizations, Vastu analysis, cost estimates, green building scores, and property insights are computer-generated and intended for illustrative and indicative purposes only.
- 03 The interior images shown in this magazine are AI-generated artistic representations and do not depict actual rooms, furniture, or finishes. Actual interiors will vary based on builder specifications, materials used, and construction quality.
- 04 Vastu compliance scores, directional analysis, and elemental assessments are computed algorithmically based on room positions and are advisory in nature. They do not constitute certified Vastu consultation.
- 05 Cost estimates, if included, are indicative approximations based on prevailing market rates and standard specifications. Actual construction costs will vary.
- 06 Green building scores and IGBC ratings shown are indicative projections based on design features. Formal certification requires a separate application and audit process.
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- 08 Property location data, neighbourhood information, and distance matrices are sourced from third-party mapping services and may not reflect the most current information.
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SAMPLE SHOWCASE

Property Magazine

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