

Essential aspects to be verified at each stage

Some of the factors to consider while purchasing a flat are:

- **Location:** Location is a deciding factor for home buyers as the infrastructure around are well formed.
- **Social Infrastructure:** Connectivity to different parts of the city, availability of schools, hospitals, convenient shopping, business district, hotels, restaurants, are what gives the maximum appreciation in a short time.
- **Efficiency:** Quoted area of the apartment i.e. Carpet, Built Up Area and super Built Up Area and the ratio of common area added to the carpet area are crucial for an investor as they look at selling the apartment at an appropriate time when the investment yields a good return.
- **Quality of construction:** Reputation of the developer becomes a driving factor but a great amount of influence is carried on quality of construction, specifications and amenities.
- **Amenities:** Ground coverage, good lung space, adequate water, uninterrupted power supply, security aspects, community utilities like swimming pool, gym, club etc. enhance the property value in the long run.
- **Cost components:** Unit price or price per sft, stamp duty, registration charges, transfer fees, monthly outgoings and society charges, costs of utilities are deciding factors.
- **Investment realisation:** Potential for resale or renting out of the property, appreciation in capital value depends on the success of project.
- **Distinguishing features:** The design concept, architectural facades, fittings and fixtures, management of the society, privacy add extra value to the property.

VASTU WATCH

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Vastu in to day's scenario

Vastushastra is the ancient building architecture, originating from 'Agama' and 'Shilpa' sastras of 'Vedic' era. It has taken a long journey from temple building to the present day malls and multiplexes.

The sages of yore must have discovered the orientation of earth is with inclination of about 23.8 degrees towards North-West, thus making the North-East corner to move towards North by that many degrees. Consequently, the flow of magnetic and gravitational energy was from North - East to South-West.

The other core factors of Vastu have been covered by the position of his limbs. For instance projecting or reducing the corners of the building will amount to cutting or chopping off his limbs. This in effect will affect the health, progeny, prosperity etc of the occupants.

Just like other fields of study, Vastu has also, keeping its core factors in tact, undergone many notable changes to meet the requirements of modern building concepts, generating great deal of public awakening in recent past. This also made the present day Architects and builders to be con-



Therefore, the basic concept of Vastu is to simply harness the cosmic energy originating at the North-East. They surmised if proper entry is given for the North East forces, it interacts with the Bio forces emanating from South West, enabling it to generate much wanted powerful Pranic field of energy. In order to make this happen without obstructions, any dwelling among other thing, has to be either square or rectangle with wide opening at the 'Ishaanyam' the North East

The concept of Vastu must have born out of the Sages desire, to bestow the living beings with good health, wealth and happiness.

The great visionaries, in order to make the layman understand the rather complicated concept, created the imaginary 'Vastu Purusha' and his dwelling the 'Vastupurusha Mandala.' Just to emphasize the importance for North-East the entrance point of cosmic energy or positive energy, they placed his head at that corner calling it 'Eassanyam'. His naval point is named as Brahmasthana', assigned to Lord Brahma the creator. This cardinal point signifies 'Pavitram or purity.

science of Vastu principle. Now, one could see more and more apartment complexes are Vaastu complied at least partially.

In my experience as consultant, I have seen people residing in non complied dwellings suffering from inexplicable business losses and non diagnosable illness. I have seen their position changing dramatically with some simple corrections. In some cases, mere change of sleeping position has given wonderful relief. Most of the Vaastu corrections are without demolition, which can be provided by any consultant with the depth of knowledge.

Having said this, I must also admit the fact that in some cases even series of rectifications have not changed for better. The cause may lie in the changing celestial occurrences. Perhaps bad Vastu only attacks when ones planetary position is unfavorable and goes to sleep when the position of planets becomes favorable.

Therefore, regardless, whether Vaastu is effective or ineffective; it will be prudent to take some simple preventive and precautionary steps rather than risking for the worse?