



## Technoculture Building Centre Pvt. Ltd.

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## Technoculture Building Centre Pvt. Ltd.

Vastu Vihar, the flagship brand of Technoculture Building Center Pvt. Ltd., is a leading construction company in Eastern India. With operations in 65 cities across Bihar, Jharkhand, Odisha, West Bengal, Uttar Pradesh and southern states of Nepal. The Company specializes in developing affordable residential housing. Backed by a dedicated team of 1,700 professionals, Vastu Vihar has successfully delivered over 20,000 homes. Clients benefit from the personalized service and accessibility of a local firm, combined with the strength and capabilities of a multinational organization.



## INTRODUCTION

Vastu Vihar is dedicated to delivering superior quality construction through exceptional projects while upholding the highest level of authenticity in every facet of our business. Technoculture (Vastu Vihar) was founded in 1994, co-sponsored by HUDCO and BMTPC of India, with a commitment to hold ourselves to a higher standard and ultimately enhance the housing experience.

Vastu Vihar is a leading construction group in Eastern India, operating across 65 cities in Bihar, Jharkhand, Odisha, West Bengal, and Uttar Pradesh. Primarily focused on building low-cost residential units, the company employs 1,700 staff members and has successfully completed 20,000 houses. We provide clients with the accessibility and support of a local firm, combined with the stability and resources of a multinational organization.

Over the years, we have upheld these principles through a meaningful process designed to streamline our operations and benefit our clients. We look forward to earning our business and becoming the highest value provider of global construction and services.

## VISION

Our vision is to pave the way toward a brighter and more inclusive future by significantly improving the quality of life and living standards of individuals and communities. We aim to achieve this by creating thoughtfully designed, affordable housing solutions and modern business centers that cater to the evolving needs of a growing nation. Through innovative construction practices, sustainable development, and a deep commitment to social responsibility, we strive to make homeownership and business infrastructure accessible, reliable, and transformative for all.

Our mission is to establish ourselves as the most trusted and respected provider of construction and engineering services across India. We are committed to delivering superior craftsmanship, cutting-edge technology, and timely execution in every project we undertake. Guided by our core values of integrity, quality, and customer-centricity, we continuously strive to exceed expectations, set new industry benchmarks, and uphold our company's motto of excellence. By consistently focusing on client satisfaction and sustainable development, we aim to build not just structures, but enduring relationships and stronger communities.

# Best Real Estate Company of Eastern India



Mr. Sarthak Tiwary, CEO of Vastu Vihar, received an Award from Shri Nitin Gadkari ji (Minister of Road Transports & Highways) for Best Real Estate Company of Eastern India

ORANGE BUSINESS EXCELLENCE AWARD 2024, DELHI



## HIGHLIGHTS

Vastu Vihar has emerged as one of the most trusted names in affordable housing, with a strong presence across 65 cities in Bihar, Jharkhand, Odisha, West Bengal, and Uttar Pradesh. Over the years, more than 20,000 families have found their dream homes with us, a testament to our commitment to quality, trust, and timely delivery. Each project is thoughtfully designed to balance affordability with modern comforts, offering everything from cozy apartments to luxurious bungalows and villas.

What sets Vastu Vihar apart is our focus on safety and durability. Every home is built using earthquake-resistant technology, advanced Quadra-Core foundations, and precision-driven aluminium formwork to ensure strength, stability, and long-lasting value. Alongside this, our projects are enriched with modern amenities such as gated communities, landscaped parks, shopping complexes, temples, swimming pools, and ample parking facilities.

More than just houses, Vastu Vihar creates communities where families grow, relationships flourish, and life feels secure. With the expertise of 1,700 professionals and the trust of thousands of customers, we continue to redefine the experience of home ownership in Eastern India.

We're building varieties of homes for every kind of family from cozy bungalows to spacious villas. Thoughtfully designed, beautifully crafted, surrounded by open spaces and everyday comforts. More than a project, it's a place to grow, belong, and call home.



**YAMUNA**



**JAYANTI**



**CLASSIC JAYANTI**



**KAVERI**



**SIMPLEX**



**GODAVARI**



**GANGA**

**ANANTA**





# ANANTA BUNGALOW

Start your day with sunrise workouts. End it with peace in your own rooftop Mandir.

Ananta 3 BHK Bungalows are built for balance — comfort, wellness, and spirituality under one roof. Available in Bihar, Jharkhand, Odisha & West Bengal.



Temple on Rooftop



Gym on Rooftop



Lounge on Rooftop



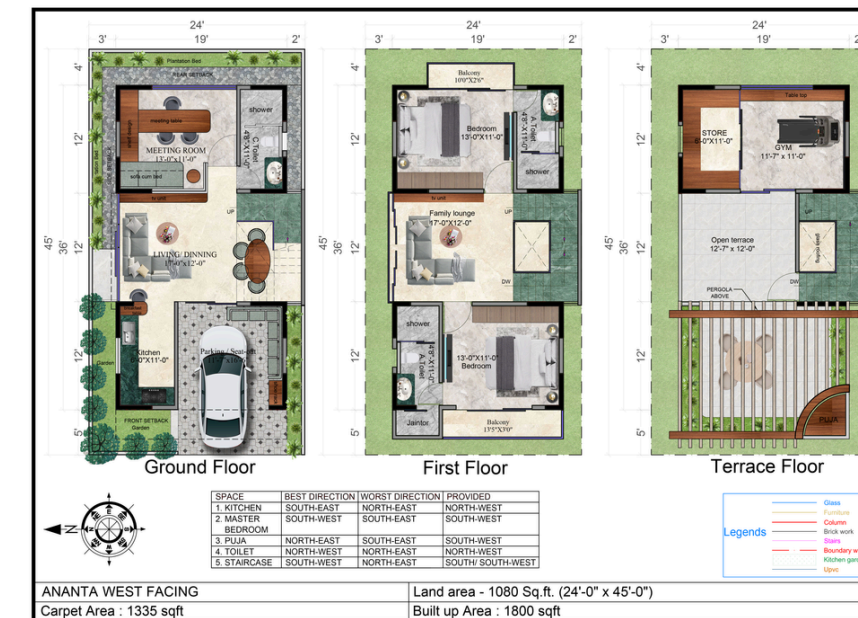
Office / Study Room



## Amenities:

Gym | Temple | Lounge | 2 Master Bedrooms | 2 Attached Bathrooms and Balcony | Office-cum-study room and parking facility on the ground floor.

## Floor Plan



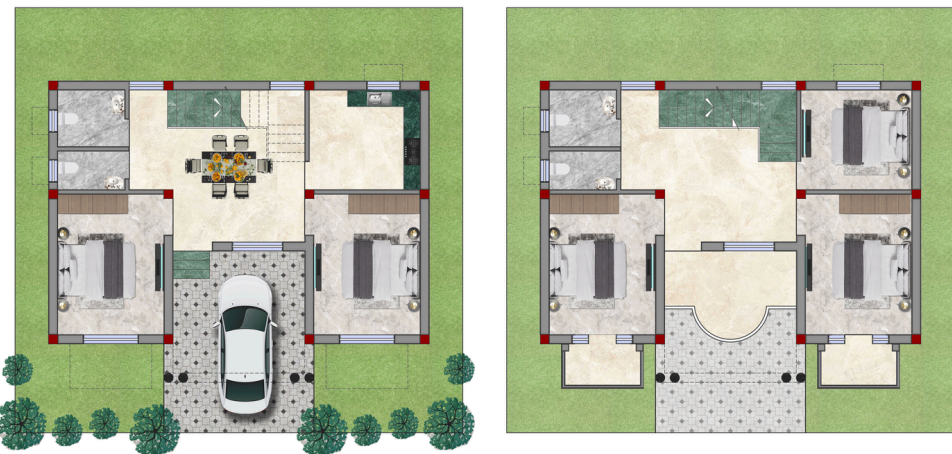


## Floor Plan

BIG



SMALL



Bedrooms



Hall



Kitchen



Bathroom



Parking



Balcony



## YAMUNA BUNGALOW

A lavish-style unit with 5-7 bedroom options. The perfect alternative for a big family.

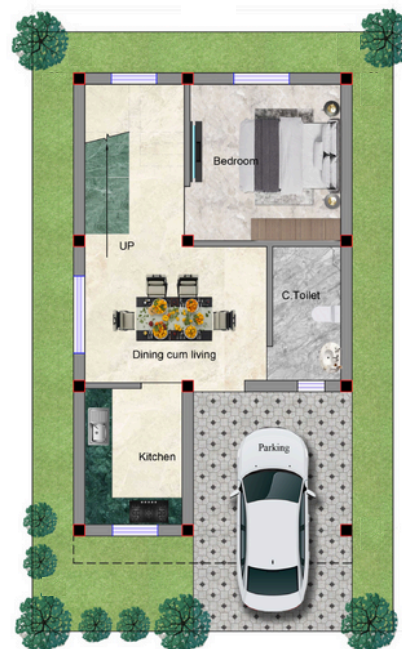
Oozing with style and character, the exterior and interior define the features of the bungalow. The double-car garage is designed for extensive parking, and the beautiful garden area is perfect for relaxing. You can also opt for a smaller option available upon special request and availability. We strive to create some of the most beautiful homes for you, and 'Yamuna' is one of them.





# JAYANTI BUNGALOW

## Floor Plan



Ground Floor



First Floor



Bedrooms



Hall



Kitchen



Bathroom



Parking



Balcony



एक विश्वस्तरीय टाउनशिप

**Discover Blissful Living with “Jayanti”  
Affordable Elegance for Modern Families**

Step into “Jayanti,” a budget-friendly home designed for small to medium families. Featuring spacious bedrooms, stylish living and dining areas, and inviting balconies, it offers comfort, functionality, and modern amenities—all at an affordable price.



एक विश्वस्तरीय टाउनशिप





# CLASSIC JAYANTI BUNGALOW

## Floor Plan



Ground Floor



First Floor



Bedrooms



Hall



Kitchen



Bathroom



Parking



Balcony



Experience Blissful Living with “Classic Jayanti” – Designed for Comfortable Family Living

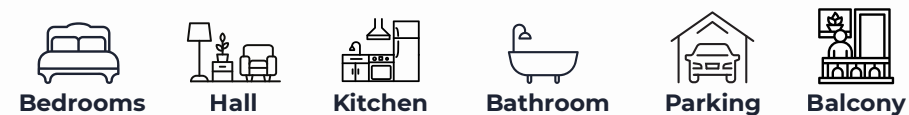
Welcome to Classic Jayanti—a budget-friendly home perfect for small to medium families. Featuring spacious bedrooms, elegant living and dining areas, and inviting balconies, it offers comfort, style, and modern amenities. Enjoy refined living without compromising on value. Live better. Choose Classic Jayanti.





# KAVERI BUNGALOW

## Floor Plan



Welcome to “Kaveri” – An Affordable Double-Storey Home with Space, Comfort, and Style.

“Kaveri” is a budget-friendly double-storey home designed for small to medium families, featuring 2 spacious bedrooms, a modern kitchen, stylish living area, and double car parking. Its flexible layout suits single or dual-family living, combining comfort, privacy, and smart design—all at an affordable price.





# GODAVARI BUNGALOW

## Floor Plan



Ground Floor



First Floor



Bedrooms



Hall



Kitchen



Bathroom



Parking



Balcony



एक विश्वस्तरीय टाउनशिप

**Experience Modern Living with Our Lavish 3BHK Unit – A Perfect Blend of Space, Comfort, and Style.**

DEperience modern living in this well-designed 3BHK unit with 900 sq. ft. of smartly planned space. Featuring spacious bedrooms, a cozy living area, and a practical layout, it's perfect for families seeking comfort and style. Backed by expert construction and a client-first approach, this home offers lasting value, quality, and trust.



एक विश्वस्तरीय टाउनशिप





# SIMPLEX BUNGALOW

## Floor Plan



Ground Floor



First Floor



Bedrooms



Hall



Kitchen



Bathroom



Parking



Balcony



एक विश्वस्तरीय टाउनशिप

### Modern Supermodel Home by Vastu Vihar Spacious, Stylish, and Practical

Discover the perfect mix of style and functionality with this Vastu Vihar supermodel home, offering a super built-up area of 1000–1043 sq. ft. Designed for modern living, it features a spacious hall, smart kitchen, and comfortable bathroom. With a blend of simplicity and contemporary design, it's an ideal choice for first-time buyers or those upgrading—affordable, stylish, and practical.





# APARTMENT

**Discover Your Perfect Home at Vastu Vihar.**

Vastu Vihar offers modern 1, 2 & 3 BHK apartments with open kitchens and spacious layouts. Available across cities, our homes combine comfort, affordability, and great value in every location.





# AMENITIES

Indulge yourself into world class luxury where modern facilities are just minutes away. This project is meticulously designed and all the amenities are thoughtfully selected in order to make your life more. luxurious, comfortable, and better.

## List of Amenities :

- Car Parking
- Gated Community
- Utility Space
- Temple
- Swimming Pool
- Park
- UPVC Glazed Doors
- Shopping Complex

## Location :

Vastu Vihar projects are strategically located—close to city amenities, yet away from the noise. Offering affordable luxury, each site ensures seamless connectivity and a peaceful environment, creating the perfect setting for cherished moments with loved ones.



## Structural Detail

Vastu Vihar uses advanced construction technologies for stronger, safer, and more efficient buildings. Our Quadra-Core foundation and L-column design enhance stability and maximize space. With aluminum formwork shuttering, we ensure faster, high-precision construction. IoT-enabled wearables and smart sensors boost on-site safety through real-time monitoring and predictive analytics.

## Earthquake Resistance :

At Vastu Vihar, we build more than homes—we build trust. Our earthquake-resistant structures feature concrete frameworks, shear walls, and seismic bands, ensuring safety, stability, and peace of mind—all built to Indian standards.

