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**A beautiful life begins  
where the mountains  
touch the sky.**



Explore the  
**Possibilities**



## Who we are...

Vastu Vihar stands as a symbol of trust and innovation in Eastern India's real estate sector, completing over 3,5000+ homes with unmatched precision and excellence. Over the last 24 years, we have consistently delivered exceptional housing solutions that continue to set new standards in the industry.

Founded in 1994, Vastu Vihar Technoculture was co-sponsored by HUDCO and BMTPC of India. Despite the hurdles, we took up every challenge, transforming them into opportunities which ultimately resulted in solidifying our position as a leading name in the industry.



# NEPAL

Following its success in Eastern India, Vastu Vihar is thrilled to bring its vision to Nepal - a country celebrated for its rich culture, traditions, and breathtaking landscapes.

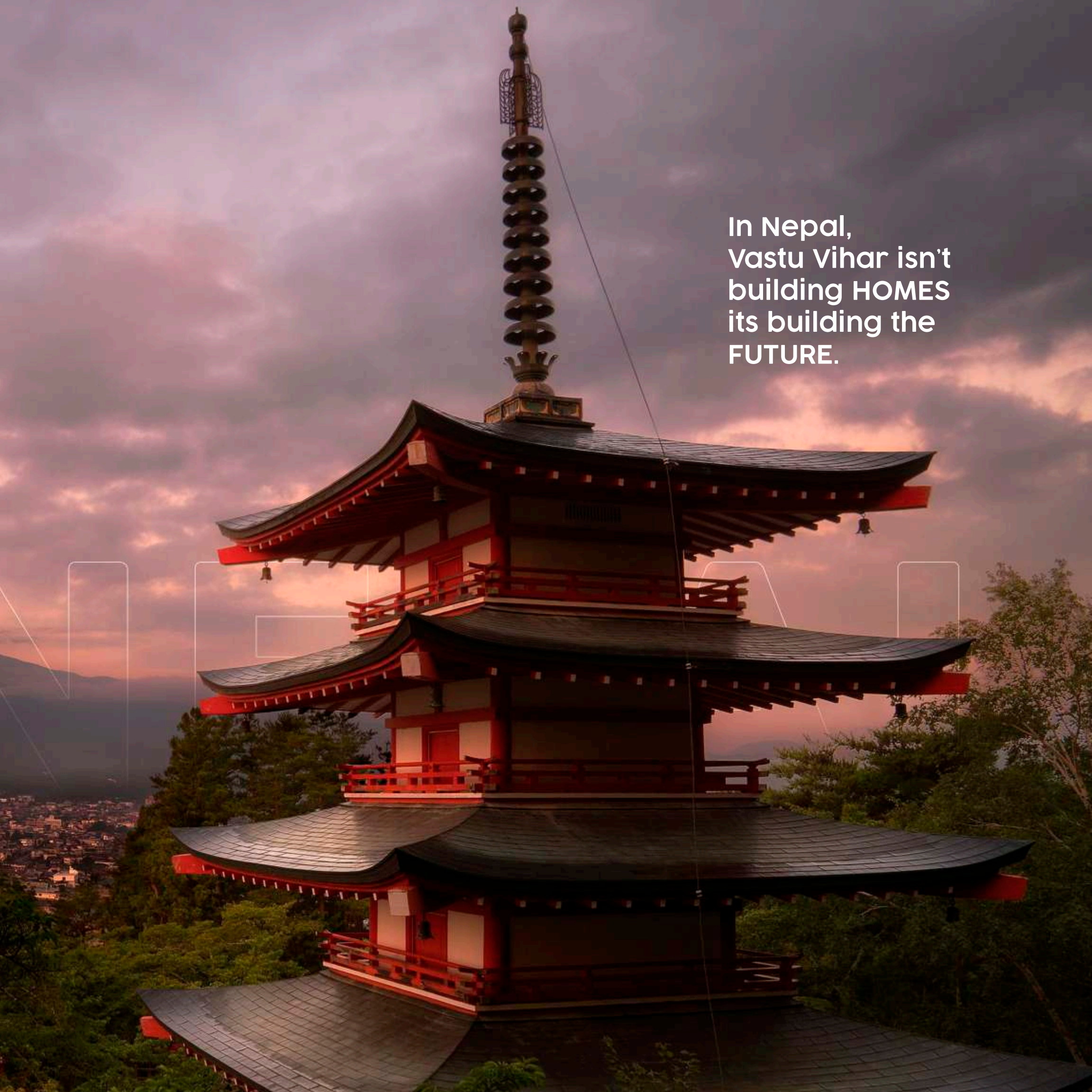
Nepal and India share a vibrant cultural and historical bond, making this expansion both seamless and meaningful. With close proximity to India, Nepal presents an ideal setting for Vastu Vihar to deliver modern, sophisticated homes that redefine comfort and elevate lifestyles.

With Nepal's infrastructure advancing rapidly - with modern roads, enhanced transportation, and seamless connectivity - the country has sparked a growing demand for premium housing. In response, Vastu Vihar aims to meet this demand by introducing an exclusive range of homes tailored for Nepal's evolving lifestyle.

Inspired by Nepal's unique architectural heritage, influenced by Indian, Chinese, and Tibetan styles, Vastu Vihar has designed an exclusive range of bungalows. These homes reflect the perfect balance of heritage with modern functionality, designed to align with Nepal's topography and the preferences of its people.

With this bold step, Vastu Vihar isn't just building houses in Nepal - it's building dreams, creating spaces that celebrate culture and progress while embracing its future.





In Nepal,  
Vastu Vihar isn't  
building HOMES  
its building the  
FUTURE.



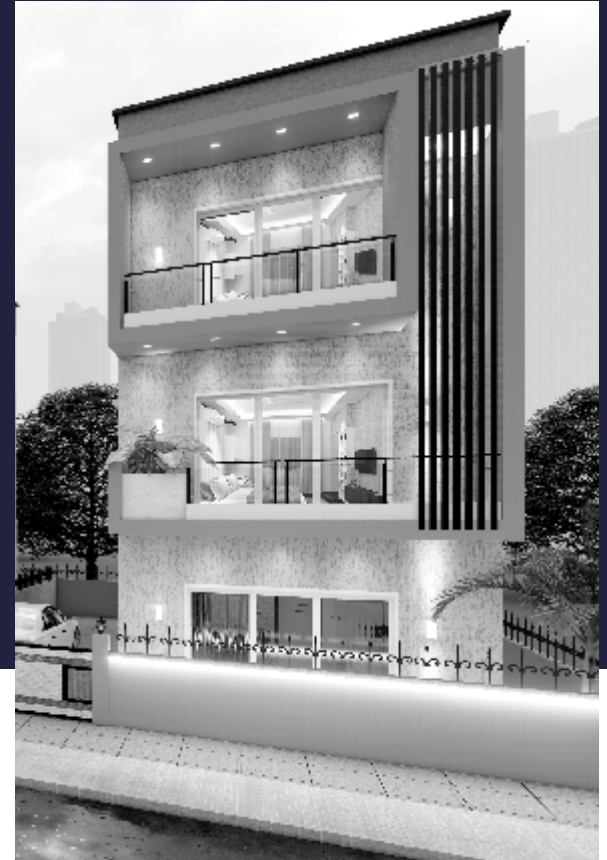
# PROJECT HIGHLIGHTS



Suryoday



Kanchanjunga



Sagarmatha

In the heart of Nepal, we're building 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. Welcome to a life made for you.





Bagmati



Pashupati



Simplex

*A world class Township*



Crafted for  
**COMFORT** built  
for **FOREVER**



# Suryoday

Like the first light of dawn, it symbolizes fresh beginnings and endless possibilities. This magnificent 7 BHK residence is a blend of sophistication, seamlessly blending comfort, elegance, and modern living. With its exquisite architecture and thoughtful design, Suryoday promises to be more than just a home. It is an address that speaks of prestige and refined taste.





# FLOOR PLAN



Ground Floor



First Floor

SURYODAY 42'-0"X66'-7"	PLOT AREA-2800 Sq.ft.	BUILT UP AREA- 3700 Sq.ft	CARPET AREA- 2817 Sq.ft.
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A modern, two-story house at night. The house has a light-colored facade and a dark balcony with a glass railing. The balcony is lit up with warm lights. The ground floor has a large window showing a bedroom with a bed and a desk. A white car is parked in front of the house. A couple is standing in the foreground, pointing towards the house. The scene is set against a dark sky with some clouds and trees in the background.

Like the first light of dawn,  
this 5 BHK home embodies  
fresh beginnings and  
infinite possibilities.





# Small Suryoday

A perfect harmony of sophistication and style, it seamlessly blends comfort, elegance, and contemporary living. With its striking architecture and thoughtfully modern design, this residence redefines luxury while offering a serene and inspiring space to call home.

**SMALL  
SURYODAY**



# FLOOR PLAN



Ground Floor



First Floor

Land area : 2230 Sq.ft. (33'-6"X66'-7")

Built up Area : 2900 sqft

SURYODAY SMALL 33'-6"X66'-7"(For Birtamode) 5bhk

Carpet Area : 2240 sqft







# Kanchanjunga

Discover the perfect blend of comfort and opulence with Kanchanjunga, our premium 5 BHK bungalows designed for large families. Spacious, elegant, and thoughtfully crafted, Kanchanjunga promises a lifestyle where every member can thrive in style.







Your forever home  
for your forever love.



# FLOOR PLAN



TYPE- G+1 (5BHK) | PLOT AREA- 1800 Sq.ft. | CARPET AREA-1680 sft. | BUILT UP AREA- 2450 Sq.ft.







# Sagarmatha

Inspired by the majesty of Mount Everest, this 5 BHK luxurious bungalow, Sagarmatha is crafted for large or joint families. This premium project designed to elevate your lifestyle, ensures privacy and togetherness in perfect harmony. More than just a residence, sagarmatha is a symbol of success and sophistication, where every day is like a celebration.

A journey of love  
and laughter where  
growing old together  
is the greatest  
adventure

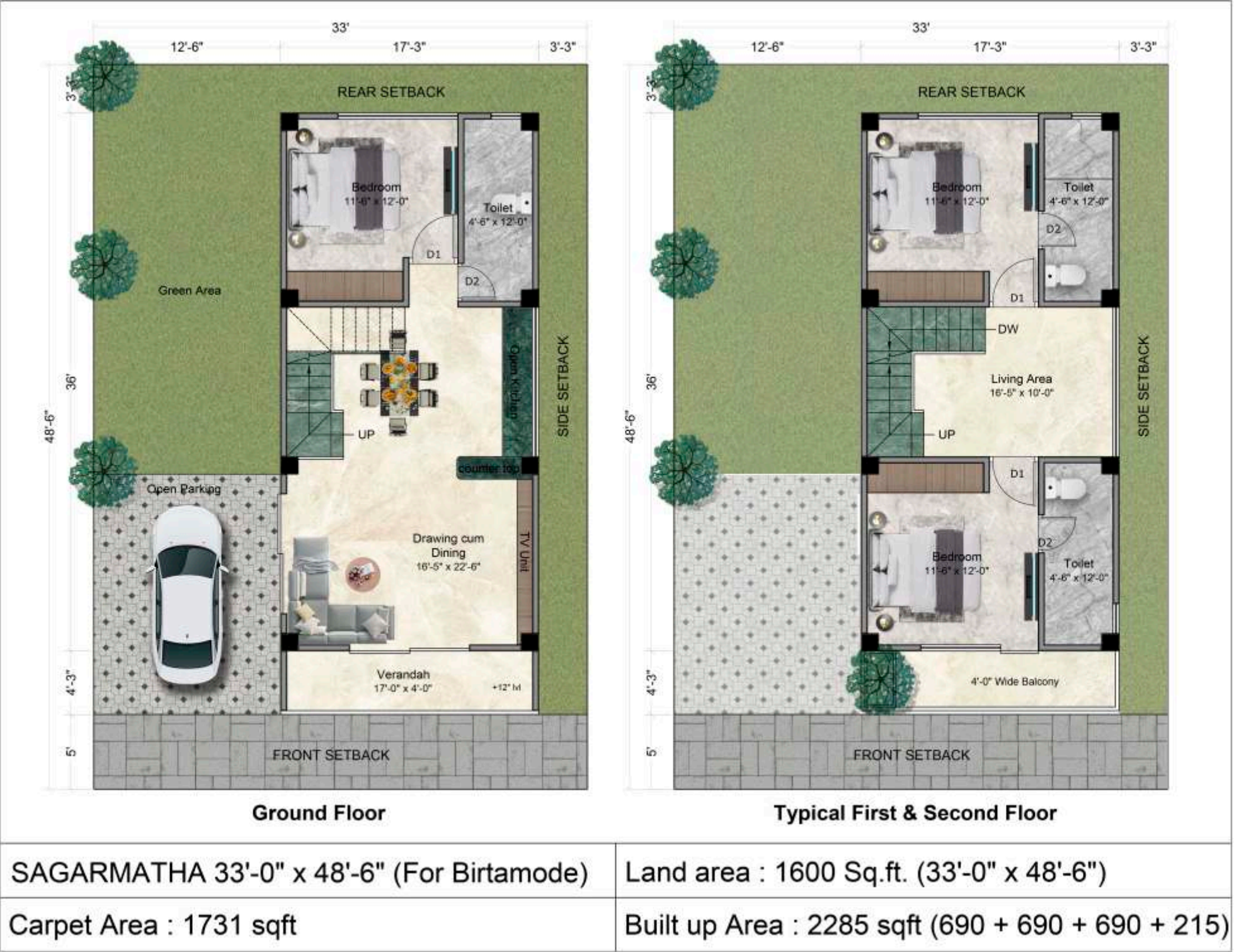








# FLOOR PLAN









# Bagmati

Elevate your living experience - the charm of Bagmati, a newly launched 4BHK Bungalow by Vastu Vihar, where every corner radiates warmth and perfection. With spacious interiors and a serene ambiance, this exquisite residence offers a haven of comfort and style.



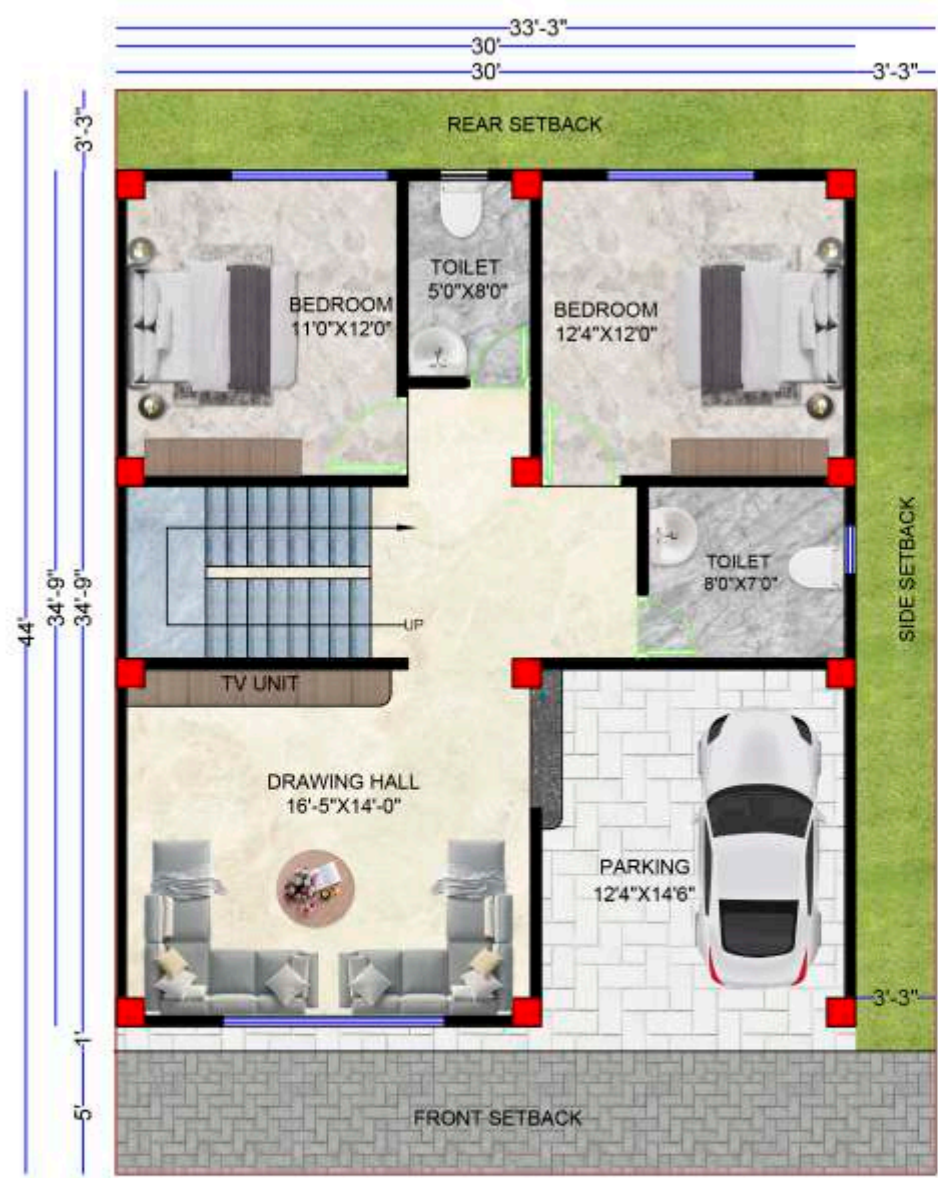


where moments  
becomes memories

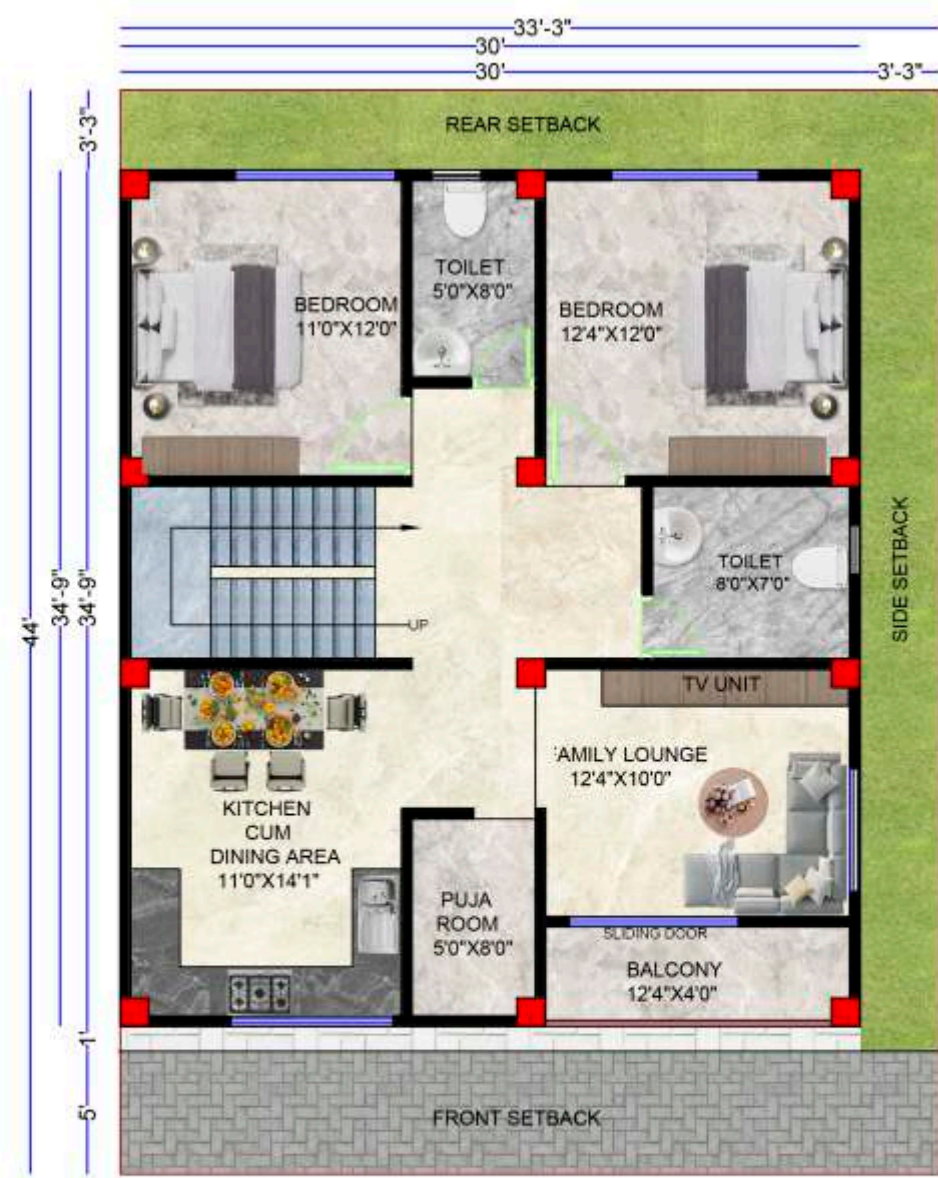




# FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BAGMATI 33'3"X44'0" (FOR BIRTHAMODE)	PLOT SIZE- 33'3"X44'0"	BUILT UP AREA- 2250 Sq.ft
	PLOT AREA- 1463 Sq.ft.	CARPET AREA- 1740 Sq.ft









Where sacred  
INSPIRATION meets  
modern COMFORT



# Pashupati

Discover a harmonious blend of elegance and innovation with Pashupati, Vastu Vihar's exclusive 3 BHK duplex. Inspired by the Pashupatinath Temple, this row house offers a serene and luxurious living experience designed for modern families.





# FLOOR PLAN











Built for two hearts,  
made to last a lifetime



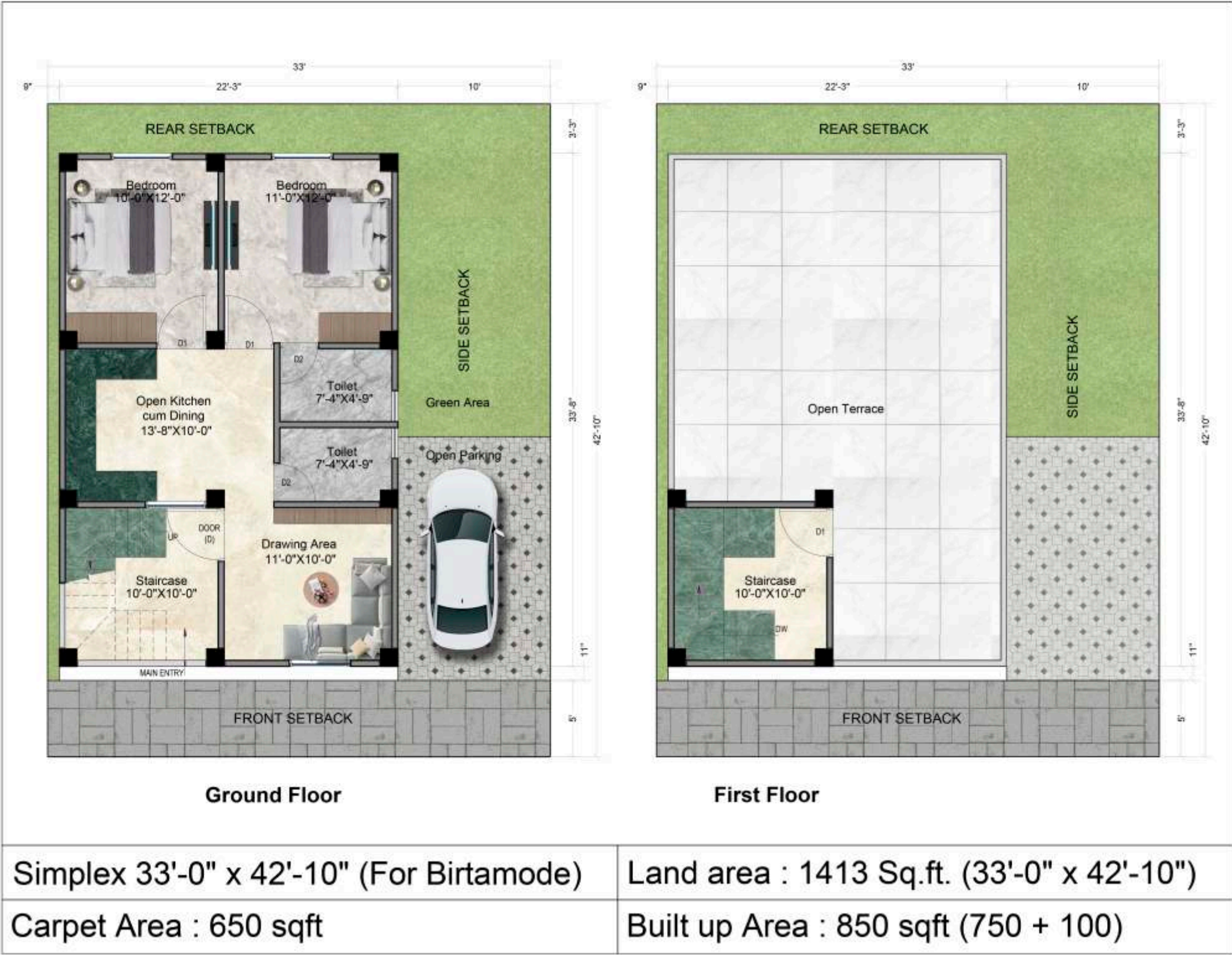
# Simplex

Designed for newlyweds and nuclear families, this charming bungalow in Vastu Vihar offers airy, comfortable, and beautifully designed spaces, making it an ideal investment for a lifetime of happiness. A place where love and comfort find their perfect balance.





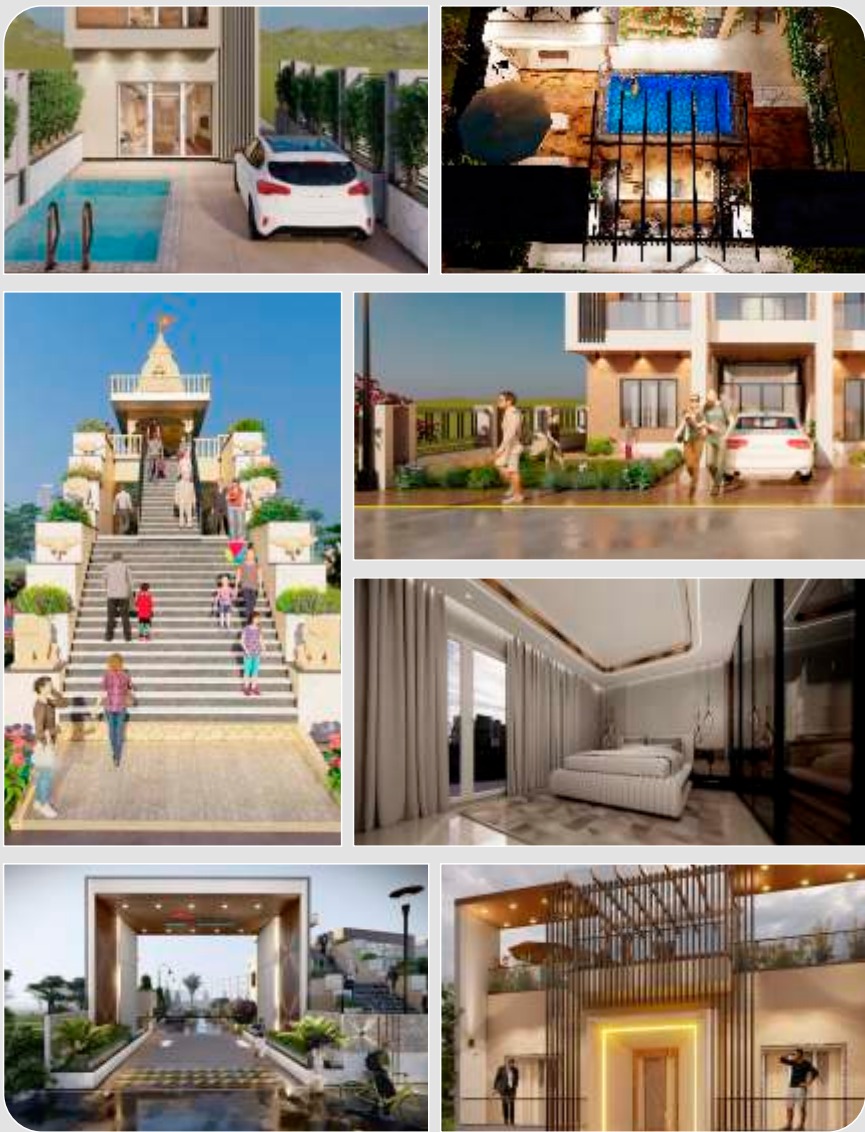
# FLOOR PLAN





# 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

Location is one of the high selling point of any project; all the projects of Vastu Vihar are strategically located close to the city's amenities but not too close to its noises. An ultimate destination for affordable luxury. Imagine a place where every moment becomes a cherished memory with your loved ones. Nestled in a prime location, this thoughtfully designed project offers seamless connectivity, granting you access to the vibrant city lifestyle while keeping you surrounded by tranquility.

## Structural Detail

At Vastu Vihar, we pride ourselves on adapting advanced construction technologies to ensure safety, durability, and optimal space utilization, our approach incorporates cutting -edge techniques that enhance structural integrity in every project. The foundation of the structure utilizes the Quadra-Core technique, ensuring exceptional strength and stability by evenly distributing loads across four central core areas. This design significantly enhances the building strength and stability, by evenly minimizing stress on individual columns. Additionally, we incorporate an L-column design, strategically positioned at key load - bearing points to maximise strength and flexibility. These columns efficiently manage both vertical and horizontal loads, improving structural integrity and reducing the need for excessive internal supports, thus optimizing interior space. Modern techniques that we used here are- Aluminium Formworks Speed and Precision in Construction To further enhance the construction process, Vastu Vihar utilizes aluminum shuttering—a fast-speed construction technique that relies on aluminum formworks. This advanced shuttering ensures superior strength, uniformity and durability while significantly reducing construction time. Thus, achieving faster project completion without compromising on quality. Smart Safety Measures on Site. At Vastu Vihar, we integrate lot-enabled wearables, smart sensors, and predictive analytics to enhance worker safety and minimize construction hazard. These innovations detect potential hazards early, reducing workplace accidents and enhancing site security.

## Earthquake Resistance

At Vastu Vihar, we don't just build homes - we build trust. Our earthquake resistant construction features, including concrete frame works, shear walls, and seismic bands, ensure maximise structural stability. With strict adherence to Indian standards, we offer homes that are both innovative and resilient, giving you the confidence of long-term safety.

Shear Wall Vastu Vihar integrates shear walls to enhance the structural integrity of our homes. These vertical structural elements are made from reinforced concrete and are designed to handle lateral forces, providing additional stability to the overall structure. Along with reinforced concrete frameworks, flexible foundation designs, and critical seismic bands at various levels, these techniques ensure the structural integrity of your home. Combined with high quality materials and





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## Technoculture Building Centre Pvt. Ltd.

### Birtamode Office



211, 2<sup>nd</sup> Floor, Hanuman Center, Mukti Chowk, Birtamode, Jhapa

### Site Address

Charpani, Near Heavens Water Park, Birtamode, Jhapa

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