

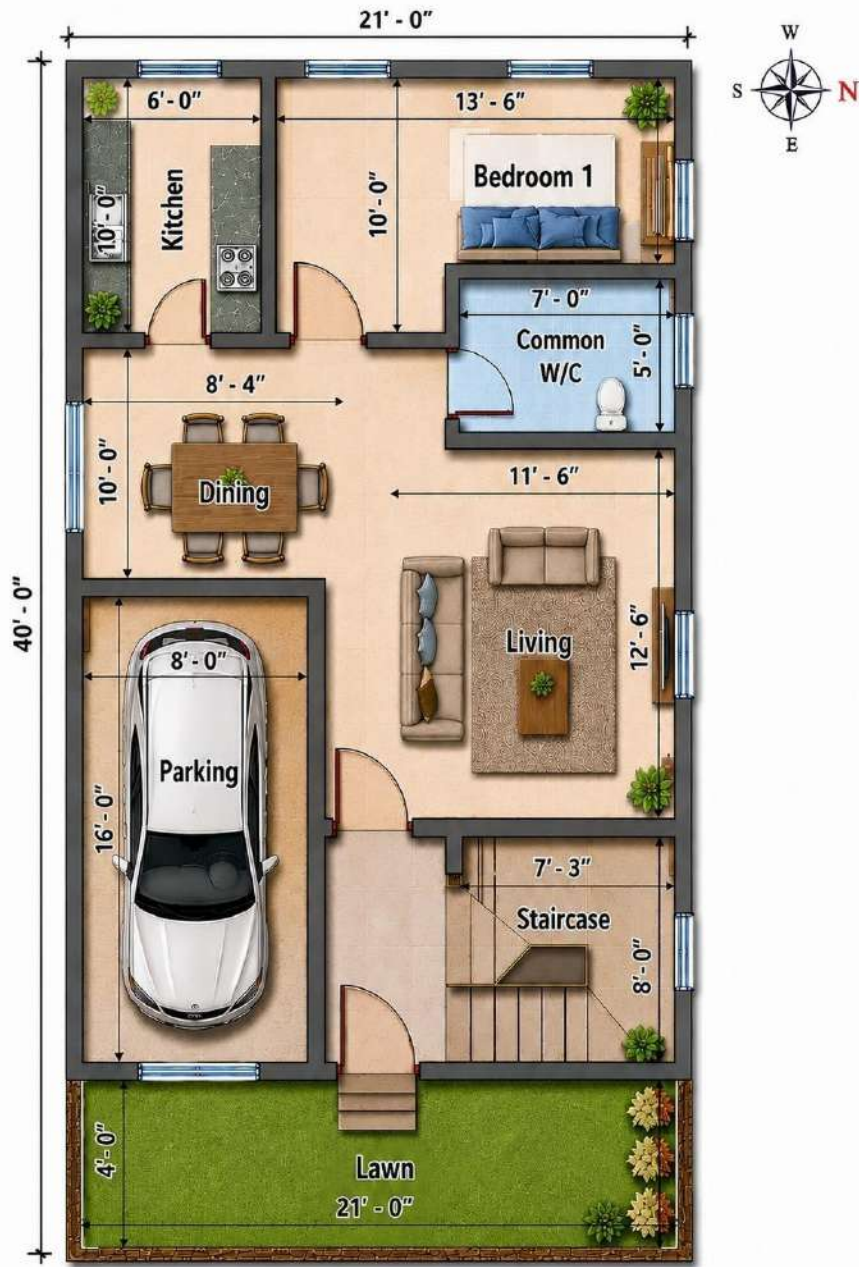
G+2 Floor Plan - 3 BHK Comfortable House Plan - 850 sqft (90% coverage) [21 X 36 ft] - Renting

This income-generating 3 BHK G+2 house plan is designed for an 850 sq ft plot with 90% coverage, delivering 765 sq ft per floor and 2,295 sq ft total built-up area across three levels — purpose-built for rental yield. The Ground Floor has Bedroom 1, common WC, kitchen, dining, living room, parking, and a rear lawn; the First Floor has Bedroom 2 with attached WC, a study, store, laundry, staircase, and balcony; the Second Floor is a fully independent Rent Unit with its own bedroom, WC, kitchen, living area, store, and balcony.

The Second Floor is the standout feature of this plan — a complete, self-contained 1BHK rental unit with its own kitchen, living room, bedroom, WC, and private balcony, entirely independent of the owner's living spaces below. This separation means the family occupies the Ground and First Floors while the Second Floor generates steady rental income without any shared amenities or privacy compromise.

On Vastu, the staircase consistently runs along the East side across all floors, a favourable and space-efficient placement. Ideal for plot owners seeking a self-funding investment, this plan maximises return on a compact urban plot by combining comfortable family living with a genuinely independent rental unit.





GROUND FLOOR PLAN

GROUND FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 90% Plot Area - 850 sqft Per Floor Area - 765 sqft	Sheet:	MSP⁷ TMT BARS PREMIUM Sarvagunn Sampann
		HABINF/DWG/MSP/G/028 Sheet: 13/28/26	
Drawing Title: Plan 28 - Ground Floor	Prepared by: HABITAT Infra AI	Scale: N.T.S.	Prepared for: M/s MSP Steel
		 HABITAT INFRA AI	

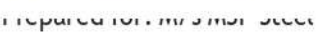


FIRST FLOOR PLAN

FIRST FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 90% Plot Area - 850 sqft Per Floor Area - 765 sqft	Sheet: HABINF/DWG/MSP/G/028 Sheet: 13/28/26/01	
Drawing Title: Plan 28 - First Floor	Prepared by: HABITAT Infra AI	Scale: N.T.S. 	
			Prepared for: M/s MSP Steel



SECOND FLOOR PLAN

SECOND FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 90% Plot Area - 850 sqft Per Floor Area - 765 sqft	Sheet: HABINF/DWG/MSP/G/028 Sheet: 13/28/26/02	 PREMIUM Sarvagunn Sampann
Drawing Title: Plan 28 - Second Floor	Prepared by: HABITAT Infra AI	Scale: N.T.S.	
			

Assumptions:

- Plans are indicative layouts meant for reference and visualization only. The plot is assumed to be regular-shaped and level.
- Standard residential usage is assumed.
- Floor options (G, G+1, G+2) are conceptual representations.
- Room sizes and layouts follow typical residential planning norms.
- Structural system assumed as conventional RCC construction
- Services (toilets, kitchen, stairs) shown are schematic.
- Elevations are illustrative and may vary in actual construction.
- No consideration of local bye-laws, FSI, setbacks, or approvals.
- Final design must be prepared and validated by a qualified professional.

For any queries, please contact
M/s MSP Steel