

G+1 Floor Plan - 2 BHK Comfortable House Plan - 700 sqft (70% coverage)

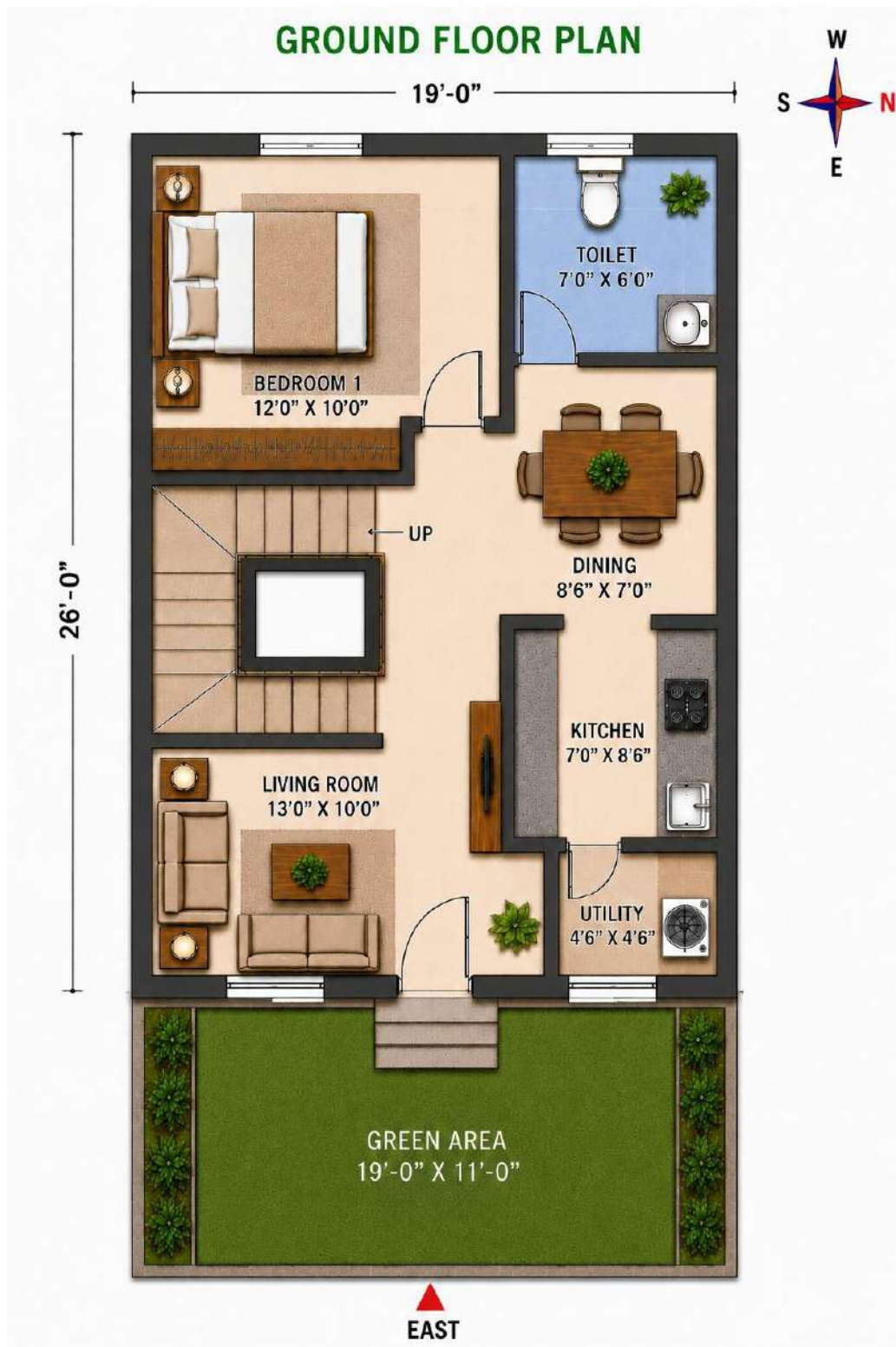
This compact and efficient **2 BHK G+1 house plan** is designed for a **700 sq ft plot** with **70% ground coverage**, delivering **490 sq ft of built-up area per floor**. The ground floor houses Bedroom 1, a living room, dining area, kitchen, utility space, and a toilet, while the first floor features the master bedroom, a family lounge, an attached toilet, and a private balcony — along with a green area at the rear of the ground floor for outdoor breathing space.

The plan separates common and private living thoughtfully across the two floors — the ground floor functions as the shared family zone with living, dining, and kitchen, while the first floor is dedicated entirely to bedrooms and relaxed lounge space, giving the household clear day-to-night zoning. The rear green area on the ground floor and the front balcony on the first floor both add valuable outdoor connection rarely found at this plot size.

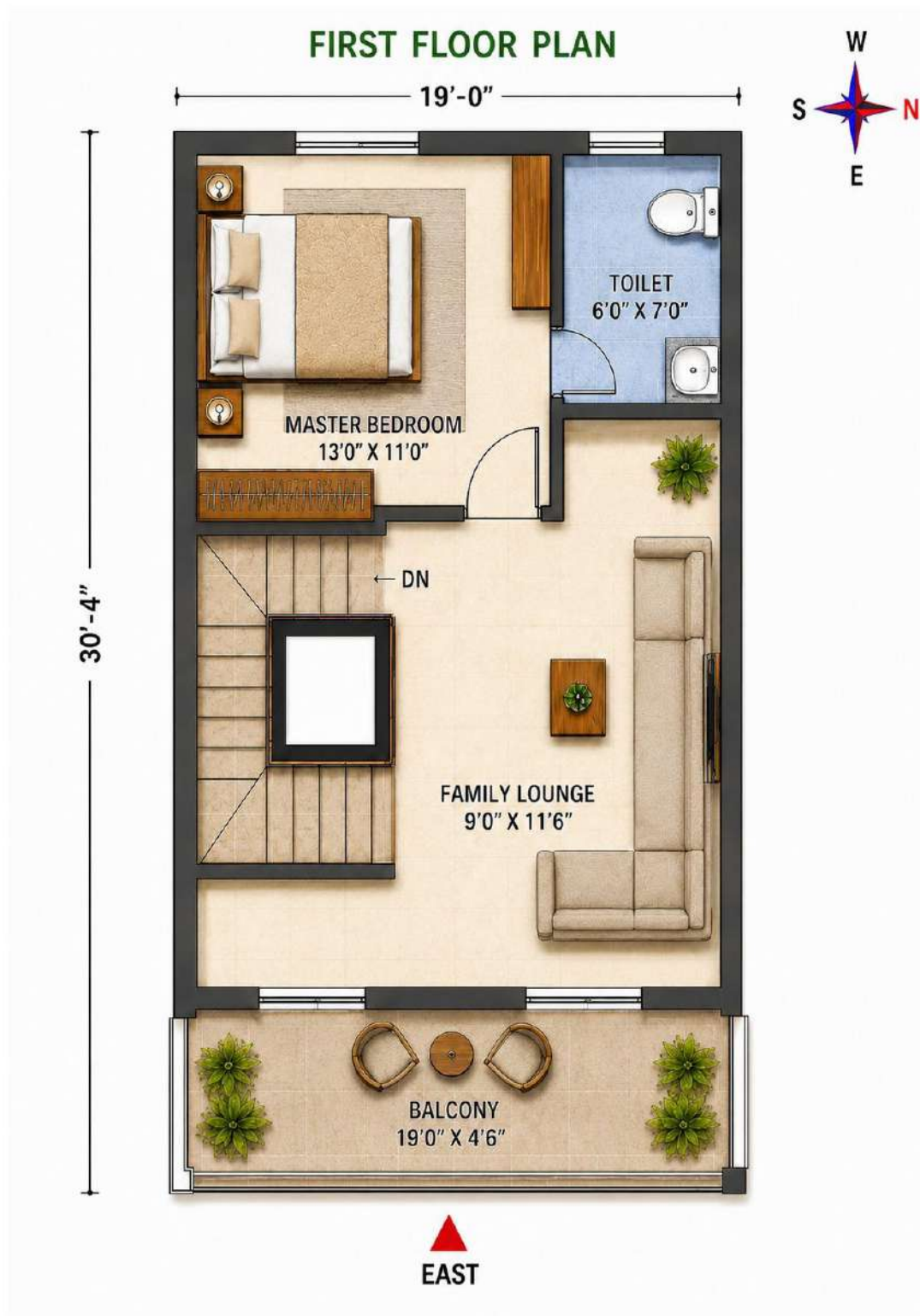
On Vastu, the East-facing entrance is highly auspicious, inviting morning sunlight and positive energy into the home.

Suitable for small families and compact urban plots, this plan offers a smart vertical solution for G+1 residential developments.





GROUND FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 70% Plot Plot Area - 700 sqft Per Floor Area - 490 sqft	Sheet: HABINF/DWG/MSP/G/012 Sheet: 13/12/26	
Drawing Title: Plan 12 - Ground Floor Plan	Prepared by: HABITAT Infra AI	Scale: N.T.S. 	
			Prepared for: M/s MSP Steel



FIRST FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 70% Plot Plot Area - 700 sqft Per Floor Area - 490 sqft	Sheet: HABINF/DWG/MSP/G/012 Sheet: 13/12/26/01	
Drawing Title: Plan 12 - First Floor Plan	Prepared by: HABITAT Infra AI	Scale: N.T.S. 	
			Prepared for: M/s MSP Steel

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
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