

G+1 Floor Plan - 3 BHK Comfortable House Plan - 850 sqft (75% coverage)

This thoughtfully planned **3 BHK G+1 house** is designed on an **850 sq ft plot** with **75% coverage**, providing a built-up area of **638 sq ft per floor**. The layout balances compact living with functional spaces, making it ideal for urban and semi-urban residential developments.

The ground floor comprises a spacious living room, dining area, kitchen with dedicated utility space, a master bedroom with attached toilet, and an internal staircase leading to the upper floor. Open spaces ranging from 1'-6" to 3'-0" are maintained around the building perimeter, ensuring natural light, cross ventilation, and improved privacy.

The first floor accommodates two well-proportioned bedrooms, each with attached toilets, a centrally located family lounge, a pooja room, and twin balconies at the front. The family lounge acts as a versatile common space for relaxation, recreation, or family gatherings, while the balconies enhance openness and outdoor connectivity.

A key highlight of this design is the efficient segregation of private and common spaces across the two floors. The ground floor serves as the primary living zone, while the upper floor provides dedicated family sleeping quarters, ensuring comfort and privacy for all occupants.

Suitable for medium-sized families seeking a practical G+1 home within a compact footprint, this plan delivers a balanced combination of functionality, ventilation, and modern living requirements.





GROUND FLOOR PLAN

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Project: Residential Building Plans	Area Statement: Coverage - 75% Plot Area - 850 sqft Per Floor Area - 638 sqft	Sheet: HABINF/DWG/MSP/G/016 Sheet: 13/16/26	
Drawing Title: Plan 16 - Ground Floor Plan	Prepared by: HABITAT Infra AI	Scale: N.T.S. 	
			Prepared for: M/s MSP Steel



FIRST FLOOR PLAN

FIRST FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 75% Plot Area - 850 sqft Per Floor Area - 638 sqft	Sheet: HABINF/DWG/MSP/G/016 Sheet: 13/16/26/01	
Drawing Title: Plan 16 - First Floor Plan	Prepared by: HABITAT Infra AI	Scale: N.T.S. 	
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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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