

G+1 Floor Plan - 3 BHK Premium House Plan - 1600 sqft (75% coverage)

This premium **3 BHK G+1** house plan is designed for a **1,600 sq ft plot** with **75% coverage**, delivering 1,200 sq ft per floor, with a 27' wide lawn to the rear. The Ground Floor has a guest seating area, kitchen with pantry, dining, living room, pooja room, reading room, attached WC, parking, and the staircase; the First Floor has three bedrooms each with attached WC, a study, store room, laundry, and a full-width front balcony.

The Ground Floor stands out with a separate guest seating zone distinct from the main living room, alongside a dedicated reading room and pooja room — features that elevate this beyond a standard layout. The rear lawn and full-width balcony add valuable outdoor living space on both levels.

On Vastu, the pooja room on the Ground Floor is placed near the staircase in the East-Centre — an acceptable secondary placement close to the ideal Northeast. The staircase along the East side on both floors is well-positioned.

Suitable for large families seeking dedicated work, worship, and guest spaces alongside full bedroom privacy, this plan is a strong choice for premium G+1 residential developments.





GROUND FLOOR PLAN

Project:

Residential Building Plans

Area Statement:

Coverage - 75%

Plot Area - 1600 sqft

Per Floor Area - 1200 sqft

Sheet:

HABINF/DWG/MSP/G/021

Sheet: 13/21/26



Drawing Title:

Plan 21 - Ground Floor

Prepared by:

HABITAT Infra AI

Scale: N.T.S.



HABITAT
INFRA AI

Prepared for: M/s MSP Steel



FIRST FLOOR PLAN			
Project: Residential Building Plans	Area Statement: Coverage - 75% Plot Area - 1600 sqft Per Floor Area - 1200 sqft	Sheet: HABINF/DWG/MSP/G/021 Sheet: 13/21/26/01	
Drawing Title: Plan 21 - First Floor	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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