Example house G+1

Drawing set · Plot 30' x 40' · North-west-facing · 1,200 sq ft

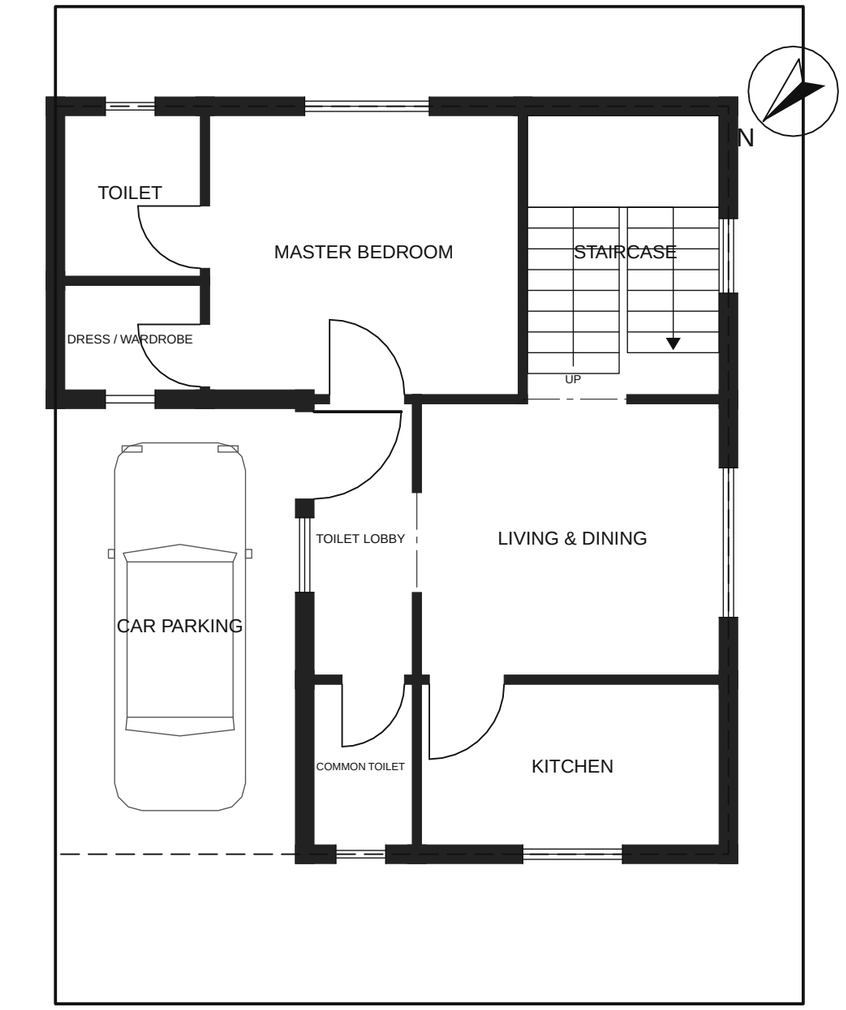
18 Nov 2026

HOUSE SUMMARY

ITEM	VALUE
Plot	30' x 40' · 1,200 sq ft (133 gaj)
Facing	North-west
Floors	G+1 (2 storeys)
Bedrooms	3
Built-up area	1,718 sq ft (859 + 859)
Parking	1 car
Floor height	10' floor to floor, plinth 1'6"
Footprint	27' x 30'
Specification	standard

DRAWINGS IN THIS SET

SHEET	DRAWING
A-01	Cover
A-02	Site plan
A-03	Ground floor plan
A-04	First floor plan
A-05	Ground floor furniture layout
A-06	First floor furniture layout
A-07	Door & window schedule
A-08	Sections A-A and B-B
A-09	Front and rear elevations
A-10	Left and right elevations
S-01	Withheld (under revision)
S-02	Beam layout & schedules



30' WIDE ROAD

KEY PLAN (GROUND FLOOR)

BUILT-UP 859 SQ FT · CARPET 480 SQ FT

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

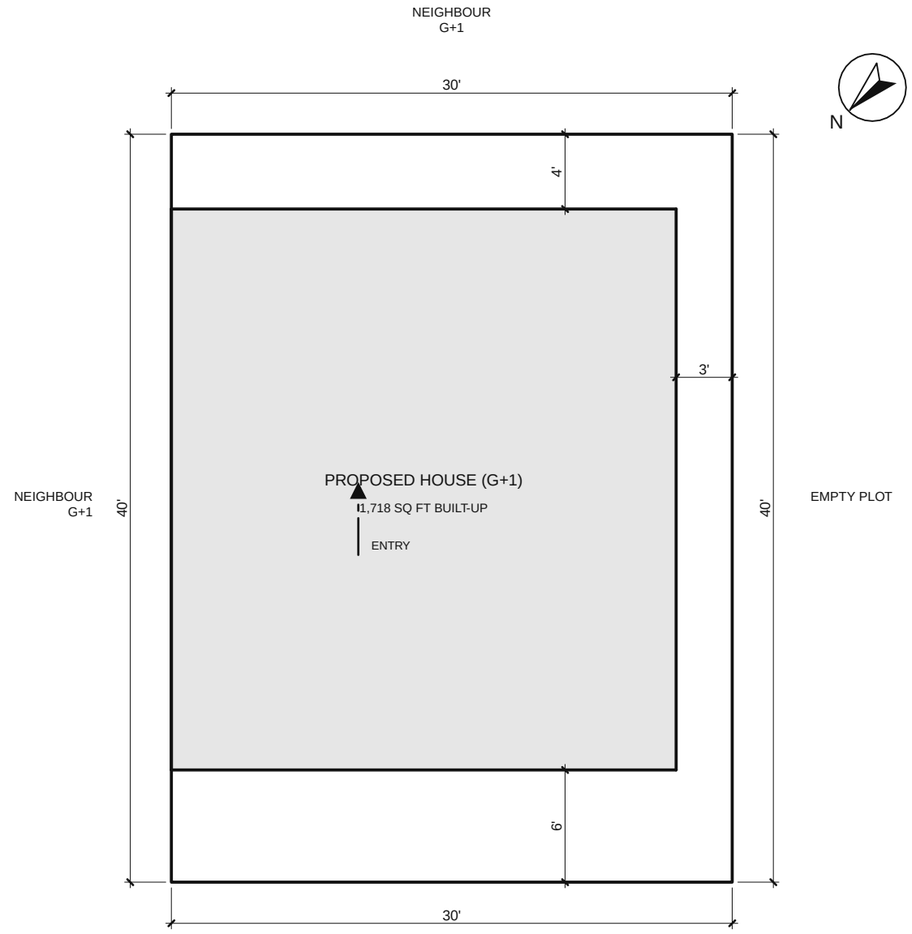
Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

Cover

Scale (A3): NTS | 18 Nov 2026

A-01



SITE PLAN

PLOT 30' x 40' · 1,200 SQ FT · NORTH-WEST-FACING

AREA STATEMENT

ITEM	VALUE
Plot area	1,200 sq ft (111 sq m)
Built-up, ground floor	859 sq ft
Built-up, first floor	859 sq ft
Total built-up	1,718 sq ft
Ground coverage	69.8 %
FAR (built-up / plot)	1.43
Setbacks F / B / L / R	6' / 4' / 0' / 3'

Indicative; check the local bylaws for coverage, FAR and setbacks.

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

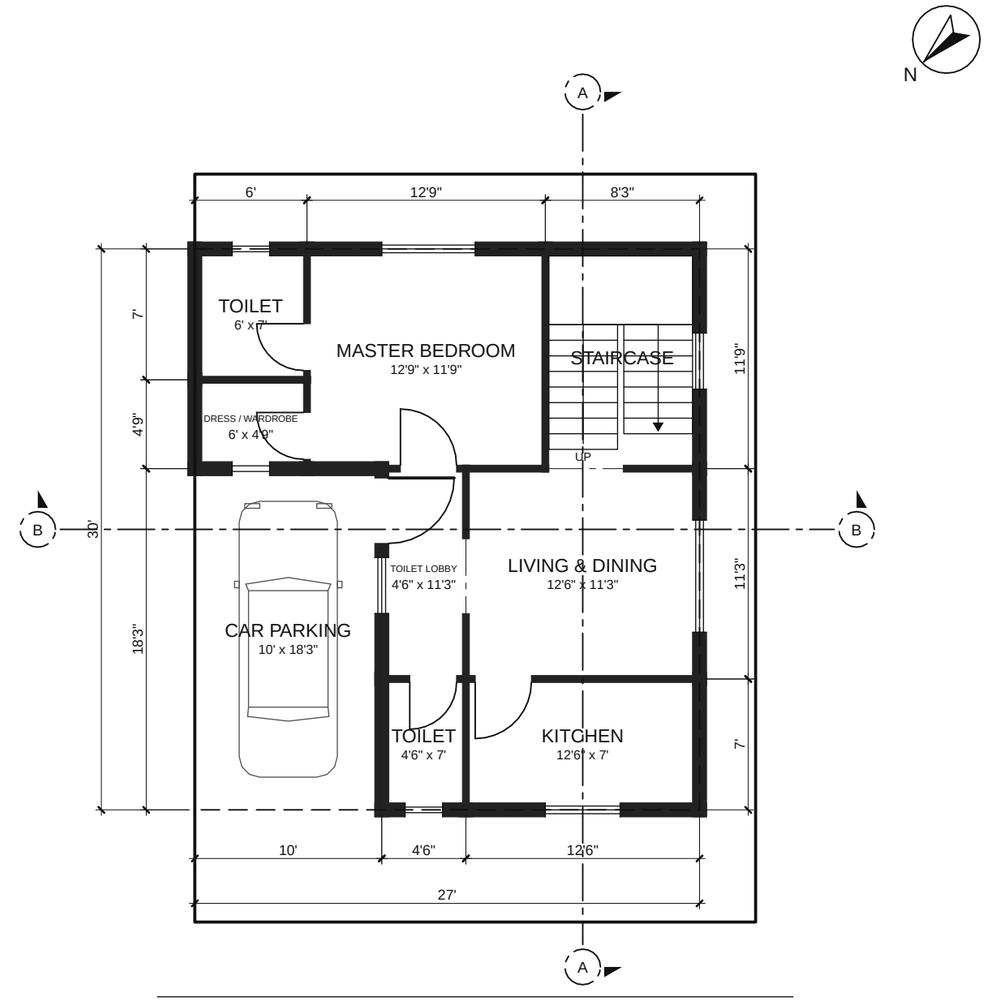
Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

Site plan

Scale (A3): 1:100 | 18 Nov 2026

A-02



GROUND FLOOR PLAN

BUILT-UP 859 SQ FT · CARPET 480 SQ FT

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

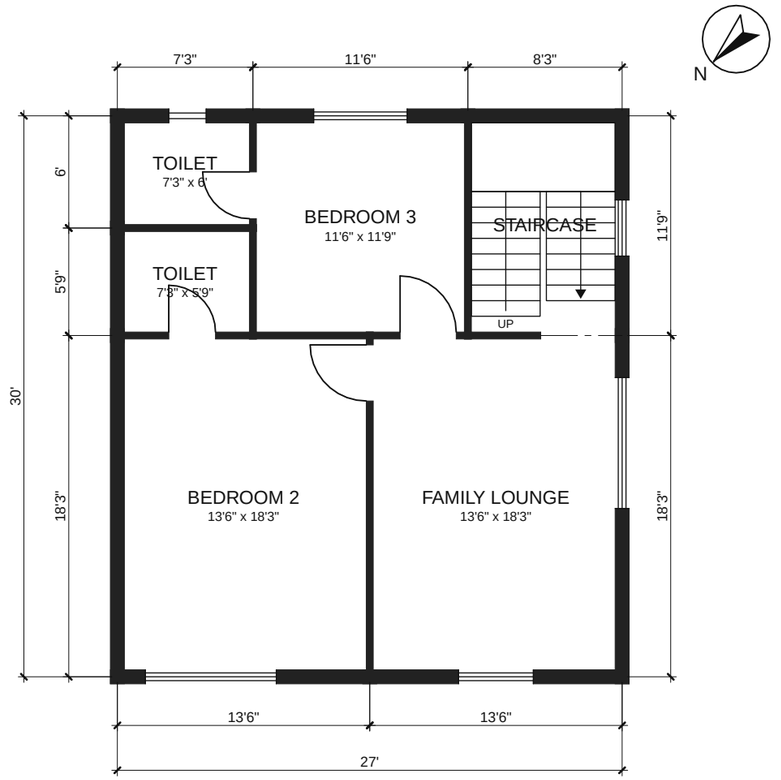
Ground floor plan

Scale (A3): 1:100 | 18 Nov 2026

Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

A-03



FIRST FLOOR PLAN

BUILT-UP 859 SQ FT · CARPET 713 SQ FT

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

First floor plan

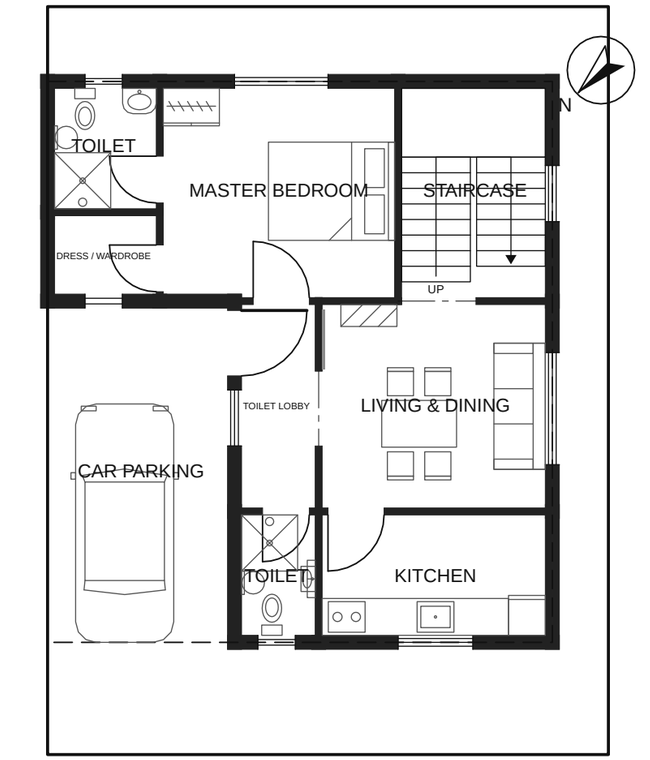
Scale (A3): 1:100 | 18 Nov 2026

A-04

4 of 12

Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.



GROUND FLOOR FURNITURE LAYOUT

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

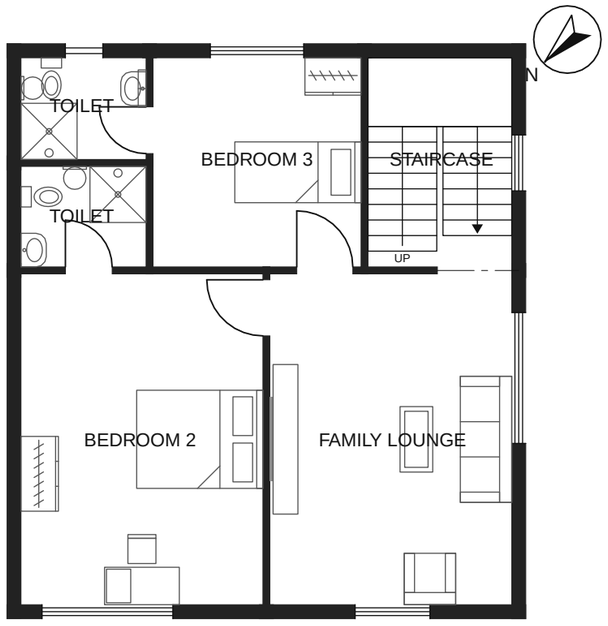
Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

Ground floor furniture layout

Scale (A3): 1:100 | 18 Nov 2026

A-05



FIRST FLOOR FURNITURE LAYOUT

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

First floor furniture layout

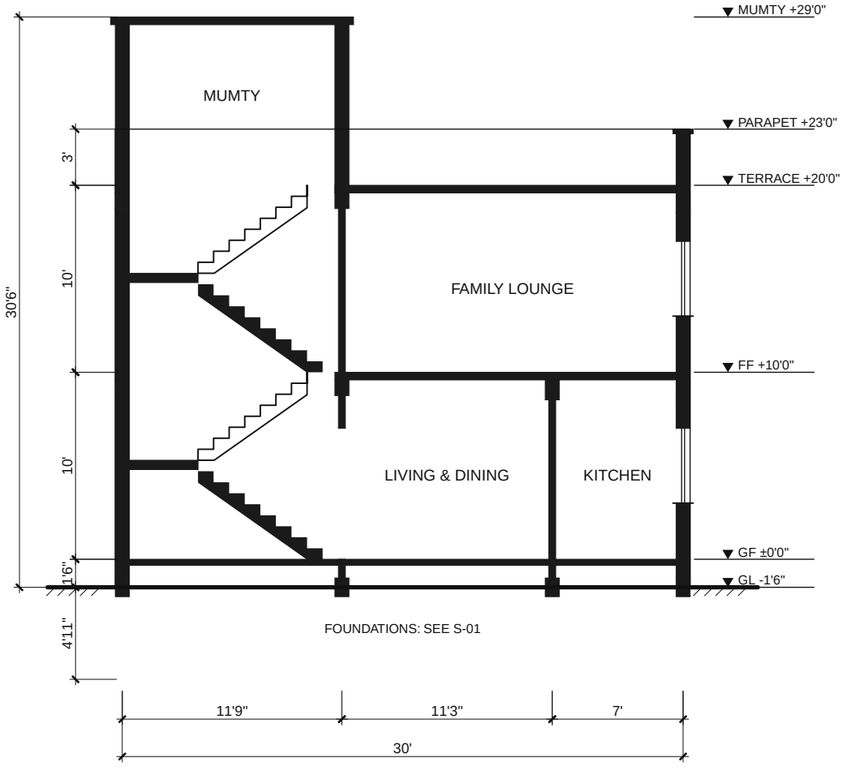
Scale (A3): 1:100 | 18 Nov 2026

A-06

DOOR & WINDOW SCHEDULE

MARK	TYPE	W X H (MM)	SILL (MM)	GF	FF	TOTAL	LOCATIONS
D1	Main door — teak/sal frame, solid panel shutter	1066.8 x 2133.6	-	1	0	1	GF: Toilet lobby / Car parking
D2	Flush door, hardwood frame	914.4 x 2133.6	-	1	0	1	GF: Kitchen / Living & dining
D3	Flush door, hardwood frame	914.4 x 2133.6	-	1	2	3	GF: Master bedroom / Toilet lobby; FF: Bedroom 3 / Family lounge; FF: Bedroom 2 / Family lounge
D4	Flush door, hardwood frame	762 x 2133.6	-	1	0	1	GF: Dress / wardrobe / Master bedroom
D5	WPC door with frame (wet area)	762 x 2133.6	-	1	2	3	GF: Toilet / Master bedroom; FF: Toilet / Bedroom 3; FF: Toilet / Bedroom 2
D6	WPC door with frame (wet area)	762 x 2133.6	-	1	0	1	GF: Common toilet / Toilet lobby
W1	Casement window, aluminium/UPVC	2133.6 x 1219.2	914.4	0	2	2	FF: Bedroom 2; FF: Family lounge
W2	Casement window, aluminium/UPVC	1828.8 x 1219.2	914.4	1	0	1	GF: Living & dining
W3	Casement window, aluminium/UPVC	1524 x 1219.2	914.4	1	1	2	GF: Master bedroom; FF: Bedroom 3
W4	Casement window, aluminium/UPVC	1219.2 x 1219.2	914.4	1	1	2	GF: Kitchen; FF: Family lounge
W5	Casement window, aluminium/UPVC	914.4 x 1219.2	914.4	2	1	3	GF: Staircase; GF: Toilet lobby; FF: Staircase
V1	Ventilator with louvres	609.6 x 609.6	1524	3	1	4	GF: Toilet; GF: Dress / wardrobe; GF: Common toilet; FF: Toilet
O1	Plain opening (no shutter)	1326.5 x 2133.6	-	0	1	1	FF: Staircase / Family lounge
O2	Plain opening (no shutter)	1269.4 x 2133.6	-	1	0	1	GF: Living & dining / Staircase
O3	Plain opening (no shutter)	1219.2 x 2133.6	-	1	0	1	GF: Toilet lobby / Living & dining

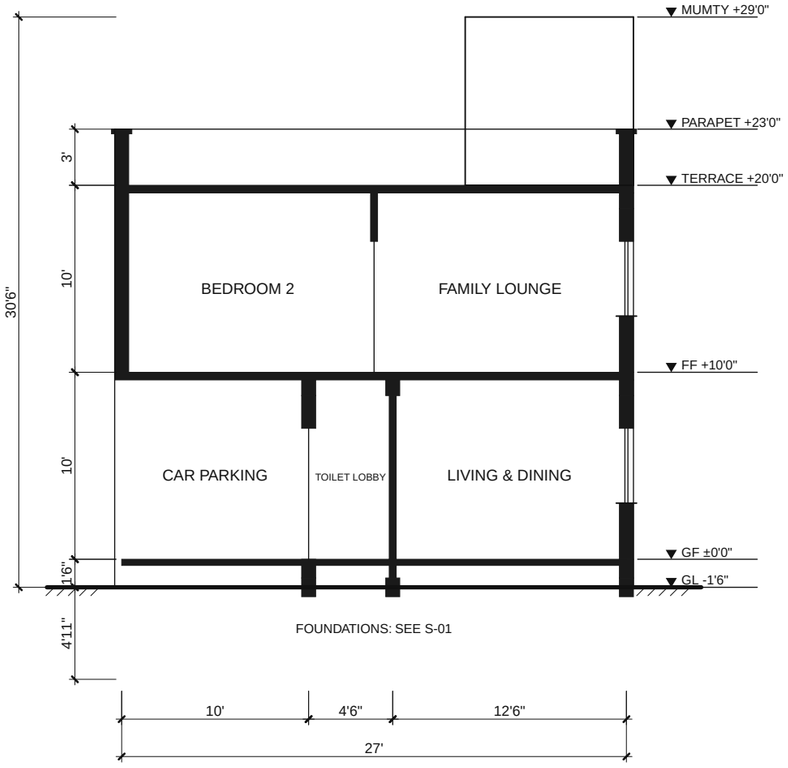
Sizes are clear openings in mm. D = door, W = window, V = ventilator, O = opening without a shutter.



FOUNDATIONS: SEE S-01

SECTION A-A

THROUGH STAIRCASE, CUT 20'9" FROM LEFT WALL, LOOKING SOUTH-WEST



FOUNDATIONS: SEE S-01

SECTION B-B

CUT 15' FROM REAR WALL, LOOKING SOUTH-EAST

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

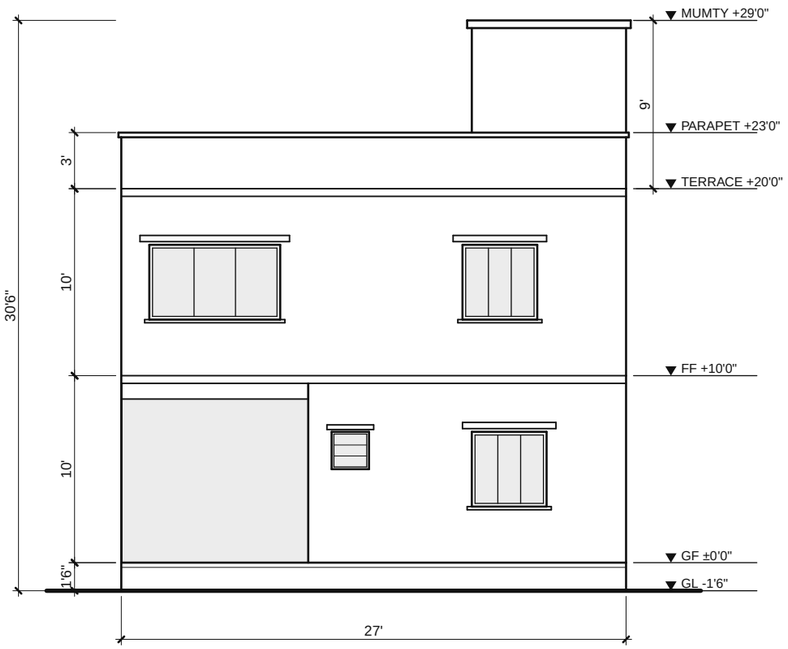
Sections A-A and B-B

Scale (A3): 1:100 | 18 Nov 2026

Dimensions in feet and inches to wall centre-lines unless noted.

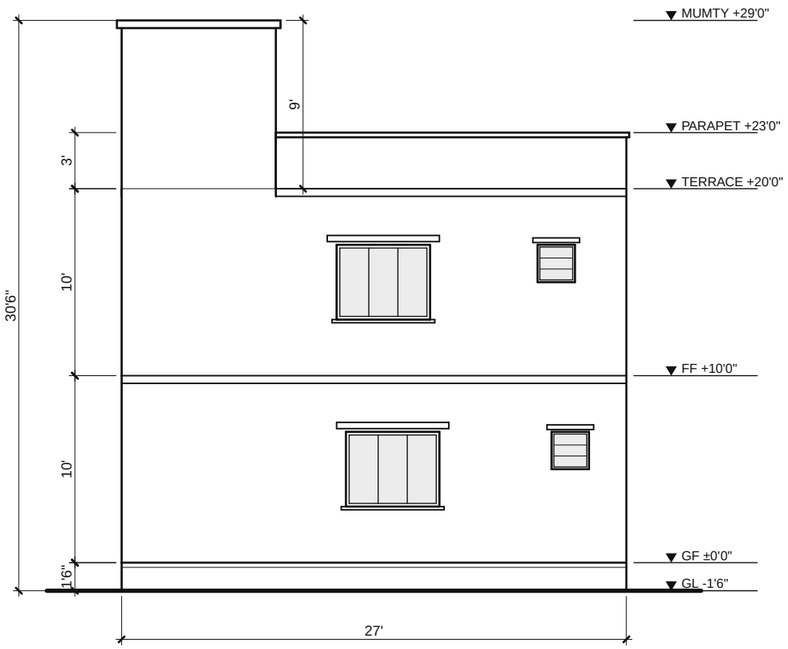
Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

A-08



FRONT ELEVATION

NORTH-WEST FACE (ROAD SIDE)



REAR ELEVATION

SOUTH-EAST FACE

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

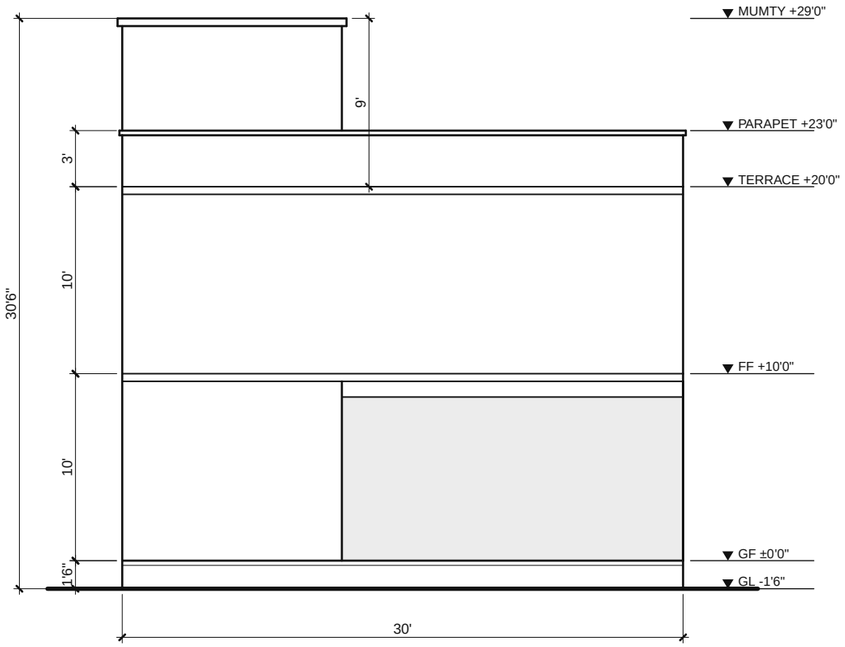
Front and rear elevations

Scale (A3): 1:100 | 18 Nov 2026

Dimensions in feet and inches to wall centre-lines unless noted.

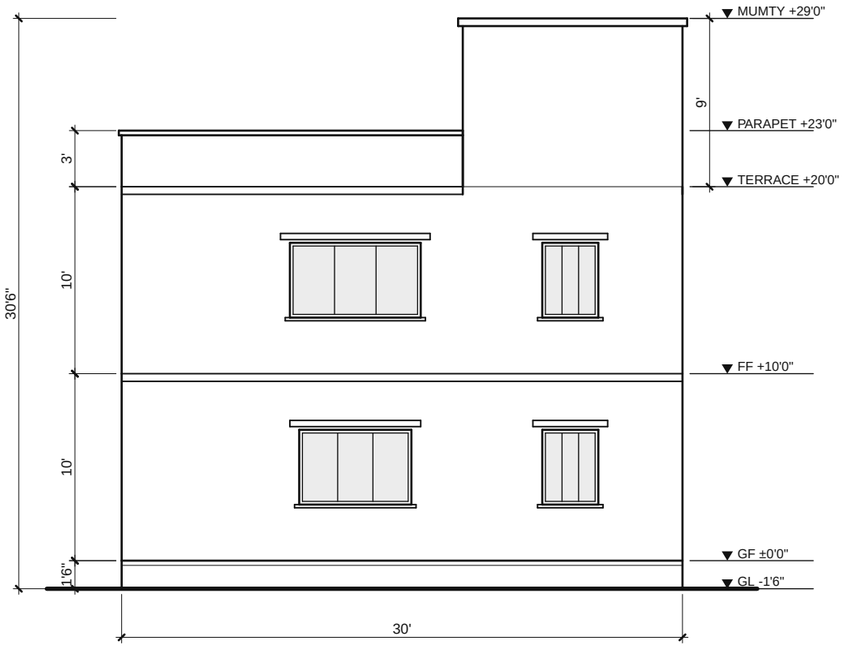
Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

A-09



LEFT SIDE ELEVATION

NORTH-EAST FACE



RIGHT SIDE ELEVATION

SOUTH-WEST FACE

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

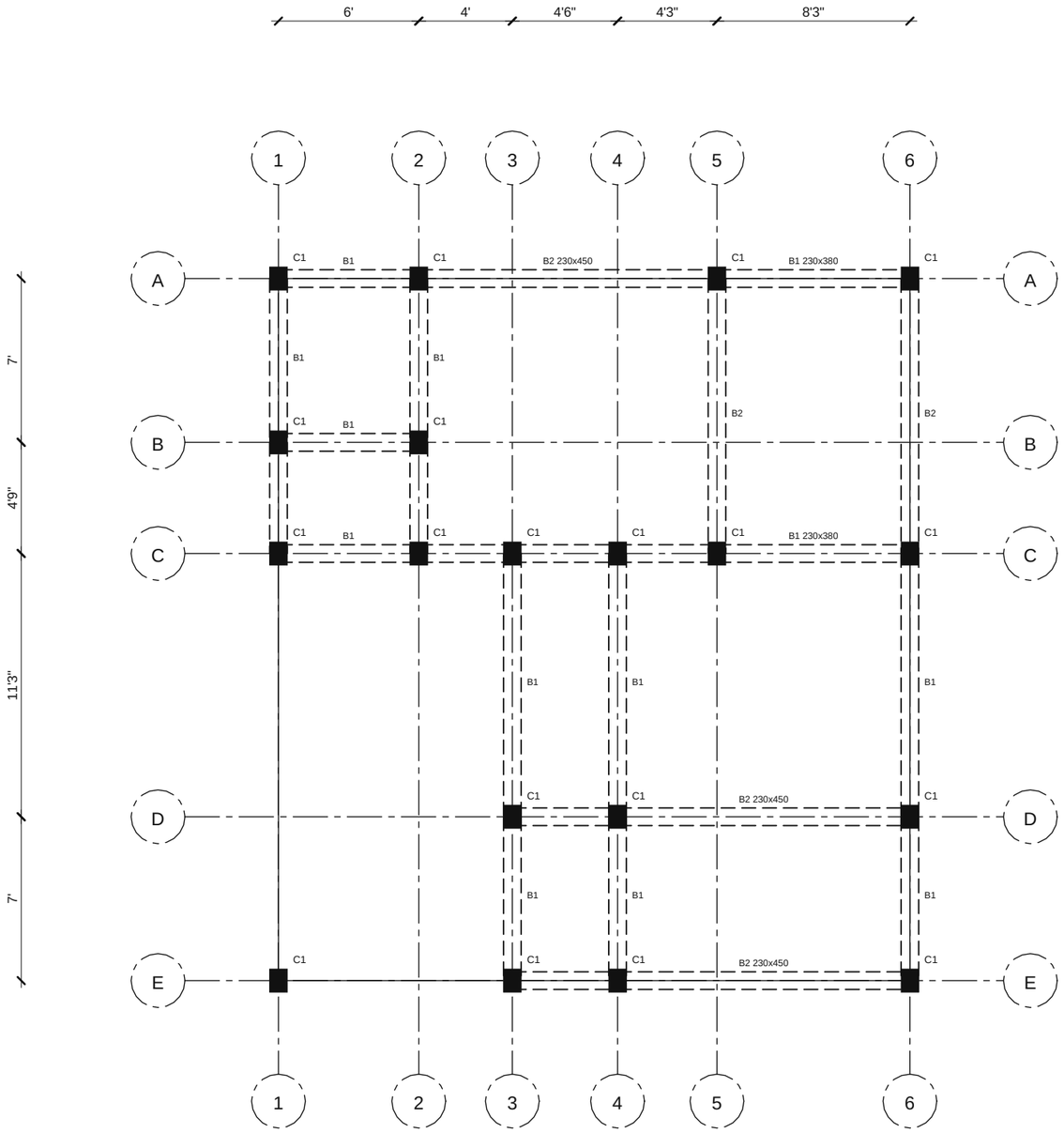
Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

Left and right elevations

Scale (A3): 1:100 | 18 Nov 2026

A-10



BEAM LAYOUT (TYPICAL FLOOR)

BEAMS AT EVERY FLOOR AND ROOF, TOP FLUSH WITH THE 125 MM SLAB; PLINTH BEAMS 230X300 ALONG ALL WALLS

BEAM SCHEDULE

MARK	SIZE (MM)	NOS/FLOOR	LENGTH (M)	REINFORCEMENT (FE500D)
B1	230 x 380	20	82 (all floors)	Top 2-12, bottom 3-12, stirrups 8 mm @ 150
B2	230 x 450	5	37.3 (all floors)	Top 2-12, bottom 3-16, stirrups 8 mm @ 150

SLAB SCHEDULE

SLAB	THICK (MM)	LEVELS	REINFORCEMENT (FE500D)
S1	125	2	Two-way M20: 10 mm @ 150 c/c bottom both ways, 8 mm @ 200 c/c top at supports

NOTES

1. PRELIMINARY - STRUCTURAL ENGINEER TO VERIFY AND SIGN BEFORE CONSTRUCTION.
2. Preliminary sizes from thumb rules — a structural engineer must design and sign the final drawings.
3. Footings assume a safe bearing capacity of 120 kN/m2 (soil not tested — get a soil test).
4. Provide a plinth beam 230×300 mm along all walls.
5. Ductile detailing to IS 13920 in seismic zones III–V (most of north India).
6. Concrete M20 minimum (M25 for columns in coastal areas); steel Fe500D.
7. Overhead water tank load on the stair-room roof is included as typical.
8. Combined footings are preliminary; their longitudinal steel must be designed by a structural engineer.
9. All dimensions in mm unless noted; grid spacing shown in feet-inches with mm in brackets.

SAMPLE — Example house G+1 — for demonstration only

Made-up 30 × 40 ft plot. Not for construction.

Dimensions in feet and inches to wall centre-lines unless noted.

Preliminary demonstration geometry; structural sizes are illustrative thumb-rule output.

Beam layout & schedules

Scale (A3): 1:75 | 18 Nov 2026

S-02