

Home Plan Report: My Dream Home

Plot 442 sq ft | 2 floor(s) | 3 bedroom(s) | 3 bathroom(s) | 1 kitchen(s) | 1 hall(s) | 1 dining | Garden: Yes | Terrace garden: Yes

Generated on 28 Oct 2026. This document contains 1 plan option(s) with draft floor plans, site and garden plan, terrace plan, 3D concept views, room-wise comfort notes and garden set-up points.

Plan	Style	House size	Built-up (sq ft)	Garden (sq ft)	Estimated total cost
Plan 4	Family Courtyard Home	18'-0" x 12'-0"	432	180	Rs. 13,24,180

Plan 4: Family Courtyard Home

Compact square block that leaves the biggest garden

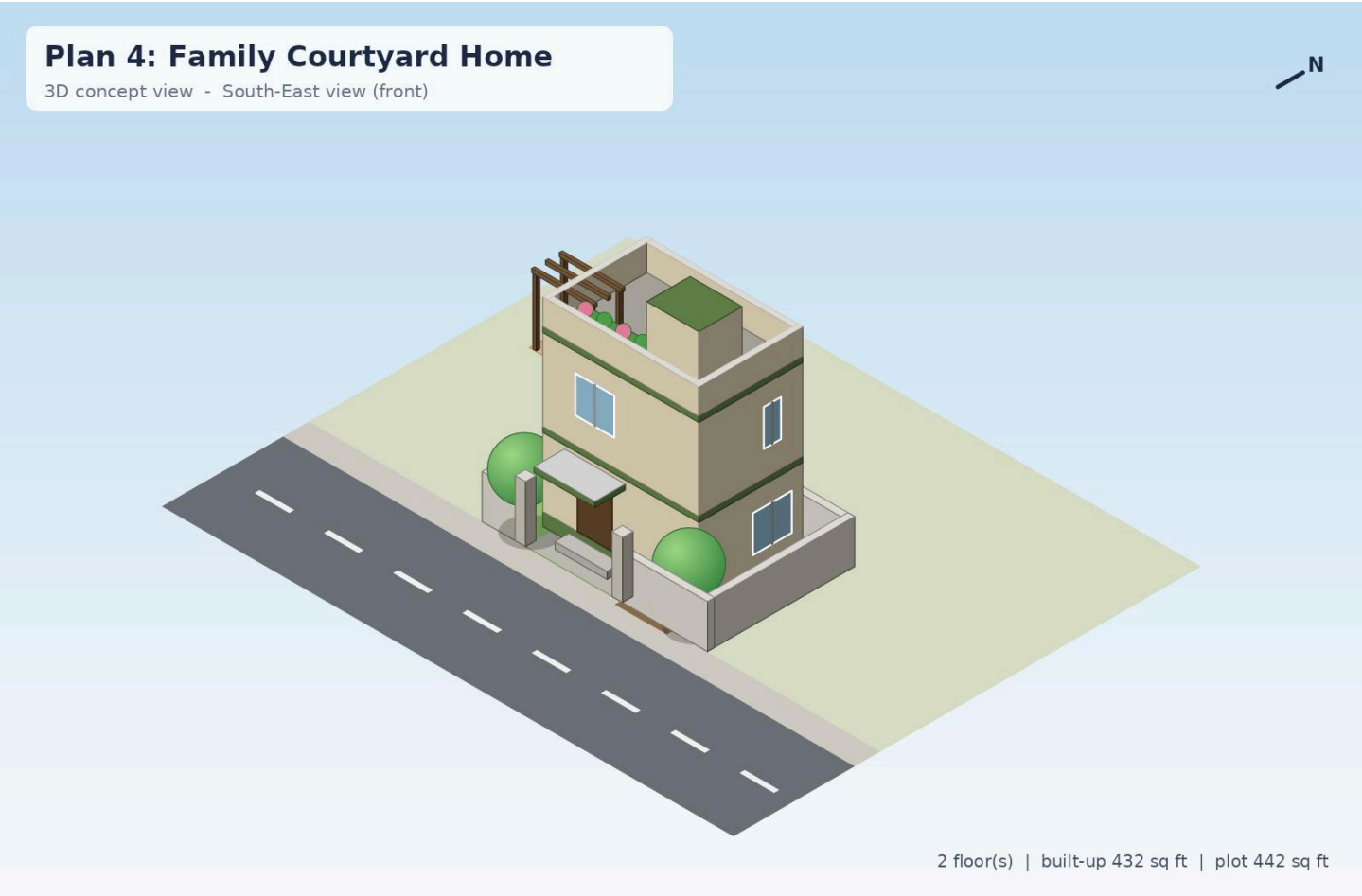
Note: This plot is tight for the requested rooms: rooms were scaled to about 21 % of comfortable size. Consider one more floor or fewer rooms.

Note: 3 room(s) have no external wall. Add a ventilation shaft, skylight or light-well there.

Item	Value
Plot size	26'-0" x 17'-0" (442 sq ft)
House footprint	18'-0" x 12'-0" (216 sq ft, 49 % coverage)
Floors / built-up area	2 / 432 sq ft
Setbacks	Front 3'-0", rear 2'-0", sides 2'-0"
Roof	Flat RCC roof with parapet
Garden area	about 180 sq ft
Terrace garden	about 83 sq ft
Estimated total cost	Rs. 13,24,180 (Standard quality, Tier-2 city)

Rooms on each floor

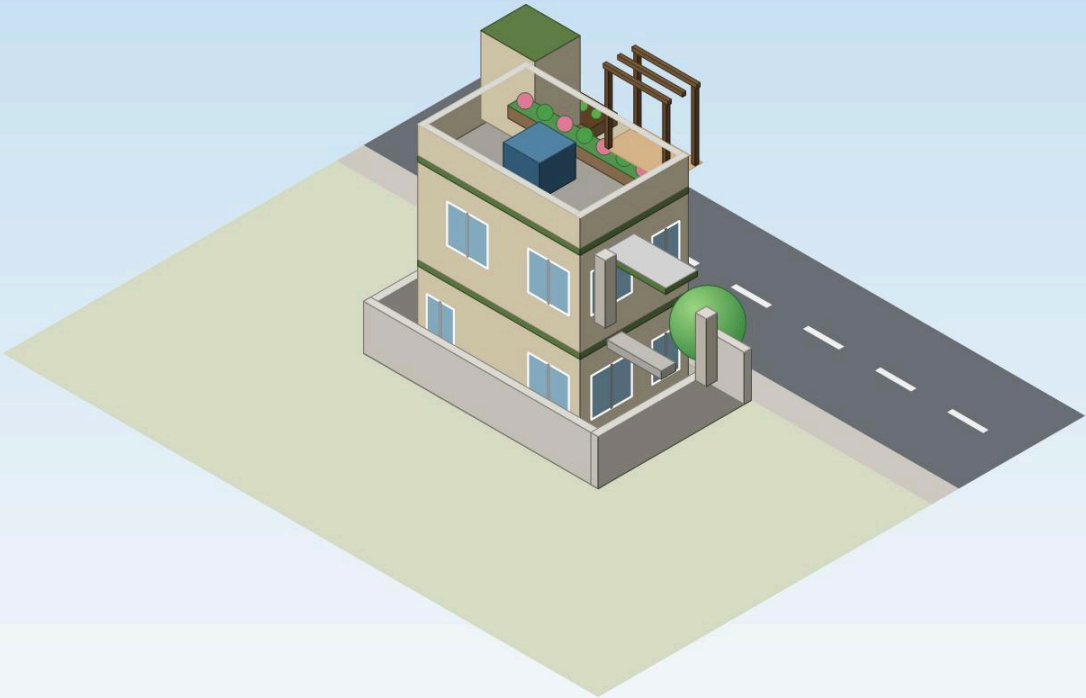
Floor	Bedrooms	Bathrooms	Kitchens	Halls	Dining rooms
Ground Floor	1	1	1	1	1
First Floor	2	2	0	0	0



3D concept view: front (south-east)

Plan 4: Family Courtyard Home

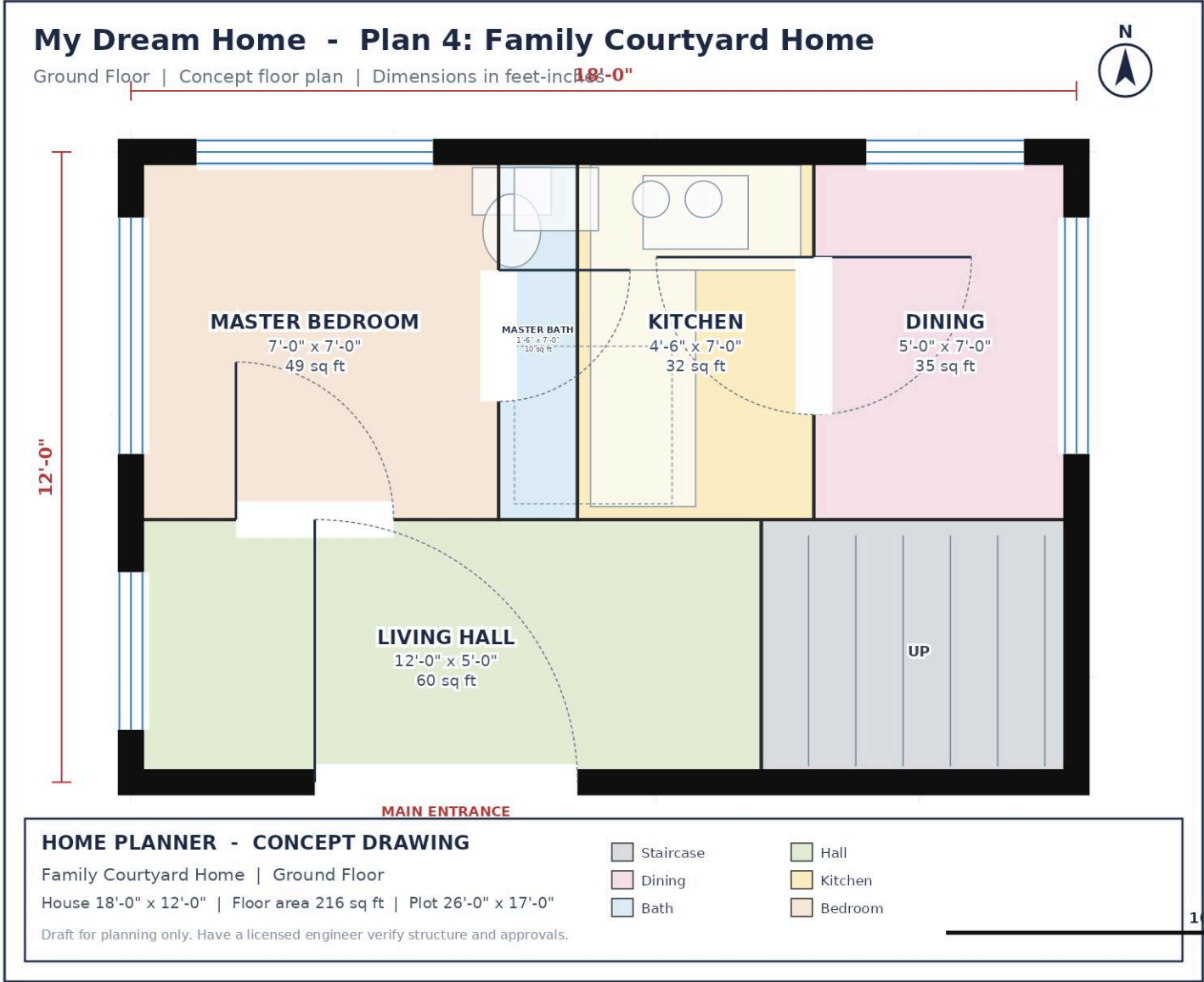
3D concept view - North-West view (rear)



2 floor(s) | built-up 432 sq ft | plot 442 sq ft

3D concept view: rear (north-west)

Draft floor plans



Terrace garden plan



shaded by creepers

Waterproof the full roof and slope it to the drain outlets before laying planters.

Draft for planning only.

Terrace garden set-up

Floor	Room	Size	Sq ft	Comfort	What fits
Ground Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
Ground Floor	Living Hall	12'-0" x 5'-0"	60	Compact	Sofa set, TV unit and free family movement space
Ground Floor	Dining	5'-0" x 7'-0"	35	Compact	6-seater dining table with crockery unit
Ground Floor	Kitchen	4'-6" x 7'-0"	32	Compact	L-shaped counter, hob, sink, fridge and storage loft
Ground Floor	Master Bath	1'-6" x 7'-0"	10	Compact	WC, wash basin and shower zone with an exhaust window
Ground Floor	Master Bedroom	7'-0" x 7'-0"	49	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Staircase	6'-0" x 5'-0"	30	-	Straight flight with landing, 6 in riser / 10 in tread
First Floor	Lobby	12'-0" x 5'-0"	60	-	Landing that links bedrooms and the staircase
First Floor	Bath 3	2'-0" x 7'-0"	14	Compact	WC, wash basin and shower zone with an

Floor	Room	Size	Sq ft	Comfort	What fits
First Floor	Bath 3	2'-0" x 7'-0"	14	Compact	exhaust window
First Floor	Bedroom 3	7'-0" x 7'-0"	49	Compact	Queen/king bed, side tables and a wardrobe wall
First Floor	Bath 2	2'-0" x 7'-0"	14	Compact	WC, wash basin and shower zone with an exhaust window
First Floor	Bedroom 2	7'-0" x 7'-0"	49	Compact	Queen/king bed, side tables and a wardrobe wall

Comfort points of this plan

- Compact, almost square footprint keeps the largest share of the plot for garden.
- Slightly larger rooms than the standard plan for relaxed everyday living.
- Rooms on every side of the block receive daylight and cross ventilation.
- Garden sits on three sides, so every window looks onto greenery.
- Warm cream walls with green accents blend with the landscaping.
- Built-up area about 432 sq ft over 2 floor(s) on a 26'-0" x 17'-0" plot (49 % ground coverage).
- Building type: Home — room programme follows this category.
- Master bedroom is 7'-0" x 7'-0" with an attached bath.
- The staircase is aligned on every floor for efficient vertical circulation.

Garden set-up

- Total garden / open green area is about 180 sq ft (41 % of the plot).
- Front yard: lawn and flower beds on both sides of a 10 ft driveway. Gate and entrance door line up on the same axis.
- Flower beds along the house front: hibiscus, jasmine, crossandra and ixora like full sun and need little care.
- Shade trees (neem, mango, guava, curry leaf) are placed on the sides and rear to cool the walls; keep trees at least 10 ft from the walls.
- Use permeable paving and a rain-water pit near the rear boundary so the garden recharges ground water.
- Plant choices suit a tropical climate; swap in local species as advised by a nursery.

Terrace garden set-up

- Usable terrace garden area is about 83 sq ft on the top-floor roof.
- Planter strip along the parapet for flowering shrubs and climbers.
- Shaded pergola deck for morning tea and evening seating.
- Raised grow-beds (about 12 in soil) for tomato, chilli, leafy greens and herbs.
- Water tank sits near the middle, away from the planters; the staircase head-room opens onto the terrace.
- Waterproofing with a proper slope to the drain outlets is essential. Use lightweight potting mix and confirm the slab load with your structural engineer.
- Because the roof is a flat terrace, all five plans use a flat roof when the terrace garden is selected.

Quotation and cost estimate: Plan 4 Family Courtyard Home

Quotation no.	Date	Valid until	Client / project	Quality	Region
QT-20261028-0001 -P4	28 Oct 2026	27 Nov 2026	My Dream Home	Standard	Tier-2 city

Built-up area 432 sq ft over 2 floor(s) on a plot of 442 sq ft (26'-0" x 17'-0").

No.	Description	Unit	Qty	Rate	Amount
A. MAIN BUILDING (CIVIL AND FINISHING)					
1	Excavation, footing, plinth beam and filling - RCC M25 footings, PCC bed, anti-termite treatment	sq ft	432	Rs. 210	Rs. 90,720
2	RCC structure: columns, beams and slabs - Fe500D steel, M25 concrete, quality shuttering	sq ft	432	Rs. 459	Rs. 1,98,288
3	Brick / block masonry - 9 in outer + 4.5 in inner walls, AAC / clay blocks	sq ft	432	Rs. 153	Rs. 66,096
4	Plastering (internal and external) - Cement plaster with sponge / putty finish	sq ft	432	Rs. 115	Rs. 49,680
5	Flooring, tiling and skirting - Vitrified / porcelain / wooden / anti-skid by room	sq ft	432	Rs. 210	Rs. 90,720
6	Doors and windows - Teak main door, flush / solid doors, UPVC / aluminium with glass	sq ft	432	Rs. 153	Rs. 66,096
7	Electrical works - Concealed copper wiring, modular switches, MCB / DB panel	sq ft	432	Rs. 115	Rs. 49,680
8	Plumbing and sanitary - CPVC / UPVC pipes, branded sanitaryware & CP fittings	sq ft	432	Rs. 115	Rs. 49,680
9	Painting and finishing - Acrylic putty, primer, emulsion interior + weather-coat exterior	sq ft	432	Rs. 96	Rs. 41,472
10	Waterproofing and roof finishing - Terrace, bathroom & wet-area waterproofing system	sq ft	432	Rs. 57	Rs. 24,624
11	Staircase and railing - Granite / marble treads, SS / glass / designer railing	sq ft	432	Rs. 57	Rs. 24,624
12	Kitchen platform, modular units and wardrobes - Granite / quartz platform, modular base units, loft & wardrobes	sq ft	432	Rs. 96	Rs. 41,472
13	Miscellaneous finishing and cleaning - Grills, hardware, false ceiling allowance, final cleaning	sq ft	432	Rs. 76	Rs. 32,832
B. SITE WORKS AND EXTERNAL DEVELOPMENT					
14	Compound wall 5 ft high with plaster and paint	rft	76	Rs. 1,400	Rs. 1,06,400
15	Main gate and pedestrian gate (MS / designer)	lump	1	Rs. 45,000	Rs. 45,000
16	Driveway and paving	sq ft	30	Rs. 140	Rs. 4,200
17	Garden: lawn, beds, trees, gazebo and irrigation	sq ft	180	Rs. 110	Rs. 19,800
18	Terrace garden: waterproofing, planters, pergola, grow-beds	sq ft	83	Rs. 320	Rs. 26,560
19	Underground sump, overhead tank and borewell connection	lump	1	Rs. 60,000	Rs. 60,000
20	Rain-water harvesting pit and drainage	lump	1	Rs. 25,000	Rs. 25,000

Summary

Item	Amount
A. Main building	Rs. 8,25,984

Item	Amount
B. Site works and external development	Rs. 2,86,960
Sub-total (A + B)	Rs. 11,12,944
Architect and structural design fee (3%)	Rs. 33,388
Approvals, permits and utility connections (1%)	Rs. 11,129
Contractor overhead, profit and supervision (8%)	Rs. 89,036
Contingency (5%)	Rs. 55,647
GST at 18% on design and contractor service charges	Rs. 22,036
GRAND TOTAL ESTIMATE	Rs. 13,24,180
Cost per sq ft of built-up area	Rs. 3,065
Estimated construction time	8 months

Amount in words: Thirteen lakh twenty-four thousand one hundred eighty rupees only.

Payment schedule (milestone billing)

Stage	Share	Amount
Advance / booking	10%	Rs. 1,32,418
Foundation and plinth complete	15%	Rs. 1,98,627
Columns, beams and slabs complete	25%	Rs. 3,31,045
Masonry and plastering complete	15%	Rs. 1,98,627
Flooring, doors and windows complete	15%	Rs. 1,98,627
Electrical, plumbing and painting complete	15%	Rs. 1,98,627
Handover and final snag clearance	5%	Rs. 66,209

Total cost by finish quality (same plan)

Quality	Total estimate	Per sq ft
Standard	Rs. 13,24,180	Rs. 3,065
Premium	Rs. 18,48,482	Rs. 4,279
Luxury	Rs. 25,40,708	Rs. 5,881

Terms and conditions

- This is an indicative budget estimate for planning. A final quotation needs site soil test, structural design and approved drawings.
- Rates follow the selected finish quality and region and may change with material prices, labour and city rules.
- Quotation is valid for 30 days from the date shown. Rates after that are subject to revision.
- Excluded: land cost, registration, furniture, appliances, interior decoration, lifts, solar power and landscaping beyond the items listed.
- Payment is stage-wise as per the schedule. Extra work outside this scope is charged separately.
- GST shown applies to design and contractor service charges; material GST is already inside the item rates.

Prepared by: Home Planner Client signature: _____ Contractor signature: _____

Disclaimer: these are concept drawings for planning and discussion. Room positions, structure, services and local-authority approvals must be verified and detailed by a licensed architect or structural engineer before construction.