

ALLOTTEE AWARENESS SERIES-1
REAL ESTATE TERMINOLOGY/ DEFINITIONS

<u>CARPET AREA</u>	
<u>AWHO</u>	<u>PRIVATE BUILDERS</u>
<p>➤ Area inside the main door where one can lay the Carpet. Areas included in Carpet Area :-</p> <ul style="list-style-type: none"> ○ All Rooms (Living room, Bedrooms, Dressing room and Other Rooms). ○ Kitchen and Bathrooms. ○ Stores. 	<p>➤ The area of the property where one can lay his/her carpet, measured wall to wall. This is the actual area which one can call his personal space.</p> <p>➤ Area included in Carpet Area.</p> <ul style="list-style-type: none"> ○ All Rooms (Living Room, Bedrooms, Dining Room, Dressing Room & other rooms). ○ Kitchen and Bathrooms. ○ Stores and Balconies. <p>➤ Areas not included in Carpet Area.</p> <ul style="list-style-type: none"> ○ External and Internal walls. ○ Common Areas. <p>Note :- Balconies are included in carpet area calculation whereas terraces (if any attached to a unit) are generally sold separately at a lower per sqft rate because terraces are not included in FSI calculation of the developer.</p>
<u>COVERED AREA</u>	
<u>AWHO</u>	<u>PRIVATE BUILDERS</u>
<p>➤ Area constructed over the plinth (incl carpet area+walls (internal & external) + cupboards excl balconies) i.e., Covered Area = Carpet Area + Cupboard Area + Wall Area.</p>	<p>➤ Covered area is the actual area under the roof and is generally equivalent to the Built Up Area or Plinth Area. As a general rule, built up area is around 8% to 10% more than the carpet area.</p>
<u>SUPER BUILT UP AREA OR SUPER AREA</u>	
<u>AWHO</u>	<u>PRIVATE BUILDERS</u>
<p>➤ Super Area = Covered Area + Balcony Area + Circulation Area.</p>	<p>➤ It is the Built up Area plus common areas proportioned to a unit. As a rule of thumb, the Super Built Up Area can be calculated by adding a loading factor to the Carpet Area, which may vary from 15% to 50%. The lower the factor the better it is, as a customer. One can get a higher carpet area for the same amount. The biggest catch is</p>

	<p>the calculation of common areas, where one should pay most attention to.</p> <ul style="list-style-type: none"> ➤ Areas included in Super Built Up Area :- <ul style="list-style-type: none"> ○ Entire Built Up Area. ○ Common Areas – lobby, lift ducts, staircases, pipe Ducts/ shafts, air ducts. ➤ Some private builders include covered community centres/ clubs, other covered common facilities, Roof Terrace, Open Areas like parks, gardens, play areas, etc. ➤ Sometimes, Super Built Up Area is also called as Usable Area, Saleable Area or just Super Area. ➤ Super built up area is unique money making concept by builders in apartment complexes. Rule of thumb – Super Built Up prevailing in the industry is around 28 to 30% more than carpet area. However, in some cases it can be upto 50% more.
<u>SALABLE AREA</u>	
<u>AWHO</u>	<u>PRIVATE BUILDERS</u>
<ul style="list-style-type: none"> ➤ Same as Super Built up Area or Super Area with Proportionate loading for land cost. 	