

Carpet area vs Built Up Area vs Super Built Up Area as per RERA

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Hello friends,

When we go to purchase a flat and when we first meet builders and real estate agents, we come to know about some terminologies like

Carpet area,

Built-up area,

Super built-up area,

Loading, etc.

Every builder Calculates the area of a property in a different way. So, while buying a property there is a lot of disconnect between what we pay and what we actually get.

If we see the complaints filed in consumer court,



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The maximum number of cases are against builders on the issue of cheating. However, the latest real estate Act **RERA** real estate Regulation and development act passed by the central government in the year 2016 has now made it mandatory to sell flats on the basis of carpet area only because this is an area where many people get cheated.



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So, first, we will start with

Carpet Area

A carpet area is also known as a net usable floor area and the space where one can spread a carpet. According to **RERA**, A carpet area is a net usable floor area of an apartment that includes usable spaces like a kitchen, toilet, bathroom, and internal partition walls.

Now this brings clarity that was not there before **Rera** was introduced.

For your reference, this is the plan for a 2BHK flat



GROUND FLOOR PLAN

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and this is the carpet area which is marked in green color.



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For better clarity am listing out the inclusions and exclusions in the carpet area.

Carpet Area Includes – The carpet area includes an area covered by internal partition walls of the Apartment, all rooms in a flat, kitchen, toilet, bathroom, cupboard places, and staircases within the property needs.

and,

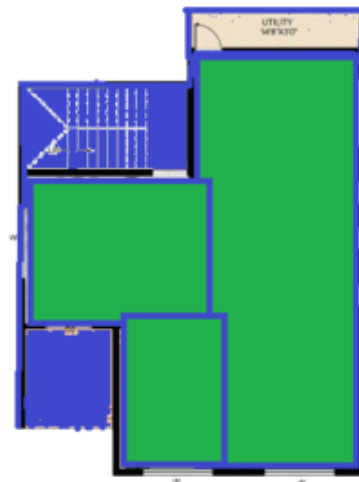
Carpet Area Excludes – The areas covered by the external walls surface, shops, balcony, utility area, open terrace area, live and lift lobby, staircase, Varanda, flower bed, and Clubhouse.

So while buying property, look at the carpet area and then make your decision because that is the number that will give you an idea of the actual usable space.

Now let us discuss,

Built-Up Area

Built-up Area Includes – The built-up area includes the carpet area, external walls, balconies, and service shop. Here I am showing the plan for a **2BHK** flat which you can compare.



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You can refer to this plan in which green color shows the carpet area and the blue color is added for external walls, balcony, and service shaft it all comprises of built-up area.

Built-up Area Excludes – The built-up area excludes an open terrace area, lift and lift lobby, staircase, Clubhouse, and swimming pool, roughly built-up area is approximately **10 to 15%** more than the carpet area.

Now we will discuss

Super Built-Up Area

If you have already purchased a flat or property then you must be doing about the super built-up area.

I will give you my personal example,

In the Year **2015**, when I was searching for a flat



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I came across this complicated situation there was a difference between the area of a flat that was constructed **10** years and the area of a recently constructed flat.

Option 1

The flat which was constructed **10** years has an area of **800** square feet and its value was **60** lakh rupees. It's per square feet rate will be **60** lakh divided by **800** is equal to **7,500** per square feet.

Option 2

A recently constructed flat that has an area of **1100** square feet and the price was **65** lakh rupees. is per square feet rate will be **65** lakh divided by **1100** is equal to **5990** square feet.

Here you will say that option **2** is better than option **1** because the area is more and the rate per square foot is less but when you see these flats physically then you will feel that the area of flat option **1** looks bigger than option **2**.

The reason was, In option **1**, **800** square feet is the built-up

area and in option 2, **1100** square feet is the super built-up area.

When I asked about this area a real estate agent told me about the loading Factor. The loading on the recently constructed flat was more. The difference between a super built-up area and a carpet area is called loading.

When a builder constructs a building he constructs common areas like Clubhouse, lifts lobby, staircases, etc. which will be used by all the people in the building. So while deciding the price of a flat he adds the area of these common amenities in individual flats this area is called is super built-up area.

The Super built-up area is the built-up area + proportionate share of common areas such as lobbies, staircases, lift shafts, Clubhouse, air ducts, pipe Ducts & shafts, and other covered common facilities.

Super built-up area excludes open areas such as play areas, Gardens, parks, driveways, and roof terraces. The Super built-up area is approximately **20 to 40%** more than the carpet area.

After **RERA**, It has become mandatory for all the Builders and developers to sell the flat on the basis of carpet area and not on the basis of super built-up area.

Before the **year 2016**, the builders used to sell flats on the basis of a super built-up area. So builders were getting more money because of the super built-up area and the government was also getting higher taxes in the form of stamp duty charges but the pain of buyers was not limited to this.

The buyer will be paying the maintenance charges for the lifetime on the basis of this build-up or super built-up area.



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Earlier the carpet area on which the Builder calculates the price of the property was not defined. Every builder or developer had his own method of calculating carpet area.

Before **RERA** the builders used to inflate carpet areas as a result of which the cost of the property would also shoot up.



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However, now the method of calculation of carpet area has been clearly defined by **RERA** and their developers would not be able to manipulate the calculation of carpet area in order to increase the prices.

So friends I have tried to explain the concept of Carpet area vs Built Up Area vs Super Built Up Area as per **RERA** and loading factor in this post.

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