



CREDAI

Flat Measurement Standards

Dec -16

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RERA Carpet Area + Balcony/Verandah Area



RERA Carpet Area + Balcony/Verandah Area

101.70 SQM

+

19.17 SQM

RERA Carpet Area + Balcony/Verandah Area



Pros

1. Disclosure as per law leaving no room for arbitration by any authority.
2. Perceived by customer to be most fair building more trust
3. Brings maximum standardization across industry
4. Most easy for the customer to measure at the time of hand over
5. Easy to compare for the customer and by developers
6. Exact common area to be handed over to the association

Cons

1. Area looks smaller optically
2. Doesn't reflect the difference in common area, large entrance lobbies, clubhouse etc.
3. Maintenance charges look higher optically
4. Customer will find it hard to say the area of his flat separately in carpet + balcony
5. Difficult to compare with apartment sizes of older projects
6. Industry will have to rework its thumb rules of FAR achievements, costs, overheads etc.
7. Doesn't reflect the difference in area of external walls

Built-Up Area



Built-Up Area = RERA Carpet Area + Balcony/Verandah Area + External Wall Area

$$130.00 \text{ SQM} = 101.70 \text{ SQM} + 19.17 \text{ SQM} + 9.13 \text{ SQM}$$

Built-Up Area (Definition)

As per the **draft agreement** issued by RERA Rajasthan,

Built-Up Area is defined as the sum of area of the Apartment or Flat. It shall include area encompassed within the walls of Apartment or Flat, all balconies, whether covered or uncovered, and thickness of wall. In case there be a common wall only 50% of such wall shall be taken in consideration for calculating the built-up area.

Built-Up Area



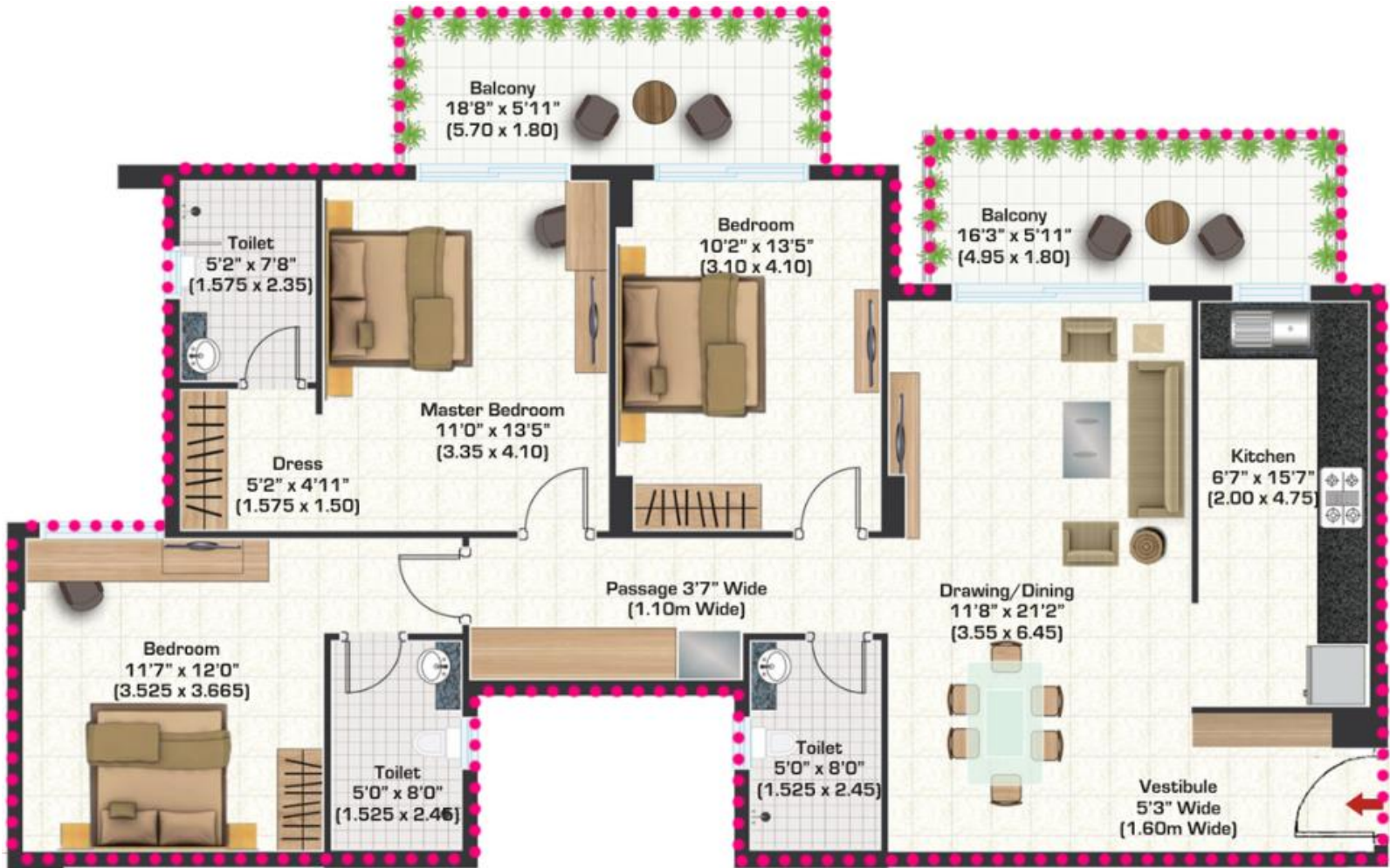
Pros

1. Is as per practice in countries like Singapore, Thailand etc. and covers the entire area on which the customer has exclusive rights including external walls
2. In line with other IT laws etc. where they have used built up area
3. Easy for the customer & developers to compare with transparency
4. Optically the area looks better than carpet area and balcony area said separately
5. With carpet area & balcony area clearly disclosed acceptability with authority should be high
6. Avoids need to reduce thickness of wall area by developers specifically for brick masonry
7. Exact common area can be handed over to the association

Cons

1. Area looks smaller optically than super built up area
2. Possibility of the consumer getting confused between built up area and old projects super built up area
3. Per sqft cost and maintenance cost looks higher
4. Doesn't reflect the difference in common areas, large entrance lobbies clubhouse etc.
5. Difficult to compare with old project areas
6. Industry will have to rework its thumb rules with regard to FAR achievement, costings, overheads etc.

Super Built-Up Area Option 1



Super Built-Up Area = RERA Carpet Area + Balcony/Verandah Area + External Wall Area + Common Areas 159.79 SQM = 101.70 SQM
 + 19.17 SQM + 9.13 SQM + 29.79 SQM

Super Built-Up Area



Pros

1. It will help the customer & developer to compare super area with older projects
2. It will factor in large entrance lobbies, lavish clubhouses, additional staircases etc.
3. Prices per sqft of the apartment and thereafter of maintenance looks optically lower
4. The industry doesn't need to recalibrate its thumb rules

Cons

1. Common area calculation is not uniform across cities, some cities also apply a loading factor (i.e. + Percentage loading) therefore comparability across the country becomes difficult
2. It leads to doubts in the minds of customers & authority. There is lots of trust deficit.
3. Unscrupulous players may add phantom area thereby putting pressure on ethical players and doubt on the industry as a whole.
4. Percentage of common area may change due to alteration addition in subsequent phases causing additional confusion.

Super Built-Up Area Option 2



Unit Type	RERA Carpet Area	Balcony Area	Super Built-Up Area
3BHK	101.70 SQM	19.17 SQM	159.79 SQM

Super Built-Up Area Option 2

Disclaimer to be added in Brochure, Website, Price Lists, Agreement to Sale etc.

Before applicability of the Real Estate Regulation Act, immovable properties were generally sold on Super Built Up Area basis. It is now very difficult for the Buyer(s) to compare between the units sold on Super Built Up Area and the units being sold on Carpet Area basis. Therefore, for the purpose of making it comparable with the properties sold prior to applicability of Real Estate Regulation Act, Super Built Up Area of the Unit is being provided. Super Built Up Area of the Unit is _____ sq. mtr. (_____ Sq. Ft.). Super Built Up Area has no commercial bearing. Consideration of the Unit is dependent on Carpet Area and exclusive balcony or verandah and is not dependent on Super Built Up Area of the Unit.



THANK YOU