

HOW IS FLOOR SPACE MEASURED?

Commercial premises throughout India are measured on three different bases as follows :

Carpet Area

This is a total internal area of a premises measured from the internal walls. This would broadly equate to a standard BOMA net lettable area calculation.

Built Up Area

This is the total area of the premises measured from the external perimeter wall surfaces and incorporates an allocation of common areas on the same floor excluding lift, core and fire stairs .

Super Built Up

This incorporates built up area but also includes a proportional allocation of all common areas including stairs, lift cores, ground floor lobby, and caretakers office/flat etc. throughout the entire building and therefore usually represents an increase of 35% to 40%(as in Pune, Maharashtra) over and above carpet area.

The convention is for all premises to be leased relative to their Built up area. However, as values have risen, some developers are now equating lettable area in Super Built up terms to reduce the effective rate per ft². As such, prospective tenants need to carefully verify which measurement standard is being utilized.

HOW CAN KNOWING THE CARPET AREA, BUILT-UP AREA & SUPER BUILT-UP AREA OF A FLAT HELP ME IN PURCHASING A FLAT?

This break up is extremely essential as builders can place anywhere from 65% to 85% per cent of the super built area as carpet area. That means, if the price is quoted as 1,000 sq ft super built up area, the carpet area could be anywhere from just 650 sq ft to 850 sq ft. If this break up is not mentioned in the agreement, demand that the vendor/ builder mention it in the sale deed.

WHAT EXACTLY DO WE MEAN BY A FREE HOLD FLAT? WHAT ARE THE ADVANTAGES AND DISADVANTAGES, IF ANY?

A freehold property (plot or a flat) is one where there is a whole and sole owner(s), ownership is full and unconditional (within the provisions of the laws of the land) and there is no lessor / lessee involved.