

*Indian Standard***METHOD OF MEASUREMENT OF PLINTH,
CARPET AND RENTABLE AREAS OF BUILDINGS***(Second Revision)***1 SCOPE**

This standard covers method of measurement of plinth, carpet and rentable areas of old and new buildings.

2 TERMINOLOGY

2.0 For the purpose of this standard, the following definitions shall apply.

2.1 Plinth Area

Plinth area shall mean the built-up covered measured at the floor level of the basement or of any storey (see 4).

2.2 Carpet Area

Carpet area shall mean the floor area of the usable rooms at any floor level (see 5).

2.3 Rentable Area

Rentable area shall mean the carpet area at any floor level including areas as detained in 6.

2.4 Balcony

A horizontal projection with a hand-rail, balustrade or a parapet, to serve as passage or sitting out place.

2.5 Mezzanine Floor

An intermediate floor in between two main floors having minimum height of 2.2 m from the floor and having a proper and permanent access to it.

NOTE — Where rules of the local bodies permit intermediate floor of minimum 1.8 m clear height, these be also considered as mezzanine floor for the purpose of measurement.

2.6 Stair Cover (Mumty)

It is a structure with a roof over a staircase and its landing, built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

2.7 Loft

A structure providing intermediate storage space in between two main floors without having a permanent access and at a height not less than 2.0 m from the floor below.

2.8 Porch

It is a covered structure supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

3 GENERAL

3.1 Linear measurement shall be measured to nearest 0.01 m, and areas shall be worked out to the nearest 0.01 m².

3.2 The areas of each of the following categories shall be measured separately and shall not be clubbed together:

- a) Basement;
- b) Floor without cladding (stilted floor);
- c) Floors including top floor which may be partly covered;
- d) Mezzanine floor including additional floor for seating in assembly building/theatre, auditorium, etc;
- e) Garage;
- f) Accommodation for service staff;
- g) Stair cover (mumty);
- h) Machine room;
- j) Porch; and
- k) Towers, turrets, domes projecting above the terrace level at terrace.

4 MEASUREMENT OF PLINTH AREA

4.1 Plinth area shall be the built up covered areas measured for the categories mentioned in 3.2 and shall include such areas as given in 4.1.1 and exclude the areas given in 4.1.2.

4.1.1 For the purpose of plinth area, following shall be included:

- a) Area of the wall at the floor level excluding plinth offsets, if any; when the building consists of columns projecting beyond cladding, the plinth area shall be taken up to the external face of cladding (in case of

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corrugated sheet cladding outer edge of corrugation shall be considered);

NOTE — In case, a common wall is owned jointly by two owners, only half the area of such walls shall be included in the plinth area of one owner.

- b) Shafts for sanitary, water supply installations, garbage chute, telecommunication, electrical, fire fighting, air-conditioning and lifts;
- c) Stair case;
- d) In case of open verandah with parapets:
 - 1) 100 percent areas for the portion protected by the projections above, and
 - 2) 50 percent area for the portion unprotected from above.
- e) 100 percent area of the balcony protected by projection above and 50 percent area of the unprotected balcony; and
- f) In case of alcove made by cantilevering a slab beyond external wall:
 - 1) 25 percent of the area for the alcove of height up to 1 m,
 - 2) 50 percent of the area for the alcove of height more than 1 m and upto 2 m, and
 - 3) 100 percent of the area for the alcove of height more than 2 m.

4.1.2 The following shall not be included in the plinth area (*See 2.1*):

- a) Area of loft;
- b) Area of architectural band, cornice, etc;
- c) Area of vertical sun breaker or box louver projecting out and other architectural features, for example slab projection for flower pot, etc;
- d) Open platform;
- e) Terrace;
- f) Open spiral/service stair cases; and
- g) Area of mumty, machine room, towers, turrets, domes projecting above terrace level.

5 MEASUREMENT OF CARPET AREA

5.1 From the plinth area as worked out in 4, the area of the wall shall be deducted (*see also 5.1.1, 5.1.2 and 5.2*). Thickness of wall shall be inclusive of finishes.

NOTE — The various dimensions could be measured internally or externally.

5.1.1 The following shall be included in the wall area:

- a) Door and other openings in the wall;
- b) Pillars, intermediate pillars, supports or any other such obstruction within the plinth area irrespective of their location;
- c) Pilaster along wall exceeding 300 cm² in area;
- d) Flues which are within the wall;
- e) Built-in cupboard, almirah and shelf appearing within a height of 2.2 m from floor; and
- f) Fire place projecting beyond the face of the wall in living or bed room.

5.1.2 The following shall be excluded from the wall area:

- a) Pilaster along wall not exceeding 300 cm² in area, and
- b) Chullah platform projecting beyond the face of the wall.

5.2 The carpet area shall be the area worked out as in 5.1 excluding the area of the following portion:

- a) Verandah;
- b) Corridor and passage;
- c) Entrance hall and porch;
- d) Staircase and stair-cover (mumty) (*see Note*);
- e) Shaft and machine room for lift;
- f) Bathroom and lavatory;
- g) Kitchen and pantry;
- h) Store;
- j) Canteen;
- k) Air-conditioning duct and plant room; and
- m) Shaft for sanitary/water supply installations and garbage chute, electrical and fire fighting, air-conditioning, telecommunication, lift.

NOTE — In a hall or basement, areas of portion 1 m beyond last step shall be part of the staircase.

5.2.1 The carpet areas of category mentioned in 3.2 b), e), g), h), k) and m) are not required to be calculated.

6 MEASUREMENT OF RENTABLE AREA

6.1 Residential Buildings

6.1.1 The rentable area shall be carpet area as worked out in 5 but shall further include the following:

- a) The carpet area of kitchen, pantry, store, lavatory, bathroom and

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- b) Fifty percent of carpet area of unglazed and 100 percent of glazed verandah.

6.1.1.1 It shall, however, exclude the carpet area of the covered portion of the building specified in 5.1 such as storage space on top landings of staircase, under first landing and waist slab on floor one.

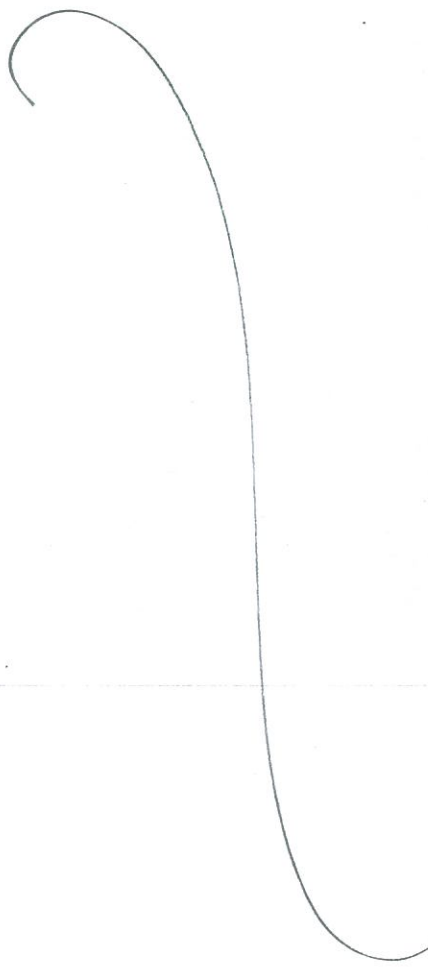
6.1.2 While accounting the rentable area for category mentioned in 3.2 b), one-fourth carpet area shall be accounted for.

6.2 Non-Residential Buildings

The rentable area shall be carpet area as worked out in 5 increased by the carpet area of the canteen including store, kitchen and pantry attached to it.

6.2.1 It shall, however, not include carpet areas of bathroom and lavatory.

6.2.2 While accounting the rentable area for the category mentioned in 3.2 b), one-fourth carpet area shall be accounted for.




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NATIONAL BUILDING CODE OF INDIA

PART 3 DEVELOPMENT CONTROL RULES AND GENERAL BUILDING REQUIREMENTS

1 SCOPE

This Part deals with the development control rules and general building requirements to ensure health and safety of the public.

2 TERMINOLOGY

2.0 For the purpose of this part, the following definitions shall apply:

2.1 Access — A clear approach to a plot or a building.

2.2 Accessory Use — Any use of the premises subordinate to the principal use and customarily incidental to the principal use.

2.3 Alteration — A change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment.

2.4 Approved — Approved by the Authority having jurisdiction.

2.5 Authority Having Jurisdiction — The Authority which has been created by a statute and which for the purpose of administering the Code/Part may authorize a committee or an official to act on its behalf; hereinafter called the 'Authority'.

2.6 Back-to-Back Cluster — Clusters when joined back to back and/or on sides (see Fig. 1).

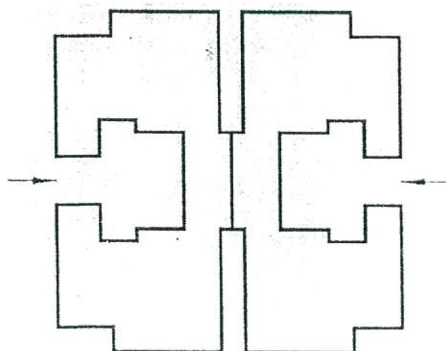


FIG. 1 BACK-TO-BACK CLUSTER

2.7 Balcony — A horizontal projection, with a handrail or balustrade or a parapet, to serve as passage or sitting out place.

2.8 Basement or Cellar — The lower storey of a building below or partly below ground level.

2.9 Building — Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, VERANDAH, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Tents, SHAMIANAHS, tarpaulin shelters, etc, erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.

2.10 Building, Height of — The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.

2.11 Building Envelope — The horizontal spatial limits up to which a building may be permitted to be constructed on a plot.

2.12 Building Line — The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme. The building line may change from time-to-time as decided by the Authority.

2.13 Cabin — A non-residential enclosure constructed of non-load bearing partition.

2.14 Canopy — A projection over any entrance.

2.15 Carpet Area — The covered area of the usable rooms at any floor level (excluding the area of the wall).

2.16 CHHAJJA — A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.

2.17 Chimney — An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.

2.18 Chowk or Courtyard — A space permanently

open to the sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building.

2.19 Chowk, Inner — A chowk enclosed on all sides.

2.20 Chowk, Outer — A chowk one of whose sides is not enclosed.

2.21 Closed Clusters — Clusters with only one common entry into cluster open space (see Fig. 2).

2.22 Cluster — Plots or dwelling units or housing grouped around an open space (see Fig. 3).

Ideally housing cluster should not be very large. In ground and one storeyed structures not more than 20 houses should be grouped in a cluster. Clusters with more dwelling units will create problems in identity, encroachments and of maintenance.

2.23 Cluster Court Town House — A dwelling in a cluster plot having 100 percent or nearly 100 percent ground coverage with vertical expansion, generally limited to one floor only and meant for self use.

2.24 Cluster Plot — Plot in a cluster.

2.25 Cooking Alcove — A cooking space having

direct access from the main room without any inter-communicating door.

2.26 Covered Area — Ground area covered by the building immediately above the plinth level. The area covered by the following in the open spaces is excluded from covered area (see Table 3):

- Garden, rockery, well and well structures, plant nursery, waterpool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, *CHABUTRA* with open top and unenclosed on sides by walls and the like;
- Drainage culvert, conduit, catch-pit, gully pit, chamber, gutter and the like;
- Compound wall, gate, unstoreyed porch and portico, canopy, slide, swing, uncovered staircase, ramps areas covered by *CHHAJJA* and the like; and
- Watchmen's booth, pumphouse, garbage shaft, electric cabin or sub-stations, and such other utility structures meant for the services of the building under consideration.

NOTE — For the purpose of this Part, covered area equals the plot area minus the area due for open spaces.

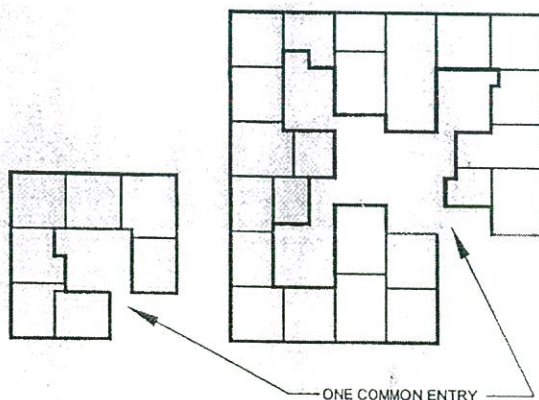


FIG. 2 CLOSED CLUSTER

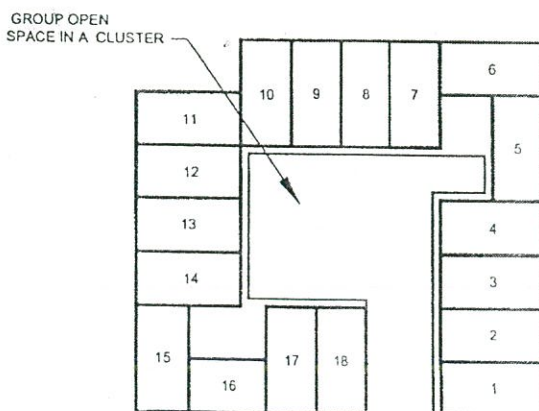


FIG. 3 CLUSTER

living room, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods.

2.46 Independent Cluster — Clusters surrounded from all sides by vehicular access roads and/or pedestrian paths (see Fig. 5).

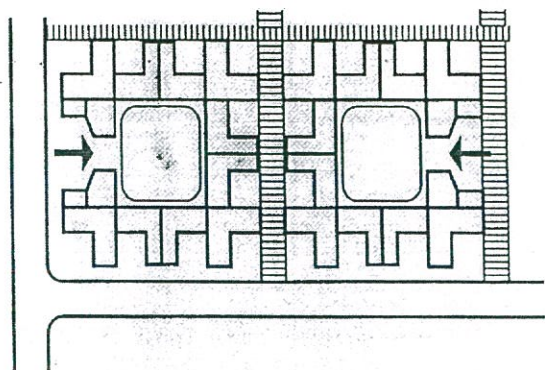


FIG. 5 INDEPENDENT CLUSTER

2.47 Interlocking Cluster — Clusters when joined at back and on sides with at least one side of a cluster common and having some dwelling units opening onto or having access from the adjacent clusters.

Dwelling units in such clusters should have at least two sides open to external open space. Houses in an interlocking cluster can have access, ventilation and light from the adjacent cluster and should also cater for future growth (see Fig. 6).

2.48 Internal Faces of Cluster — Building edges facing the adjacent cluster open space (as in case of interlocking cluster) of the surrounding pedestrian paths or vehicular access roads.

2.49 Ledge or TAND — A shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than 1 m.

2.50 Lift — An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car or platform. The word 'elevator' is also synonymously used for 'lift'.

2.51 Loft — A structure providing intermediate storage space in between two floors with a maximum height of 1.5 m, without having a permanent access.

2.52 Mezzanine Floor — An intermediate floor between two floors of any storey forming an integral part of floor below.

2.53 Occupancy or Use Group — The principal occupancy for which a building or a part of a building is used or intended to be used; for the purposes of classification of a building according to occupancy; an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it.

2.54 Occupancy, Mixed — The occupancy, where more than one occupancy are present in different portions of the building.

2.55 Open Clusters — Cluster where cluster open spaces are linked to form a continuous open space (see Fig. 7).

2.56 Open Space — An area, forming an integral part of the plot, left open to the sky.

NOTE — The open space shall be the minimum distance measured between the front, rear and side of the building and the respective plot boundaries.

2.57 Open Space, Front — An open space across the front of a plot between the building line and front boundary of the plot.

2.58 Open Space, Rear — An open space across the rear of a plot between the rear of the building and the rear boundary of the plot.

2.59 Open Space, Side — An open space across the side of the plot between the side of the building and the side boundary of the plot.

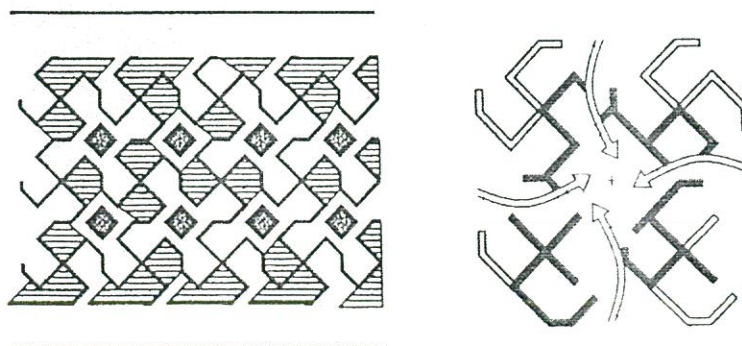


FIG. 6 INTERLOCKING CLUSTER

2.27 'Cul-de-Sac' Cluster

Plots/dwelling units when located along a pedestrianised or vehicular 'cul-de-sac' road (see Fig. 4).

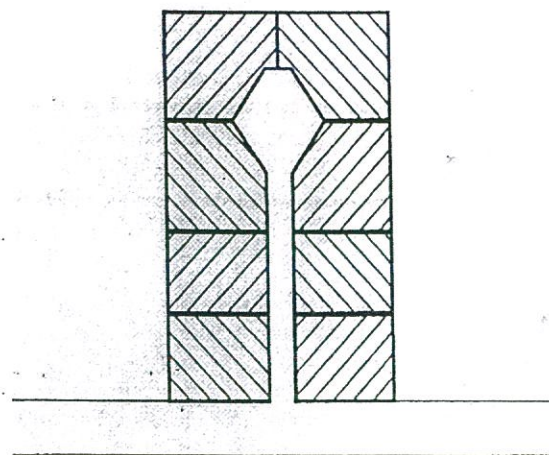


FIG. 4 CUL-DE-SAC CLUSTER

2.28 Density — The residential density expressed in terms of the number of dwelling units per hectare.

NOTE — Where such densities are expressed exclusive of community facilities and provision of open spaces and major roads (excluding incidental open spaces), these will be net residential densities. Where these densities are expressed taking into consideration the required open space provision and community facilities and major roads, these would be gross residential densities at neighbourhood level, sector level or town level, as the case may be. The provision of open spaces and community facilities will depend on the size of the residential community.

Incidental open spaces are mainly open spaces required to be left around and in between two buildings to provide lighting and ventilation.

2.29 Detached Building — A building detached on all sides.

2.30 Development — 'Development' with grammatical variations means the carrying out of building, engineering, mining or other operations, in, or over, or under land or water, on the making of any material change, in any building or land, or in the use of any building, land, and includes re-development and layout and subdivision of any land and 'to develop' shall be construed accordingly.

2.31 Drain — A conduit, channel or pipe for the carriage of storm water, sewage, waste water or other water borne wastes in a building drainage system.

2.32 Drainage — The removal of any liquid by a system constructed for the purpose.

2.33 Dwelling Unit/Tenement — An independent housing unit with separate facilities for living, cooking and sanitary requirements.

2.34 Escalator — A power driven, inclined, continuous stairway used for raising or lowering passengers.

2.35 Exit — A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.

2.36 External Faces of Cluster — Building edges facing the cluster open spaces.

2.37 Fire Separation — The distance in metres measured from the external wall of the building concerned to the external wall of any other building on the site, or from other site, or from the opposite side of a street or other public space for the purpose of preventing the spread of fire.

2.38 Floor — The lower surface in a storey on which one normally walks in a building. The general term 'floor' unless specifically mentioned otherwise shall not refer to a 'mezzanine floor'.

2.39 Floor Area Ratio (FAR) — The quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot:

$$\text{FAR} = \frac{\text{Total covered area of the floors}}{\text{Plot area}}$$

2.40 Gallery — An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation, etc. It shall also include the structures provided for seating in stadia.

2.41 Garage, Private — A building or a portion thereof designed and used for parking of private owned motor driven or other vehicles.

2.42 Garage, Public — A building or portion thereof, other than a private garage, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

2.43 Group Housing — Housing for more than one dwelling unit, where land is owned jointly (as in the case of co-operative societies or the public agencies, such as local authorities or housing boards, etc) and the construction is undertaken by one Agency.

2.44 Group Open Space — Open space within a cluster.

Group open space is neither public open space nor private open space. Each dwelling unit around the cluster open space have a share and right of use in it. The responsibility for maintenance of the same is to be collectively shared by all the dwelling units around.

2.45 Habitable Room — A room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a

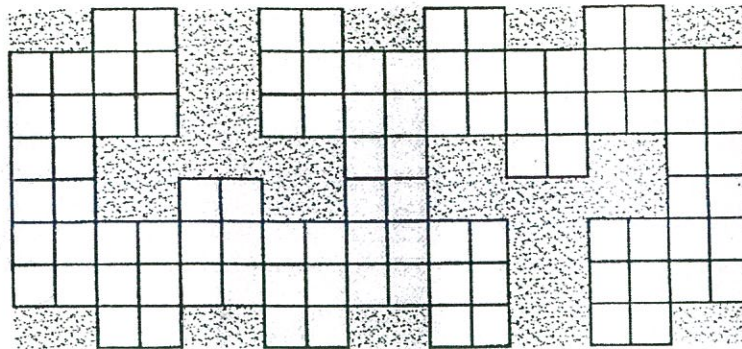


FIG. 7 OPEN CLUSTER

2.60 Owner — Person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sub-lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition.

In case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee/lessee till the allotment/lease subsists.

2.61 Parapet — A low wall or railing built along the edge of a roof or floor.

2.62 Parking Space — An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

2.63 Partition — An interior non-load bearing barrier, one storey or part-storey in height.

2.64 Plinth — The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.

2.65 Plinth Area — The built up covered area measured at the floor level of the basement or of any storey.

2.66 Porch — A covered structure supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

2.67 Road — See 2.82

2.68 Road Line — See 2.84

2.69 Room Height — The vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement.

2.70 Row Housing/Row Type Building — A row of buildings, with only front, rear and interior open spaces where applicable.

2.71 Semi-Detached Building — A building detached on three sides.

2.72 Service Road/Lane — A road/lane provided adjacent to a plot(s) for access or service purposes as the case may be.

2.73 Set-Back Line — A line usually parallel to the plot boundaries and laid down in each case by the Authority, beyond which nothing can be constructed towards the plot boundaries.

2.74 Site (Plot) — A parcel (piece) of land enclosed by definite boundaries.

2.75 Site, Corner — A site at the junctions of and fronting on two or more intersecting streets.

2.76 Site, Depth of — The mean horizontal distance between the front and rear site boundaries.

2.77 Site, Double Frontage — A site, having a frontage on two streets, other than a corner plot.

2.78 Site, Interior or Tandem — A site access to which is by a passage from a street whether such passage forms part of the site or not.

2.79 Staircover (or MUMTY) — A structure with a roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

2.80 Storey — The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

2.81 Storey, Topmost — The uppermost storey in a building whether constructed wholly or partly on the roof.

Annexure-B5

NOTE ON PORTICO AND OPEN TERRACE:

1. In the scheme of housing project development, there exist two basic options of development. One option is to develop and construct series of independent houses and the other option is to develop and construct blocks of multi-storied buildings having apartments/flats on each floor of the building. The first option can be said as 'horizontal development' and the second option can be said as 'vertical development'.
2. In the horizontal scheme of development, it is imperative that the one large parcel of land is sub-divided within itself and plotted into desired size of plots. This plotting necessarily involves leaving certain areas as internal road so as to form approach road to each plot. Whereas in a vertical development, blocks of multi storied buildings are planned to be constructed leaving certain areas for roads in and around the block of buildings.
3. Typically, in vertical development involving constructions of buildings having more than one floor, the ground floor (or the cellar) is meant for parking. The residential units i.e., flats/apartments starts from the first floor onwards. These parking areas can be either a reserved parking or common parking area for the flat occupants. Therefore, these parking areas obviously do not form part of a residential unit. The parking area is not habitable and is meant only for parking of vehicles. The parking area for the occupants of the multistoried building is pooled and provided at one place i.e., either on the ground floor/cellars or in the open space around the buildings.
4. In a horizontal development i.e., in an independent house the parking area is termed as 'portico'. The portico is within the plot area but definitely outside the residential unit. The portico here also is meant for parking of vehicles and is not habitable. The portico at the most, has an convenience advantage that you may approach the main door of the residential unit without having to go to upper floors to enter the flat/apartment. The location of the portico within the compound wall of a plot shall not alter the nature of that area as a parking area. The word 'portico' used generally for a bungalow is similar to word 'parking area' used in a multistoried apartment. The purpose and the meaning are also same i.e., the area meant to be utilized as parking of vehicles.
5. The meaning of the word 'Portico' can be explained as follows:
 - A portico/porch/parking area is an area covered or uncovered with sufficient size to park vehicles together with a driveway connecting



the parking space with a street or alley permitting ingress and egress of the vehicles.

- It is a paved outdoor area adjoining a residence. It adjoins the residence externally and is not part of the residential unit. A residential unit is enclosed in walls, which stretch from the floor level to the roof; it has windows and is topped by a roof.
- A portico/parking/porch, on the other hand, hardly has the features of the residential unit. Windows are non-existent. It is not competent to be used for habitable purposes.
- Portico area is not at the level of the ground floor and is below it. It doesn't even form a part of the house. The entrance of the house is after the portico. It doesn't form part of the plinth of the house.

Built up area does not include parking area and is not usable. Even for apartments parking is considered separately and cannot be part of usable built up area. For this very reason, all municipal laws and other standards and codes exclude the portico from the built-up area.

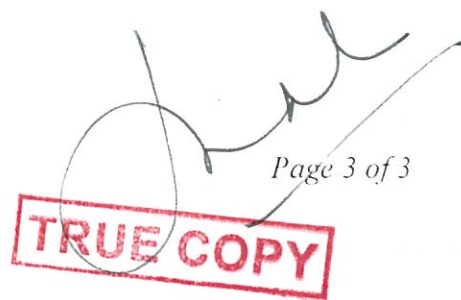
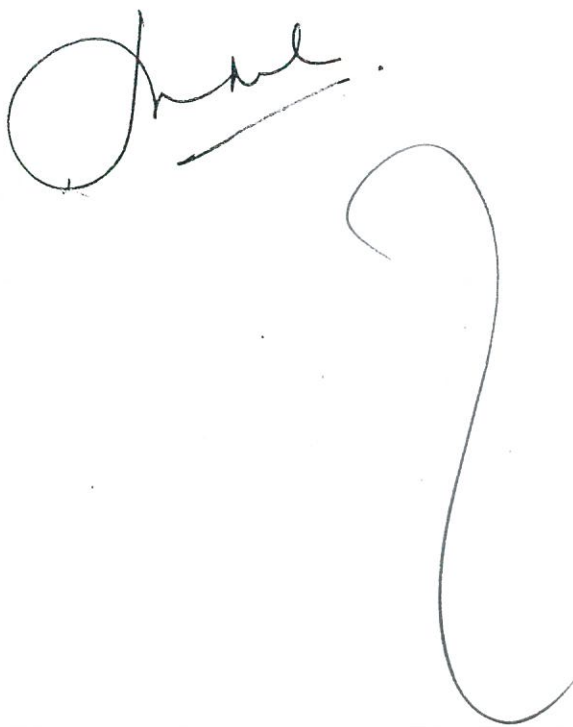
6. Considering the above meaning of the word 'Portico' it may be appreciated that the 'Portico' do not form part of a residential unit and as such, the company has rightly excluded the portico for calculating the built-up area.
7. In the design of the residential units under Silver Oak Bungalows housing project, an open terrace is provided on the first floor. The area of this open terrace is not included in calculation for the reason that the same do not form part of a residential unit. The open terrace provided is open to sky and as such the terrace area is not habitable.
8. A terrace is known as paved outdoor area adjoining a residence. It adjoins the residential externally and is not part of the structure that composes the residential unit. A residential unit is enclosed in walls, which stretch from the floor level to the roof; it has windows and is topped by a roof. A residential unit has provisions for amenities and security of the residents.

A terrace, on the other hand, hardly has the features of the residential unit. It is open to the sky and the height of its wall boundaries are nowhere similar to that of the residential unit. Windows are non-existent.

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A terrace independently is not capable to be used for habitable purposes and therefore can not be considered as forming part of the residential unit. For this very reason, all municipal laws and other standards and codes exclude the open terrace from the built-up area.

9. In a multistoried building (under vertical concept of development), the terrace is the top floor which is open to sky and is not habitable. This terrace area cannot form part of the residential unit. Similarly, open terrace provided for the bungalow cannot form part of the residential unit. This can also be understood by way a example of a Pent House. A pent house is on a terrace covering certain portion of the terrace. While computing built-up area of the Pent- House, the open terrace area surrounded to the pent house is not measured.
10. Considering all the above, with respect to open terrace, we have rightly not included the open terrace on first floor in computing the built-up area.

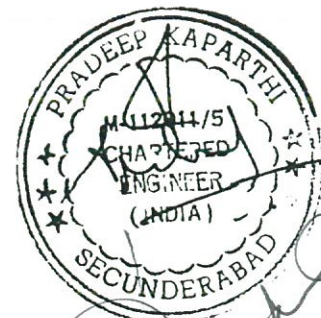


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Built-up Area Calculation			
Mehta & Modi Homes			
Silver Oak Bungalows - Phase I			
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Hyderabad.			
Plot Nos	1 to 9 & 67		
Facing	North		
	Length - ft	Width - ft.	Area - sft.
Ground floor	35.66	26.50	944.99
Less	11.33	10.00	113.30
Net			831.69
First floor	24.33	26.50	644.75
Less	-	-	-
Net			644.75
Total area			1,476.44
Rounded off area			1,475.00
Plot Nos	11 to 13, 17, 25 to 32, 39 to 44 & 55 to 64		
Facing	West		
	Length - ft	Width - ft.	Area - sft.
Ground floor	35.00	26.00	910.00
Less	15.50	8.83	136.87
Net			773.14
First floor	35.00	26.00	910.00
Less	12.00	6.00	72.00
	8.87	15.50	137.49
Net			700.52
Total area			1,473.65
Rounded off area			1,475.00
Plot Nos	18 to 24, 33 to 38, 45 to 54 & 71 to 74		
Facing	East		
	Length - ft	Width - ft.	Area - sft.
Ground floor	35.96	26.50	952.94
Less	11.58	10.50	121.59
Net			831.35
First floor	24.33	26.50	644.75
Less	-	-	-
Net			644.75
Total area			1,476.10
Rounded off area			1,475.00
Plot Nos	65 & 66		
Facing	East		
	Length - ft	Width - ft.	Area - sft.
Ground floor	36.00	24.50	882.00
Less	9.50	11.63	110.49
Net			771.52
First floor	24.33	24.50	596.09
Less	-	-	-
Net			596.09
Total area			1,367.60
Rounded off area			1,366.00



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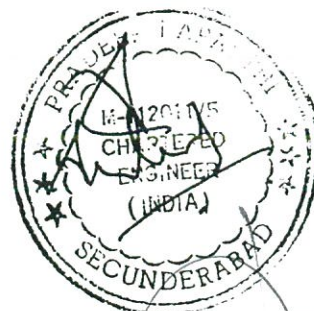
Built-up Area Calculation
Mehta & Modi Homes
Silver Oak Bungalows - Phase I
Sy no 35 to 39, cherlapally,
Hyderabad.

Plot Nos	10		
Facing	South		
	Length - ft	Width - ft	Area - sft
Ground floor	31.50	30.17	950.36
Less	8.50	14.92	126.82
Net			823.54
First floor	23.00	30.17	693.91
Less	3.50	15.25	53.38
Net			640.54
Total area			1,464.07
Rounded off area			1,470.00

Plot Nos	16		
Facing	North		
	Length - ft	Width - ft	Area - sft
Ground floor	34.50	22.60	779.70
Less	9.50	3.50	33.25
Net			746.45
First floor	34.58	22.50	778.05
Less	14.66	3.58	52.48
Net			725.57
Total area			1,472.02
Rounded off area			1,469.00

Plot Nos	76		
Facing	east		
	Length - ft	Width - ft	Area - sft.
Ground floor	26.75	34.00	909.50
Less	11.66	9.75	113.69
Net			795.82
First floor	26.75	34.00	909.50
Less	8.08	16.08	129.93
Net	9.75	11.66	113.69
Total area			665.89
Rounded off area			1,461.70

Plot Nos	69		
Facing	South		
	Length - ft	Width - ft	Area - sft
Ground floor	34.50	28.17	971.87
Less	13.00	9.10	118.30
Net			853.57
First floor	34.50	19.00	655.50
Less	1.33	15.25	20.28
Net			635.22
Total area			1,488.78
Rounded off area			1,487.00



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