

Subject: Lab space – leasable area and efficiency.

Keywords: Leasable area, efficiency, carpet area, super built-up area.

1. To standardize the definitions of terms like built-up area, plinth area, carpet area, super built-up area, efficiency, etc., this memo has been issued.
2. Carpet area (CA) is the area where the carpet can be laid. It is the area within the 4 walls of a lab space floor, excluding lifts, staircases, lobbies, toilets, ducts/shafts and column + wall thicknesses.
3. Service areas like AHU room, UPS room, panel room, etc., are not been provided for on lab space floors. Accordingly, such areas are not been deducted from CA. This is an SOP that is specific to our projects.
4. Built-up area (BUA) is the area within the 4 walls on any floor. Built-up area is carpet area + common areas like lifts, lobbies, staircases, toilets, column + wall thicknesses.
5. Requirement for shafts for PHE, electrical, fire and ventilation related to HVAC and other MEP requirements is much higher in lab space buildings as compared to other buildings. Accordingly, as an SOP these will be added to the BUA.
6. Calculation of BUA – polyline to be marked on Acad encompassing the entire building on a particular floor. However, it excludes elevation elements and ducts/shafts provided outside the building line. Duct and shafts are being provided outside the building line to ensure that the elevation of the building is not affected. Since they do not have any floor and are only for elevation purposes, they are not being added to the BUA.
7. Super built-up area (SBUA) is the BUA + proportionate common areas (not exclusive) that are used by the occupants and are generally not charged for separately. Typically lease or sale must be made on SBUA. SBUA is the BUA + proportionate common areas which for our purposes shall:
 - a. Include:
 - i. Lift (i.e., lift shaft) + lobby + staircase + shafts within the lifts/lobby core on the terrace, stilt, basement and/or parking floors.
 - ii. Electrical panel room on the terrace, stilt, basement and/or parking floors.
 - iii. Gas bank if it is within the building line.
 - iv. Sky walks / bridge.
 - v. Atrium.
 - b. Excludes:
 - i. Security kiosk.
 - ii. Fire pump room.
 - iii. Sumps, OHTs, ETP, STP, solvent farm, HSD, dual pole structures, etc.
 - iv. Temporary storage spaces/rooms/enclosures (typically not in RCC) used for installing equipment, spent solvent/chemical containers, panels, pumps, tanks, etc. These may or may not be chargeable separately.
 - v. Chemical stores, solvent stores, hydrogenation room – these shall be leased / sold / charged separately.
 - vi. Kiosk for canteen/ café – these are small and therefore excluded.
 - vii. Parking area.
 - viii. Ducts outside the building line.
 - ix. Gas bank if it is outside the building line.
 - x. Lift machine room where the lifts are not MRL.

- xi. Cafeteria on the terrace, stilt, basement and/or parking floors. This is to be charged separately. However, each occupant must pay proportionate rent for cafeteria. It cannot be optional.
 - c. In projects with several blocks that are independent, the common areas of each block to be apportioned to BUA of each block to arrive at SBUA.
 - d. In projects with several blocks that have some common areas used by occupants of all the blocks the SBUA should be calculated by adding common areas of the campus + each block proportionately to the BUA.
8. Efficiency. The 2 types of efficiencies that can be calculated are:
- a. CA/SBUA. This is carpet area efficiency benchmarked with the leasable/ saleable area. Efficiency above 70% is good and above 75% is excellent.
 - b. BUA/SBUA. This is built-up area efficiency benchmarked with the leasable/ saleable area. This is the better measure of efficiency as carpet area may widely vary based on utilization of the floor area by the occupant – which may exclude areas for services like AHU, panel room, etc. Efficiency above 80% is good and above 85% is excellent.
 - c. Note that the concept of loading is arbitrary in many cities, especially in Mumbai. It is not based on any measurement. Loading is generally defined as the common area added to the carpet area to arrive at SBUA. It can be as high as 50 to 70%. Accordingly, note that if CA is 700 sft and SBUA is 1000 sft then loading is 42.86%, whereas efficiency is 70%.
9. In case of PEB structures the concept of CA, BUA & SBUA is not applicable. Here the lease/sale is based on plinth area. Plinth area computation is identical to the method given for calculating BUA above. However, in case where mezzanine is added or the PEB structures have lifts, staircases, basements, etc., the computation of leasable/saleable area will have to be re-examined on a case to case basis.

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