

Subject: Definition of carpet area.

As per RERA Act, 2016 the definition of carpet area is:

*‘Carpet area means the net usable floor area of an office excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.’*

The Act was adopted by Telangana by way of GO no. 202, dated 31.07.2017. In the said GO a concept of saleable area was introduced. Sales need not be made based on carpet area, however, carpet area and saleable area must be clearly mentioned in the agreement of sale/sale deed between the Developer and the Purchaser. The definition of saleable area as per the GO is given below:

*‘Saleable Area includes Carpet Area plus veranda/balcony/terrace area which are exclusively meant for the Allottee plus the proportionate share of Common Areas and any other area as agreed between the Promoter and Allottee in the agreement of sale for which a proportionate cost has been collected from the Allottees.’*

Accordingly, carpet area is being duly mentioned in AOS and sale deed.

Guideline for calculation of carpet area that shall be applicable to flats/apartments, villas, independent houses, offices, shops, etc.

Include in carpet area: All areas within 4 walls on all floors. In villas include headroom area, staircase and internal lifts. In flats/apartments include wash area. Include areas of all internal walls & bathrooms. In shops and offices include area provided for services like AHU, electrical room, server rooms, fire rooms, etc.

Exclude in carpet area: External wall thickness. In apartments/flats balcony area and parking area. In villas exclude portico area, setbacks, lawn area, terraces and sitouts on upper floors. Ducts of any kind. Chajjas and elevation projections of any kind. Staircases, passages, lift ducts, etc., that are falling in common areas and are for common use.

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