Calculation of Gross weight

With implementation of RERA wef 1.5.17, the policy is being updated to reflect the change in the definitions as per the regulation. Definitions as per RERA:

- Carpet Area: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- Exclusive balcony/verandah/open terrace area: "Exclusive balcony/verandah/open terrace area" means the area of the balcony or verandah or open terrace, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.

Please note that in this document, the term 'carpet area' refers to the carpet area calculated as per RERA norms. The Pre-RERA carpet area, where applicable, is specifically written a 'Pre-RERA Carpet Area'.

The Gross weight will be calculated as follows:

Gross weight = (RERA) Net Area * (1+Loading Factor), **rounded up** to 0 decimals (rounded up to 9)

Residential

- Multi floor development

No. of Floors above ground	**Loading Factor**
Upto 30 m (low-rise)	49.9%
30-70 m (mid-rise)	54.9%
70-150 m (high rise)	59.9%
150 m+ (very high rise)	65%

In the event that the building is lower in height than comparable buildings in the vicinity, the applicable loading factor shall be the loading factor as per the normal building height in the vicinity or the loading applicable as per aforesaid table, whichever is higher.

Further, in the event that the plan is such that there is only one unit per core, then the above loading %'s will stand increased by 5% and if there are two units per core, then the above %'s will stand increased by 2.5%.

Independent unit (bungalow/row house): Loading factor = 49.9%

Office

Gross weight = Carpet Area / Efficiency, rounded off to 0 decimals

Project segment	**Efficiency**
Supremus	60%

Excelus	65%
iThink	70%

Retail

No gross weight shall apply. Shall be sold on carpet area basis only.
If gross weight is needed for non-leasing purposes (eg. Investor communication), the same shall be (the sum of the carpet areas of all the units / efficiency of 60%).

General

Calculation of carpet area - clarification:

1. Refer attached illustration No. 2 and 3 for clarification of the walls to be considered as "External Wall" and "Internal Wall"
2. Illustrations 4, 5, and 6 provide clarity on carpet area and exclusive balcony/verandah/open terrace areas.
3. Any area which is deliberately kept outside the unit (wasted) when main door direction is changed due to Vastu reasons shall be counted as if its is part of the unit, since customer can always take door to regular location (non-Vastu) and this outer limit of the unit shall be marked with a second main door in dotted line.
4. All inaccessible (difficult to access) areas inside a unit (eg. Flower bed, a/c ledge, service slab which is not capable of being accessed on daily basis) having top slab and bottom slab are counted @ 0%.
5. All ledge walls (full or half) to be counted in carpet area.
6. All areas which are outside the boundary of building line/window line of the unit (other than balconies/verandah/decks), which have a bottom slab/natural ground and no top slab are counted @ 0%.
7. Lift shafts are to be counted in carpet area @ 100% for only the lowest level on which there is a landing. The area of any other void shall not be counted in carpet / built-up area.
8. Staircases in Duplex/Villas are to be counted in carpet area @ 100% for each level on which there is a landing.
9. Any garden or similar exclusive rights area (i.e. not counted in FSI) are not to be counted in the unit's carpet area and are to be stated separately.
10. Carpet area is counted on bare shell basis i.e. prior to application of any finishes. This applies to Pre-RERA carpet area also.
11. In case of buildings where there is change in the column dimensions leading to variation in the area of units (which are otherwise the same), the same carpet area is to be assumed for all units in the stack and this is calculated as minimum of (area of largest unit in the stack, area of smallest unit in the stack/0.98).
12. Similarly, if there are multiple designs of the same unit type (eg. 3 type of 2 BHK optima) in the same wing / MP and the areas of these are within +/-2% (smallest to largest), the net area of all such units to be taken as average of the largest and smallest.

For such calculations:

a. if unit's actual net area is > (greater than) the average net area, please reduce the difference from the carpet area eg. If net area of unit is 590 sq. ft., carpet area is 500 sq. ft., EBVT is 90 sq. ft. and average net area is 585 sq. ft., the allotment list will state carpet area of 495 sq. ft, EBVT of 90 sq. ft. and net area of 585 sq. ft.
b. If unit's actual net area is < (less than) the average net area, please add the difference to the EBVT area eg. If net area of unit is 580 sq. ft., carpet area is 490 sq. ft., EBVT is 90 sq. ft. and average net area is 585 sq. ft., the allotment list will state carpet area of 490 sq. ft, EBVT of 95 sq. ft. and net area of 585 sq. ft.

Calculation of BUA: Total built-up area to be calculated as per p-line, excluding only ducts. For clarity:

a. Staircases and staircase lobbies, Refuge terraces to be included in built up area.
b. Lift well to be included in built up area.
c. All services areas like STP, Water Tank, Pump Room, IBMS Room, Facility Management Room, D.G. Room, and Fan Rooms etc. to be included in BUA.
d. Service slabs in shafts to be included in built-up area.
e. Chajjas will not be counted in built-up area.

Decimals:
All figures to be reported in 0 decimal in sq. ft.eg. XX and 1 decimal in sq. mtrs eg. Xx.y

Rounding Up to 9
Once the Gross weight is determined, it should be rounded up such that the total of the digits adds up to 9 eg. Carpet area of 780 sq. ft. in a S+7 building will give a Gross weight of 1034 (1033.50 rounded off to 1034) sq. ft., which will be rounded off to 1035 sq. ft. (1+0+3+5 = 9). If sales/leasing is to be done on carpet area basis, same rounding up to be done for carpet area.

Combination of Units
When office or retail units are combined, the carpet area should be calculated again before the sale/lease is done to take advantage of the reduction in party walls. This does not apply for non pre-planned 'jodi' residential flats but applies for 'pre-planned jodi', which actually operates as a separate typology.

Splitting of Units
When office or retail units are split, it should be ensured that the sum of carpet area of the split units is equal to the carpet area of the original unit and any loss due to additional party walls is allocated pro-rata to the split units.

Multipliers to be used for calculation of Gross Weight:
In case of non-standard heights or equivalent, the applicable carpet area shall not change but the following multipliers shall be used while calculating Gross weight:

50%:

a. All areas which have a top and bottom slab but have FTF height lesser than 2.1 m

125%

a. All areas which have top and bottom slab but do not have full-height side enclosure on all sides (excluding balconies or decks), and have FTF height greater than 4.2 m

150%

a. All areas which are enclosed (bottom slab, top slab, and full-height side enclosure on all sides) + balconies or decks and have FTF height greater than 4.2 m (in case of retail, this shall not apply)

RERA Transition Process:

a. Wef 1st April 2018, Gross Weight shall be calculated on basis of (rera) net area for all unsold units. Wrt sold units, the area shall also be updated similarly in the system (but the CV etc will not change for the said unit).

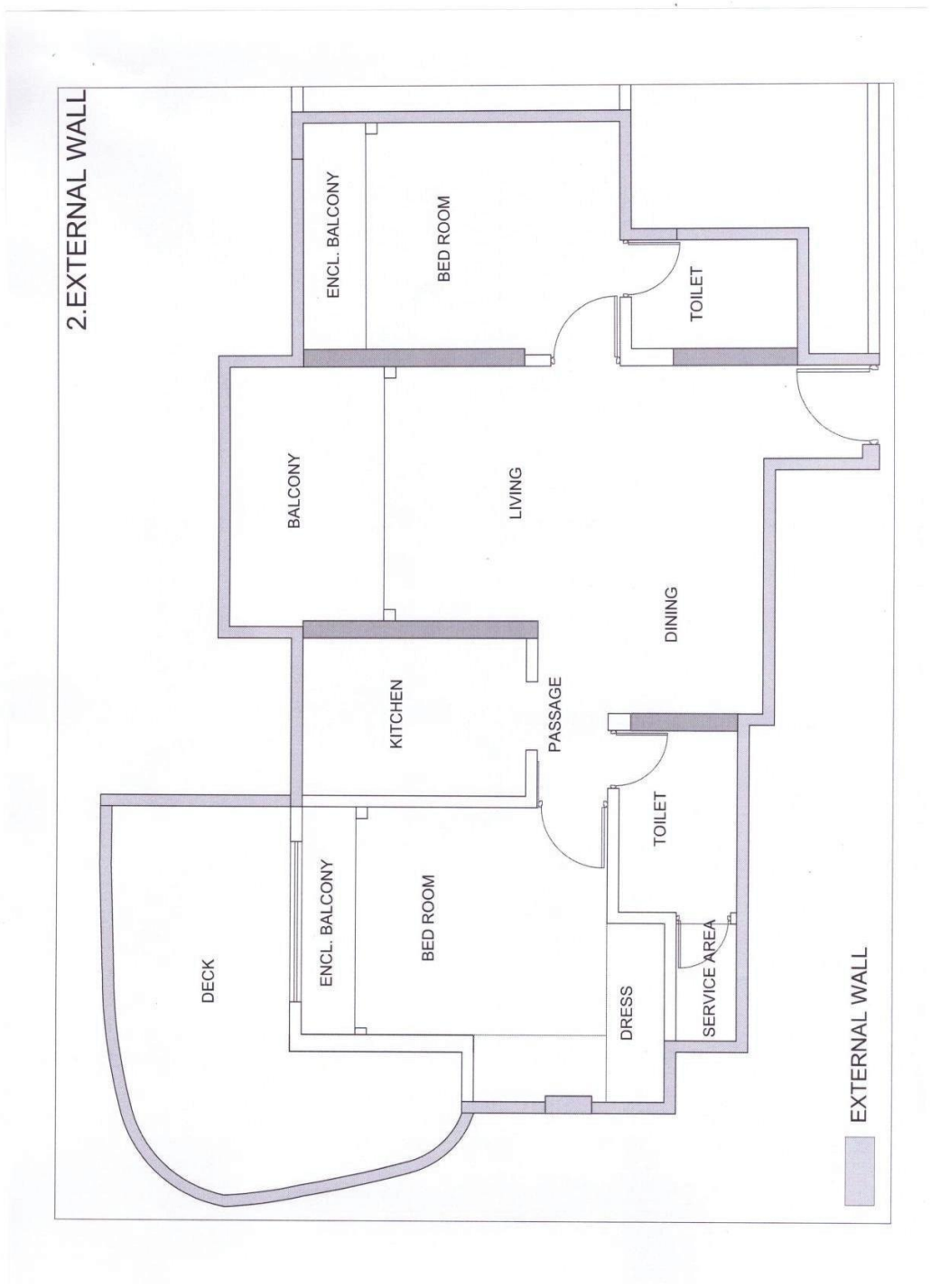
1 sq. mtr = 10.764 sq. ft.; Carpet Area and Exclusive balcony/verandah/open terrace area calculated as per RERA norms on bare shell basis (i.e. prior to application of any finishes)'

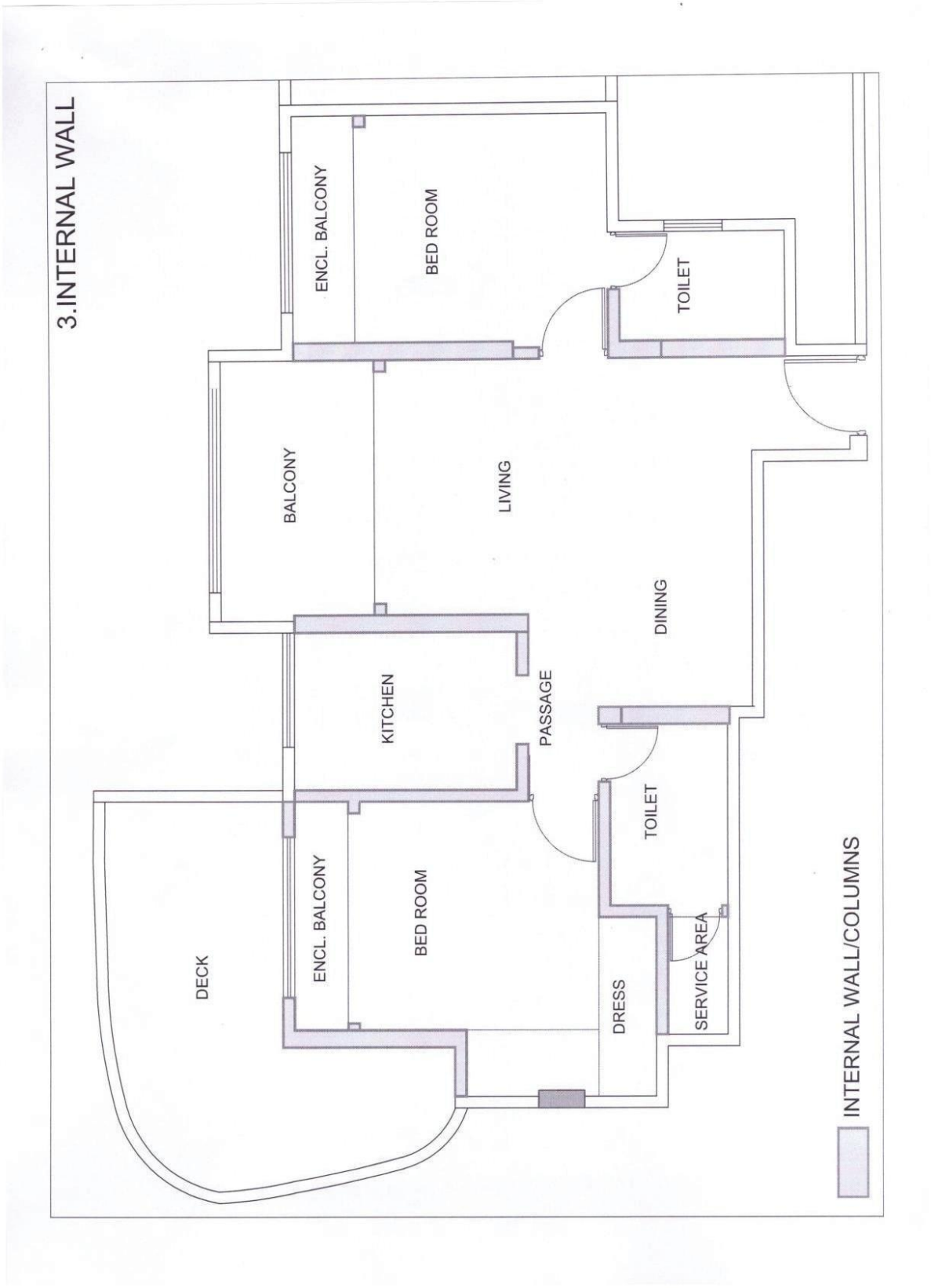
b. For 'Type' use marketing nomenclature.
c. For purposes of conversion to sq. mtrs. (eg. For RERA and price sheet), divide figure in sq. ft. by 10.764 and **round off** to one decimal.
d. Design shall also calculate the pre-RERA carpet area in aforesaid table for purposes of cost benchmarking and efficiency calculations, but the same shall not be shared with marketing.
e. Refer to '143 Allotment List format.'

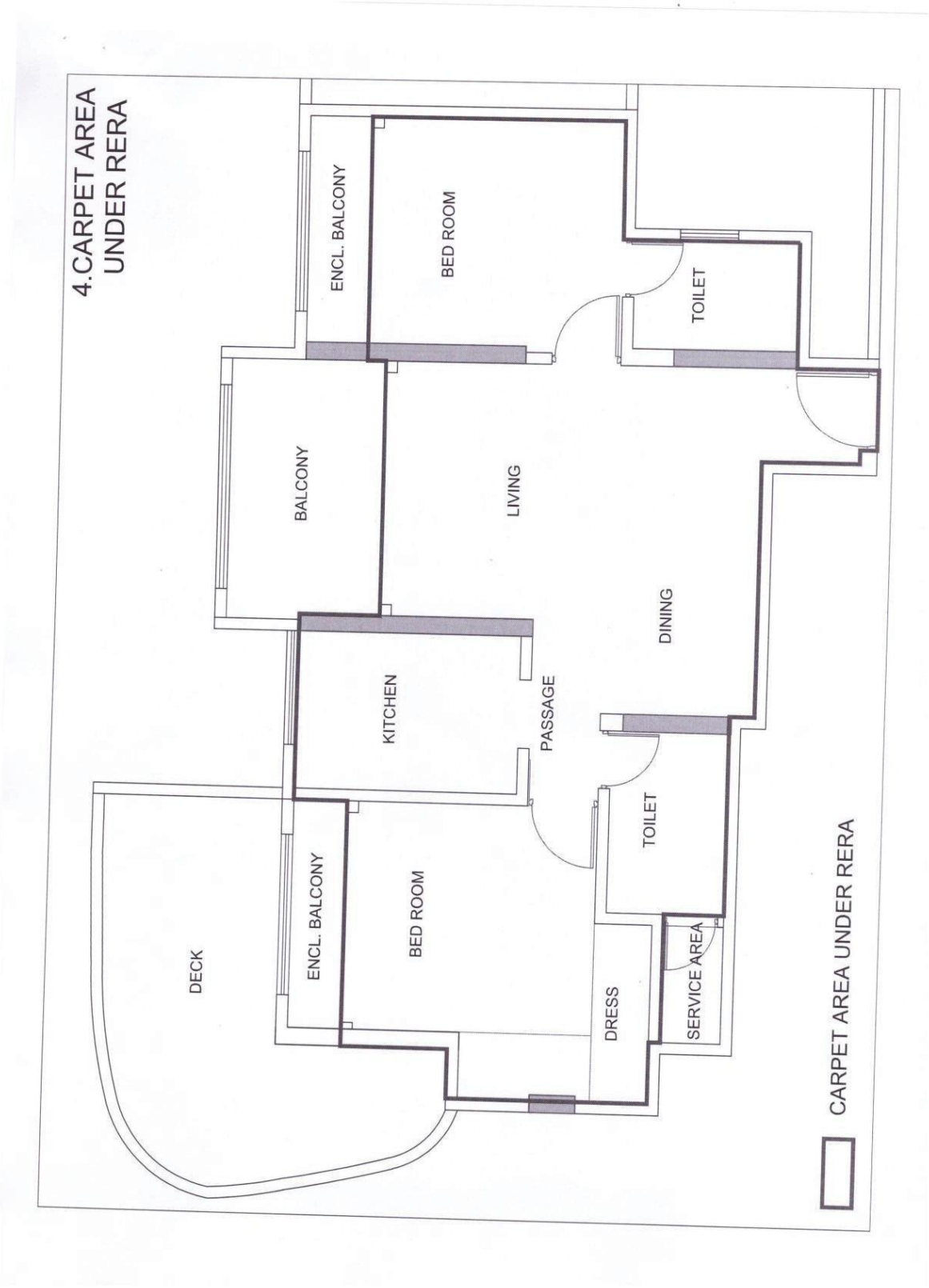
Implementation Note for previous changes (other than RERA change):

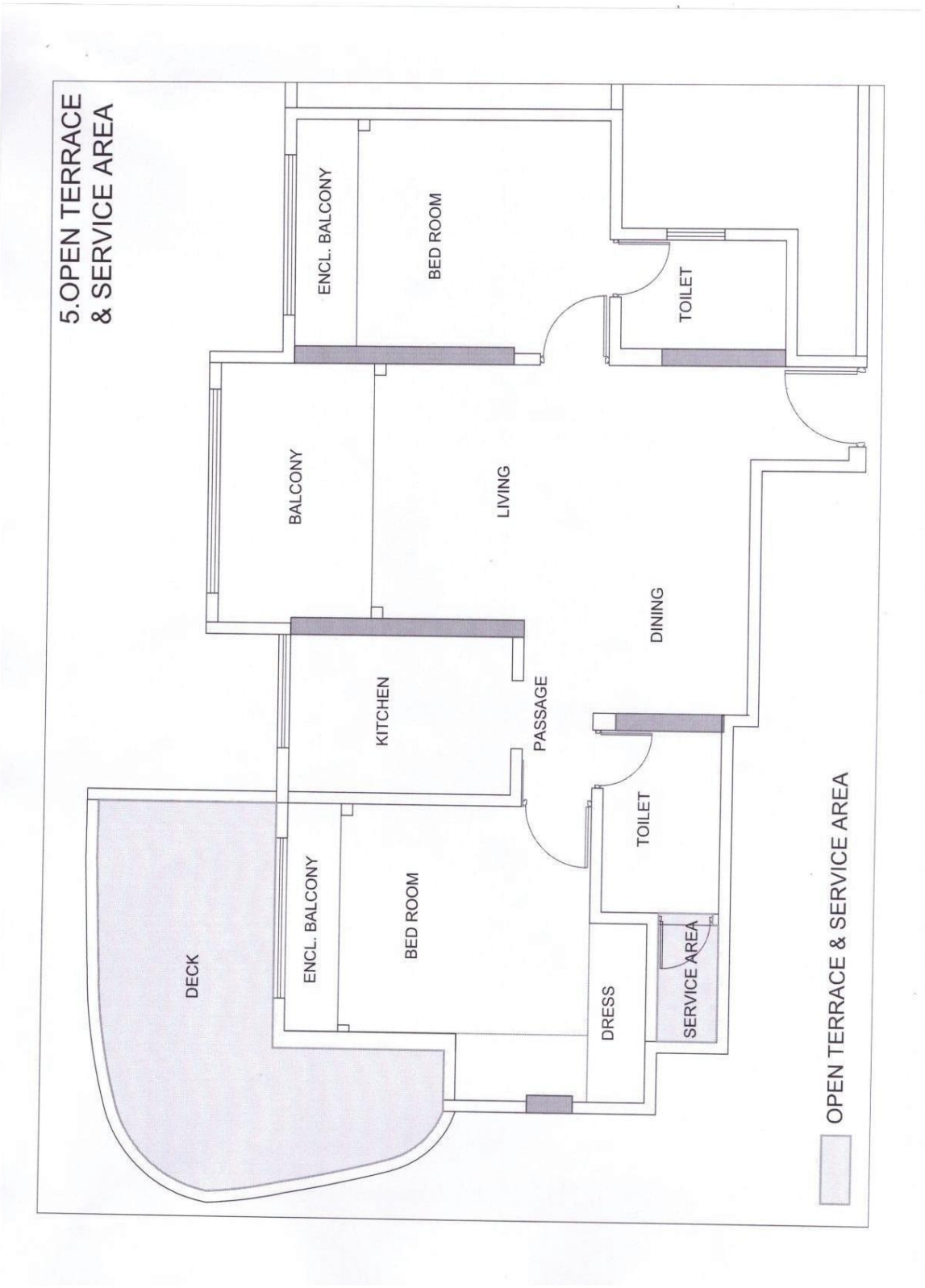
1. The changes in loading made on 6.1.15 shall be applied as follows (MMR projects only):
    a. Buildings where no sales have been done to date – loading to be done as per new policy
    b. Buildings where sales have been done of<=80% of the Gross weight – loading as per new policy subject to a maximum increase of 10% over the loading last released to Marketing/Sales.
    c. Buildings where sales have been of >80% of the Gross weight – no change
    d. Any exception to be discussed with Director-Operations before implementation.
2. For projects outside MMR, the loading factor as per policy dated 29.6.2011 will continue to apply.
3. Changes made on 12.2.15 are only applicable to those marketing projects where sales have not commenced as on 12.2.15.
4. Between RERA implementation (1.8.17) and 31.3.18, Gross Weight was calculated using (pre-RERA) carpet area

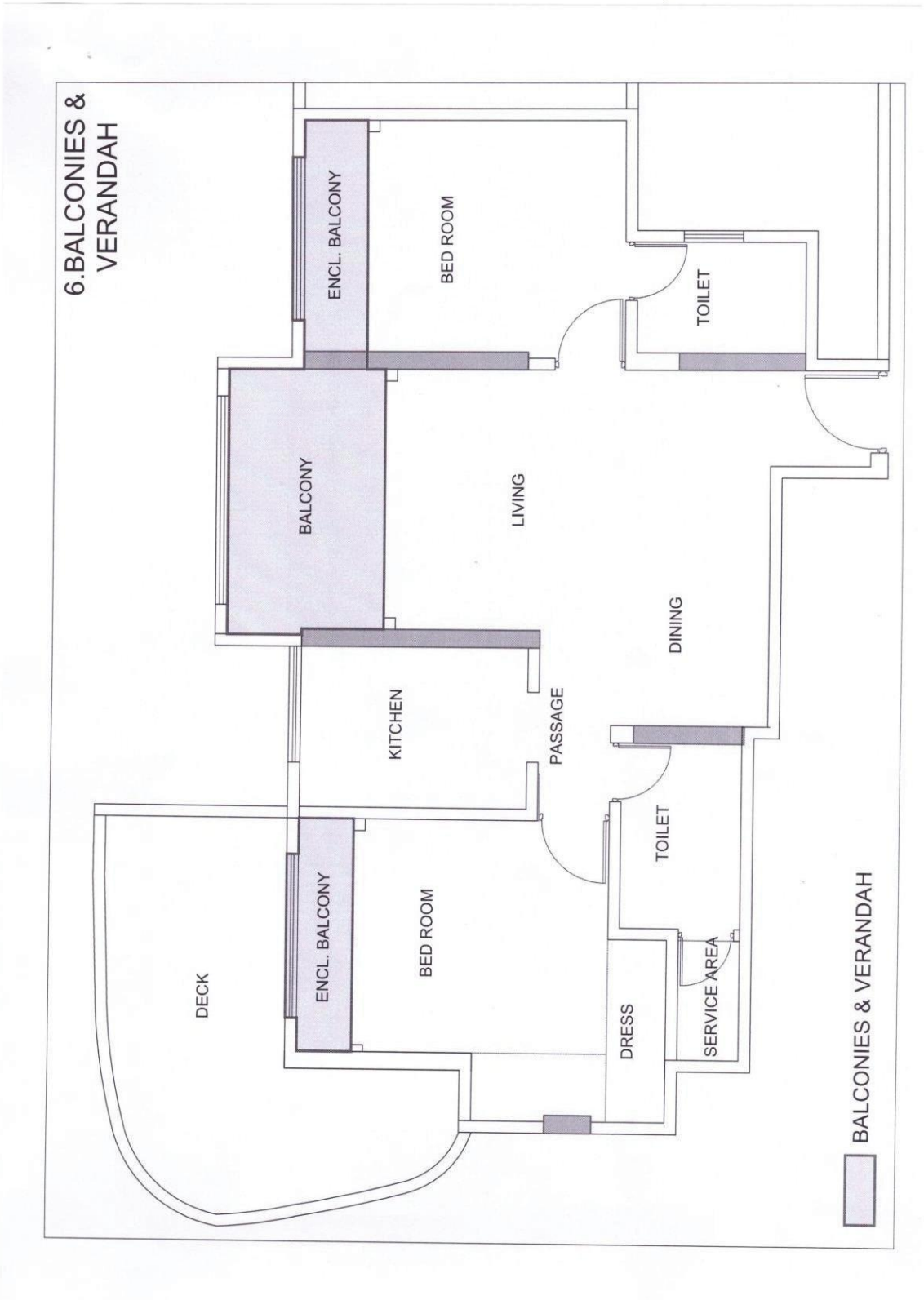
Illustrations for calculation of carpet area from Maharastra RERA authority (June 17) are given below:


2.EXTERNAL WALL
ENCL. BALCONY
BED ROOM
TOILET
BALCONY
LIVING
DINING
KITCHEN
PASSAGE
TOILET
DECK
ENCL. BALCONY
BED ROOM
DRESS
SERVICE AREA
EXTERNAL WALL


3.INTERNAL WALL
ENCL. BALCONY
BED ROOM
TOILET
BALCONY
LIVING
DINING
KITCHEN
PASSAGE
TOILET
ENCL. BALCONY
BED ROOM
DECK
DRESS
SERVICE AREA
INTERNAL WALL/COLUMNS


4.CARPET AREA
UNDER RERA
ENCL. BALCONY
BED ROOM
TOILET
BALCONY
LIVING
DINING
KITCHEN
PASSAGE
TOILET
DECK
ENCL. BALCONY
BED ROOM
DRESS
SERVICE AREA
CARPET AREA UNDER RERA


5.OPEN TERRACE
& SERVICE AREA
ENCL. BALCONY
BED ROOM
TOILET
BALCONY
LIVING
DINING
KITCHEN
PASSAGE
TOILET
DECK
ENCL. BALCONY
BED ROOM
DRESS
SERVICE AREA
OPEN TERRACE & SERVICE AREA


6.BALCONIES & VERANDAH
ENCL. BALCONY
BED ROOM
TOILET
BALCONY
LIVING
DINING
KITCHEN
PASSAGE
TOILET
ENCL. BALCONY
BED ROOM
DECK
DRESS
SERVICE AREA
BALCONIES & VERANDAH