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 = Pre-RERA Carpet Area * (1+Loading Factor), rounded off to 0 decimals

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. In respect of external columns, they will be deemed to extend maximum of 600 mm (600 mm or actuals, whichever is lesser) from the external face of the unit into the unit and such area shall not form part of carpet area.
2. Internal columns (including sheer walls) shall be deemed to be the same as internal walls and hence, counted as part of carpet area.
3. Area for all door/sliding window jambs abutting balcony/verandah/open terrace areas shall be counted in balcony/verandah/open terrace area and not in the carpet area (of the unit).
4. Jamb areas for Main door/servants room door/store room door (which are used to access the unit from outside) shall be counted in carpet area

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.

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.

1. Notes / Clarifications(applicable to all types of units):

1. All areas which have a top and a bottom slab and FTF height greater than 2.1 m and less than 4.2 m (in case of retail, this shall be read as 5 m) to be counted @ 100% in carpet area / built-up area. This also applies to balconies/deck on the top habitable level of a building which may or may not have a slab above it. However, 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%.
2. All areas which have a top and bottom slab but have FTF height lesser than 2.1 m to be counted @ 50% in carpet area / built-up area (eg. niche). This is to be clearly stated in app form and agreement.
3. All areas which are enclosed (bottom slab, top slab, and full-height side enclosure on all sides) and have FTF height greater than 4.2 m (in case of retail, this shall not apply) to be counted @ 150% in carpet area / built-up area (eg. double height room). This is to be clearly stated in app form and agreement.
4. All areas which have top and bottom slab but do not have full-height side enclosure on all sides, and have FTF height greater than 4.2 m, to be counted @ 125% in carpet area / built-up area (eg. double height terrace). This is to be clearly stated in app form and agreement.
5. All areas which are outside the boundary of the external walls of the unit (other than balconies), which have a bottom slab/natural ground and no top slab are to be counted @ 0% in carpet area / built-up area.
6. All areas which have finished bottom surface (bottom slab / PCC / flooring etc.) and top covering in the form of semi enclosed structure like a pergola / horizontal fins / glass roof to be counted 50 % in carpet area / built-up area. This is to be clearly stated in app form and agreement.
7. Any areas related to parking shall not be used for purposes of calculation of carpet area of unit.
8. Lift shafts are to be counted in carpet / built-up area @ 100% for each level on which there is a landing. The area of any other void shall not be counted in carpet / built-up area.
9. Any exclusive rights area (i.e. not counted in FSI) such as garden are not to be counted in the unit's carpet area and are to be stated separately. Their valuation shall be governed by the '*Valuation of Exclusive Rights Space'* policy.
10. Pre-RERA Carpet area shall be calculated as internal area of the unit with bare shell finishes (i.e. no finishes on the floors or walls), excluding the floor area under any internal walls or party walls or structural elements. This will include the entire carpet area within the unit from the main door onwards (inclusive), in which all accessible full height areas (eg. Dry balcony, utility, deck, balcony, easily accessible service slab which is useful to the owner etc.), are counted @ 100% - this shall also include any area which is deliberately kept outside the unit (wasted) when main door direction is changed due to Vastu reasons since customer can always take door to regular location (non-Vastu). However, any inaccessible/difficult to access areas (eg. Flower bed, a/c ledge, service slab which is not capable of being accessed on daily basis) are counted @ 0%. For accessible areas having less than full height (eg. Niche), same is to be counted @ 50%, if height is less than / equal to 2.1 m, else @ 100%. For clarity, the pre-

RERA carpet area did not include/excluded/subtracted the area under the internal walls of the units.

11. Post 1.5.17, "Carpet area" shall be calculated as net usable floor area of an unit prior to application of any finishes (i.e. bare shell basis), 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 (including internal structural members) of the apartment.
12. The "Exclusive balcony/verandah/open terrace area" shall be calculated as net usable floor area prior to application of any finishes (i.e. bare shell basis) of all balconies/verandah/open terrace/similar which is earmarked for exclusive use of the unit. This shall include the area covered by the internal partition walls (including internal structural members) of these.
13. 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).

RERA Transition Process:

a. Gross weight shall continue to be calculated on the basis of pre-RERA carpet area for marketing projects (MPs) where pre-launch or launch (whichever is earlier) is done on/before 31.3.18. Thereafter, loading policy shall be revised basis market trends and gross weight shall be calculated on basis of carpet area and exclusive balcony/verandah/open terrace area.
b. Following information shall be given by Design to Marketing for all MPs:

Marketing Project	Building (if applicable)	Wing	Unit No.	Type	Carpet Area (sq. ft.)	Exclusive balcony/verandah/open terrace area (sq. ft.)	Gross Weight

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

c. Design shall also calculate the pre-RERA carpet area in aforesaid table, in order to calculate gross weight, but the same shall not be shared with marketing.
d. This policy should be implemented on or before 30th May, 2017 for all current projects

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 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