While searching for your dream home, you may have heard the developers talking about the super built-up area, built-up area and carpet area. This jargon may seem insignificant to the average buyer. However, a proper understanding of these technical terms is crucial. It will help you make a wise decision and buy the right property. In this article, we will explain the meaning of each term.

Carpet area

The carpet area is the net usable area of the apartment. Though the wall's internal portion comes within a carpet area, the external part of the walls is excluded. In simple terms, the carpet area is that part of the home that a carpet can cover. The carpet area includes the bedroom, living room, kitchen, balcony, toilet and inner wall. The carpet area forms a significant part of the apartment and covers approximately 70 to 90 percent of the apartment's total built-up area.

Built-up area

The built-up area comprises the carpet area, the interior and exterior walls, the terrace, the balcony and other usable areas within the apartment. The primary difference between a carpet area and a built-up area is that the ambit of the latter is much broader. Unlike the carpet area, which only comprises the usable space, the built-up area is the total area available in that apartment. It is usually 10 to 15 percent more than the carpet area.

Super built-up area

The super built-up area is the carpet area, built-up area and common areas. Lifts, staircases, corridors, lobbies, clubhouses, swimming pools, gymnasiums, etc., are a few amenities that fall within the ambit of common areas. The built-up area covers the entire apartment, which is the exclusive property of the homeowner. However, common areas are accessible to all members of society, and no individual homeowner can claim them.

Loading factor

The loading factor differs between the super built-up area and the apartment's carpet area. Developers use this area to construct common areas accessible to all residents. A loading factor of 1.20 would imply that the builder has added 20 percent to the carpet area. Similarly, a loading factor of 1.50 means the addition of 50 percent. Generally, a home buyer should opt for a 1.30 loading factor.

Final thought

If you are planning to buy a **2 BHK flat in Kandivali East Lokhandwala township**, you must first comprehend the concepts of carpet area, built-up area and super built-up area. A better understanding of these three concepts will help you analyse how much area is usable and what percentage of the building is reserved for shared facilities. Depending on the number of members in your family, you will be able to analyse if the space is sufficient for

your requirements. Blox, India's first technology-based and consumer-centric real estate buying platform provides a wide array of high-quality apartments constructed by the country's leading developers. The projects listed on it are all verified and have been built with top-notch materials, are well-structured and comprise numerous amenities. Hopefully, this article will give you enough information to help you find the home of your choice.