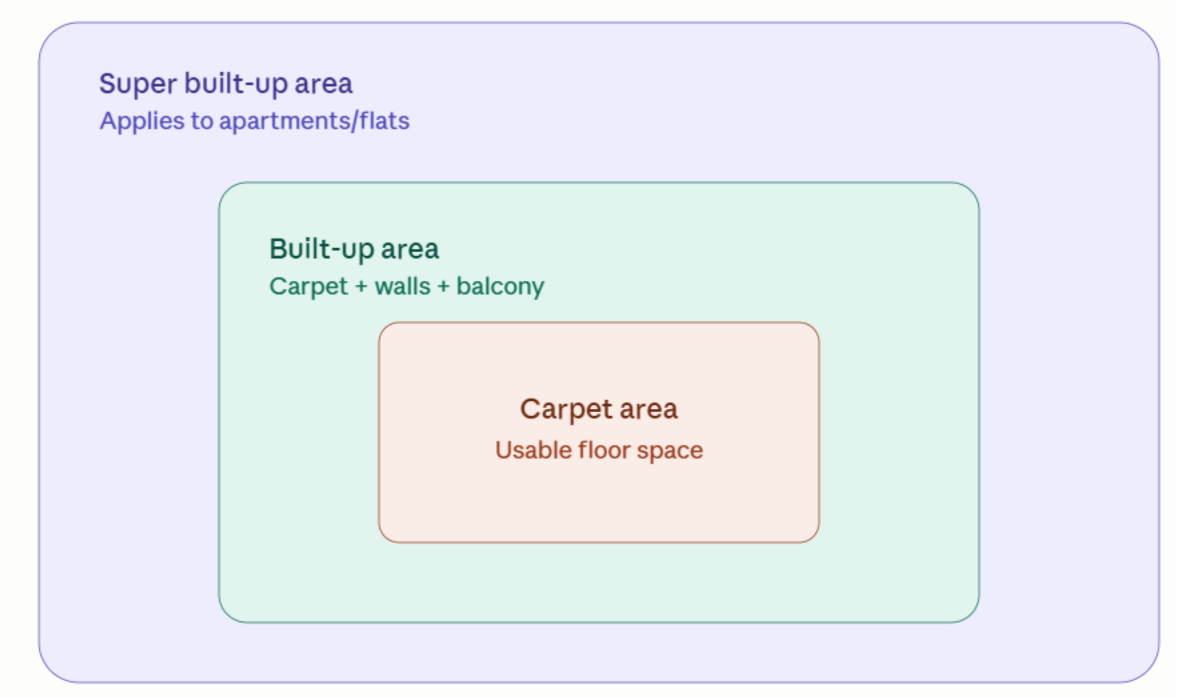
Carpet Area vs Built-up Area vs Super Built-up Area

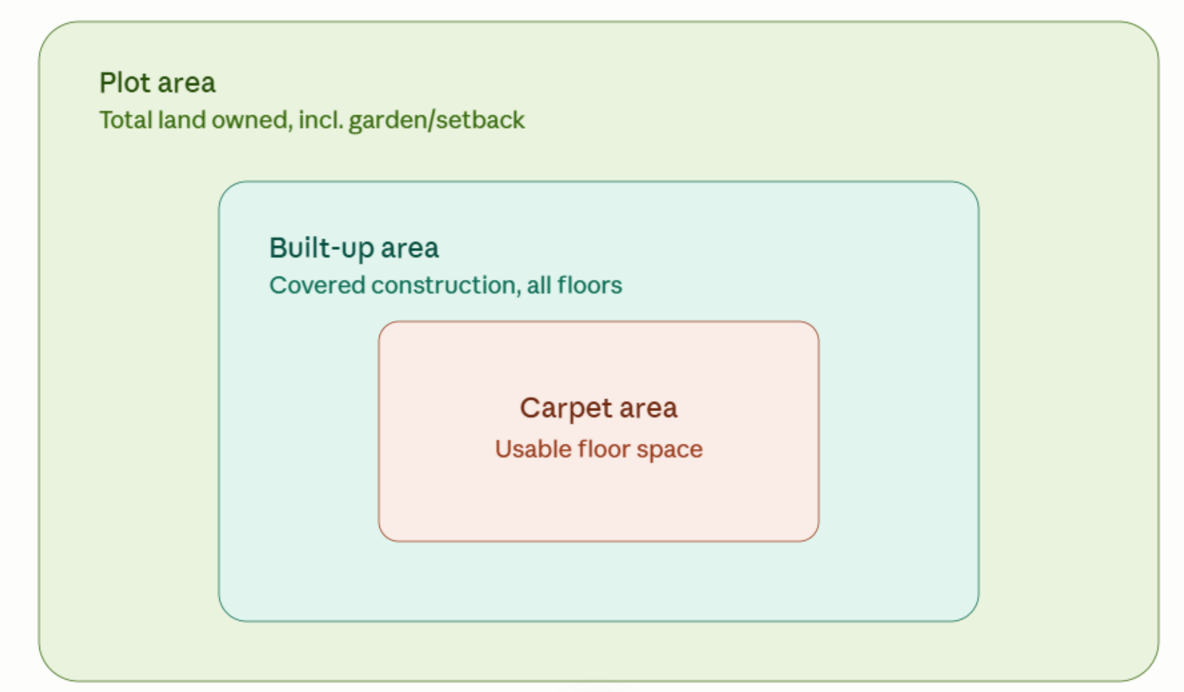
A quick way to think about this: each of these is a *layer* — carpet area is the innermost, most literal space, and each outer layer adds more around it. Apartments and bungalows differ in how many layers apply.

Apartments / flats — three nested layers, because you also pay for a share of common spaces: Working outward from the middle:



- **Carpet area** – the actual floor space you can walk on, measured wall-to-wall inside your unit.
- **Built-up area** – carpet area plus the thickness of your own walls, plus any balcony/terrace.
- **Super built-up area** (a.k.a. "saleable area") – built-up area plus your proportionate share of common areas: lobby, staircase, lift, corridors, clubhouse, etc. This is almost always what builders quote and price per sq. ft, and it's typically 20–35% larger than the carpet area.

Bungalows / independent houses — no shared common areas, so there's no "super built-up" layer; instead, the outer layer is the plot itself:



For a bungalow:

- **Carpet area** – same idea, usable floor space inside the walls.
- **Built-up area** – carpet area plus wall thickness, verandah, and any covered balconies, summed across all floors.
- **Plot area** – the total land you own, including the open garden, driveway, and setback space around the house. Since there's no shared building infrastructure, there's no "super built-up" figure — pricing is usually quoted per sq. ft of built-up area or per sq. ft of plot, not "saleable area."

One practical takeaway: when comparing an apartment's price per sq. ft to a bungalow's, make sure you know which area each figure is based on — an apartment quoted on super built-up area can look cheaper per sq. ft than it actually is once you convert to carpet area.