

# AREA CALCULATION STANDARDS

(Annexure of DTMFZA Zoning Authority Development Regulations)

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# Definition

### **GFA (Gross Floor Area):**

The sum of the gross floor areas of all the floors of a building measured from the exterior walls or from the centerlines of common walls joining two spaces.

### **FAR (Floor Area Ratio):**

The floor area ratio of a building or other structure on any lot is determined by dividing the gross floor area of such building by the area of the lot on which it is located. When more than one building or structure is located on lot then the floor area ratio is determined by dividing the total floor area of all buildings or structure by the lot area.

### **TOTAL BUA (Built up Area):**

Built up area or construction Area for cost calculation determined by the slab area measured to the exterior surface of the exterior walls, excluding all shaft openings and any type of slab void, balconies, terraces, arcades, porches, garages, open courtyards, and building surrounds within the plot boundary such as roads, landscape, and hardscape surfaces to included but each identified separately.

### **1. USABLE AREA:**

Total area of all enclosed spaces fulfilling the main functional requirements of the building for occupant use, including and not limited to service areas such as guard rooms, workshops, locker rooms, janitors, closets, storerooms, and the total area of all toilets and washroom facilities.

### **2. CIRCULATION AREA:**

Total area of all enclosed spaces which is required for physical access to subdivisions of space such as and not limited to corridors, elevator shafts, escalators, fire towers or stairs, stairwells, elevator entrances, public lobbies.

### **3. SERVICE AREA:**

Total area of all enclosed spaces designed to house mechanical and electrical equipment and utility services such as and not limited to mechanical and electrical equipment rooms, duct shafts, boiler rooms, fuel rooms, and mechanical service shafts.

### **4. BALCONY AREA:**

Total area of an open or covered platform attached to an upper floor of a building, projecting from or recessed into the face of the wall and protected by railing or balustrade; accessible from an adjacent room.

