Basic calculations in urban design – explanation of concepts

In case of one building plot

lot coverage: built in area on the ground floor divided by the area of the plot
its unit is $m^2/m^2$

floorspace ratio: the sum of the built in areas of all stories divided by the area of the plot
its unit is $m^2/m^2$

In case of a development area – related to plots

lot coverage: the sum of built in areas on the ground floor divided by the sum of the areas of the plots
its unit is $m^2/m^2$

floorspace ratio: the sum of the built in areas of all stories divided by the sum of the areas of the plots
its unit is $m^2/m^2$

# of flats per hectare\(^1\): the number of flats on the area divided by the total area of the plots in hectares
its unit is piece/ha

In case of a development area – related to the whole development area

lot coverage: the sum of built in areas on the ground floor divided by the sum of the areas of the plots and all the public spaces
its unit is $m^2/m^2$

floorspace ratio: the sum of the built in areas of all stories divided by the sum of the areas of the plots and all the public spaces
its unit is $m^2/m^2$

# of flats per hectare: the number of flats on the area divided by the total area of the plots and the public spaces in hectares
its unit is piece/ha

ratio of public and private areas: the total area of public spaces divided by the by the sum of the areas of the plots
its unit is $m^2/m^2$

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\(^1\) hectare: 10 000 m²