Occupation Factor Norms

Residential:

Segment / No. of Bedrooms	Luxury	Hi-end	Aspirational	Casa
1 BHK	NA	NA	4	4
2 BHK (and 1.5 BHK)	5	5	4	4
3 BHK (and 2.5 BHK)	5	5	5	5
4 BHK (or larger)	7	7	6	NA

Basis of Calculation:
2 occupants in master bedroom + 1 additional occupant of each additional bedroom (2 additional occupant if 2 BHK only) + 2 full-time domestic help in all 4 BHK or larger apartments in Luxury/Hi-end category / 1 full-time domestic help in all 2/3 BHK apartments in Luxury/Hi-end category and 3 BHK or larger apartments in Aspirational or Casa category, subject to minimum of 4 occupants and maximum 7 occupants (including any full-time domestic help).

% of occupation is estimated at 80%.

5 occupants per unit are used for municipal/government purposes.

Office:

Segment	1 person per ___ sq. mtrs. of leasable area	% of occupation to be assumed at peak
Excelus	8.5	100%
Supremus	8.5	90%
iThink	7	100%

1 user per 10 sq. mtrs. of built-up area is used for municipal purposes.

Retail:

Segment	1 Full-time person per ___ sq. mtrs. of leasable area	1 Visitor per ___ sq. mtr. of leaseable area during peak hour (one hour)
Boulevard	15	10
Experia	15	7.5

Note: For sizing toilets, 25% of the aforesaid occupancy should be used based on the leaseable area of each floor and average usage of toilet should be assumed to be 3 minutes (viz. 20 turns/hour). If no toilets are located on a given floor, the leaseable area of the said floor should be distributed equally amongst all other floors.

Any changes in policy shall be made applicable only to the buildings which are launched for sales after the date of the policy coming into force.