

Policy No.	25
Date W.E.F.	17/11/2009
Revision No	10
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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 carpet area	% of occupation to be assumed at peak
Excelus	7.0	90% (i.e. 10% absence)
Supremus	6.5	90% (i.e. 10% absence)
iThink	5.5	90% (i.e. 10% absence)

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

Reference occupancies of competitor developments (2018) are enclosed in Annexure A.

Retail:

Segment	1 Full-time person per ____ sq. mtrs. of carpet area	1 Visitor per ____ sq. mtr. of carpet area during peak hour (one hour)
Boulevard	10	7
Experia	10	5

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Parking Building eg. MLCP:

- Assume 1 person per car slot.
- Peak occupancy of 80% of the no. of car slots available being used in 2 hour peak. (Occupancy for elevator purposes = Total no. of car slots x 80% / 2)
- Occupation in parking building is only for purposes of entrance, parking and exit and total usage duration is unlikely to be > 10 minutes from entrance to exit. Hence, usage of toilet facilities shall be minimal (and only restricted to drivers and housekeeping staff, which sizing is covered by 'Key Conveniences in Parking & Other Common Areas' policy).

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Annexure A

Occupancy at competitor office developments (2018)

Developer	Type	Occupancy sqft/person	Absenteeism	Maximum occupancy sqft/person	Base	Remarks
AECOM - Tata Realty	IT/ITES	70	10%	77.8	Pline*	Same in Mumbai and Gurgaon
AECOM - Reliance Twin Towers, Ghansoli	Corporate Office	80	10%	88.9	Pline*	Reliance's own office
AECOM - Kohinoor Square, Mumbai (upper floors)	IT/ITES	80	10%	88.9	Pline*	Selling as Premium space
AECOM - Kohinoor Square, Mumbai (lower floors)	Supremus, mix	60	10%	66.7	Pline*	
AECOM - TCS, Thane	IT/ITES	70	10%	77.8	Pline*	
AECOM - TCS, Thane	BPO	35	10%	38.9	Pline*	
Grune - Embassy, Bengaluru	IT/ITES	65	10%	72.2	Pline*	Manyata Business Park
Buro Happold - Godrej, BKC	Corporate Office	100	20%			
Buro Happold - Piramal Agasthya, Kurla - Phase 1	Corporate Office	100	20%			Reducing in Phase 2 to 65 sqft /person
AHC - Infosys	Corporate Office	120	not specified			
AHC - Infosys	IT/ITES	80	not specified			
KAPL reference	Corporate Office	80-100	not specified			
KAPL reference	IT/ITES	50-60	not specified			
* excluding AHU rooms and toilets						