Retail Design Guidelines

a. In a mall, use of all stores is to be considered as regular retail, unless specifically earmarked for other purpose like F&B, multiplex, entertainment. Such earmarking is to be finalized by Commercial leasing team at time of closure of concept design of the mall. Units can be provisioned for multiple uses eg. retail / F&B and in such case, the higher of the two requirements are to be provided – this is an added expense and hence, no. of such multi-use possibility units is to be minimized.
b. All high-street retail units (i.e. with direct street frontage and access) are to be designed to serve as retail as well as F&B unit. Any exception will require prior approval from Commercial leasing team.
c. Unit frontage to depth ratio should ideally be 1:2.5 and max. 1:3 for unit with carpet area unit 3000 sft. Thereafter, depth can be greater.
d. Min. frontage: Shop fronts to be designed as minimum 30 feet for F&B units and 15 feet for non F&B units.
e. Ideal unit size:
    a. F&B: 1000 sft carpet, combinable into larger units
    b. Non-F&B: ranges from 300 sft carpet onwards

f. Services and related requirements:

	F&B outlets	**Non-F&B outlets**
Gas connection (piped gas / gas bank)	Needs to be provisioned. In case of gas bank, at least 4 cylinders per restaurant (2 active + 2 standby). Gas meter of G6 to G10, depending on number of burners.	No
Exhaust and fresh air provision in kitchen	Space for ducting and fans (25 sft per fan) needs to be provisioned (3 cfm psf of kitchen area). These will be installed by occupier.	No
HVAC	Needs to be provisioned (1 Ton per 150 sft; to be installed by retailer in case of non-mall), space needs to be earmarked for ODU units and shafts to be provided to take the copper pipes. Maximum distance between split units (Indoor and outdoor) should ideally not exceed 15 metres. The same is applicable to chiller / freezer unit of Super markets.	Needed

Potable water inlet	25 mm dia inlet	Yes (for units >= 1000 sft carpet area)
Drainage	150 mm dia outlet	Yes (for units >= 1000 sft carpet area)
Toilet provision	100 mm dia soil water pipe	Yes (for units >= 1000 sft carpet area)
Service access	Needed from rear side of all F&B stores with area of >= 1000 sft carpet; appropriate arrangement for garbage storage till disposal shall be required.	Optional
Outdoor seating	Good to have if possible	No
Stores area (about 5% of the main unit area subject to min. 150 sft)	Good to have if possible, need not be co-located with the unit	No
Clearly visible signage space on shop front	Needed	Needed
DG backup	Needed	Needed