



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना -2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

“ओपन हाउस मीट्स”  
“OPEN HOUSE MEETS”

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	PRAVEEN GROVER
प्रतिनिधि : Representing : सरकारी विभाग/फेडरेशन/संघ (एसोसिएशन)/आर डब्लू ए/व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Main Bazaar Vyapar Mandal, Pahar Ganj New Delhi-55-
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	→ 9811359635 → 22435102 → 9311252925
फैक्स : Fax :	
ई-मेल E-mail	
पता : Address :	5071, Main Bazaar Pahar Ganj New Delhi
हस्ताक्षर : Signature :	yer
तिथि : Date :	15-5-12

OFFICE OF THE DIR (P.G.)  
MPP/TC, DDA IN DELHI-2  
Dy.No 3176  
Dated 16/5/12

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Zone A

“अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं

“Submit your registration form at the venue of Open House meets.”



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# मेन बाजार व्यापार मंडल

5071, मेन बाजार, पहाड़ गंज, नई दिल्ली - 110 055

मोबाईल : 9311254980, 9811359635

संदर्भ सं. ....

दिनांक.....

प्रधान

हरीश खोसला

महासचिव

प्रवीण ग्रोवर

May 15, 2012

To

The Secretary  
Ministry of Urban Development  
Govt. of India  
Nirman Bhawan, New Delhi

Sub: **Objections/suggestion with regard to modifications/  
amendment to carry out in MPD-2021**

Dear Sir/Madam,

1. This representation is being made on behalf of Main Bazar Vyapaar Mandal having its office at 5071, Main Bazar Paharganj, New Delhi 55. The aforesaid Mandal Association has around 150 shopkeepers as members. The president of the association is Shri Harish Khosla and the General Secretary is Shri Praveen Grover. All the members of the association have been running their respective shops in the same markets area for decades. Most of the shopkeepers themselves are refugee from Pakistan or their successors having only source of their livelihood.

2. It has come to the knowledge of the association and its members that the Government is planning to take steps to modify/amend the MPD-2021 as the Hon'ble Minister feels that MPD-2021 has not been formulated keeping the ground realities into consideration.

3. One of the glaring short coming in MPD 2021 is the manner in which the shops in Main Bazar have been dealt with in MPD-2021. The Main Bazar in question falls in Special Area and is considered as "other than Walled City" Chapter III of MPD 2021, which deals with the Special area. All the rule and policies as contemplated for special area has not been formulated despite 3

years have elapsed after the MPD 2021 had been brought about the such failing has added to the hardships of the traders. Hence it is requested that policies need to be formulated as mentioned in Chapter III of the Special area at earlier

4. It is brought to your kind notice that the market in question dates back to 18<sup>th</sup> Century much before the Connaught Place, New Delhi Railway Station came into existence. Since then the market caters to the needs of local residents as well as of Indian and foreign tourists. Mostly shops in this market deal in hosiery and traditional and heritage products etc.

5. This market has been pedestrian market where people who come for purchases mostly walk through the market Pedestrian market is not uncommon. Pedestrian markets can be found across the World. These markets have been preserved in the same traditional form as it existed. Few instances of pedestrian markets like Anarkali Market in Lahore, walking streets in different cities of Thailand, Old down in Zurich, Switzerland etc. In fact through the market gives the purchasers sufficient time to analyze the shops and at the same time it is also gives It also gives an opportunity to shop keepers to introduce their products to the purchasers by displaying them over their windows and in front of their shops. Foreign customers from all over the world who are involved in the trade of hosiery, merchandize and other heritage cultural products visits this market.

6. These are very old market and in most part of the market, vehicular traffic is usually thin. It is a pedestrian market. Originality of such traditional market has to be maintained without any distortion. Our market has achieved uniqueness and is recognized by the foreigners and traders as unique pedestrian market. Our market has acquired its own status and commercial value. This market is in operation in the same form and manner for last more than 200 years. The market needs to be preserved as heritage market. Once the Government is nput so much effort to preserve cultural and heritage of the country and promote centers like Delhi Hatt etc. no purpose will be seved in destroying our market which has acquired heritage value, in the name of modernization or planned development of Delhi. The Main bazaar of the said market runs from New Delhi Railway Station to Chitra Gupta Road and R. K. Ashram.

7. In this market many of the shop keepers have been operating for more than 50 years. In some cases 3<sup>rd</sup> and 4<sup>th</sup> generation has also stopped into and operating from this market. Apart from the fact that many are operating this market for last more than 50 years. Other major portions of shopkeepers who are operating from the said market and refugees who had come from Pakistan at the time of independence. These refugees are working/operating from the said market which is the primary source of their income. Because of heavy commercialization, the entire area has acquired the shape of a market. Hardly few resident are in existence as to today and

most of these residences over the period of time are being converted into shops, godowns and other related activities. People are finding it viable to do commercial activities than to use these properties for residential purposes. The said market and all the streets connected there to have already been notified as commercial street in MPD 2021.

8. The market is unique in terms of its location. It is right in the heart of the city. Much more approachable than Sadar bazaar or Chandni Chowk. The approach of the market is from the Main road which is 60 sq.ft. wide and Metro Rail. Hence most of the customer of the said market approach through cars or metro and thereafter they visit the shops or required designation on foot.

9. The streets within the market are meant only for pedestrian. This market was constructed when there was no cars or heavy motor vehicles. This was also the reason that when the market came to existence, the streets were narrow as there was no concept of motor vehicles. The said market and the shops therein developed over the period of time and its products in nature of commercial usage has progressed with the passage of time but one thing remained consistent i.e. it has remained a pedestrian market through out.

10. In fact, last year, before Common Wealth Games, lot of efforts were done by MCD to remove encroachments and to widen the roads. This effort of MCD/concerned authority continued over a period of several months. Because of the drive of the MCD, many of the shop keepers on their own voluntarily removed the encroachments as a result the Main Bazar has become decongested and approach roads have become wider. In the given scenario since the said market is a pedestrian market, no further widening of the said Bazar is necessary.

11. The size of most of the shops are very small. Even efforts are made by MCD or any other authority to widen the streets further it will wipe out several shops. Not only the shopkeepers will be affected but many people who are operating from the verandahs, front and back of these shops, they will also lose their livelihood or source of income. The repercussion of widening of the street any further will take away livelihood of more than thousands of people. We have to keep in mind all the shop employees/helpers/attendants and their family member's livelihood who will be removed if the further widening of streets takes place. Apart from this, there are manufactures, suppliers, transporters daily wagers etc. who are dependent on the said market will be severally effected.

12. The shops and buildings in this market are very old. Mostly are around 50-100 years old. Hence one thing is clear that these buildings are not illegal but being old they are not very strong like an RCC construction. These buildings find their support and strength from adjacent buildings, hence

breaking of these buildings from front or back is going to severally affects the strength and stability of these building because these buildings are not only ground floors but are consisting several floors also. Any bulldozer if used the roof will fall away because of being old structure. Hence, widening of the road which can only be done by breaking old structures, which can have catastrophic effect i.e. fall of one building would result falling to several over buildings.

13. The properties in this area belong to Government departments like L&DO, DDA and MCD. The shop keepers are paying rent/damages/usage charges to the Government authorities as and when demands are raised. As per the Delhi Government Policy, the occupants or persons in possession of the property should be given rights vide Rent Agreement or Lease Deed even by transferring the rights in these properties in favour of the occupants.

14. Government should come with a long term policy to deal with these which are going for last several years. The occupants are not knowing legal status of these properties whether they are tenant under DRCA or they fall under Public Premises Act. The shop keepers are occupants of these properties for 50-100 years but still their title of the properties is not clear. In many cases Government is fighting with the private owners and shop keepers are being persecuting for there fight.

15. Government has to come up with comprehensive policies to deal with every aspect with regard to the legal title of occupants/shop keepers who are occupying these properties for as several decades.

16. Shop keeps/market Association should be given permission to improve over all condition and front façade of the shops. The shop keepers should be given right to renovate the premises as per the existing plans or plans

Thanking you and hoping for favourable consideration.

Yours faithfully,

**(Harish Khosla)**  
President

**(Praveen Grover)**  
Genl. Secy.