

पहाड़ गंज शापकीपर्स वेलफेयर एसोसिएशन

T-371-A, 372-B, चौक छः टूटी, श्री रणजीत राय शर्मा मार्ग, मेन बाजार,
पहाड़गंज, नई दिल्ली-110055

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प्रधान:- M.: 9899585656 महासचिव:- M.: 9810210590

NOVEMBER 25, 2011

Lead Central Dy. No 5
Dated 7/12/11

दिनांक

To

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

R&D Section, Vikas Minar
Delhi Development Authority

✓ Director Master Planning
(DDA)
6th Floor, Vikas Minar
I.P. Estate N-Delhi-11002.

Sub: Objections/Suggestions with regard to modifications/amendments to be carried out in
MPD 2021.

Dear Sir/Madam,

OFFICE OF THE DIR (Pig.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No..... 1655
Dated..... 8/12/11

Director (Pig.) MPD-2021
Dy. No..... 1706
Date..... 7-12-11

1. This representation is being made on behalf of Paharganj Shopkeepers Welfare Association, Office at: 6, Toothi Chowk, Paharganj, New Delhi. The Association is having members of around 100 shop keepers. The President of the Association is Shri Ranbeer Rai Sharma, and Secretary is Shri Ashutosh Chadha All the members of the Association are having shops in the market area namely 6 Toothi Chowk, Paharganj, New Delhi.

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 Master Plan of Delhi 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 Paharaganj Main Market have been dealt with in MPD 2021. The said market falls in Special Area and is considered as "other than walled city". Chapter III of the MPD 2021 deals with Special Area. All the Rule and Policies as contemplated for Special Area has not been formulated despite passage of more than 03 years since the Notification of MPD'202. This non action on the part of Govt. has created huge amount of hardship to all the shopkeepers and other occupants/residents of Special Area. The failure of the Government to

Dir (MPR)

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Dy. Dir (Pig.)
MPR (Pig.)
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formulate the Policy has led to huge amount of corruption. Shop keepers end up paying money to corrupt officers. Hence it is requested that Policies need to be formulated as mentioned in Chapter III of the Special Area, at the earliest.

4. We would like to bring to the knowledge of the Hon'ble Minister that our market dates back to 18th Century i.e. even much before the important destinations like Parliament House, Connaught Place, New Delhi Railway Station etc. came into existence. Since then this market has been catering needs of the people. Over the period of time this Market has acquired uniqueness in various fields like hosiery, traditional/heritage products etc.

5. The number of shops in the said area must be around 1000. Size of large no. of shop is around 9 sq. ft. By and large the standard shop sizes are relatively small in comparison to the modern markets. The Plot on which these Shops are made is also very small. Though some shopkeepers have amalgamated these small shops to make a big shop. But those examples are few in number.

6. This market has always been a pedestrian market where people who come for purchases, mostly walk through the market. Pedestrian market is not uncommon. World over Pedestrian market can be found. These markets have been preserved in the same traditional form as it existed. Few example of such pedestrian markets like Anarkali Market in Lahore, Walking Streets in different cities of Thailand, old town in Zurich, Switzerland etc. In fact, walking through the market gives the purchasers sufficient time to analyze the shops and at the same 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 the shops. Foreigners/customers from all over the world who are involved in the trade of hosiery, merchandise and other heritage/cultural products visit this market.

7. These are very old market and in most part of the market, vehicles are not permitted. 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 put so much effort to preserve cultural and heritage of the country and promote centers like Delhi Heart etc. no purpose will be served in destroying our market which has acquired heritage value, in the name of modernization or planned development of Delhi. The Main Bazar of the said market runs from New Delhi Railway Station to Chitra Gupta Road and R.K. Ashram.

8. In this market, many of the shop keepers have been operating for more than 100 years. In some cases 3rd and 4th generation has also stepped into and operating from this market. Apart from the fact that many are operating this market for last more than 100 years. Other major portions of shopkeepers who are operating from the said market are 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 residents are in existence as of 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.

9. The Market is unique in terms of its location. It is right in the heart of the city. Much more approachable than Sadar Bazar 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 customers of the said market approach through

Cars or metro and thereafter they visit the shops or required designation by foot.

10. 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 have developed over the period of time and its products in nature of commercial usages has progressed with the passage of time but one thing remained consistent i.e it has remained a pedestrian market through out.

11. In fact, last year, before Commonwealth 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.

12. The size of most of the shops is very small. Even any effort is made by the 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 streets 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.

13. The shops and buildings in this market are very old. Mostly are around 70 - 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 effect the strength and stability of these buildings 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 structure, which can have catastrophic effect i.e. fall of one building would result falling to several over buildings.
14. 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 occupant or person 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.
15. 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 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.
16. 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 last several decades.
17. Shop keepers/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

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sanctioned by the competent authority. This would not only increase the usages of the buildings but would also improve the outlook of the market. Further, if some building has strength and stability to be constructed and further the usages of the buildings will also increase to that extent.

18. Request is that If any steps are being taken by the Government to modify/amend etc. the MPD 2021, please permit our Association or representatives of the shop keepers to participate in the decision making process so that lasting and effective solution is found looking at the ground realities and the difficulties of the users and occupants of this area.

Thanking you,

Yours sincerely,

PRESIDENT Rambere Kairbanna Raul Sharma
Gen. Sec Anshutosh Chandra Abhishek Chandra
Jr. Vice President SURAT SINGH Surat Singh
Vice President Deepak Groues Deepak Groues
Secretary Subhash Malhi Subhash Malhi
Cashier Jagdish Groues Jagdish Chander