

Confederation of Sadar Bazar Trades Association (Regd.)



Supreme Body of Sadar Bazar Trades

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Naresh Adlakha
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Secretary

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Cashier

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To,

Shri Partho Dhar,
The Director (Plg) DDA,
Zone (A&B),
4th Floor, Vikas Minar,
I.P. Estate, New Delhi-110002

Lead Cetral Dy. No. Dated: 29.04.2012

Dated: 30/4/12

R&D Section, Vikas Minar

Delhi Development Authority

Meeting Room

OFFICE OF THE DIR (Plg.)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3905
Dated: 6/6/12

Subject: Review of Master Plan for Delhi 2021 for Special Area, Walled City, Other than Walled City and its Extension, Sadar Bazar and adjoining areas

Respected Sir,

We on behalf of Confederation of Sadar Bazar Trades Association (Regd.) being the Supreme Body of 51 Trade Associations of Zone-A of Sadar Bazar and adjoining areas would like to request you to consider the suggestions for the amendment of MPD 2021.

It is known to one and all that Sadar Bazar is a historical commercial market, which has been so far over 100 years in fact Sadar Bazar is the wholesale commercial hub of India, which has given the "Distributive Character" to Delhi.

This fact was fully acknowledged and Notified by the First Master Plan 1962, in which Sadar Bazar in the Chapter-IV Commercial Areas, the Sadar Bazar was declared Commercial and which is reproduced hereinbelow:

- 1 -

Suggestion has been received. Regarding Review of master plan 2021, may pl. see for further info.
AD-AP-15
5/5/12



Miss. Term Review Matter
Ad (Plg.) on leave
SK. B. G. Singh
4/14
11/5/12

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Chandni Chowk- Khari Baoli- Sadar Bazar

Will continue to be the Central District of Delhi. General Business and commercial activity will. In fact extend to the whole complex which include. Nai Sarak, Chawri Bazar, Kashmere Gate, Faiz Bazar and Asaf Ali Road. Some of these Area's will undergo gradual redevelopment in order to be able to retain their present Supreme Position in the Commercial Activity of the Delhi Metropolitan Area. This redevelopment, which will also involve at least temporary displacement of many families living in these areas. Should form part of the overall redevelopment proposals of the old city. The precise location of Commercial Area's in the old city will be shown when detailed-redevelopment plans are made.

In furtherance to this, as per the approved sanctioned map of the "Zone A" by the Delhi Development Authority, on dated 1st August 1990 the "SADAR BAZAR AREA" and ADJOINING AREA'S are shown as "W" (Wholesale Commercial) approved as part of the Gazette of India extra ordinary. Part-II Section 3, Sub-Section(ii) Vide S. O. 606 (E) and further approved by the Zonal Plans and is also the part of Master Plan 2001 approved by the Urban Development Authority.

And further as per the approved master plan 2001. It is reiterated that SADAR BAZAR AREA'S" and its adjoining Area's are Commercial, and per the chapter Trade and Commerce at Clause 5.1, which is reproduced herein below:

Clause 5.1 Pre 1962/MPD-1962 Commercial Area's residential area's and streets/stretches earlier declared as commercial area's/streets where Commercial use was

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allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962.

And further as per approved master Plan 2021 by Urban Development Ministry, again Sadar Bazar and Adjoining Area's are retained commercial as Whole Sale Market under the chapter 61.1 existing market in "SPECIAL AREA".

Suggestions: It is suggested to direct the authorities that the Sadar Bazar is commercial since prior to the inception of the first master plan 1962 as such no conversion charges are required to be levied/demanded from the Sadar Bazar area and other adjoining areas, which were declared commercial by MPD 1962 and accordingly no proof of any form is required to be demanded /called for from the Traders in the declared commercial areas which is violative to MPD 1962.

(i). As per the Clause 3.3.1.1 of MPD 2021-Redevelopment strategy :

Redevelopment scheme will be prepared by the respective local body/land owners/residents.

(ii). As per Clause 3.3.1.2 Special Area as per MPD-2021 – Walled City Extension

"The redevelopment in these areas shall be in accordance with the respective comprehensive re-devolvement schemes with conservative surgery as a planning tool, as far as possible."

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(iii). As per Clause 4.2.2.2 of MPD-2021 Special Area and villages:

"It is mentioned in second para of this clause that the MCD is the Nodal agency who should prepare special area redevelopment schemes for all traditional areas within a time frame.

The basic objective of special area redevelopment scheme in traditional areas is to bring about situ improvements, which help in improving architectural character of the area, i.e. designed and layout, as well as revitalising Trade and commerce in the area."

(iv). As per Clause 16.2 of MPD-2021 - Special Area Regulation:

"Redevelopment plan and schemes for special area should be prepared by the local body within three years of approval of the MPD 2021. In this plan, the metropolitan city centre as referred in para 5.3, chapter 5.0 trade and commerce shall be delineated based on survey. Till such time status quo should be maintained."

It is evident from the above mentioned clauses of the MPD-2021 that the MCD is Nodal Agency for preparing redevelopment scheme/plans for special area.

It is therefore, pertinent to mention here that the MCD has failed to prepare the redevelopment plans/schemes of the special areas as per the time framed by the Central

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Government, as per the MPD-2021 and the deadlines of status quo is also expired on 07.02.2010 and the MCD authorities had started punitive actions of sealing, demolition etc.

Suggestion: It is suggested that to extend the status of status quo in the special areas till the redevelopment schemes/plans are Notified and the coercive action of Municipal Authorities in the failure of Re-development schemes/plans coercive action sealing, demolition. should be stopped immediately.

Suggestions: It is suggested that the required committee be expeditiously be formed for preparing the Redevelopment schemes/plans of the special area, whereby calling greater participation of public and public/Traders representative bodies including **COSTA** which represents more than 50000 Traders approximately of the special area and Consisting of 51 Trades Association of the Special Areas.

It is stated that the MCD in WPC No.3332 of 1998 filed a status report with respect to the redevelopment of special area with the assistance of one consultant M/s Rudrabhishek Pvt. Ltd. and had filed a status report with respect to the special area. The order dated 16.04.2012 of Hon'ble High Court is as under:

"Learned counsel for the MCD states that the Draft Redevelopment Plan of Special Area, as notified in Master Plan, 2021, has been prepared by the consultant and has been forwarded for the inputs of the DDA, Heritage Conservation Committee, Delhi Arts Urban Commission and Archeological Survey of India. The comments have been solicited in terms of

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of land in the Integrated 1st Freight Complexes and also finalize the eligibility list from the survey reports.

It is stated that Mr. A.D. Biswas, in November, 2011 in its reply to the RTI filed by the **COSTA** replied that no committee has been formed and no proposed /draft plan has been submitted by the consultant. Further no time frame is given that in future what much time will take to form the committee or submissions of the draft redevelopment plans /schemes by the consultant. It is stated that the statement of Mr. A.D. Biswas of Town Planning Department of MCD is contrary to the MPD-2021, In which it is stated that the suggestions/objections will be called from the stake holders. It is stated that no participation/suggestions are called for by the Town Planning Department of MCD being the Nodal Agency for formulating the Redevelopment plans/schemes of the special area and the entire status report as available on 25.04.2012 at the cite of the MCD (Town Planning Department) is illegal and violative to MPD-2021.

It is revealed from the status report as available on the Town Planning Department cite of MCD dated 25.04.2012 and that the above consultant without calling the suggestions/objections of the stake holders in violation to the MPD-2021 have submitted the draft of the redevelopment schemes/plans to the office of the town planner and further the office of the town planner acting in gross violation to the MPD-2021 send the draft to the respective departments for their respective comments, which fact was revealed by the Order dated 16.04.2012.

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letter dated 10.04.2012. Mr. A.D. Biswas, town planner is present in court and states that these authorities will now have to examine the matter which may take some time."

Updated Status report till 25-04-2011 of Town Planning Office MCD

a). The Hon'ble High Court in its Order dt. 08.11.2011 in WP(C) 3332/1998 titled as Ellar Traders vs GNCTD & Ors has directed that the officials of MCD and DDA must meet to ensure the final picture on the Redevelopment Plan of Special Area is placed before the Hon'ble High Court.

b). Accordingly, a meeting was held between the officials of DDA & MCD under the chairmanship of Commissioner, wherein it was decided that proposals of the Redevelopment Plan of Special Area should be brought within the ambit of MPD—2021. It was also decided that the consultant be accordingly advised to amend the Redevelopment Plan of Special Area and resubmit the same at the earliest. Accordingly, the consultant has amended the Draft Redevelopment Plan of Special Area and submitted the same on 27.02.2012. The amended Redevelopment Plan of Special Area has been scrutinized by the department and forwarded to the concerned agencies i.e. DDA, DUAC, HCC, ASI & Engg. Deptt of MCD on 10.4.2012 for their inputs/comments. The inputs of these agencies are still awaited. **Transport Godowns located in Special Areas.**

c). The survey reports received from four zones i.e City Zone, S.P Zone, KarolBagh Zone & Civil Line Zone have been sent to the DDA, to decide the criteria for allotment

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As per clause 15.9 of MPD 2021 registration of Mixed Used

Premises and payment of charges at para II (the premises under mixed used shall

be liable for payment of mixed use charges every year to the local body concerned.

At the rate notified with the approval of Central Government for the period during which the property is put to mixed use.

As per Clause 15.12.3 of MPD-2021 Commercial Streets and Areas at para (IV) on notification of commercial streets/area under this clause, such streets/areas shall be considered as local shopping centre as mentioned in chapter 5.0 of this Plan. The plot owners /allottees on these commercial streets/areas shall have to pay special conversion charges at rates approved by the Central Government in respect of the built up area used for commercial purpose, provided that such built area shall not exceed the residential development control norms.

As per the clause 5.1 Under Chapter PRE 1962 /MPD 1962 COMMERCIAL AREAS read as:

Residential Areas and streets/ stretches earlier declared as commercial areas /streets or where commercial use was allowed in MPD-1962 shall continue such use at least to the extent as permissible in MPD-1962. Commercial activity existing from prior to 1962 in residential areas are also permitted subject to documentary proof thereof.

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Suggestions: In the light of the above it is stated/suggested that:

- That MCD being the Nodal authority be directed to send the draft of the Redevelopment plans/schemes as submitted by the consultant to COSTA being the representative body of 51 Trade Associations of Sadar Bazar and adjoining areas of Special Area.
- That it is further suggested that MCD be directed to incorporate the suggestion of the stake holders/representative bodies of the Special Areas in the draft Redevelopment plans/schemes of the Special Area before Notification
- It is further suggested that MCD being the Nodal authority be directed to abide the procedure in consonance with MPD-2021 and further intimate the general public as well as the representative bodies /stake holders for further /future development of special area Redevelopment plans/schemes vide public notice or respective correspondences.

In the chapter introduction of MPD-2021 at Sl. No.20 under the Heading **MIXED USED:**

It is mentioned that 2183 streets have been notified by the GNCTD vide Notification dated 15.09.2006 for local commercial and mixed used activities.

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Suggestions

As stated above it is suggested that streets/ Stretches/commercial Areas which falls in special area walled city extensions /Karolbagh and also other commercial areas falls in whole of the GNCTD, which were commercial prior to MPD-1962 were also deliberately included in the list of 2183 streets notified by the GNCTD vide Notification dated 15.09.06, it is suggested that the area which was declared commercial vide MPD-1962 be excluded from the said list and the separate notification be issued to declare the area included in MPD-1962 as commercial or even prior 1962 is being commercial as commercial with permanent waiver of registration charges, conversion charges, parking charges or any other charges being levied by or charged with any of the local authority under the purview or garb of being declared as commercial.

As per clause 12.11 of MPD -2011 at page 77 Under the Heading: Integrated freight complex:

Integrated freight complexes have been recommended for the integration of Goods movement by road and rail these would consist of wholesale market, WAREHOUSING, road for trucks and rail transport terminals so as to curtail. The movement of heavy vehicles with in the complex. The freight complexes are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi.

Based on the pattern of goods traffic movement in Delhi following four sites for integrated freight complexes (IFC), are presently at various stages of planning and/or development and one more new site is proposed in Urban Extension Area. These freight complexes shall be

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dedicated to meet the demand of Delhi's needs and not to cater to the distributive requirements of required goods.

- i. Madanpur Khadar (NH-2)
- ii. Gazipur (NH-24)
- iii. Narela (NH-1)
- iv. Dwarka (NH-8)
- v. New site in urban extension (Rohtak Road) Tikrikalan

Suggestion: It is suggested that the IFC Zones be start soon and the process of its development be expeditiously start including en-marking the area its subsequent allotment and further construction /building of the IFC. It is further suggested a Nodal authority be constitute for construction /development of IFC including the infrastructure provided in IFC Zones and enmarking the warehouses plots and its subsequent allotments to the Traders of walled city and walled city extension and Karolbagh, Sadarbazar and its adjoining areas/special areas and other entitled traders.

It is further suggested that the said Nodal authority be constitute including the participation of the representatives of the stake holders and their respective representatives bodies including the representative of **COSTA** and other public representatives and further formulate a time bound redevelopment plan /schemes for IFC Zones with the prime most responsibilities of fixing accountabilities of delay in implementing the schemes/plans for the development of IFC Zones to make Delhi a traffic free city.

It is further suggested that the Nodal authority or the authorities constituted under MPD-2021 for the implementation of MPD-2021 be formed in a time bound manner whereby fixing the accountabilities of its delayed

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implementation to make out MPD-2021 is a true and real implemented dream of Delhi.

REDEVELOPMENT OF SPECIAL AREA:

As per clause 3.3.1.2 of MPD-2021 Under the chapter Special Area, walled city extension.

Paharganj, Sadar Bazar, Roshanara Road and their adjoining area comprise the walled city and extension.

These areas are old congested built up Areas and for up Gradation of the environment in these areas, minimum level of infrastructure and parking facilities should be provided.

The redevelopment in these areas shall be in accordance with the respective Comprehensive redevelopment schemes with conservative surgery as a planning tool, as far as possible.

WHOLESALE TRADE At clause 6.0 of MPD-2021 under the Heading SADAR BAZAR

The old congested built up areas like SADAR BAZAR have serious problems of Traffic congestion inadequate physical and social infrastructure, lack of open spaces etc. the WHOLESALE MARKET OF SADAR BAZAR NEEDS TO BE REDEVELOPED AT THE SAME LOCATION with necessary infrastructure and parking required for WHOLESALE TRADE.

Clause 6.1.1 existing market in Special Area.

As per the disincentives that non-renewal of trade licenses for wholesale trades in non-confirming areas.

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Sadar Bazar

The wholesale market of Sadar Bazar needs to be redeveloped at the same location with a necessary infrastructure and parking required for wholesale trade.

Suggestions: It is suggested that in order to remove the congestion for the purpose of the redevelopment of Sadar Bazar Area one plot of approximate 8 acre land approximately 40000 sq. ft. is readily available for the redevelopment of the Sadar Bazar Area under the kind control of MCD being the Nodal Authority, which was recently got vacated by shifting of slaughter house. It is stated that area by using the mechanism of public private partnership as per the terms of MPD-2021 can be developed by providing adequate parking and its subsequent redevelopment of the Sadar Bazar Market in phases to the extent of 40000 sq. ft. area in a single go.

It is further suggested that the **COSTA** offered a partnership framework under the Scheme of Public Private Partnership with private sector investment and involvement for which incentives may be provided by increasing the FAR or the land used as applicable in this regard it is suggested a draft Redevelopment plan is under preparation to make a model plan being a pilot project and the COSTA will submit the same to the Nodal Authority i.e. to MCD for its respective consideration being a pilot project.

It further suggested that the MCD be directed to award the public hearing to the body of representatives of stake holders for the proposed redevelopment as offered by **COSTA** being a pilot project for the redevelopment plan of the Sadar Bazar area /special area considering the need and requirement to redevelopment of Special Area.

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It is further suggested that the "Clause 6.1.1 existing market in Special Area. As per the disincentives that non-renewal of trade licenses for wholesale trades in non-confirming areas," be modified to the extent that the trade licenses of the wholesale trade of confirming areas be renewed and new licenses be issued to the traders who are operating their business upto /at least 07.02.2007 upto the day of Notification of MPD-2021 and further issued proper trade/commercial licenses in place of Ad-hoc licenses. It is further noticed that the MCD Authority under the garb of the Clause 6.1.1. as stated above disincentive clause for non-renewal of trade licenses misused the same for renewal of the licenses and for issuance of new trade licenses even in the confirming areas to further malafidely, illegally and arbitrarily clubbed/demanding by incorporating the term of payment of conversion charges and parking charges in the confirming areas likewise area of Sadar Bazar and adjoining area of Special Area. It is further noticed that the MCD by misusing the provision issuing stop business /trade unit notices to the traders in the event of renewal /issuance of new trade licenses. It is suggested that since the Sadar Bazar and Special Area Zone including the adjoining areas of Special Area are commercial even prior to MPD-1962 and being commercial /confirming area and mere terminology cannot be used for extracting illegal taxes from the traders, the traders are the major source of revenue collection to the public exchequer by issuing frivolous, baseless, malafide intention to stop business notices by the Nodal Authority MCD under the garb of MPD-2021 in violation to the MPD-1962, which is violative of principle of natural justice. It is stated that no conversion charges were attracted to the areas which were confirmed/commercial since 1962.

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Supreme Body of Sadar Bazar Trades

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It is suggested that till final Notification of the Redevelopment plan the nodal authority MCD be directed to Stay/stop sanctioning the building plans in the Sadar Bazar, and adjoining areas of the Special Area in future till final preparation of the redevelopment plans to avoid further hurdles in formulating the redevelopment plans of Sadar Bazar Area and adjoining areas of Special Area, which also generate /increase further congestion and other practical hurdles for the redevelopment of the Sadar Bazar Area /Special Area.

It is suggested that a unify command /authority be constitute for the redevelopment of Sadar Bazar Area/Special Area involving the active participation of all local bodies and public bodies including the representative of COSTA or other public representative bodies for formulating the redevelopment plan /scheme of Special Areas to avoid the hazels of multiplicity of the authorities.

PARKING:

As per clause 12. 13.2 Under the Heading PUBLIC PARKING

At para (iv) The development of multi level parking facilities

may be taken up, wherever, feasible in a public private partnership frame work, with private sector investments and involvement for which incentives may be provided by way of land Use and FAR etc.

Suggestion: It is suggested that as per the above clause it is suggested that in special area in walled city extention Only one existing parking site is available at Qutab road and the owner of the land is MCD our Confederation of

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Sadar Bazaar Trades Association offers to construct Multi Level Parking in public private partner ship as per the terms and condition as per the above stated clause of MPD-2021. Please consider this as most urgent to decongest the area and will also resolve the parking problem upto some extent.

Infrastructure Development:

It is further suggested that to decongest the heavy traffic congestion at Sadar Bazar and adjoining areas of special areas the underpasses, multilevel parkings, flyovers, and over bridges are to be built/constructed after conducting the survey of the area along with our representatives. It is further suggested that from Pul Mithai to New Delhi Railway Station at Qutab Road the overbridge/flyover can be constructed, which will decongest the heavy traffic movement at this road, which is also surveyed by the EPCA.

METRO RAIL LINK:

Suggestion: It is suggested to your goodself to provide METRO RAIL LINK from TIS HAZARI

To R K ASHRAM VIA SADAR BAZAR QUTAB ROAD, which will decongest the traffic and congestion from sadar bazaar and from the adjoining areas also.

Suggestions:

It is further suggested that before the final notification of draft re-development plans/ schemes the review/ amendments/ suggestions in MPD-2021 of special area be finalized to incorporate the amendments in the redevelopment plans/ Schemes.

In the light of the above suggestions it is requested that your goodself will award an opportunity of public hearing

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considering the suggestion as made by way of the present representation and with a request to give a thoughtful consideration by incorporating the suggestions in reviewing the MPD-2021 whereby amending the MPD-2021 in the light of suggestions, queries, requirements made and involving the greater participation of public through representatives bodies to make and implement to MPD-2021 as a true public document.

Thanking you,
Yours Truly

DEV RAJ BAWEJA

GEN. SECRETARY

CONFEDARATION OF SADAR

BAZAR TRADES ASSOCIATION (REGD.)

(M) : 9811199125

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