

Confederation of Sadar Bazar Trades Association (Regd.)

Supreme Body of Sadar Bazar Trades

Regd. Office : 3512, Qutab Road, Sadar Bazar, Delhi - 110 006
Admn. Office : 877, Vyapar Bhawan, Qutab Road, Sadar Bazar, Delhi - 110 006
Ph. : 23556566, Fax : 23545209



Chairman
BRIJ MOHAN VIG
9811101705

President
PARVEEN ANAND
9811272628

Gen. Secretary
DEV RAJ BAWEJA
9811199125

DT. 17-11-2011

Lead Central Dy. No. I
Dated 17/11/11
R&D Section, Vikas Minar
Delhi Development Authority
Planning Dept.

Advisor
Ajay Bajaj
9811049630

Vice President
M. L. Anand
9311470662

Secretary
Surender Bajaj
9350890248

Cashier
Ashok Lamba
9811141866

✓ THE DIRECTOR (PLG.) MPR,
DDA, 6TH FLOOR,
Vikas Minar, I.P. Estate
New Delhi-110002

Sub: Suggestions / Views For consideration regarding Periodic/Mid Term Modifications Corrections in the Master Plan Policies of Master Plan-2021.For Special Area, Walled City Extention, Sadar Bazar and adjoining Areas.

Respected Sir,

We on behalf of Confederation of Sadar Bazar Trades Association being the representatives of 51 trades associations of Zone A. would like to request you to consider the suggestions/Views as detailed below

1) As per the clause 3.3.1.1 of MPD-2021 At page 14 Under the Heading **Redevelopment strategy:**
Redevelopment. schemes will be prepared by the respective localbody/landowners/residents.

2) As per clause 3.3.1.2 Special Area of MPD-2021, At page 16 under the Heading

B. Walled City Extention in para two which is read as:

"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."

3) As per clause 4.2.2.2 of MPD-2021 At page 20 Under the Heading **A .Special Area and Villages.**

It is mentioned in 2nd para That the MCD is the Nodal Agency who should prepare Special Area **Redevelopment Schemes** for all traditional areas with in a time frame.

Director (Plg.) MPR/TC.
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 939
Dated 17-11-11

Similar as 392

AD-2
DD MPR
24/11

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4) As per clause 16.2 of MPD-2021 At page 122 of MPD-2021 Under the Heading SPECIAL AREA REGULATIONS At Sl.5. read as:-

“Re-development Plan and Schemes for the special Area should be prepared by the local body within three years of approval of the MPD 2021. In this plan, the Metropolitan city Centers as referred in 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 the Nodal Agency for preparing the Redevelopment Schemes/Plans for special Area.

It is therefore pertinent to mention here that the MCD has failed to prepare the Redevelopment Plans / Schemes for the special area, as per time fixed by the Central Govt., as per the MPD-2021 and the deadline of status quo is also expired on 7/02/2010. And the MCD has started punitive actions of sealing, demolition Etc.

It is requested to your goodself to extend the status quo in special Area till the redevelopment schemes/Plans are finalized. And direct the MCD to prepare the same as soon as it is possible.

B. 1) In the chapter Introduction of MPD-2021 at Sl. No 20 under the heading **Mixed use**

It is mentioned that 2183 streets have been notified by the GNCTD vide notification

Dated 15.09.06 for local commercial and mixed use activities

2) As per the clause 15.9 of MPD-2021 Under the Heading Registration of Mixed use

Premises and Payment of charges at para ii) The Premises under mixed use shall

Be liable For payment of mixed use charges every year to the local body concerned

At the rates notified with the approval of central Govt. for the period during which, the property is put to mix use.

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3) As per the clause 15.12.3 of MPD-2021 Under the Heading Commercial streets and Areas At para (iv) On Notification of a commercial street/area under this clause, such streets/areas shall be considered as local shopping centers as mentioned in Chapter 5.0 of this Plan. The plot owners/allottes on these commercial streets/areas shall have to pay special converse-on charges at rates approved by the central Government in respect of the built up area used for commercial purpose, provided that such built up area shall not exceed the residential development control norms.

4) 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.

As stated above it is suggested that streets/ stretches/ commercial Areas which falls in special area walled city extentions /KarolBagh Which were commercial prior to MPD-1962 were also included in the list of 2183 streets notified by the GNCTD vide Notification dated 15.09.06 which could not be foreseen / anticipated during the plan formulation. of MPD -2021 should be declare as commercial prior to MPD-1962,as declared earlier in MPD-1962. because No conversion charges are to be paid for the commercial areas streets/stretches which are commercial prior to the MPD-1962.

C. As per clause 12.11of 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

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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 Extention Area. These freight complexes shall be 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 extention (Rohtak Road) Tikrikalan

As stated above, It is suggested that the Planning and/or development work should be completed as soon as it is possible, and fix the time period for the same to be implemented.

D. REDEVELOPMENT OF SPECIAL ARERA :

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

Paharganj Sadar Bazar, Roshanara Road and their adjoining area comprise the walled city and extention. These areas are old congested built up Areas and for up Gradation of the environment in these areas, minimum level of infrastructure and parking facilites 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.

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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**.

*It is therefore suggested that one site is available at Sadar Bazaar of 8 Acre of land, which is got vacated by shifting of the **SLAUGHTER HOUSE** And **MCD** is the owner of the land and for the time being **MCD** has allotted the Site to private contractor for Parking. This site can be instrumental for redevelopment of Badar Bazaar market in parts and will resolve the problems of parking of this area. In this regard at this site in public private partnership our Confederation of Sadar Bazar Trades Association in a public private partnership framework, with private sector investments and involvement for which incentives may be provided by way of land **USE** and **FAR** etc. In this regard plan is under prepration and very soon we will submit the same with details how the redevelopment can take place in Sadar Bazaar Area, it is requested to consider our suggestion and give us an opportunity of personal hearing as soon as it is possible.*

*Further it is suggested that as per the **MPD-2021** the Wholesale Market of Sadar Bazar is to retain and to redevelop at the same location and Godowns/ Warehousing and movement of goods transactions is also required. It is therefore suggested to consider the same while preparing the redevelopment schemes/plans which have been foreseen /anticipated during the plan formulation of **MPD-2021**.*

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E. 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.

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 Sadar Bazaar Trades Association offers to construct Multi Level Parking in public private partnership 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.

METRO RAIL LINK:

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.

In the light of the submissions and suggestions made here in above once again it is requested to your goodself to consider the same and give us personal hearing at the earliest to discuss the details and For submitting the redevelopment plan for the sites mentioned above.

Thanking you,

Yours Truly

DEV RAJ BAWEJA
GEN. SECRETARY
(M) : 9811199125