

महाबल मिश्रा

सांसद
(लोक सभा) पश्चिमी दिल्ली

Mahabal Mishra

Member of Parliament
(Lok Sabha) West Delhi

Member : Standing Committee Petroleum & Natural Gas
Member : Consultative Committee of Power
Member : Police Advisory Committee



16-11

फ्लैट नं. 159, नार्थ एवेन्यू,
नई दिल्ली-110001

Flat No. 159, North Avenue

Delhi-110001

Cell : 9811289600, 23093722,
23093911

MPD 2021 Clause 6.1.2

123
12a

Shri Kamal Nath Ji,
Hon'ble Ministry of Urban Development,
Govt. of India,
New Delhi.

Secretary

Date: 21 January, 2012

OFFICE OF UDM

Dy. No. 321

Date 24/1/12

Sub: Review of locations of Freight Complex in Dwarka

Dear Shri Kamal Nath Ji,

Pravara

One of the Freight Complex in Dwarka has been proposed in a area of about 150 hectare which would accommodate a Truck Terminal and Wholesale Markets. Earlier DDA had assigned the consultancy to DSIC and as per preliminary report more-than eight thousand truck have been anticipated at a single day in this truck terminal. Such a large volume of the heavy goods vehicles may spoil the over of residential environment of the city. In the opinion of the required of the Dwarka Sub City, area component of this Freight Complex is required to be reduced so that such a large volume of the goods traffic may be avoided. The balance land of the area may be put-up to the public same public facilities.

It would be worth while to bring the provision of master plan 2021 for consideration. Wherein in clause 6.1.2. It has been recommended that " the break up of the land required for different commodities for various locations should be decided at the time of preparation of scheme for the complex (integrated Freight complex) by the implementing agency. Whole sale marked within the integrated Freight Complex are to be developed as per the requirements. Therefore the land required of the Freight Complex can be modified by the project implementing agency i.e. DDA.

Review of location of Freight Complex in Dwarka as per MPD 2021 Clause 6.1.2 shall be obliged.

With regards.

Yours sincerely.

(MAHABAL MISHRA)

M P D - 2001

Break up of land requirement by

different commodities at various locations is given below :

Sl. No.	Commodity	Locations					
		East		South		South West	North
		Patpar Ganj	Loni Road	Madan-pur Khadar	Urban Extension	Najaf-garh	Urban Extension

MARKETS WITH WAREHOUSING

1.	Textile & Textile Product	9	...	28	26	...	7	70
2.	Auto, Motor Part & Machinery	12	...	...	11	...	20	43
3.	Fruit and Vegetable	...	8	20	5	...	20	53
4.	Hardware & Building Material	5	13	18	12	...	5	53
5.	Iron and Steel	5	...	10	5	...	5	25
6.	Food Grain	10	...	9	...	8	5	32
7.	Timber	17	19	23	16	...	37	112
8.	Plastic, leather & PVC	9	...	...	...	(Shampur)	10	19
9.	Relocation of junk market (SPM Market)	4	...	...	...	...	...	4
	Total	71	40	108	75	8	109	411
(b)	TRUCK TERMINAL	60	...	50	50	4	55	219
	Grand Total	131	40	158	125	12	164	630

bring in decentralisation in the wholesale trade; new markets, specially space extensive should be located in the towns of Delhi Metropolitan Areas as given below :

- i) Ghaziabad—Iron and Steel
- ii) Faridabad—Motor part and machinery and iron and steel
- iii) Gurgaon—Motor part and machinery and building material
- iv) Kundli—Fruit and Vegetable, timber and building material
- v) Loni—Building material and timber

Further, Ambala/Saharanpur is the suitable location for large wholesale market for apples.

REGIONAL-CUM-LOCAL DISTRIBUTION MARKETS

Delhi in fact, is one metropolitan city but has become an agglomeration of cities. Eleven regional-cum-local wholesale markets as secondary wholesale markets are recommended to be developed. These markets shall be mainly for the products with the area requirements as given in the following table :

Commodity	Wholesale Land need shops (hectares)	
1	2	3
1. Paper, Stationery & Books	1317	7.30
2. General Merchandise	1207	13.30

Informal Sector		
Weekly Market/	An area used once in a week by a group of informal shop establishments in the form of a market. These markets shift from one area to another on different days of the week.	Weekly market, informal Retail trade, Soft Drink and Snack Stall (All structures will be either temporary or mobile, only for one day in a week).
Informal Sector Unit	Retail/ service unit, stationary or mobile, working without roof including small khokhas on roadside. Street vendor- A person who offers goods or services for sale to the public without having a permanent built up structure but with a temporary static structure or mobile stall (or head load).	Informal Sector Unit

6.0 WHOLESALE TRADE

Delhi is the biggest consumption centre in North India. It has attained the status of a major distribution centre by virtue of its geographical location and other historical factors.

As per Economic Survey of Delhi 2001-2002, there are about 37,000 wholesale enterprises in Delhi with an employment of about 1.6 lakh. In addition there are about 6,500 enterprises of storage and warehousing providing employment to 27,000 persons. It is expected that the number of enterprises in wholesale trade may increase to about 66,000 by 2021 leading to increase in employment to about 2.85 lakh persons. Some of the major commodities involved in the wholesale trade are textile and related products, food items, auto-parts and machinery, hardware and building materials, paper and stationery, fruits and vegetables and Iron and Steel.

Around 20% of the total wholesale trade enterprises of urban Delhi are located in the walled city, accounting for around 12% of the employment. The average enterprise in the Walled City has less employment but high turnover in comparison to units in other areas. In order to decentralise wholesale trade, the planned markets were developed at Azadpur, Naraina, Okhla, Narela, Keshopur, etc.

6.1 CITY LEVEL WHOLESALE MARKETS

6.1.1 EXISTING MARKETS IN SPECIAL AREA

In case of existing developed areas, all wholesale markets generated with hazardous materials should be developed in decentralized manner and shifted to the areas assigned for these. All unauthorized encroachments / projections on roads/ government land should be removed to facilitate easy movement of traffic. Further extension of the wholesale activity in the Walled City and its Extension shall be totally stopped by giving incentives and disincentives as under:

(i) Incentives:

- The licensing offices of the traders/ agents to continue in the present location;
- Development of New counter markets for wholesale trade and warehousing;
- The new counter markets should have access from National Highway, arterial networks and connectivity with MRTS; and
- Incentives such as Transferable Development Rights (TDR) and reduced taxes to enable start up / expanding of activity in the new markets.

(ii) Disincentives:

- Restriction on the entry of heavy goods vehicles in the Special area;
- Storage of hazardous / inflammable commodities like paper, plastic / PVC, chemicals, petroleum and its products; should be discouraged.
- Restriction on storage / warehousing of bulky commodities like food grains, fruits and vegetables, dairy, poultry / fish products, iron and steel, and building materials; and
- Non-renewal of trade licenses for Wholesale Trade in non-conforming areas.

Sadar Bazar

The old congested built up areas like Sadar bazaar have serious problems of traffic congestion, inadequate physical and social infrastructure, lack of open spaces etc. The wholesale market of Sadar bazaar needs to be redeveloped at the same location with necessary infrastructure and parking required for wholesale trade.

6.1.2 PROPOSED WHOLESALE MARKETS WITHIN INTEGRATED FREIGHT COMPLEXES

It is proposed to develop new wholesale markets as counter markets to cater to the demands of the growing population of Delhi only, near the rail and road entry points of NCTD. These should be linked with the proposed Wholesale Markets within Integrated Freight Complexes where the wholesale business could be operated more efficiently in a better environment. The break up of land requirement for different commodities at various locations should be decided at the time of preparation of schemes for the complex by the implementing agency.

Wholesale markets within Integrated Freight Complexes are to be developed as per requirement.

The new wholesale markets shall provide facilities for:

- Intra-urban freight movement and interchange of mode.
- Warehousing and storage facilities.
- Servicing, lodging and boarding, idle parking and other required facilities.