

**Key Points of the Online Public Consultation for the preparation of MPD 2041 with Market and Traders Associations (MTAs) of Delhi**

Public Consultation for preparation of MPD-2041 with Market and Traders Associations (MTAs) of Delhi was held on **01.10.2020** through digital platform regarding discussion on **‘Challenges and civic issues faced by the market vendors and traders of commercial area, wholesale and non-hierarchical markets of Delhi with respect to spatial arrangement for better serviceability, basic infrastructure availability for vendors, traders, suppliers and customers alike’**. A total of **53** MTAs were registered for the same.

The consultation was convened by Commissioner (Land Disposal), DDA.

Commissioner (Land Disposal), DDA welcomed the participants and highlighted the main objective of the consultation. The representatives from MTAs were requested to cooperate in preparation of the MPD-2041 and were also requested to participate on behalf of their MTAs to apprise on the issues faced by them as well as give suggestions for MPD-2041. Following are the issues/suggestions of various representatives:

- **Sh. Kshitij Gupta from New Friends Colony, CV Raman Marg Market, South East Delhi** raised the concern about the chapter no. 15; Mixed Land use of the MPD-2021. He suggested using a single land use for one road without any further categorization of the road on the basis of type of colonies. Public utilities such as banks, super markets should be allowed in all colonies irrespective of whether they are or are not allowed in A & B category colony. He also pointed out that 351 roads under commercial and mixed-use categories which are still pending for notification should be notified immediately and must be incorporated in the upcoming MPD-2041.
- **Sh. Ajay Bhalla from Vyapar Mandal, Green Park** suggested to increase the size of the small shops from 20 sq.m to 50 sq.m. under mix use since the present size of the shops is not viable for business and it becomes difficult to observe social distancing as per the government norms set for Covid-19. He also informed that the market lies opposite to a 100 ft wide road, with well-defined pedestrian walkways and paid parking facility. He also suggested that the restriction of over 24 items/activities permissible for trade in small shops should be revisited and that the other items which are non hazardous should also be allowed.
- **Sh. Ashok Kumar from East Delhi Jewellers Welfare Association** suggested that the roads/stretches earlier declared as commercial areas /streets or where commercial use was allowed in MPD-1962 needs to be revisited w.r.t various land use introduced along with other various land use/use premise provisions in the MPD-41. He informed that there are around 27 roads and 210 commercial plots existing prior to 1962 in East Delhi, which are yet to be notified under commercial/mixed use. It was also suggested that the parking charges had been increased which needs to be reduced.
- **Sh. Ankush Wohra from Small shops Trader Association (CAIT), South Extension-I** emphasised the need to increase the size of small shops in B category colonies from 20 sq.m. to 50 sq.m. He stated that these neighbourhood shops have acted as a saviour of mankind amidst the ongoing pandemic and have helped a lot in serving the society. It was also informed that 90% of these shops in C,D,E,F & G colonies are notified under mixed use and commercial streets/roads. Further, he suggested revising the list of 24 items/commercial activities permitted for trading and dealing with in small shops. It was informed that despite having all the documentary proofs, evidences and clarifications from the concerned authority, the colonies namely: Greater Kailash, Green Park and South Extension Part-I are not included in the list of Pre-1962 built up residential and rehabilitation colonies under chapter 15 of MPD-2021. The same needs to be included in the list so that they too can avail the benefit of mixed land use policy. The association was

in the opinion of allowing complete retail shops in addition to small shops, professional and other permitted activities. The existing streets/ roads with commercial establishments which were surveyed by MCD in 2007 should be allowed to continue with their commercial set up so that the traders may get relief from sealing drives. The colonies falling in A & B category should also have provisions of commercial activities and that the policy may be assessed with respect to the actual needs arising out of the present situation on ground and future.

- **Sh. Satinder Pal Singh Wadhwa from GK-1, Main Road Traders & Professional Association (CAIT)** talked about the issue of sealing drives, shops which come under the residential colonies of B category which needs to be resolved in MPD-2041. It was stated that the road connecting Nehru Place and Lala Lajpat Rai Marg is 24 m wide; having 50% commercial establishments before 1962 and that there are 30-40 number of small shops present on the said road. Apart from the above, some key suggestions submitted by him were: Increase in the size of small shops to 50 sq.m., allowance of retail shops on ground floor, provision of additional FAR for commercial plot size from 250 sq.m. to 500 sq.m. and inclusion of Greater Kailash, Green Park and South Extension-I in an Annexure-I (List Of Pre-1962 Built Up Residential And Rehabilitation Colonies) given under chapter 15 of MPD.
- **Sh. Vishal Ohri, General Secretary of LSC federation of Delhi** submitted that the Master plan for Delhi should clearly specify which norms shall be applicable for the redevelopment of commercial markets planned by DDA. Clarity is needed w.r.t. markets which come under residential or commercial areas. It was emphasized that FAR and other development control norms especially pertaining to the planned commercial areas need to be revised as they are not at par with the current population of Delhi.
- **Sh. Yash Agarwal from South Chemists & Distributors Association** suggested to allocate more space/sites for pharmacy colleges in MPD-2041. It was emphasized that there is a need for development of institutional spaces related to pharmacy in MPD-2041. He also suggested the need to allocate/earmark sites for conducting meetings and seminars as they play vital role in communication between the market trader associations, vendors and people of Delhi.
- **Sh. Parmanand Malani from Marble Market and Trader Associations, Chhatarpur** informed that the marble market situated on Chhatarpur Mandir road were sealed by the MCD as these godowns are located on agriculture land as per land records available in the revenue department of Delhi. He suggested the need to eliminate the term “existing” from its notification vide dated 21.06.2018 w.r.t godown so that traders may get relief from the sealing drive. He was of the opinion that the roads which are fulfilling the criteria for commercial streets in the recently notified urbanised villages need to be resurveyed on priority basis and thus be declared as commercial/mix use street. He informed that there are more than 100 marble shops located on the MG road. Further, he recommended the revision of norms and & regulations related to the godowns/warehouses like NoC for Parking by traffic police etc .
- **Sh. Sumit Agarwal from Marble Dealers Association South Delhi, Chhatarpur (CAIT)** discussed in detail that the amendment made in MPD-2021 dated 21.06.2018 regarding norms and provisions for Godown/warehouses which need to be relooked. As the term and conditions mentioned in the same are creating a big obstruction for traders to regularize their properties (godowns/warehouses) for commercial purpose because only one godown has been approved till now since the amendment has been done. His key suggestions were to remove the term “existing” mentioned in the notification, elimination of the condition of taking NOC from traffic police and to reduce the road ROW from 30m to 20m for stand-alone Godown plots as majority of such plots are situated in villages which do not have wide roads. He also suggested for the uniformity in external

development charges (EDC) for all the zones and stressed upon the need for a coherent policy to regularize and redevelop Godowns/warehouses. In addition, the MPD-2041 should provide some space for food grain cleaning machinery, sortex machinery and other related activities in Godowns/warehouses. Fresh surveys need to be conducted to notify commercial/mix use streets in recently urbanised villages.

- **Sh. Yashpal from DDA Markets Joint Action Committee.** The representative stressed that most of the DDA markets lying vacant/ neglected due to the ingress of commercialization/mix use in residential areas. The norms for planned commercial areas are so rigid that they are stimulating the growth of unplanned mixed use and commercial development in Delhi. This has deteriorated the market businesses and reduced the property value as commercial spaces with higher FAR are easily available on the roads notified under mixed use and commercial use. It was also informed that the FAR for planned commercial shops/markets have remained same since 1962 which was one of the reasons of the disparity. To overcome these concerns, it was suggested to relax the development control norms for these planned centres on the basis of ground realities and their requirements in MPD-2041. The committee asked for uniformity in FAR for all commercial establishments. The redevelopment of these markets should provide wider scope with provision of 450 FAR. It was also suggested to allow additional FAR and build more floors as per the requirements of the individual shops instead of plot area. He also pointed out that the implementation of redevelopment scheme will affect the businesses and shop owners adversely due to interruption of services. Further, he added that the committee has submitted the proposal for B-Block Prashant Vihar as a pilot project for redevelopment of DDA markets in Delhi. An update from DDA is still awaited on the same. He further suggested that all LSCs and CSCs should be declared as neighbourhood pedestrian markets so as to reduce the parking requirements and increase walkability in the city.
- **Sh. Ranjeet Khari on behalf of MG Road Traders association, Sultanpur** informed that the area having 25 to 30 year old shops along 100 ft wide road which comes under rural area until the most recent notification of the said village as urbanised village, Due to this, the said road has not been notified as commercial/mix use street and it was suggested to notify the same as commercial/mix use street as soon as possible. He also suggested to regularize commercial shops on the internal roads as well as inside the unauthorized colonies.
- **Sh. Ramesh Khanna, President of Rajouri Garden Market Traders Association** informed that 207 no. of shops in 1962 were surveyed & recorded for commercial market but not considered. It was informed that the main stretch of market with 850 shops is part of the 351 roads which are yet to be notified under the commercial or mixed land use category of MPD-2021, due to which the traders may face a sealing drive by MCD at any time. Therefore, it is necessary to take appropriate measures in this regard at the earliest. It was also suggested to increase the size of the small shops from 20 sq.m to 50 sq.m. under mix use since the present size of the shops is not viable for business.
- **Sh. Rajesh Goyal on behalf of LSCs Federation of Delhi/M-52(Market)/Greater Kailash-II** suggested that the amendments in MPD at various levels created confusion regarding the exact permissible use of the area as some of the areas despite being commercial were converted to mixed land use after the amendment, therefore a revised list of all markets should be prepared by DDA and put under different categories accordingly. He pointed out that shops do not have enough space to construct stairs for emergency exit so traders should be allowed to build pull down stairs from behind the courtyard w.r.t fire norms. He also suggested that the FAR in commercial areas should be three times that of residential areas.

- **Sh. Vipin Ahuja, from Ashok Vihar Vyapar Mandal Association & CAIT** also mentioned about the 351 roads which are yet to be notified by DDA under various categories of MPD-2021. He informed that as per MPD-2021, roads having 50 to 70 percent commercial establishments are supposed to be declared as commercial use by DDA which has not been done till date. There was a suggestion to revise the number of permissible commercial items/activities which the small shops are trading in or dealing with, in the upcoming MPD-2041. He stressed on increasing the heights of building/structure from 15 to 16.5 m. He also suggested that the DDA flats which come under mixed land used should be allowed for commercial setups. It was emphasized that a cut-off date should be fixed by DDA and all the structures built before the fixed date should be regularized w.r.t. height and commercial use accordingly.
- **Sh. K.K. Gupta, from Naraina Iron & Steel Merchants Welfare Associations** informed that the market was shifted from Motia Khan in 1975 during emergency and it is a planned DDA market. As per MPD-2021, the market is permissible for iron & steel trade only and considered as one of the major distribution hubs for iron & steel. However, with emergence of similar trading in nearby regions like Ghaziabad and Gurugram, trading of iron & steel has become a dying business now and that 25 to 30 percent property/shopes in mandi are locked down or unused as people have shifted to other/nearby place. Therefore, it was suggested to remove loha mandi from single use and be put to general use so that traders don't have to move and can opt for different trades within the area. Another suggestion was regarding the standard building plan for the area according to which plot has have a basement for storage first. However, it is not feasible to build basement in buildings where bulky raw materials like iron & steel are kept and that it can't be used as godown/storage because it requires a crane to manage such operations. This is one of the reasons why people in the area are compelled to construct without getting the building plan sanctioned. It was informed that DDA had allotted 6 plots for parking while carving this market in 1975 but later handed over these plots to horticulture department for park development and currently there is no parking space for trucks/cars in the area which leads to frequent traffic jams.
- **Sh. Mukesh Gupta from C-538 Defence colony, South Ex.Pt-I** suggested to define norms for super area, covered area and carpet area separately for small shops as it creates confusion among the regulating authorities and MTAs. Small sizes of shops, lack of storage and toilet facilities are some of the other suggestions apprised by the trader.
- **Sh. Praveen Kumar Goyal, from Dwarka Marble Market on behalf of Delhi Marble Dealers Association** stated that some of the traders were given plots of 250m. by DDA with FAR up to 50%. He suggested increasing FAR for the area as traders have expanded their marble business and requiring more space than before. He added, that the area should be put to general use so that traders can go for other businesses. He suggested providing facilitation centres for construction business.
- **Sh. Naresh Gupta, on behalf of Resident Delhi Grain Merchant** informed about the 70 to 80 years old godowns/warehouses which traders use for cleaning, grading and packaging as there is not adequate space to keep machineries for the same. Hence, there was a suggestion to revise the norms & regulations related to the various godowns & warehouses and provide them with space for machinery and allow the use of the same in godowns/warehouses and other related activities. He suggested DDA for the development of the area near the godowns as staff members live there. He also mentioned that the high EDC charge levied on them should be revised and kept nominal. He also suggested to keep road widths of 8-10 mts instead of 12 mts for godowns/warehouses.
- **Sh. Praveen Kumar Kataria from C-4E, Janakpuri DDA Market** suggested for granting permission to construct godowns on the terrace/upper floors. He also suggested

that there is no requirement of parking in the market and thus the DDA market may be notified as Pedestrian Market since most of the customers prefer walking to the stores for purchase.

- **Sh. Sameer Arora from Community welfare Banquet Association, Karnal Industrial area** stated that banquet activities can be done after paying conversion charges and parking charges in industrial areas as per MPD-2021. All the banquets had deposited huge amount as parking charges while there are many vacant land nearby all industrial areas and hence he suggested for use of such plot as parking areas. He apprised that in 2008, the industrial plot abutting road of 24 mts can be converted to commercial areas after payment of conversion charges which are very high and that they need to be revisited. In MPD-2021 there is a provision for redevelopment of the industrial properties which have been sub-divided to accommodate large number of industries by submitting layouts of all plots collectively to concerned authority for approval, which again needs to be revisited.
- **Sh. Suresh Bindal from Delhi Hindustani Mercantile Association, Chandni Chowk** said that Chandni Chowk is a hub of all kinds of wholesale markets and that all essential commodities are sold in these shops and that there are more than 50,000 shops and all the buildings, shops etc are connected on three fronts. Presently, Chandni Chowk is being converted from a business hub to a tourist centre which will lead to the complete closure of all wholesale markets. There are more than 70 such varied markets on the road from Chandni Chowk to Red fort which provides employment to not only shopkeepers but also labours. There have been many changes and modifications in MPD-2021 and hence to reduce that, the MPD-2021 should be written in the easiest of language so that mis-interpretation can be avoided. All markets should have provisions for a cycle stand and e-rickshaws. Also, restrictions on traffic movement within the market area should be for a definite time period rather than for the entire day. In addition, special areas allotted for street food markets/night street food and tourists should also be facilitated. There should be a Jan Suvidha Kendra for women, men and the differently abled in the market premises.
- **Sh. Rajeev Batra from Rajdhani Cycle Dealers Association, Cycle Market, Chandni Chowk** stated that Chandni Chowk is a wholesale hub for Delhi. There is very limited space in Chandni Chowk market and hence the parking should be well designed to accommodate the maximum number of vehicles and must be multi-storeyed with multiple-entry parking. A parking is being designed for Gandhi Maidan area but it is under progress, causing shortage in parking in the area as of now. Regarding vertical growth of the market area, FAR relaxations should be allowed for shops and basements. The provision of painting markets with different colours should be based on modern urban design concepts keeping in the mind the historical beauty of the area. Another important issue is the loading and unloading management and that each market should have a designated space and parking provisions facilitating it. The timeline of projects taken up should be displayed on websites as well as on site which can help in increasing the accountability of the agency concerned and so that the projects are completed on time. It was suggested that subways and foot-over bridges should be constructed in the market area and provisions of escalators should be initiated to facilitate the movement of customers. He also suggested developing an underground parking beneath the Lal Qila.
- **Sh. Sanjeev Ralli on behalf of Sh. Dev Raj Baweja from Delhi Vyapaar Mahasangh** which represents approximately 50 associations. The area represented consists of market

areas within the walled city of Shahjahanabad and Sadar Bazaar. He described that as per clause 16.2 under chapter 16 of MPD-2021, as the Walled City and its Extensions, Karol Bagh and the contiguous area in between has been designated as Special Area for the purpose of development as this area cannot be developed on the basis of normal regulations given in the development code. It was suggested that the Redevelopment Scheme for this Special Area should be prepared and notified by the concerned municipal body within three years. He informed that the redevelopment Scheme has been approved in March, 2017 but the implementation is still awaited and suggested its implementations as soon as possible.

- **Sh. Sanjeev Kumar Gupta from North Ex. DDA Flat traders Association, Pritampura** informed that the ground floors of the DDA flats have been allowed for commercial use in ground floor and suggested to allow the same up to the upper ground floor. He also suggested the need for conversion of Road no 41, Pitampura from mixed use to commercial use.

Sh. Murli Mani, Sh. Bal Chand and many other participants from Special area, walled city area were also present in the public consultation and it was decided that all the participants belonging to the walled city, special area to talk about their specific issues/suggestions in the Public Consultation to be held on 16/10/2020 dedicated to Special Area (including walled city area) of Delhi as their issues are totally different from rest of Delhi.

DDA & NIUA thanked all the members of the different market and trade associations for their active and sincere participation in the consultation. It was also requested all the participants to register themselves at [http://119.226.139.196/mpd2041/ layouts/Public Suggestion 2041/MPDHomeNew.aspx](http://119.226.139.196/mpd2041/layouts/Public_Suggestion_2041/MPDHomeNew.aspx) for [suggestions/feedback w.r.t MPD-2041](http://119.226.139.196/mpd2041/layouts/Public_Suggestion_2041/MPDHomeNew.aspx).