

Key Points of the Online Public Consultation for the preparation of MPD 2041 with Residents, RWAs and Market Traders Associations from Special Area of Delhi including Walled City

Public Consultation for preparation of MPD-2041 with **Residents, RWAs and Market Traders Associations from Special Area of Delhi including Walled City** was held on **16.10.2020** through digital platform in two batches: 11:00am-12:30pm and 2:00pm-3:30pm for discussion regarding **“Issues faced by residents residing in special area to seek their inputs towards driving the agenda of the Master Plan.”** Total 78 RWAs were registered. The meeting was convened by the Additional Commissioner (Plg)-MPMR and Projects, DDA.

Additional Commissioner (Plg)-MPMR and Projects welcomed the participants and highlighted the main objective of the meeting. The residents were requested to co-operate in preparation of the MPD-2041 and also requested to apprise issues faced by them as well as put forth suggestions for MPD-2041. Participants’ issues/suggestions are as following:-

Slot 1 (11:00am-12:30pm)

The first participant was **Sh. Rajeev Batra Rajdhani** on behalf of **Rajdhani Cycle Dealers Association, Cycle Market Chandni Chowk (CAIT)**, stated that the wall city has its special character and it should have a separate plan, different from the rest of the areas in Delhi. Building height restrictions should be re-looked considering the structural safety of increased vertical growth, especially given the growth seen due to the accommodation of increased population. The area being a popular commercial hub, its importance and basic character should remain unchanged while being developed to resolve the issues faced day to day by the residents/traders. He suggested that DDA should develop a mechanism & facilitate in operation of wholesale trading from the IFCs. Facilitating this would eventually lead to shifting of around 80% of the wholesale traders from the area by themselves. He also suggested multi-storey parking to reduce the congestion on roads.

Sh. Dwarka Prasad Agarwal on behalf of **Delhi Grain Merchant association (Redg), Naya Bazar** apprised that para 6.4 of MPD-2021 was notified in June 2018 and physical survey for the same was done 8 to 10 months back, however nothing has come up on ground. He added that a drone survey should be conducted by DDA to examine the current status of the area w.r.t to resolving godown related issues.

Sh. Yogesh Singhal on behalf of **The Bullion and Jeweller’s Association, Chandni Chowk** informed that market has around 1000 to 1500 shops with G+3 structures having narrow lanes. Some of the major issues highlighted were faulty electrical wires, shortage of parking, poor infrastructure, and distressed state of buildings. He suggested that dedicated sites & provisions should be made for loading and unloading of raw materials. He also suggested providing a jewellery/sarafa park with an export house/ hub for them so that the wholesale business could

operate smoothly in the area. He added that the residents are willing to participate in re-development of the area.

Sh. Ashutosh Kumar on behalf of **Goods Transport Association** was the next participant. He spoke about the transport & godowns for goods which have been shifted to IFC Narela where they have been allotted 50 sq.mt. plots, whereas it requires more space & increased FAR. He suggested that the FAR and building height need to be revised He added that due to this, the traders are shifting their godowns away from this area.

Sh. Tarun Gupta, on behalf of **Dariba Jewellers Association** suggested there is a need to de-congest the Red Fort junction through provision of a multilevel car parking at ISBT besides the Red Fort parking. Separate space should be provided for wholesale traders for loading/unloading of materials which will help in easing out parking and traffic issues in the area.

Sh. S. P. Singh, Publishers & Distributors Association, Padam Chand Marg (Ansari Road) **Darya Ganj** apprised that the market area has books, medical equipment and other distributors and that the roads were wide enough for providing various facilities in the future. It was suggested that conversion charges should not be applicable for the areas existing prior to 1962. Also, as the market area has parking issues, the Red Fort parking could be utilized for the same.

Sh. Suresh Bindal, from **Delhi Hindustani Mercantile Association, Chandni Chowk**, suggested shifting the market to a well-planned area where all facilities (bank, restaurant, accommodation for workers, loading/unloading area etc.) could be made available, as there is already so much haphazard growth in the area.

Sh. Dev Raj Baweja, on behalf of **Confederation of Sadar Bazar Trades Association**, informed that the area has around 40,000 shops which do not have proper access to facilities like parking and that this is one of the major reasons of congestion in the area. He stressed on redevelopment of the area by temporarily shifting the market to another place. Also, the upcoming MPD-2041 should reflect the ground realities and accordingly provisions should be made.

Sh. Bal Chand, on behalf of **Traders Welfare Association, Karol Bagh** apprised that the market has not been notified under commercial land use, despite the fact that it has all the necessary characteristics to emerge as a Metropolitan City Centre and that the same is also mentioned in the MPD-2021. Also, to delineate the boundary of the commercial area, a redevelopment plan was supposed to come in the year 2010, which has not been notified till date. He added that people in the area do not know the current legal status of their building and that the existing status of the building should be extended till the final redevelopment plan for the area is notified. He suggested the monitoring of the ground reality as reconstruction and redevelopment never go together. The revised redevelopment plan incorporated UTTIPEC recommendations due to which the pavement size has been increased, however it lacks in providing adequate parking space. He also suggested the need for relaxation in the fire norms for

the said area. He stressed on the need for a Special purpose vehicle for the entire Special Area of Delhi including Walled City.

Sh. Rajender Kapoor on behalf of **Kamla Market Transport Association** apprised that the market was earlier rented on leasehold and is presently freehold. However it is still shown as green area/recreational land use in the current master plan. It was hence suggested to update its land use accordingly. Due to the same reason cited, beautification of the market isn't permitted. The local authority can permit such works only after the land use has been updated.

Sh. Sanjay Bhargava on behalf of **Apex Trade organisation of Special Area, (Chandni Chowk Sarv Vypar Mandal)**, felt that many good measures mentioned in MPD 1962 for Special Area have not been implemented yet. The area should be developed as a metropolitan city center with all facilities mentioned. Hawking/vending in front of the shops is one of the issues in the area for which the provisions of vendor act by Central Government should be implemented to provide them a dedicated space for the same. 'Tehbazari' should not be allowed in commercial areas and permanent structures like police post should not be allowed on the ROW of roads. Areas should be earmarked as no-hawking and no-squatting zones. Weekly markets/ warehousing which adds to chaos in the area should be shifted to other appropriate places. Kamlanagar and Kashmiri gate markets should be redeveloped vertically to cater to the current market requirements. For heritage conservation, an autonomous body or SPV should be formed and vested with all the necessary powers. The area owing to its special status should have heritage corridors, heritage parks, heritage roads etc. In additions it was mentioned that cycle rickshaws should be banned and modern concepts such as e-rickshaws should be integrated in planning of this area.

Sh. Naresh Gupta, on behalf of **Resident Delhi Grain Merchant** talked about issues relating to the godowns/warehouses in the area, which have already been covered in public consultation meeting with 'Market and Trader Association of Delhi' held on the 01.10.2020.

Sh. Murli Mani, on behalf of **Beopar Mandal, Ajmal Khan Road, Karol Bagh** suggested for the provision of kitchen in hotels and guest houses that should be included in the building code and that this should also be in accordance to the fire norms. Also, the development plan for the area should be made as soon as possible as people in the area are facing problems on daily basis.

Sh. Radhey Shyam Sharma apprised that Chandni Chowk is a historic commercial place with commercial units on the ground floor and residences on the first floor and 90% of the structures in the area are 'havelis'. However, 90% of the area is commercialized due to the rampant unauthorized construction over the years. He suggested to amend the MPD accordingly to remove such encroachments in the area. There is an issue of electric wires dangling over the entire area putting a huge risk to life and property. Also, the area being one of the major retail market hubs of Delhi must be provided with all the necessary facilities.

Sh. Vipin Gupta on behalf of **Paper and craft Chawdi Bazaar** highlighted the issue related to encroachment, security, toilet facilities, open electric wires etc and suggested to resolve the same in MPD-2041.

Sh. Amit Sharma, from **Bloom Hotel Group** said that his suggestions/points regarding special area have already been discussed by the other participants.

Sh. Satender Jain, from **Chawri Bazar** said that the area has around 5000 outlets dealing with retail and wholesale trade and that these are basically mini stores which do not require any loading unloading warehouses. While the main reason for congestion in the area is hawking and vending activities, illegal parking further obstructs the normal flow of traffic. Hence, he suggested the inclusion of adequate space for parking and for that of vendors/hawkers should be provided.

Sh. Vijay Singh stated that there is a need to adopt a comprehensive redevelopment plan for improving the current situation, keeping in mind the interest of the public of this special area.

Slot 2 (2:00pm-3:30pm)

The second slot of the public consultation started at 2:00 PM. The meeting was convened by Deputy Director, MPMR (Planning). He welcomed all representatives and requested to highlight the issues faced by them and discussed possible planning solutions & suggestions for MPD-2041.

Sh. Sant Kumar Shukla, on behalf of **Kirari Extention Kalyan Samiti** suggested that DDA's vacant land must have a boundary wall to avoid dispute regarding ownership rights as well as to keep them encroachment free. Also that the vacant and waterlogged sites pose serious hazard and hence should be secured. He suggested that Bawana, Mundka gram sabha should be provided with road connectivity to GT Karnal Road.

Sh. Ravinder Kumar from **Karampura** highlighted the issue of unlawful encroachments which have been mushrooming in the area and needs to be looked at by appropriate authorities by taking stern action against them. Also, that no activities should be allowed on pavements and along major roads as it is one of the primary reasons for congestion in the area. Apart from this, illegal water and sewer connections are of major concern. There is need to redevelop the area given that a huge number of unauthorized/unplanned establishments have come up over the past years.

Sh. Dushyant Kumar from **Nager Market Harsh Vihar, Hari Nager** informed about the vacant NTPC land which has been encroached in the area. He suggested that the School road/tanki road needs widening.

Sh. Poonam Babbar, from **Jheel Kuranja**, expressed concern about the Krishna Nagar area which is almost fully commercialized with very little residential use. It was stated that there is a need for ward-wise Local Area Plans especially for 'Special Area' to take a detailed look at the area and provision for the same must be incorporated in the upcoming MPD 2041.

Sh. Ved Prakash Sharma, from **Paharganj** apprised that in 1921, about 1500 'pattas'(plots) were allotted to them on lease in Paharganj and in area near Qadam Sharif. The lease was

terminated in 1962 by the government with the assurance of new lease agreement but that the same is still awaited, and that due to which they received the damage notice. He suggested withdrawal of the damage notice by concerned authority and granting a lease as soon as possible and that the same should be addressed in the upcoming MPD 2041. Also, since the area is already congested, permission to construct new multi-storey buildings and hotels should not be given. The narrow roads with encroachments on both sides need to be looked at by the concerned authority.

Sh. Atul Goyal on behalf of **United Residents Joint Action (URJA)** highlighted some of the primary issues of the Special Area like inadequate parking, illegal construction, and lack of connectivity from parking space to local destination. There is an issue of structural safety as well for which the concerned authorities should conduct a mandatory structural safety audit/survey to save the buildings and human life. It was suggested that a Directorate of Special Area should be formed by DDA which will act as a single roof for dealing with special areas. An open duct policy should be introduced to address the issue of exposed cables. Also, there should be zero tolerance with respect to encroachment. It was submitted that the city should be pedestrian friendly and free from stray animals, land records should be digitized to ease off proceedings in case of property mutation, selling of roof rights should be banned and building heights should not be increased any further, which will not only reduce burden on existing infrastructure but also help in maintaining a clear skyline of the area. There is deficit in provision of sustainable infrastructure. Apart from this he also talked about signage system, plantation on rooftops and central verge of roads and ward level planning which need to be incorporated in the upcoming MPD. Also, the entangled wires dangling all over the market in the walled city pose a serious threat to life and property which needs to be resolved on priority basis.

Sh. Manu Mahajan from **Urban Design Department, SPA-Delhi** said that he is a researcher and wanted to hear the suggestion/issues from the residents, RWAs and Market Trader Association of special area and walled city.

Sh. Anand Jalan on behalf of **Ashra Fikatra Committee, Chandni Chowk** informed that the Textile market in the area faces issues in loading/unloading during the working hours (a very common wholesaler issue). He apprised 'katras' should be kept in mind while planning for the area. He also added that as the area is fully commercialized, residences are lessening by the day.

Sh. Rajender Kumar, from **Lal Bagh Punar Vikash Mohlla Samiti** stated that there is a problem of unauthorized/illegal construction in the area on vacant land. There is rampant encroachment in the area, which has narrowed down the roads and increased the illegal parking of vehicles along the roads further leading to congested paths posing trouble to pedestrians and obstructs the movement of emergency services like fire tender. He suggested developing vacant parcels keeping the need of local resident/traders in mind.

Ms. Ambika Jaitley, from **Katra Neel Gali Ghanteshwar Limited** felt that there is no clarity on residential and commercial/mix streets and asked if such a list exists with the authority. It was

conveyed to her that 2,183 streets have been notified by the GNCTD vide notification dated 15.09.06 for local commercial and mixed-use activities. She suggested mapping the said local commercial and mixed-use street and that the map should be a part of MPD-2041.

Sh. Muhammad Naeem from Residents **Welfare Association PahariImli** apprised that the area does not have space for outdoor activities, as most of the parks are encroached. Residents do not have proper access to social infrastructure like senior secondary school and library. He suggested developing all the 7 gates of the walled city and develop Delhi as a green city and provide all above mentioned facilities in the area.

Ms. Neena Narangon behalf of **Ekta Resident Welfare Association, Karol Bagh** highlighted the issue of overcrowding and congestion due to loading/unloading activities in the area. She also talked about the illegal parking leading to frequent traffic jams which lead to delay in crews attending incidents in the case of emergency like fire or of that of an accident. Hence, efforts should be made to decongest the area by diverting traffic and by providing facilities for parking/loading/unloading of goods.

Ms. RanjuGiri from **Kalkaji, Govindpuri** apprised that her colony comes within a slum boundary with absence of potable water supply in the area. In this regard, it was informed that the participants belonging to the slum & JJ clusters can register themselves for the public consultation with residents & RWAs from JJ clusters & Slum Resettlement colonies which is scheduled to be held on 22.10.2020.

Naresh Adlakha, on behalf of **Traders welfare Association, Zone A, Phoota Road, Sadar Bazar**, informed that the redevelopment plan of the area is yet to be finalised by the urban local body and he suggested to keep the power of finalization/notification of redevelopment plan under the purview of DDA instead of an Urban local body.

Sh. Pawan Bhardwaj from **Surya Kunj**, **Sh. Swarn Singh** from **Badarpur** and **Ms. Ritu Singh** from **Madanpur Khadar** were also present in the public consultation and they raised the issues pertaining to unauthorized colonies. In this regard, they were informed that a public consultation with RWAs of Unauthorized Colonies has already been conducted on the 02.09.2020 and were asked to submit their specific suggestions/ issues in detail with UC cell of DDA to resolve/seek clarification on the same.

DDA & NIUA thanked all the participants, representatives of special area, traders etc. for their active and sincere participation in the consultation. It was also requested to all the participants to register at http://119.226.139.196/mpd2041/_layouts/Public_Suggestion_2041/MPDHomeNew.aspx for suggestions/feedback w.r.t MPD-2041.