

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 lakhs. 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 are likely to increase to about 66,000 by 2021 leading to increase in employment to about 2.85 lakhs 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 REGIONAL MARKETS

The proposed policy takes into account the future needs of the population of Delhi by providing wholesale markets in a manner that would reduce the movement of goods vehicles bypassing Delhi. The new wholesale markets, with a view to reduce criss-cross movement in and around Delhi and their respective trade-dealing commodities, may be located in the

adjoining towns in NCR to cater to the requirements at a regional level.

6.2 CITY LEVEL WHOLESALE MARKETS

6.2.1 EXISTING MARKETS IN SPECIAL AREA

In case of existing developed areas, all wholesale markets generated with hazardous materials, should be shifted to the areas specifically 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 should be totally stopped by giving incentives and disincentives as under:

- i) Incentives
 - a) The liasioning offices of the traders/ agents to continue in the present location;
 - b) development of New counter markets for wholesale trade and warehousing;
 - c) the new counter markets to have access from National Highway networks and to be well connected with MRTS; and
 - d) incentives such as T.D.R and reduced taxes enable start up / expanding of activity in the new markets.

- ii) Disincentives
 - a) Prohibition/ restriction on the entry of heavy goods vehicles in the Special area;
 - b) prohibition on storage of hazardous / inflammable and bulky commodities like paper, plastic/ PVC, chemicals, petroleum and its products, timber, dairies, poultry / fish products in the Special area;
 - c) restriction on storage / warehousing of bulky commodities like food grains, fruits and vegetables, iron and steel, and building materials in the Walled City; and

d) non-renewal of trade licenses for Wholesale Trade in non-conforming areas.

iii) 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.

6.2.2 PROPOSED WHOLESALE MARKETS

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 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 is to be decided at the time of preparation of schemes for the complex, by the implementing agency.

Wholesale markets are to be developed as follows:

Table 6.1: Location of Proposed Wholesale Markets

Direction/Location	Total area (Ha)	Wholesale and warehousing (Ha.)	Truck terminal (Ha.)	Railway freight terminal (Ha.)
East-Gazipur	171	151	20	-
South- Madanpur Khadar	158	108	30	20
North- Narela Sub city	315	145	45	125
Samaipur Badli	92.3	92.3	-	-
Southwest-Dwarka Sub city	110	55	55	-
West-Rohtak Road	130	50	50	30
Total	976.3	601.3	200	175

Note: In case of Dwarka, due to the proximity of the Airport and High Security Zone, commodities handled should be export oriented, perishable, environment friendly and such as not to lead to bird menace.

The new wholesale markets shall provide facilities for:

- i) Intra-urban freight movement and interchange of mode.
- ii) Warehousing and storage facilities and to cater to Sub-City level markets.
- iii) Servicing, lodging and boarding, idle parking, and other required facilities etc.

6.3 SUB CITY LEVEL MARKETS

Delhi has become an agglomeration of cities over a period of time. Sub City level wholesale markets shall cater to the needs of population at local level. These markets of medium size need to be dispersed throughout the city to enable even distribution of commodities from these complexes to the retail outlets. Some of the existing planned Wholesale Markets, Warehousing and Transport Centres are as given in table 6.2.

Table 6.2: Sub City Level Markets

S.No.	Location	Commodity / Activities
i)	Azadpur	Fruit and vegetable
ii)	Okhla	Fruit and vegetable
iii)	Keshopur	Fruit and vegetable
iv)	Naraina	Iron and Steel
v)	Sanjay Gandhi Transport Centre	Transport / Warehousing
vi)	Rohtak Road Transport Centre	Transport / Warehousing
vii)	Narela	Food grains
viii)	Najafgarh	Food grains

In addition to above, the following wholesale markets are to be developed:

- i) Loni Road
- ii) Rohini Ph-IV/V
- iii) Dwarka Sub City
- iv) Narela sub city

In Urban Extensions, about 8-10 ha. of land for the population of about one million persons to be provided for such Sub City Level markets. The different commodities to be provided at various locations are to be decided at the time of preparation of schemes by the implementing agency. These markets shall have adequate parking, repair and servicing facilities.

Most of the existing planned markets and warehousing in DUA- 2001 were developed in early seventies for specific commodities.

To overcome the environmental and traffic problems due to their proximity to residential area, these markets need to be redeveloped. The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the

markets, implementing agency. Bulky and hazardous commodities like Iron and Steel, PVC, Marble, Timber etc. should be discouraged. Trading of such commodities should be encouraged in City Level Wholesale Markets only. The areas vacated can be used for any other commodity in such markets.

6.4 STORAGE OF OIL AND LPG GAS

Shakurbasti Oil Depot has been shifted to a site between Ghevra and Tikri Kalan which shall be a major storage site for oil. The land vacated at Shakurbasti Oil Depot to be partly utilized for Disaster Management Centre and rest for recreational activities.

No new Depots for oil and LPG to be developed in NCT of Delhi. The new depots required for the increased energy requirement to be developed in the N.C.R. and the supply of Oil / LPG/ CNG etc. to Delhi should be through pipelines.

Table 6.3: Development Controls – Wholesale Trade

USE/ USE PREMISES	MAXIMUM			PARKING STANDARD ECS/100 SQM. OF FLOOR AREA	DEFINITION	ACTIVITIES PERMITTED
	GROUND COVERAGE	FAR	HEIGHT (mts)			
A. Integrated Development	20	60	15	3	i) Wholesale trade A premise from where goods and commodities are sold and delivered to retailers. The premises includes storage and godown, loading and unloading faculties	Wholesale shop, Godown and storage, Commercial office (restricted to 25% of the total floor area)
B. Individual plot	40	120	15	3	ii) Storage, Godown and Warehousing A premise for exclusive use of storage of goods and commodities in a manner as per the requirement of respective commodity. The premise includes the related loading and unloading facilities.	Storage, Godown and Warehouse, Watch and Ward residence (upto 20sqm), wholesale outlet, Administrative office.

Notes:

- i) In case of plots upto 300 sqm. common parking is to be provided.
- ii) In case of plots of size 500 sqm and above, the utilities such as E.S.S., underground water storage tank, roof top water harvesting system, separate dry and wet dustbins, solar heating/lighting system etc. are to be provided within the plot.