CHAPTER VII

BUSINESS FUNCTIONS

Introduction

The business function of the metropolitan regions of India has shown dynamism and vitality during the current decades. An interesting feature of the recent export performance of the country has been that the expansion in exports was realised at a time when most of the industrially developed countries were faced with recession and the global trade itself showed signs of decline. The metropolises of India vary somewhat in terms of their most important function as measured by employment. The basic activities of the metropolises may be summarised as follows:

Table 42
Basic functions of the metropolises of India, 1977

<table>
<thead>
<tr>
<th>Name of the Metropolises</th>
<th>The foremost basic function</th>
<th>Secondary basic functions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bombay</td>
<td>Manufacturing</td>
<td>Transport and commercial.</td>
</tr>
<tr>
<td>Calcutta</td>
<td>Trade and commerce</td>
<td>Manufacturing and transport.</td>
</tr>
<tr>
<td>Delhi</td>
<td>Administrative</td>
<td>Manufacturing and commerce.</td>
</tr>
</tbody>
</table>
The business elements in the economy of the metropolis include two formal categories: (i) the non-basic sectors meeting the needs of the city's own inhabitants and thus include certain kinds of manufacturing for the local market, as well as such services as local transport and retailing; (ii) the basic sectors which being a source of income to the city serve the external market at the same time. This sector is also known as secondary or tertiary sector.

Considering the services of different business localities in the metropolises, it has been found that the price-range and the variety of goods vary in three groups, one suited to lower class inhabitants, the other to the middle and the third to the rich class people. The price of goods is quite cheaper in the isolated business establishments and in the suburban areas and it
tends to increase to higher ranges of prices closer to the business core of the city or a rich locality. The business area in the core attracts customers from the umland or surrounding region. The sectional business centres feed the needs of local customers and also attract the customers from the immediate suburban region and a few from core area being attracted for some specialized goods.

Central Business District

The central area serves as the focus of economic, cultural and in part social activities of not only the city proper but also of a large part of the hinterland beyond. It provides the locus of major retail stores and in Indian cities wholesale trade also - offices, hotels, and theatres, which rely upon the whole community for their patronage or use. The central area is characterised by functional specialization: wholesale and retail business, light manufacturing, multiple family housing, entertainment and amusement and tourist functions.

The CBD derives its importance because of its location which is most convenient and easily accessible to the greatest number of people in the city, its suburbs and extended suburbs. These three elements, namely: functional specialization, convenience and accessibility create the CBD. The CBD gains importance because of the
economic, social and cultural opportunities which it provides and not merely to its geographic position in relation to other parts of the city.

In the Indian context the central area is usually the oldest part of the city though not centrally located in the present frame of the townscape. In India, a CBD usually traces its origin to the crossing of two important highways, or bazars or an important religious centre. With the growth of the city, shops and services developed in a linear fashion along the roads and streets. Gradually the area between the roads was filled up and cross-streets were laid out. Concentration of activities connected with trade, commerce, services etc. followed. Other uses, taking advantage of the accessibility, were introduced one after the other. The concept of the CBD of Indian cities differs in many aspects from that of the western countries as postulated by Christaller and as defined and studied by Murphy & Vance (1965). The CBD of the Indian metropolises does not usually contain the administrative and Municipal Government offices although they are common in American cities. In Indian cities, however, the commercial core is the most densely populated part of the city where offices and administrative units have not been accommodated because of the British policy of social seclusion from the local people. As such
no definition of the CBD area worked so far, can be precisely applied to Indian studies.

Some Indian metropolises like Delhi, Bangalore, Hyderabad, Poona have more than one central area due to historic reasons. The old city and the new city or the cantonment, which was added later, have their own distinct central areas. Central areas of most of the Indian metropolises have a concentric and radial growth pattern. The central city is overwhelmingly strong in employment opportunities. There are semi-independent centres drawing upon their own tributary areas for labour.

Thus, the evolution of an Indian CBD can be enumerated as follows:

The ancient core is firstly occupied as the main business centre. The number of population adhering to this core begins to rise because of the high business return and better employment opportunities. Gradually, the boundaries of the main business area have been crystallised. The multi-storeyed structures came into being to accommodate more people and shops in the defined boundary. Finally, the rent and the land values start increasing because of high demand and over-burden of population.

With the phenomenal growth of population, there is an urban decay in the core and a suburban sprawl in
the fringes. As the metropolises of India grow in population and even more in physical extent, the advantages of accessibility do not increase to the same extent as the advantages of centrality. A fraction of central activities shift to sub-centres in the suburbs and extended suburbs as they are closer to people served and the rents are lower. The CBD continues to serve not only the entire urban region but also offers the widest possible choice of goods and services.

The central business district of the city and the metropolis is on trial. Some feel that it has ceased to serve a useful purpose, that it may no longer be necessary. To others the future of the city depends on the future of the downtown and the real problem is how to revitalise this critical area. Charles Abrams (1961) considers the dependence of the city's prosperity on the prosperity of the CBD. The cities with pulsating downtowns are the cities which thrive. The continued attractiveness of the downtowns is reflected in the growth of offices. Abrams in a discussion of the origin of the city centre says that modern downtown was born "by the dusk of the eighteenth century". He credits the current decline of the central areas of cities to the rise of the automobiles and even more to absentee owners eager for maximum returns and to high assessments.
Until recently, efforts to analyse the central areas of cities in a comprehensive manner have been lacking. However, for the past few years several methodological approaches to the study of central areas have been developed by CBD analysts like Haig, Rannels, Hoyt, Murphy, Vance, Epstein, Horwood and Boyce. The study involves these points like retail sales, land values, day time population, functional classifications of land uses, vehicular and pedestrian traffic and parking data etc.

Before going into details of the business structure of each of the metropolises, it is better to have a general idea of the CBD's and other elements of business structure. The location of CBD is not essentially found in the geometrically central parts of the metropolises. Most of the CBD areas have never changed their original sites. The cases of Kanpur, Calcutta, Delhi may be taken as examples. In some cases, they have extended spatially in the peripheral areas of the earlier CBD's. With the advent of planning, a planned CBD (Cannaught Place) has been formed. In the newly developing zones of most of the metropolises, a second or new CBD is coming up because of wide open spaces, planning tools, mass transportational channels and its increasing and multiplying population.
It is significant that residential land use still persistently dominates in the central areas of the metropolises. The business activities of certain types have tended to concentrate in specific areas, though the entire area is of mixed nature.

Land Value: Land value in CBD is not constant and it fluctuates due to high pressure laid on it. The method of delineation is based primarily on the land values as described by the CBD analysts of the western countries. But this criterion has limited applicability in the Indian context, because accurate and comparable data are not readily available for useful analysis. Yet, the research investigations carried out by Muniyappa (1966) has revealed that the land value in Chandni Chowk goes as high as Rs.475/per sq.yd., and Rs.200/per sq.yd. in Chawri Bazar, while it drops down to Rs.125/- per sq.yd. in the residential areas of Delhi. The land values in CBD of Bangalore in Avenue Road, Balepet Road and Majestic Road goes as high as Rs.400/- per sq. yd. while in the interior parts it drops down to Rs.200/- to Rs.300/- per sq. yd. Residential land value in the core shoots up to Rs.200/- per sq. yd. in areas like Gandhi Nagar etc. In Hyderabad along the major thoroughfare of central area land value goes up to Rs.200/- to Rs.275/- per sq. yd.
and in Secunderabad it is comparatively less (Rs.100/- to Rs.150/- per sq. yd.). In the adjoining residential sectors it drops down upto Rs.75/- to Rs.100/- per sq. yd. In general, the land values tend to increase in the core of the CBD and decrease gradually on outer fringes. This is characterised mainly by the residential structures. Moreover, the administrative and commercial importance of a particular metropolis tends to bring in a regional difference in the land values. Besides this, the commercial core of a city also characterises with a particular behaviour in the day time population visiting this area.

The general appraisal of the traffic survey reveals that Indian metropolises are dominated by cycles, scooters or motorcycles. Although the use of fast moving vehicles like buses, cars, trucks and other automobiles is increasing at a rapid rate, yet the present structure of the traffic is highly complex. It consists of a thorough admixture of slow and fast moving vehicles. The bullock cart or hand cart is almost non-existent even in the heart of the metropolis. New CBD's are, however, exceptions having arrangements of separate routes for slow moving traffic.

The CBD or the core of the city is the functioning heart in which are located its highly specialised
central functions which serve areas far beyond the muni-
cipal limits. But in the actual sense the true CBD land-
scape has not emerged in India. Its features, however,
are more conspicuously available in what we may call as
main business thoroughfares, which radiate through the
central area. Very limited areas like ribboned thorough-
fare in the form of a few lateral streets and a few Katras
approach to what we can refer as the 100% retail district.
The main business (mainly retail) thoroughfares of Indian
metropolises are the line of maximum convergence of traffic
arteries, the area of the greatest concentration of cen-
tralised services and highest land and rental values.

Sectional or Sub-Central Business Centres

The sectional or sub-central business centres
perform on a minor scale the same functions for their
market which the CBD does for the whole city and the
surrounding region. It also characterises with the multi-
functional nature of the CBD area, but on a smaller scale.
The characteristic shops in this area are cosmetics, tail-
oring, electrical goods, studio, hardware, glassware,
leather goods, steel trunks, books and stationeries,
jewellerys and also bars and hotels. In some high stan-
dard localities shops dealing in wireless, sports goods,
watches, refrigerators, motor car, sewing machines, cycle
repairing and other commodities of similar character are also found. Here, the customers are attracted by a particular speciality in the service of the shop in these sectors. The sub-central business districts are almost alike in shop frontage, the clustering and grouping of shops and the number of employees in each shop. There are few shops with multi-natured dealings of goods. For example, stores dealing in crockeries also sell electrical goods.

Neighbourhood Business Centres

Neighbourhood business centres usually develop at the intersection of traffic arteries with a sizeable flow of vehicular and pedestrian traffic. They sell goods of wider range and variety, mostly for domestic purposes to save the consumers from unnecessary long journey to a shopping centre of higher order. In these centres stores are huddled together without any order. A few establishments deal in exclusively particular types of goods. Shops are maintained tidily and their improved frontages advertise the shop and its goods. These centres can be found in Kanpur (Generalganj, Nawagarha, Amwarganj, P.P.N. Market, Govind Nagar, Kidwai Nagar), in Hyderabad (Lallaguda, Amirpet, Naryanguda, Moghulpura). The neighbourhood centres which have emerged in or near rich
residential areas, some new higher level functions are also noticed like Petrol Station, a crockery and cutlery store and a chemist shop. Some of the neighbourhood business centres by virtue of the rapid increase in size and purchasing power are tending to become sectional business centres. In some cases (as in parts of Kanpur) they have a tendency to emerge as regional business centres because of their advantageous location on important inter-regional routes. It is also because of this locational advantages and larger clientele at their disposal that small scale wholesaling activity also enters at this level.

Local Business Centres or Isolated Store Clusters

Local business centres or isolated store clusters are found in each mahalla (or para - locality) and deal only in elementary goods for daily needs. The most important factor governing the successful functioning of these isolated clusters are, first, their distance from higher order business centres of the city, and second, the availability of the smallest domestic goods in retail in order to save time and energy. These centres normally consist of shops of foodgrains, vegetables, meat, cigarettes, fuel, bidis, betel leaves, cycle repairs and small tea stalls. The quality of goods offered in these
way-side shops ia generally very poor and their range is extremely restricted. These isolated store clusters do not constitute a distinct structural type but functionally they are important for the local areas.

Recently, there has been a healthy change in the business structure of the Indian metropolises by establishing supermarkets (as in Calcutta, Bombay, Delhi etc.). The main aims of the super-markets are to enhance the retail sale of commodities, to check speculation in trading, to lower down the prices and to cater for the variable needs of average people at one place. The average class of people has been greatly facilitated by such markets.

The chance and whim of business communities, mainly profit-oriented, have produced a complicated and problem phasing outlook and situation in this particular aspect of our urban activities. But by the present norm of planning we may look ahead in the future change of the locations, set-up and behaviour of our business frame in the morphology of the metropolises. It is expected that secondary CBD's along the outer rings associated with new townships are likely to emerge in order to lessen different types of loads of the present business areas mainly located within the CBD.
### Table 43
Comparative use categories of the CBD of the Indian metropolises, 1965

<table>
<thead>
<tr>
<th>Name of the metropolis</th>
<th>Per cent of the extent of central area in various uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Business</td>
</tr>
<tr>
<td>Bangalore</td>
<td>33.2</td>
<td>24.8</td>
</tr>
<tr>
<td>Madras</td>
<td>40.0</td>
<td>20.0</td>
</tr>
<tr>
<td>Delhi</td>
<td>37.0</td>
<td>24.6</td>
</tr>
<tr>
<td>Bombay</td>
<td>53.0</td>
<td>11.0</td>
</tr>
<tr>
<td>Kanpur</td>
<td>29.3</td>
<td>10.5</td>
</tr>
<tr>
<td>Hyderabad</td>
<td>18.0</td>
<td>17.4</td>
</tr>
</tbody>
</table>


**Business and Commercial Activities of the Selected Metropolises**

**Central Business Character of Calcutta:**

Calcutta has developed as a commercial city and it is a collecting and distributing centre. The business activities of the metropolis may be grouped into two classes - wholesale and retail types. Specialization and trade are associated phenomena and the wholesale shops specialise in the sale of a particular type of goods and the sale is mainly of bulky
nature. The retailers on the other hand deal with a number of commodities. Most of the wholesale activities are confined mostly in and around the Dalhousie Square, the CBD of Calcutta and adjoining areas. The wholesale trade of timber, however, is confined to the Mintolla Ghat area of N. Calcutta. The retail shops are numerous and are scattered here and there and the demand for retail space is increasing as population increases. In north, south and central Calcutta nearly all the frontages on major thoroughfares have already been converted into retail or wholesale uses. The congestion prevents further extension of retail shops. The retail trade activity is dominated by the establishments of the grocers, stationery goods and of ready-made garments. A changing character of the retail trade of cloth and jewellery is well marked. The cloth shops of the city are concentrated mostly in the College Street/Bidhan Saranee - Shambazar area in North Calcutta and Rashbehari Avenue, Gariahat area in South Calcutta. The departmental stores of the Chowringhee area carry trade over a wider area than others since their goods are sought by all sorts of people, particularly women, because of their style.

Literally as well as figuratively Dalhousie Square is the heart of Calcutta, or the central business district. Finance, management and the more specialised
commercial and professional services are highly concentrated in this area. The area surrounding the BBD Bag is far from homogeneous. There is a great variation in what might be called commercial intensity. The present Dalhousie Square area was the main centre of British trade and commerce during and after the early stages of growth of the city. The adjoining areas of "Laldighi" were known as the "White Town" and was the main residential and business centre of the foreign traders. The British merchants developed a composite trading, financial and shipping business around this locality. At the middle of the 18th century, the Agency System which is the key of development of the Dalhousie Square Area as the main centre of commercial activities was developed. This type of firm, though primarily a trading house, also acted as Banker, Bill brokers, ship owners, Insurance Agents, etc. These agency houses gradually formed the mechanism through which trade operations were carried on. The centripetal forces make the zone the centre of commercial activities for the entire city. The zone with the component sectors is full of life and activity. It provides the economic support to the city and it is a commercial magnet for the whole Eastern region. The area is characterised by a rich mixture of uses and consequently pockets of specialised activities are formed. They are:
(a) wholesale and retail trade centre, (b) Banking, Investment and Exchange Houses, (c) Commercial Agency Houses, and (d) other public offices.

The main wholesale areas are to be marked in the Canning Street, Armenian Street, Amratolla Street, M.G. Road, Chinabazar Street, Ezra Street, Radhabazar Street and Brabourne Road. The area famed as Barrabazar is the focus of the cotton piece goods trade of the whole Eastern region. All the lanes and roads of the area are lined with myriads of shops. The wealthy traders of Bombay and N. India are here in thousands. Besides, there are brisk business activities in metals and hardware goods, spices, paper and vegetables. Other centred wholesale activities include stationery goods of the China Bazar Street, paper of Brabourne Road, Jackson Lane and Radha Bazar Street. Ezra Street is now the market place of electrical products. Radhabazar Street is the watch dealers paradise.

The Royal Exchange, India Exchange, Brabourne Road and Netaji Subhas Road together form the Banking core, where all the financial activities of the city rotate. According to the Reserve Bank authorities the volume of Banking transactions of this favoured pocket exceeds that of the Banking activities of Bombay by nearly 30%-40%. Moreover, the economic life of the whole
Eastern Region entirely depends on the Banking, Insurance and Exchange institutions that congregate in this financial section.

Around the Dalhousie Square cluster, many of the principal public and private business offices of the city are located. These private and government offices are placed mainly in the Netaji Subhas Road, Fairlie Place, Brabourne Road, Royal Exchange Place, Mission Row (and its extension), Baret Street, Council House Street, Old Post Office Street and Kolaghat Street. The commercial firms of the Dalhousie area control the entrepot trade and the basic industries of Eastern India. The tea gardens of Assam and Darjeeling, the collieries of Bengal-Bihar region and other engineering factories are managed and financed by these centrally occupied Agency Houses. A rapid industrial expansion of the hinterland of Calcutta has created additional demand for office space for the managerial activities of co-ordination and control. To cope with this situation multi-storied giant buildings have now replaced some of the obsolete buildings. The Agency Houses account for a very high percentage of metropolitan employment.

In recent years, the growth of the CBD is accompanied by lateral expansion towards the E and SE, i.e., towards the Chittaranjan Avenue and Chowringhee.
There is a marked tendency to develop residential quarters in those places into office spaces. Centrifugal forces impel functions to migrate from the core of the city towards those residential sections. The shifts involve a succession of uses, the altering of existing structures for new areas and the demolition and replacement of existing buildings. Modern means of transport have greatly facilitated this outward axial extension of the commercial district and the interstitial growth.

Centrifugal forces have tended to diminish the congestion in the core because of: (1) ever increasing land value in the area, (2) traffic congestion, (3) the difficulty of securing space for expansion and also for car parking and finally (4) the difficulty of acquiring a special type of office site. Thus with all facilities the periphery of Calcutta's CBD tends to outbid and replace the existing central core into commercial uses. The inner core of the metropolis is expected to be developed with concentration of key activities and more accessibility and at the same time there will be dispersal of some sub-regional activities towards the fringe of the metropolitan core providing a new thrust of growth to the outlying area.
Business Activities of Bombay

In Bombay, one half of the total establishments engaging two-thirds of the total employees are situated in A, B and C Wards. C ward claims the highest number of establishments, while from A ward comes the largest number of employees. The wholesale trade as a group is concentrated in C ward, next in importance being B and A wards. The pre-eminent position of A ward in groups of finance and foreign trade and offices stands out distinctly. Next in order of importance are C and B wards. Commercial activities in the city, though have different nuclei, are clustered into a circle of three wards, A, B and C on the Sn part of the island.

Commercial employment has been tremendously increasing in Greater Bombay. The commercial activities are clustered in three wards, A, B and C in the Sn tip of the island, showing a marked mal-distribution of commercial employment resulting in unnecessary travel from long distant outlying areas. Efforts to restrict employment in Greater Bombay and to effect decentralisation from the city should not be concentrated solely on industry but on commerce also. Large commercial zones have also been created in the suburbs, especially in the vicinity of railway stations.

Three categories of shops or markets can be seen in Bombay - (1) those which fulfil the daily needs of the
community such as food shops, newspaper agents, tobacconists etc. (2) those which fulfil weekly or periodic needs such as departmental stores, clothing, household goods and personal service establishments, and (3) those which fulfil long term needs such as catering trades, furniture shops and other ancillary users.

The older residential areas of the city have shops distributed all over the area and consequently have too many shops. The bigger centres grew up along the main roads in the city and sometimes these roads are lined with shops almost continuously for long distances. Shops fulfilling periodical needs are largely located in Ward No. A. In the suburbs and other developed areas, the shops are also distributed along the main roads and the newly developed areas are lacking in shopping facilities. The local shopping centres offer limited supply of goods to serve the daily needs.

In the city there are 3 wholesale, 21 retail and 1 open-air markets. In the suburbs, there is no wholesale market, but there are 17 retail and 6 open air or weekly markets. The important markets are: Jyotiba Phule Market (wholesale and retail market for vegetables, mutton, fish, fruits etc.), Colaba retail market, Fort market (retail), the Erskine Road, Municipal Market, Mahatma Gandhi Market
at King's Circle (composite municipal market), the Town Market at Bandra (retail market) etc.

**Commercial Centre of Delhi**

Even though Delhi has long been known for its commercial activities and for its fabulous Chandni Chowk, it is in recent years that it has acquired a new significance as a trade distributing centre. Today Delhi meets the consumer demand as well as the business needs of the adjoining States of India. The Business and Commercial sector supports the livelihood of more than one-fourth of population of the metropolis. Similarly, on data the working force indicate a distinctive increase in the importance of this sector in the overall economy of Delhi.

This sector contains diverse types of people and business; wholesalers and retailers; big dealers and small shop-keepers; commission agents and salesmen; grain and cloth traders; large offices and commercial houses; hotels and entertainment business. The largest item of transaction is general merchandise and others. Cloth and allied products are equally important. Next to it are building materials, closely followed by automobiles and bicycles. Chemicals including drugs and medicines, hotels and restaurants are the other important business items.
The wholesale trade contributes the largest share of income tax for commercial sector in Delhi. There are 8 major types of wholesale and specialised markets. The present Subzimandi represents a highly concentrated wholesale centre for the collection and distribution of fresh fruits and vegetables entering into Delhi. The wholesale grain market is located in Naya Bazar. The combine wholesale and retail activities associated with the dealing of Bicycle and accessories are confined along the Esplanade Road near the Red Fort - Jama Masjid area. Most of the cloth wholesaling and marketing are concentrated in Chandni Chowk area. Other important wholesale markets are - fodder market on Najafgarh Road, general merchandise and hosiery on Sadar Bazar - Old Bahadurgarh Road, iron, steel and scrap metal market inside the Ajmeri Gate and the Lahori Gate siding in Old Delhi etc.

The old area of Chandni Chowk with its concentration of the wholesale business and the comparatively recent one in Connaught Place area and its latest extensions on Parliament Street are, in fact, the two CBD's or downtowns of Delhi. In addition, a score of commercial offices have recently been located on Asaf Ali Road, almost at the periphery of Shahjahanabad. An important retail centre has gained importance in Karol Bagh area.
Besides, several new markets have come into existence since 1947 in the new colonies and around the traditionally established ones. The present conditions of Old Delhi area are far from satisfactory. The area is largely overcrowded, congested and to a certain extent dilapidated too. The floor area ratios and employment densities are considerably below the optimum suggested for the CED of Old Delhi. It is necessary to shift a substantial portion of the present job opportunities outside to certain other areas.

The Connaught Place is the focal point of New Delhi where all main roads of the city converge. It is luxuriously planned, having wide radial roads and two circular roads and a vast open space in the inner centre. The ground floor of the buildings is mainly attributed to retail shops and with small proportions to commercial concerns, restaurants and entertainment facilities. The first floor is generally occupied by commercial establishments. The residential occupation of the built-up area becomes common in the first and second floor. Other establishments of various activities are service, manufacturing, cultural, educational as well as utilities and godowns. Along the radial roads of the Connaught Place the retail shops constitute cloths, books and stationeries, electrical goods, shoes, confectioneries, general merchandises etc.
The central business district of New Delhi — Connaught Place, the most planned commercial area designed by the British when the capital of India was shifted here from Calcutta since 1911. The lay-out pattern of Connaught Place is circular.
Two sub-central Business Districts have been proposed in the Delhi Master Plan and they are on the making - one in Karol Bagh and the other in Shahdara. The planning of district centres plays an assumingly important part in the integrated development of the commercial sector. This planning effort includes the provision of adequate space for growth and expansion, the provision of easy circulation within the centre and direct efforts to stimulate the location of employment within these centres. About 15 such centres are proposed in the plan - at Shahdara, Malviya Nagar, Najafgarh, Pusa Road, Civil Lines, Ring Road, etc. These centres are to accommodate retail shops, departmental stores, commercial offices, hotels, restaurants, service stations and in some cases, a component of central government and municipal government employment. In almost all the cases, they will contain some proportion of manufacturing activity in the form of "flatted factories". Besides, 18 locations for sub-district business centres have been suggested in the plan. These sub-centres will service nearly the major day-to-day needs. They may even contain recreational centres like cinemas and restaurants etc.
Business Structure of Madras City

The area under commercial use accounts for 3.2% of the extent of the city. The major commercial activities are concentrated in the George Town area which forms the central business district of the city. Kothaval Bazaar, the centralised wholesale market for vegetables and other perishable goods, is also located in George Town. Godowns and wholesale trade are concentrated in this area, besides retail trade.

The CBD is a major source of generation and attraction of traffic and as such the demand for parking space is very acute. Consequently business is carried on under very congested and restricted conditions with almost all the streets that have commercial frontages, cluttered up with automobiles, trucks and handcarts impeding the free flow of traffic. Needless to say this results in avoidable inefficiency and economic loss to the community.

The shifting emphasis of retail commercial activities around Anna Statue in Mount Road area is a trend recently noticed. A combination of administrative and commercial activities is observed in this part of the city. Many multi-storeyed buildings have come up in order to accommodate the increase in the tertiary and supportive activities of the economy, which gives rise to problems
A bird's eye-view of Mount Road in the central business district of Madras. The houses depict an assemblage of old and new types.
like traffic congestion, acute scarcity of parking space, rise in land values and so on.

The other commercial areas lower in the hierarchy like district and neighbourhood shopping centres and convenience shops that are scattered all over the city, are not the result of any planned development. They have sprung up depending upon the demand and convenience and are characterised by linear development, and they conflict with other uses and increase traffic flow in the vicinity.

**Commercial Structure of Hyderabad**

According to the land use survey, the total area under commercial land use in the twin cities of Hyderabad and Secunderabad is worked out to be 158.53 hectares. But on account of its string street development and radial expansion along the main thoroughfares, it is well spread out. However, it also tends to concentrate because of the tendency of shops and business houses to gravitate towards central location. This is evident from the fact that more than 50% of land under commercial use is located in the grids Chadarghat Residency and City Area North.

The most important point in the development of commercial land use in metropolitan Hyderabad has been the phenomenal expansion of commercial activity in the
residential districts along the streets adjacent to and converging on the principal retail thoroughfare of Hyderabad. If this trend continues it may eventually lead to the development of business blocks displacing the existing residences. This invasion of commercial function has occurred in one of the city's best residential districts and is of great ecological significance. The displacement of this residential district is likely to strengthen the trend of development of better residential districts on the Banjara Hills, in the Begumpet area and around the University campus.

While the new commercial areas are fast coming up, the old ones have by no means lost their importance. In fact they have gained, which is strongly expressed in their trend towards vertical development. The most significant development has been along the principal retail thoroughfare of Hyderabad. On these streets vertical development has been spontaneous and is more pronounced. The vertical growth pattern of commercial land use, in this city, is still at its embryonic stage. The commercial uses of land have expanded radially and extensively along the main roads linking Hyderabad and Secunderabad as the new residential districts have developed along the traffic arteries linking these two cities.
The CBD of Hyderabad includes the principal retail thoroughfare, Mahatma Gandhi Road, from the Residency to the south end of the Tank Bund Road and in Secunderabad along the Rashtrapati Road, roughly forming the central position of both the cities. The principal retail thoroughfare of the metropolis is rather a multi-functional street which exclusively monopolises in the dealing of radio, watch, automobile and steel furniture show rooms, cottage industries sales emporia, electrical stores, fashionable tailoring firms and luxurious hotels. The principal articles of wholesale transaction are food-grains (Osmanbagh), fruits (Jambagh), timber trade (Mallakunta North) and the stores of building materials (Jawaharlal Nehru Road). Electric fans, sewing machines, steel furniture, refrigerators and foam rubber products are the main retail goods available along Rashtrapati Road of Secunderabad. Besides specialised retail stores (M.G.Road), it has all the leading banks, some of the major educational institutions, specialised hospitals, maternity clinics etc. Moreover, the commercial importance of this area is rapidly increasing and have a tendency towards vertical development, is evident. The ground floors of M.G.Road are invariably used for retailing, wholesaling or banking and the upper ones for offices, hotels or residences. On account of its multi-functional character, its proximity to the principal
offices of the State Government and to the wholesale business district, Bank Street - Mahatma Gandhi Road (CBD) has an extremely high incidence of traffic. The traffic problem in the business core is complicated by the vertical growth of commercial land use, by the types of vehicular traffic (slow and fast) and also by the diversity of functions which attract traffic such as retailing, offices, banking, insurance and education.

Next to retailing, personal services including laundry, saloon, catering etc. occupy a significant position of land use in Hyderabad, whereas in Secunderabad there is a strong concentration of stores (of mainly cloth). The main shopping centres of Hyderabad are Nampally, Abid Road, Sultan Bazar, Afzalgunj, Hasmat Gunj, Kachiguda, Pathergatti, Lad Bazar and Charminar. The main shopping centres of Secunderabad are M.G. Road, Rashtrapati Road, Station Road and General Market. The major shopping centres and commercial areas are concentrated especially in the central areas. As a result, other residential areas which are far away from the centre are deprived of meeting their day-to-day needs like the vegetables, fruits and local shopping requirements. So this problem needs immediate control and check. Charminar, Sultanbazar and Hassamganj are the three sectional business centres. Charminar serves nearly half of Hyderabad's population.
and is unique in textile and clothing stores, Sultanbazar has not developed any marked specialisation. Narayanguda - Kachiguda is a neighbourhood shopping centre. Apart from all these, there are a number of daily shopping centres in Hyderabad and Secunderabad. They are well-dispersed throughout the metropolis.

In order to ensure a planned growth of metropolitan Hyderabad, a rational commercial land use policy must be evolved and this should stem out of an integrated social and economic growth policy for the metropolis.

**Commercial Functions of Bangalore**

Bangalore flourished well in commerce during the Muslim and pre-Muslim periods. At present, it has become one of the biggest commercial centres in South India. With the expansion of the metropolis, the business and commercial areas have shifted from place to place.

The commercial activities of the city are mainly concentrated in the two central business districts, showing a ribbon development. The first has grown along the Avenue Road and Chickpet in the city and the second is along the Commercial Street and the Cavalary Road. Here the goods are displayed in a decorative and attractive manner, in the ground floors, while the upper storeys are occupied by the offices and trading companies. The core is still
expanding south and northwards. A secondary CBD was developed just behind the Russel Market to cater to the needs of the cantonments. Here the shopping parade presents a more modern aspect and provides convenient marketing facilities.

A large area of Bangalore is devoted to retail and wholesale trade. Areas which are predominantly commercial like Krishnarajendra Market, Bamboo Bazar etc., also have some percentage of land under different uses. The wholesale business area is concentrated along old and new Taragupet (mainly in grain and pulses) and in Narasimharaja Road. The area comprising the Mahatma Gandhi Road and Bridge Road, also called South Parade, is one of the most fashionable and high class shopping centre of the city. Narasimharaja Road, Silver Jubilee Park Road and Arcot Sreemivasachar Street are famous for the wholesale dealers of automobiles and spare parts, engineering goods and bicycles etc. There are two wholesale vegetable markets in the metropolis - one is the Krishnarajendra Market (City Market) and the other is the Russel Market. The neatness and tidiness in the display of vegetables are unique, the like of which is rarely found anywhere in other cities of India. Here, each type has been allotted different place. Cloth is sold everywhere in the city; three most important concentration being Chickpet, Devappa Market and the Commercial Street.
Retail shops are generally scattered all over the city and are found invariably along the streets of the residential areas. The chief among these are the Avenue Road, Chickpet, Subedar Chattram Road, Balepet, Gandhi Bazar, General Bazar, M.G. Road, Brigade Road etc. On the Avenue Road, silver and gold jewelleries and scented sticks are displayed. On Subedar Chattram Road, shopping areas are interspersed with the residential areas. Balepet is crowded with hotels, saloons, retail cloth shops and all sorts of stationeries. Most of the banks and insurance companies are spread along the Kempe Gowda Road, Narasimharaja Road, Jayachamarajendra Road and Hardinge Road.

Central Business Structure of Kanpur

The entire business activities of Kanpur are associated with the Inner Zone. District commercial zones do not exist in the city except a few commercial activity is generally scattered and diffused practically all over the whole city. The total business area in the city is 166 hectares, i.e., 2.6% of the developed area; while in other million cities for instance in Bombay it is 9%, Calcutta 6% and Ahmedabad 1.3% of the total developed area.

The CBD of Kanpur occupies the central part of the inner zone, and has an area of 140 hectares. It is
crossed by Halsey, Meston and Latouche Roads, the main arteries of the city. It has 75% of the commercial establishments of the city. The Chauk (square) is the main hub of the city from where the specialised markets radiate in different lanes and streets. The area generally deals in general merchandise, gold and silver ornaments and leather goods. The business is more vigorous in the Collector-ganj wholesale grain market and Generalganj and Nawgarha wholesale cloth markets. Subjimandi too finds its place in this busy part of the city. Meston, Birhana and Latouche Roads markets are part and parcel of the CBD. The Lobai Bazar, the Topi market and many other specialised markets are also linked with the CBD. The intensity of the business activity gradually declines towards the edges of the CBD and more sharply towards east and north.

Smaller regional shopping areas are located at the crossings of few approach roads to the city. In all there are about 500 such establishments which deal with almost all commodities of general use. The Parade crossing, the Hospital Road market are the old unplanned markets of indigenous character while P.F.N. Market and Navin Markets are the examples of the planned and modernised markets.
Some of the important business thoroughfares of the city, by virtue of their being major traffic centres, have become important business centres. As business streets they possess a large number of shops and consumer goods stores. Located on traffic arteries, they carry heavy density of mass and vehicular traffic. Neston Road, Birbana Road and others may be cited as examples. The panorama of Neston Road market shows the blending of indigenous and the hybridized European features developed during the British regime. Because of its advantageous position and location near many specialised wholesale and retail markets of the CBD, it ranks first amongst all business streets of the city. It provides a greater range of shopping goods than any business street of the city.

Ribbon type of commercial arteries are found in all parts of the residential areas of the city and draw customers from almost easy walking distances. There are variations in the commercial intensity and business potentiality amongst these markets according to the locality and the time of development. Two types of commercial ribbons - planned and unplanned may be noted. The markets of Gwaltoli, Parmat, Shakkarpatti, Misirbazar, Awarganj, etc. are the examples of an unplanned commercial ribbon. Newly developed P.P.N. market, P Road, N Road, Govind Nagar, Gumati No.5 and Kidwai Nagar markets are planned.
areas. Gumati No. 5 market is characterised by newly built up planned houses and modernized shops, generally run by persons displaced from Pakistan.

The isolated stores are scattered throughout the city for catering to the needs of the localities. They are commonly developed on the street crossings in the residential areas. Such stores are generally located in western and southern newly developed residential districts and also in the blighted areas. Grocery stores, coal and betel shops, general merchandise shops and tea stalls are the common features of such store clusters. Recently some commercial pockets have been added to the newly developed residential and labour colonies, such as Kidwai Nagar, Shastri Nagar, Swaroop Nagar, J.K. Puri etc.

The business structure of Kanpur is further characterised by a number of specialised wholesale and retail markets, including the articles of daily needs, such as milk, sugar and sugar products, stationeries, books etc. The grain market of Collectorganj, the hardware and utensils markets of Hatia and Lohai Bazar are worth-mentioning.

Kanpur still maintains some of the old types of periodical markets which are held on certain days of the week. They are generally held in those areas where marketing
facilities are not fully developed. The rural immigrants who continue to nurse their old culture in the slums of the city, need these typical markets. These markets generally serve the low-income group people, who can satisfy themselves on the old and poor quality goods.

A part of the CBD is changing into commercial blights. It is expected that in the near future, due to changes in demand many markets of the Inner Zone of Kanpur will be defaced. Many of the present commercial areas will be obsolete within three or four decades.