

4. Economic Base and Work Areas

The economic sector is the main anchor behind the progress and growth of any city or region. Ranchi has been an important, commercial, administrative & educational centre of the region. After being upgraded from a summer capital of past to a Capital City of the newly formed state in 2001, the city now has a major role to play in the state economy and administration.

4.1 EXISTING WORKFORCE

The workforce participation rate (WFPR) during the decadal year 2011 is estimated at 26.40 % for Ranchi Municipal Area. It is seen that the work participation rate in Ranchi Municipal Corporation Area decreased from 26.70 % in 1971 to 25.12 % in 1991 but again increased to 26.40 % in 2001 and decreased to 22.81 in year 2011.

In view of the trend, a WFPR of 29.43 % has been adopted for preparing the Ranchi Master Plan 2037. The workforce in Ranchi in 2037 works out as 9,29,374; considering additional 10% floating workforce, the total workforce in Ranchi works out as 9,56,917.

4.2 SECTORAL COMPOSITION OF WORKFORCE

On the basis of trends since 1971-2011, workforce in 2037 is estimated in all the given sectors. **Table No. 4.1** shows that till year 2037 there will be a decrease in percentage of workers in primary sector and substantial increase in secondary sector. The tertiary sector will more or less remain the same.

Table No. 4-1: Distribution of Work Force in 2037

ACTIVITIES	2001		2037	
	Worker	%	Worker	%
Cultivators	5672	3.84	4785	0.5
Agriculture Labourer	5823	3.94	5263	0.55
Primary Sector	11495	7.78	10048	1.05
Livestock, Forestry	770	0.52	2392	0.25
Mining and Quarrying	163	0.11	478	0.05
Household Industry	3698	2.50	47846	5
Other than Household industries	7534	5.10	114830	12
Secondary Sector	12165	8.23	165547	17.3
Construction	3170	2.14	47846	5
Trade and Commerce	23285	15.75	287075	30
Transport & Communication	7472	5.05	95692	10
Others	90254	61.05	350710	36.65
Tertiary Sector	124181	84.00	781323	81.65
Total	1,47,841	100.0	9,56,917	100.0

4.3 MAJOR WORK AREAS –TRADE AND COMMERCE

Commercial establishments in the Ranchi city may be divided into the following four broad categories.

- Wholesale Pandra Bazaar, Harmu Bazaar
- Wholesale-cum-retail Upper bazaar, Utensil market (near church road) and Daily market
- Retail shops Firayalal chowk to Kadru More
- Service Shops Distributed throughout the city

4.4 WHOLESALE TRADE

Ranchi is one of the important wholesale centres in the region. Being centrally located and well connected, it is the most favoured trading destination. Wholesale Trade in Ranchi can be categorized under following activities:

- Food grains and perishable items
- Fruit & vegetable market
- Cloth market
- Utensil Market
- Electronic Market

The total land area under wholesale use is 30 hectares including major whole sale market at Pandra, Harmu and upper bazaar. Their locations and the major related issues are as given in the following table:

Table No. 4-2: Location and Issues of the Wholesale Markets in Ranchi

S. No	Type of Market	Location	Issues/ Remark
1	Food-grains and perishable items	Pandra Bazaar	<ul style="list-style-type: none"> ▪ Lack of basic services ▪ No arrangements for loading-unloading platforms and parking of vacant trucks ▪ Intermixing of goods and other traffic. ▪ Absence of proper solid waste management ▪ Congestion and spill over of activities
2	Fruits & Vegetable	Harmu Bazaar	
3	Cloth and Books	Upper bazaar	
4	Utensil	Utensil market (near church road)	
5	Electronic	Daily market	

4.4.1 Area requirement of Wholesale Markets – 2037

Total employment in Trade and Commerce is estimated at 30 % of the total employment in Ranchi Planning Area which works out to 2,87,075. Wholesale

employment at 10 % percent of the trade & commerce employment would be 28,707 and considering the employment density of 250 workers per hectare, the area requirement for wholesale markets works out to 115 hectare.

4.4.2 Integrated Freight Complex

The Master Plan proposes to develop a new Integrated Freight Complex including Wholesale Markets at Village Silwai (Thana No. 174) in PU-9. This location provides appropriate linkages for the incoming goods, outgoing goods and distribution of wholesale goods in the city.

In the Freight Complex, the Wholesale business could be operated more efficiently in a better environment. Basic functions of the Integrated Freight Complex are:

- To provide facilities for regional and intra-urban freight movement;
- To provide facilities for freight in transit as well as interchange mode;
- To provide warehousing and storage facilities and interlink these with the wholesale markets;
- To provide servicing, lodging and boarding, idle parking, restaurant, and other related functions in the complex.

The IFC will include other Central Area activities closely related to trade like financial institutions, administrative services, business entrepreneurship, physical and social infrastructure facilities and services, people related retail market facilities like eating places and other conveniences.

Following areas are reserved for Integrated Freight Complex, and Truck Terminal.

Table No. 4-3: Area Break-up of Integrated Freight Complex and Truck Terminal

S. No.	Use	Area (ha)	Percentage
1	Integrated Freight Complex	180.0	69.23
2	Truck Terminal	80.0	30.77
Total		260.0	100.0

The broad land use area break up of an Integrated Freight Complex (IFC) would be as under.

Table No. 4-4: Integrated Freight Complex (IFC) Spatial Norms

S. No	Use Type	Area %	Area (ha)
1.	Wholesale Market and warehousing	53.0	76.85
2.	Transport Agencies	2.0	2.9
3.	Commercial and Public & Semi Public	5.0	7.25
4.	Utilities & Services	3.0	4.35
5.	Parking	12.0	17.4
6.	Circulation	25.0	36.25
Total		100.0	145.0

Within the wholesale market, item-wise division of area for different commodities would be as following:

Table No. 4-5: Item-wise distribution of area in the New Wholesale Markets

S. No.	Item	Area %
1	Food grains	20%
2	Fruit and Vegetable Market	20%
3	Cloth	20%
4	Electronics	10%
5	Utensil	10%
6	Other	20%
Total		100%

4.4.3 Existing Wholesale Market

Till such time the new wholesale market is developed, the wholesale market activity is to continue from the existing areas. After the development of the new wholesale market, the existing wholesale market area would be used for retail activity, thus not allowing the movement of any heavy and medium commercial vehicles in the central city area.

4.5 RETAIL TRADE

Retail shopping areas are important as these create an image of the city. In Ranchi retail shops are spread all over the city; however, the Upper Bazaar area is the major city level retail trade centre. Apart from this area, the other major retail centres are at Main Road, along road from Lalpur to Dangaratoli chowk and Lalpur to Women's College.

To accommodate the required shopping, commercial offices, and other activities like cinema, hotel and related facilities, the following five-tier system of commercial development is proposed.

1. City level – for the whole city
2. District level
3. Community level
4. Neighbourhood level
5. Housing Areas level

4.5.1 Tier I: City Commercial Centre: Central Business District

The present central commercial areas i.e. Upper Bazaar, Lower Bazaar, area around Firayalal chowk etc., would continue to function as Central Business District. To cater to city-level business and shopping facilities, a new City-level magnet is proposed to be developed at Village Lem (Thana No. 162). It will be developed on around 99-hectare land. The City Commercial Centre would be a modern commercial centre with multi-storey commercial buildings and shall have major retail shopping malls, multi-storey commercial offices, banks, hotels, restaurants, and cine complexes. The City Commercial Centre along with the City Facility Centre and Recreational Centre shall together form the new City-Centre.

4.5.2 Tiers II and III: District Commercial Centres and Community Commercial Centres

District Commercial Centres (DCCs) are envisaged to serve a Planning District of 3-5 lakhs population and Community Commercial Centres are to serve a population of 1-1.5 lakh. Four District Commercial Centres are envisaged and are geographically distributed to serve the city. These District Commercial Centres are clubbed together with Facility Centres including Parks to form Integrated District Centres.

The District Commercial Centres are major shopping complexes, which while serving for reasonable selection of shops, departmental stores, malls, are also the centres of socio-cultural activities where the people get together. Each District Commercial Centre besides commercial facilities shall include a library, a multipurpose meeting hall, and an exhibition centre for art exhibitions. For the activities to be included in DCC and Community Commercial Centre (CCC) refer to **Section 4.5.5**

A total number of 12-Integrated Community Centres (ICC) have been proposed in the Ranchi Master Plan 2037. These Integrated Community Centres include Community Commercial Centres and Community Facility Centres which are clubbed together.

For the distribution of District Commercial Centres and Community Commercial Centres refer to **Table No. 4.6**.

Table No. 4-6: Distribution of DCC and CCC

Districts	Population In 2011 (in lakh)	Proposed Population In 2037 (in lakh)	Additional Population (in lakh)	Proposed District Commercial Centre	Proposed Community Commercial Centre
A	3,63,823	4,28,204	64,381	-	-
B	1,65,194	4,81,035	3,15,841	1	2
C	1,86,029	4,13,000	2,26,971	1*	1*+1
D	1,23,578	3,69,990	2,46,412	1	2

Districts	Population In 2011 (in lakh)	Proposed Population In 2037 (in lakh)	Additional Population (in lakh)	Proposed District Commercial Centre	Proposed Community Commercial Centre
E	1,15,001	4,69,170	3,54,169	1	2
F	2,23,584	4,98,865	2,75,281	1	2
G	2,79,319	4,97,372	2,18,053	1	2
Total	1,456,528	31,57,636	17,01,108	6	12

Note: *City Level Commercial cum Facility Centre

4.5.3 Percentage Floor Area Break-up for District Commercial Centres – Total Area 40 hectare

The **Table No. 4.7** provides the proposed percentage break-up of different activities in terms of floor space in District Commercial Centres:

Table No. 4-7: Floor Area Break-up of District Commercial Centres

S. No.	Activity	Area	%age
1	Wholesale	2.4	6.0
2	Retail	10.4	26.0
3	Office	12.0	30.0
4	Service Centre/ Flatted Factory	1.6	4.0
5	Hotel	2.4	6.0
6	Cultural Centre	3.2	8.0
7	Public and Semi-public	4.4	11.0
8	Residential	3.6	9.0
Total		40.0	100.0

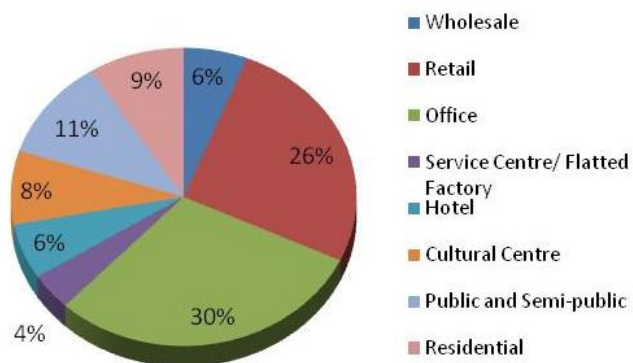


Figure No. 4-1: Floor Area Break-up of District Commercial Centres

4.5.4 Tiers IV & Tier V – Neighbourhood Shopping Centres and Housing Area Shopping Centres

Within the residential land use, in new developments, two categories of shopping centres shall be provided:

- Local Shopping for a Neighbourhood of 15,000 population, area 0.46 hectare, and
- Convenience shopping for 5,000 populations, area 0.11 hectare.

4.5.5 Activities at different tiers

The activities that are proposed to be provided in the Five-Tier System of commerce areas are given in **Table No. 4.8**.

Table No. 4-8: Five-Tier Hierarchy of Commercial Activities

Central Business District	District Commercial Centre	Community Commercial Centre	Neighbourhood Commercial Centre	Cluster Centre
Tier I	Tier II	Tier III	Tier IV	Tier V
Population Served				
City level	About 4-5 lakh	About 1-1.5 lakh	About 12-15 Thousand	Approx. 5,000
Area				
	40 hectare	5.4 hectare	0.46 hectare	0.11 hectare
Land Requirement Per Thousand Persons				
	800 Sq. m.	540 Sq. m.	306 Sq. m.	220 Sq. m.

Central Business District	District Commercial Centre	Community Commercial Centre	Neighbourhood Commercial Centre	Cluster Centre
All activities of tier II	Shopping (Retail Service, Repair & limited Wholesale) Informal Shopping, Commercial Offices, Cinema, Hotel, Guest House, Nursing Home. Service Industries: Auditorium, Museum, Library, Science Centre,	Shopping (Retail Service, Repair Informal Shopping, Commercial Offices, Cinema, Hotel, Guest House, Nursing Home)	Shopping Retail Service, Repair Informal Shops, Commercial Offices. Community Hall and Library	Shopping Retail Service, Repair Informal Shopping

Central Business District	District Commercial Centre	Community Commercial Centre	Neighbourhood Commercial Centre	Cluster Centre
All activities of tier II	Art/Craft/Music/Dance School, Craft/Mela/Book Bazaar, Weekly Markets (on close days), Local Government Offices.			
	Bus Terminal, Fire Post, Police Post, Telephone Exchange, Electric Sub Station, Post and Telegraph Office, Petrol Pump, Conveniences, Residential	Post office, Dispensary, Petrol Pump (filling Station only) Weekly Markets (on close days) Electric Sub-Station Conveniences	Electric Sub-Station Conveniences	Electric Sub Station Convenience s

Note: Besides the above, retail shopping of desired level may also be provided in all work centres and transportation nodes.

4.6 INFORMAL SECTOR

In Ranchi, the informal sector trade and services are scattered. The informal sector units locate themselves strategically near work centres, commercial areas, outside the boundaries of schools, colleges and hospitals, transport nodes and near large housing clusters. It is proposed to integrate the informal sector in trade and services in the planned development. This would be appropriately incorporated in the following developments:

- City Commercial Centre
- District Commercial Centre
- Community Commercial Centre
- Local Shopping Centre
- Convenience Shopping Centre
- Wholesale trade and Integrated Freight Complex
- Hospital
- Bus terminal/Depot
- Primary/Secondary/Senior Secondary/Integrated Schools
- Parks
- City/District/Community/Neighbourhood Parks
- Residential developments
- Industrial developments
- Railway Terminus

In all the above developments, 1% of the total area shall be reserved for informal sector/ vendor market development. This area shall have temporary construction not to be included in coverage and FAR. At appropriate locations, reservations shall be made for night shelters.

4.7 WEEKLY MARKET

Kanke Bazaar, Morhabadi Bazaar, Namkum Bazaar, Bahu Bazaar and Shalimar Bazaar are the five major weekly markets in the Ranchi. Except Bahu bazaar market, all other markets are situated on the out-shirts of the city. These markets are held twice in a week.

The weekly markets are proposed to function from Facility Centres (FC-3, FC-11, FC-17, and FC-18) after their development. Similar other weekly markets could operate from the parking areas of the Commercial Centres on the weekly off-days.

4.8 INDUSTRIES

In Ranchi Master Plan 1983-2001, an area of 580 Hectares of land was reserved in different pockets for medium and small scale industries, but no industrial development has come up in these areas till date. In order to achieve the objectives of the Master Plan 2037, 1119 Ha of additional area has been allocated for Industrial development (considering 25% of the total workers as industrial workers). This area (1119 Ha) under industrial use has been divided in two parts, 734 Ha is allocated in PU-9 along the outer ring road towards eastern side of the Planning Area in Village Silwai (Thana 174). Remaining 385 Ha has been allocated near proposed Transport Nagar in PU-3 at village Gagi (Thana No. 57). The industrial areas have been purposefully located on the other side of ring road in order to reduce the truck movement within the city limits. No new heavy industries are to be located within Ranchi Developable Area. The proposed industries will be of medium and small scale.

The vision for Ranchi envisages the city to be a dynamic economic destination. In view of this approximately 856 ha of land in two parts has been reserved for Information Technological Park (IT Park). IT Part-I covering an area of 450 hectare is proposed to be located at village Koilari (Thana 28) towards northern side of the Planning area and IT Part-II measuring an area of 415 hectare is proposed to be located in 3-village i.e. Bermud (Thana 251), Jojosiring (252) and Purgu (250).

The commercial areas proposed for Integrated District Centres and Integrated Community Centres should accommodate multi-storey flatted factories for small and light industrial units and software technology.

Refer **Map No. 4.1** for existing Major Economic Activities of Ranchi

4.9 DISTRIBUTION OF EMPLOYMENT – 2037

The total employment as estimated for RPA-2037 is distributed in various Planning Units as given in **Table No. 4.9**.

Table No. 4-9: Employment Assignment in various Planning Districts

Planning Unit	*Employment -2011	Employment-2037
PU-1	47,823	1,18,889
PU-2	35,165	56,875
PU-3	15,944	56,346
PU-4	21,736	1,02,269
PU-5	28,772	82,909
PU-6	13,662	53,626
PU-7	19,469	60,094
PU-8	8,719	51,808
PU-9	9,323	2,825
PU-10	16,902	57,988
PU-11	46,611	76,940
PU-12	4,348	15,702
PU-13	30,091	1,17,280
PU-14	33,621	1,03,365
Grand Total	3,32,188	9,56,917

Note: *Estimated