

Proposed Reconstruction of Murgi Market (Mahboob Chowk)

Quli Qutub Shah urban Development Authority (QOSUDA), Darulshifa, Hyderabad

Murgi Market, also referred to as Mahboob Chowk Market is a market complex dedicated to Meat & Poultry. It was built in the early 20th century and is a part of the Mahboob Chowk Square along with the Clock Tower and Mosque, both of which date back to late 19th century. As with many historic structures belonging to the pre-independence Asaf Jahi era, this market complex (and the square) retains its original use. The intensity with which the market has been used over the decades is visible in the extreme wear and tear of its structural fabric. Many adhoc additions have also been made to keep up with modern demands and expansion. A pre-liminary assessment of the condition of Murgi market done in 2018 by JNTU, Hyderabad deemed the market complex unfit for human habitations citing safety concerns. However, a more detailed subsequent documentation and condition analysis done by a group of conservation architects revealed the possibility of structural as well as architectural restoration.

70% of the market complex houses meat shops, while almost 90% of the shops are operated by the owners themselves and almost the same 90% of the shops need extensive rehabilitation. These statistics reveal that the market is essential to its neighbourhood and vice versa. In view of this many intervention proposals have been worked out during the last 3 years. Beginning with the idea of restoring the market in its place and pattern and going up to the extent of exploring complete reconstruction, again in the same place and pattern.

However, keeping in mind the financial feasibility and long-term plan for a historic market complex in the wider scheme of Charminar Pedestrianization Plan, the proposal of reconstructing the market complex in its original design with the addition of a floor has gained traction. The idea being to retain the urban identity and character of the place while enhancing space and facilities for the city at large. Such an approach does not involve material conservation of the historic structure but allows the freedom to build a more robust structure thereby increasing the life span of the overall historic urban form and character. This preservation of character for the market complex in spite of it not being a listed heritage building is mandated due its location in a historic urban square which houses two other Grade II Listed heritage structures i.e. Mahboob Chowk Clock Tower and Chowk Jama Masjid.

The proposed G+1 Murgi Market Complex will have a dedicated zone for Meat & Poultry related businesses with purpose-built shops and infrastructure such as drainage and waster water treatment. 136 new shops have been planned as described above with dedicated access from the approach road that does not interfere with the Retail zone within the same market complex. The shop space will be restricted to the shop area and movement area such as covered walkways and verandas shall be dedicated to pedestrian movement only. The

Proposed Reconstruction of Murgi Market (Mahboob Chowk)

Quli Qutub Shah urban Development Authority (QOSUDA), Darulshifa, Hyderabad

existing 4 grand arches facing the clock tower have been used as entry points to the retail zone which will house restaurants with indoor/ outdoor dining and other retail outlets that do not fit into the environment of a meat market. 96 such retail spaces have been accommodated along with amenities such as pick-up and drop-off zone, public toilets, and landscaped courts.

Dividing the market complex into such zones with the addition of another floor gives a major value addition to the already attractive historic façade and environment of the market complex.

Linking this initiative with the rejuvenation of Laad Bazaar and Charminar Precinct, the encroachments along the Mahboob Chowk Clock Tower Garden will also be relocated into the new market complex and street taken up for redevelopment for pedestrian friendly movement. Components such as road top, street lighting, benches, garden fence and landscaping shall be part of the streetscape leading up to the Mahboob Chowk Market (Murgi Market) entrance plaza in the backdrop of the grand arches.

Mahboob Chowk Market (Murgi Market) Redevelopment Summary Statement

	Existing	Proposed
Murgi Market Complex Area	0.8 Acres	0.8 Acres
No. of Shop Spaces	200	232
No. of Meat Shops	130	136
No. of Retail Shops	70	96
No. of Public Toilet Banks	2	6
Total Ground Coverage	1,680 Sqm.	1,680 Sqm.
Total Built-Up Area	1,680 Sqm.	2,420 Sqm.
Total Height	G	G+1

Proposed Reconstruction of Murgi Market (Mahboob Chowk)

Quli Qutub Shah urban Development Authority (QQSUDA), Darulshifa, Hyderabad