

# Mixed-Use Development: Their Impact on the Traditional Bazaar in Historic Cores of Cities

Pearl Gupta<sup>1,\*</sup>, Ayushi Mittal<sup>1</sup>

## Abstract

*Dehradun is the capital of Uttarakhand which is a medium-scale city nestled in the foothills of Himalayas. It combines a unique setting of historic bazaars, colonial-era architecture, and growing modern urban developments. This research will assess how modernization and mixed-use urban development in Dehradun influence traditional bazaars to shape their interaction with contemporary commercial space. While there has been substantial research into either the cultural and economic significance of traditional bazaars or on the growth of mixed-use developments, few have looked at how these two interact and influence each other in medium-scale cities like Dehradun. Using thematic and comparative analysis, data were collected through structured surveys, interviews, site observations, and spatial layout assessment of Paltan Bazaar and Rajpur Road, supplemented by secondary sources. It bridges the gap between historic urban studies and modern mixed-use development research in medium-scale Indian cities and gives comprehensive insight into user behaviour, urban identity, and community engagement. The value of this research lies in the practical implications for urban planners and community stakeholders by providing strategies that cater to preserving traditional bazaars while accommodating modern retail and infrastructural demands. This study assesses how traditional bazaars shape historic city cores, examines the impacts of modern retail, and highlights opportunities for inclusive urban planning that balance heritage preservation with modernization.*

**Keywords:** Traditional bazaars, mixed-use development, historic city core, modern retail, heritage preservation

## INTRODUCTION

Cities are living organisms that evolve with time, shaped by their people, culture, trade, and aspirations. At the heart of such urban fabrics lie traditional bazaars, spaces once filled with vibrant social interactions, craftsmanship, and local commerce. However, this is constantly being reshaped by modernization and mixed-use development into a contemporary urban landscape [1–3]. However, despite considerable study of traditional bazaars in major metropolitan and heritage cities, there is limited understanding of how modernization is shaping markets in medium-scale Indian cities where historic bazaars exist alongside emerging mixed-use corridors. The lack of localized comparative studies presents a gap in analysing how

these contrasting commercial environments transform together within the same urban fabric (Figures 1 & 2). The presented study focuses on how such transformation is redefining the character and vitality of the traditional bazaar within historic city centres, using Dehradun's Paltan Bazaar as a key example in comparison to Rajpur Road.

This comparative research looks at how modernization influences user behaviour, spatial organization, and the social fabric of traditional marketplaces through an architectural, cultural, and socio-economic lens.

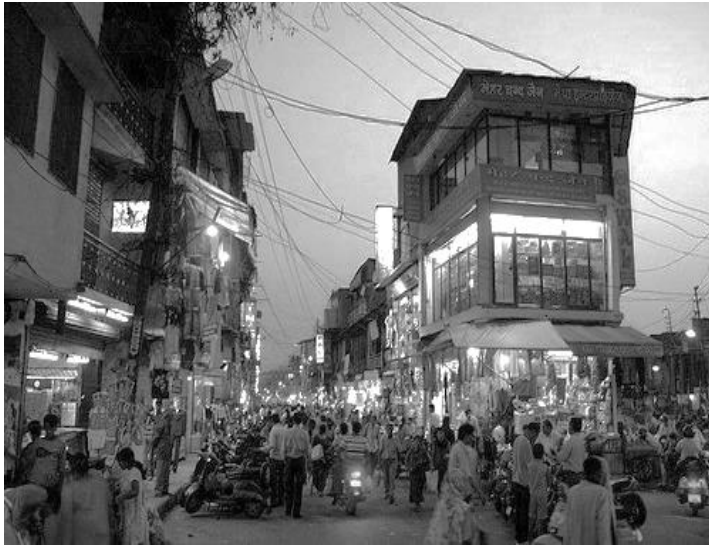
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**Figure 1.** Paltan Bazaar Street.

*Source:* Mappls.

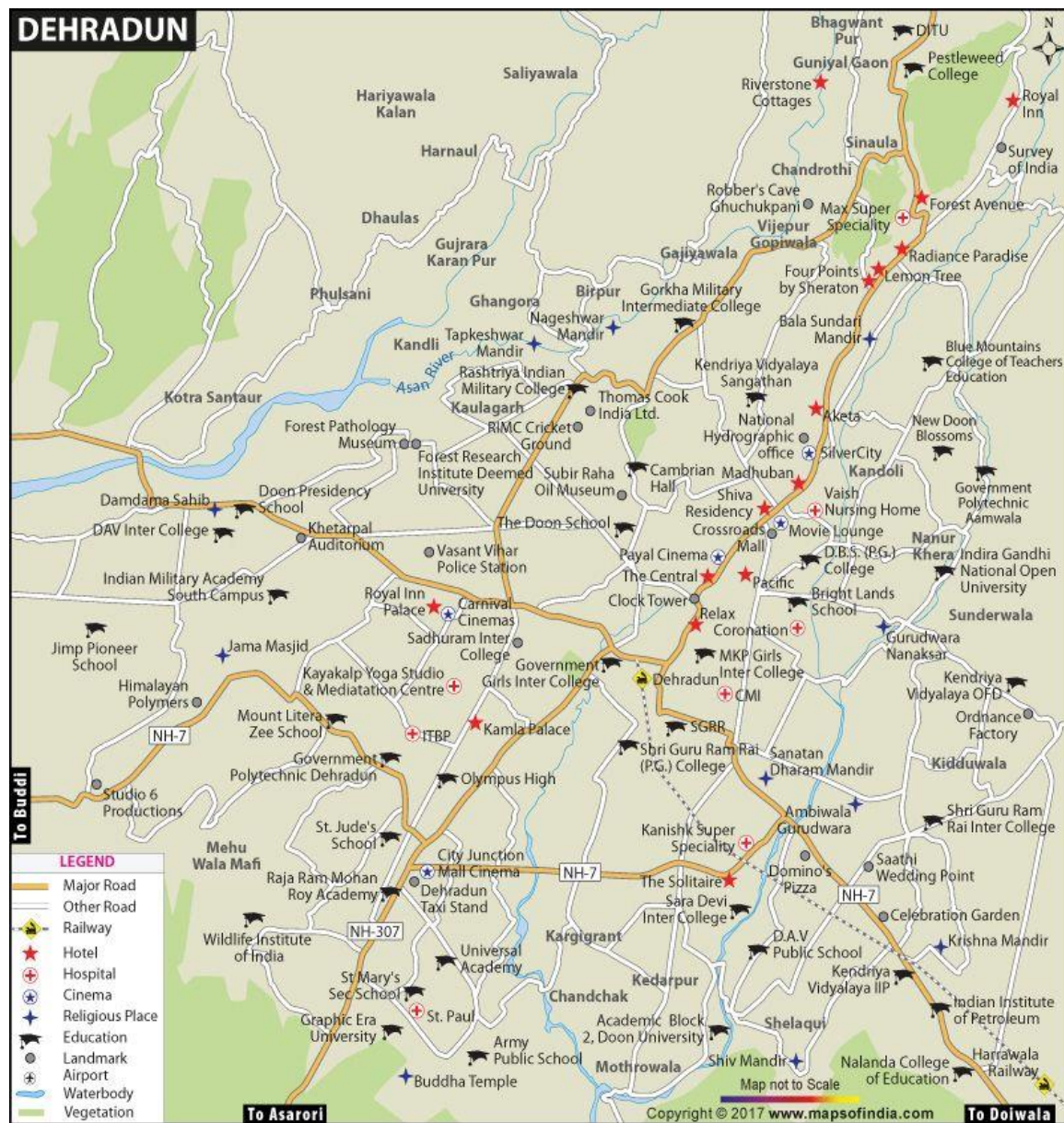


**Figure 2.** Rajpur Road.

The research is motivated by the ongoing shift in medium-scale Indian cities, where the bazaars are struggling to retain their identity amid the dominance of shopping malls and organized retail [1, 4–5]. The bazaars do not only operate as places of commerce; they form a part of the city’s social and cultural narrative. The study, hence, examines the modern urban forms that, while providing better infrastructure and convenience, often dilute the communal spirit and informality that characterizes such markets. This shift is in tune with trends taking place around the world, be it competition posed by malls in the open bazaars of Karachi [1], the survival of heritage through everyday tussles in Surat’s Chauta Bazaar [4], or modernization recasting community structures on Istanbul’s historic peninsula [6]. Together, these examples provide a global perspective that forms the foundation for understanding Dehradun’s evolving urban identity.

For centuries, bazaars have played a defining role in the development of historic city cores, acting as unifying elements that join people, places, and traditions together. They have fostered livelihoods to people, supported artisans, and created cultural links that reinforce the collective identity of a city [2–3]. However, modernization has brought newer challenges. The goods and services that once attracted people to these markets are now being replaced or overshadowed by globalized retail trends [1]. Changing consumer preferences and evolving lifestyles affect how people engage with these spaces; circulation patterns and accessibility continue to determine the functionality of these markets in maintaining their vitality within the urban framework [7–8]. The study also looks into how bazaars interact with their surroundings, such as streets, public areas, and pedestrian zones, among others, and how their presence adds vitality to the core of cities [9]. These spaces are increasingly encumbered by congestion, poor infrastructure, and building encroachment that works against their efficiency and character. The research, therefore, examines the issues ailing the bazaar in historic areas: the struggle for coexistence with modern pressures for development, and a struggle for socio-economic relevance [10–11]. Additionally, this research discusses how traditional markets are adapting to modern shopping trends and mixed-use developments [12–13]. Where modernization brings a chance for integration and improved infrastructure, it also erodes cultural authenticity and threatens to displace long-standing communities. Understanding this balance becomes core to the research in the sense that it provides insight into how modernization affects local economies, social networks, and cultural identity [6, 9]. In the final instance, this study investigates the ways in which traditional bazaars can be safeguarded and maintained in a modern urban context. It tries to find strategies that may permit such markets to change without losing their cultural quintessence: thus, to continue to fulfil their roles not solely as remnants of the past but as living, inclusive, flexible spaces that enhance the character and quality of the urban environment [4, 14].

By weaving together global insights into the local context of Dehradun (Figure 3), the research builds an understanding of how modernization and mixed-use development are transforming historic city cores. Finally, it envisions that traditional bazaar, such as Paltan Bazaar, will continue to thrive by serving as vibrant links between the past and the future in the demonstration of resilience, adaptability, and the indomitable spirit of community life.

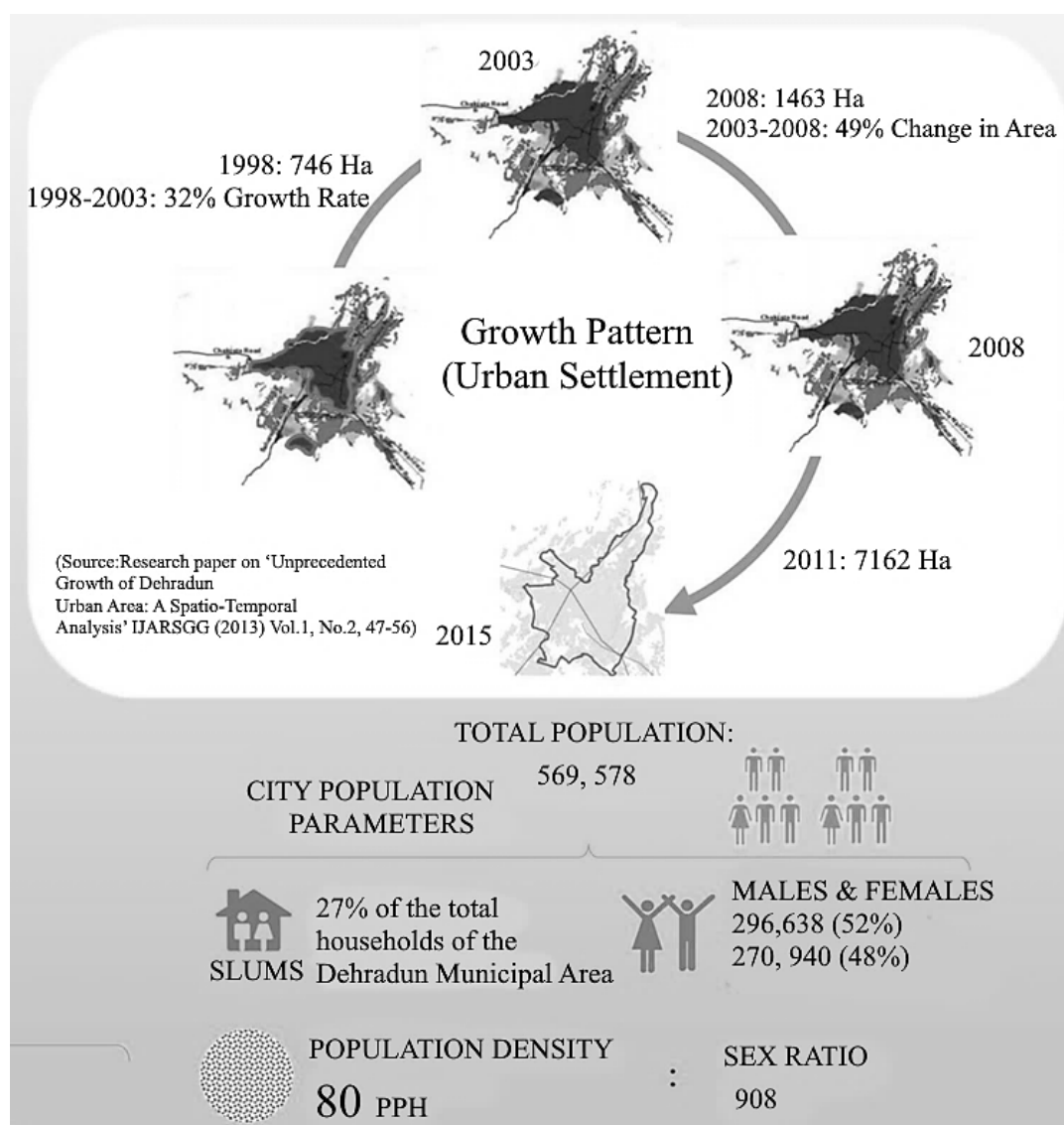


**Figure 3.** Dehradun Map.

Source: Mapsfindia.com.

## LITERATURE REVIEW

Urban environments have always evolved in response to social and economic change, yet the ways in which modernization is reshaping traditional markets remains of interest to scholars [9]. Similarly, studies conducted in various regions explore (Figure 4) how traditional bazaars, previously at the center of commerce, life, and community, are adapting to pressures associated with urban growth and global retail developments. This review examines the current state of research on the transformation of bazaars and their relationship with mixed-use development, identifying the gaps that form the basis for the focused study on Dehradun’s Paltan Bazaar and Rajpur Road [15].



**Figure 4.** Urban growth pattern.  
Source: Dehradun Smart City Proposal Annexure 2.

Existing literature positions bazaars as not just economic units but part of the urban identity. Research on the Isfahan Bazaar in Iran, details how these areas have traditionally linked parts of the city – commercial, residential, and religious – to form one coherent urban system [2]. The Tabriz Historical Bazaar further exemplifies rational organic development of the traditional marketplaces through successive phases of modernization and disaster recovery [3]. These studies together depict the bazaars as the urban anchors that integrated trade, culture, and social exchange into a single spatial system. However, as modern urban planning prioritizes efficiency and commercialization, these integrative roles are increasingly undermined [14].

In South Asia, the coexistence of heritage and urbanization presents a complex challenge. Studies from Karachi show how public preference is shifting to shopping centers that provide controlled environments, safety, and leisure experiences. However, open bazaars maintain the character of affordability, rich cultural depth, and proximity to transit networks [1]. Similarly, the research on Chautha Bazaar in Surat redefines urban heritage as a living practice rather than static architecture. It shows how street life, rituals, and temporary structures create a feeling of belonging that could not be replicated by formalized retail models [4]. These findings collectively suggest that modernization improves infrastructure but risks eroding the informal human networks that sustain traditional commerce.

From a global urban transformation perspective, the Istanbul Historical Peninsula demonstrates how state-driven redevelopment can displace long-established communities [6]. Researchers show how rapid “urban renewal” often replaces cultural authenticity with standardized urban forms. Similarly, in Tehran, such changes as the transition from traditional bazaars to specialized shopping complexes have transformed spatial hierarchies, displaced small traders and affected the rhythm of daily urban life [12]. These illustrate how modernization brings spatial order but disrupts socio-economic balance – a scenario replayed across many medium-scale Indian cities. Conversely, several studies have shown the possibilities of adaptive revitalization. The Khulna case of Boro Bazaar focuses on sustainable regeneration through planned infrastructure, environmental improvement, and better public space design [11]. Similarly, the studies of Iksan Jungang Market in Korea explore how facility upgrading, cultural events, and attracting young consumer segments can rejuvenate traditional markets [10]. On the other hand, studies of Lisbon’s gentrified markets warn against the pitfalls of over-commercialization, where heritage is repacked for tourism at the cost of dislocating local vendors and altering neighborhood dynamics [5]. These comparative works reveal that, while revitalization may sustain economic growth, this should be balanced with cultural preservation and social inclusiveness.

A recurring theme in the literature is the transformation of retail typologies – from organic bazaars to structured mixed-use centers. Comparative studies between Eastern bazaars and Western mixed-use developments indicate that the latter, though modern in amenity and pedestrian comfort, usually lack the spontaneity and social richness found in traditional marketplaces [9]. While mixed-use environments may stimulate footfall and economic activity, they can also homogenize urban culture in favor of consumer experience over local character. It is because of these dual effects that the need to explore how both these systems coexist and influence each other arises in evolving city cores like Dehradun.

Besides such spatial and social analysis, methodological diversity is characteristic of the research that exists. Scholars draw upon both quantitative and qualitative techniques, ranging from GIS mapping, spatial syntax analysis, and pedestrian counts to interviews, ethnographic fieldwork, and visual documentation [15]. For instance, the studies from Tehran and Karachi rely on spatial mapping in order to assess issues of accessibility and integration, while the Surat and Isfahan research makes a greater emphasis on participatory observation to interpret cultural practices. These varied methodological approaches inform this study’s mixed-method framework, which has enabled the analysis of measurable data and human experience together.

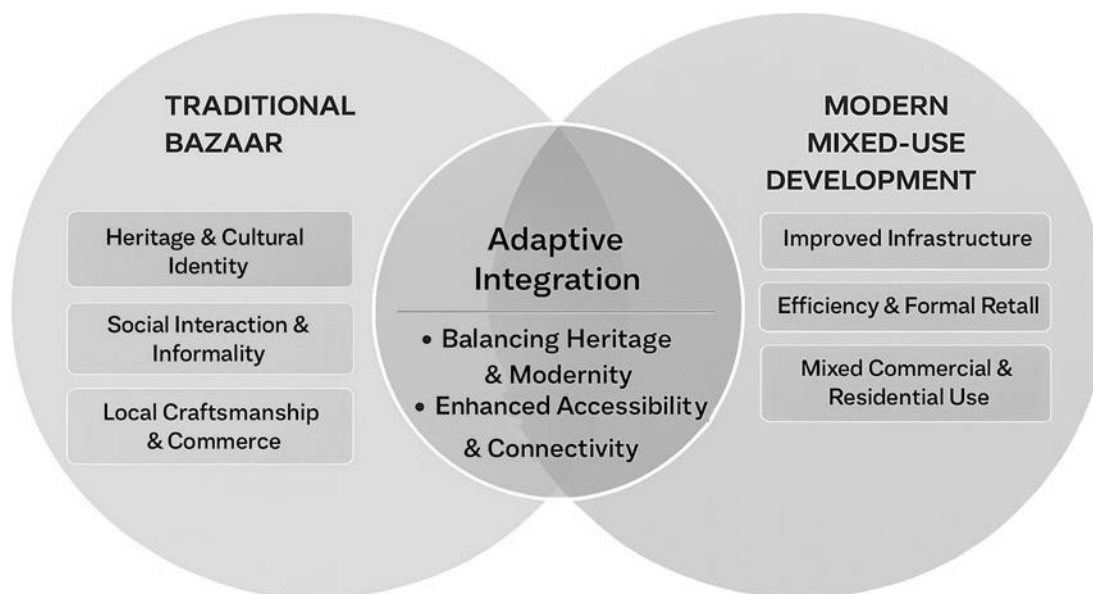
Despite this rich body of literature, significant gaps remain. Much of the existing research focuses on large metropolitan centers or heritage towns of global significance such as Tehran, Istanbul, and Isfahan. There remains limited exploration of how modernization and mixed-use development intersect in medium-scale Indian cities, where traditional and contemporary commercial spaces coexist within compact urban cores [15]. In addition, while international literature points out several socio-spatial consequences of modernization, very few Indian studies systematically look at its impact on user behavior, livelihood patterns, and spatial organization at the neighborhood level [1, 4]. The absence of localized comparative studies creates a gap that this research on Dehradun specifically aims to fill.

Another limitation that has been identified is the tendency to consider traditional markets as static heritage sites rather than dynamic socio-economic systems (Table 1) [4]. Most revitalization projects focus on physical restoration without considering the behavioral as well as cultural elements of a market that contribute towards its vitality. The Surat, Istanbul, and Lisbon studies have emphasized that tangible cultural heritage cannot be retained alone; successful conservation must maintain the everyday rhythms, sensory experiences, and informal interactions that make these areas socially sustainable. Based on this recognition, the current research positions bazaars not as relics of the past but as living entities capable of transformation within modern urban frameworks [3, 11].

**Table 1.** Comparative global cases of traditional bazaars under modern urban pressures.

City / case	Market type	Primary modern pressure	Observed social impact	Key insight relevant to Dehradun
Karachi, Pakistan	Open street bazaars	Shopping malls & organized retail	Shift in consumer preference, but bazaars remain socially active	Affordability, diversity, and accessibility sustain traditional markets.
Surat, India	Heritage street bazaar (Chauta Bazaar)	Traffic regulation & urban renewal	Strong community rituals and everyday social life persist	Heritage vitality depends on daily use, not just physical form.
Istanbul, Turkey	Historic bazaar district	State-led urban redevelopment	Displacement of long-established communities	Top-down modernization risks cultural and social erosion.
Tehran, Iran	Traditional bazaar system	Transition to specialized shopping complexes	Disruption of trader networks and urban rhythms	Modernization must support existing economic ecosystems.
Lisbon, Portugal	Historic market halls	Tourism-driven commercialization	Loss of local vendors and neighbourhood character	Over-commercialization threatens authenticity and inclusivity.

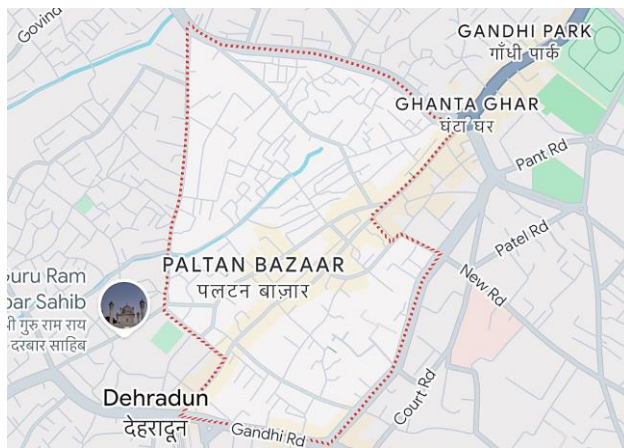
The reviewed works also reveal a conceptual gap between “preservation” and “integration”; whereas heritage conservation envisions protection, urban development aspires toward progress and growth (Figure 5) [2]. Few studies have addressed how both can come together through adaptive planning. The Dehradun case provides an opportunity to explore this intersection-how a traditional marketplace like Paltan Bazaar and a modern corridor like Rajpur Road can inform one another in shaping a city’s cultural and commercial identity [15]. Overall, the present state of knowledge underlines that bazaars still work as important organisms of the town, preserving community memory while facing tensions between tradition and modernization. It provides the framework for studying these dynamics in Dehradun’s evolving core through a comparative, mixed-method approach that explores how traditional bazaars can actively contribute to contemporary urban life [11].



**Figure 5.** Conceptual framework illustrates the interaction between traditional bazaars and modern mixed-use development.

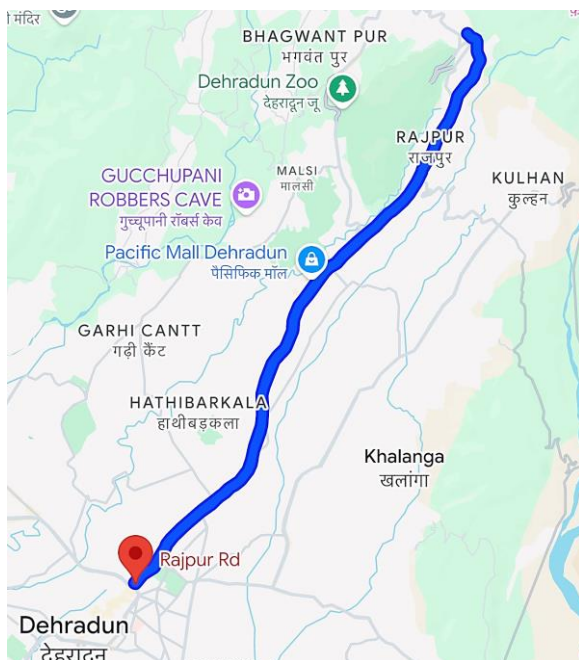
**RESEARCH METHODOLOGY**

The research follows a structured methodology that helps examine how modernization and mixed-use development are influencing traditional bazaars within historic city centers, with a focus on Dehradun’s Paltan Bazaar and Rajpur Road (Figure 6). The study relies on a mixed-method approach because understanding markets requires looking at both measurable physical changes and the lived experiences of people who use these spaces every day. This approach makes it possible to study spatial organization, user behavior, cultural patterns, and economic functioning in a balanced and detailed way [16].



**Figure 6.** Paltan Bazaar boundary map.

The research study is conducted in Dehradun, the capital city of Uttarakhand, and focuses on Paltan Bazaar as a representative of a traditional market and Rajpur Road as representative of a modern mixed-use commercial corridor (Figure 7). These two locations offer different yet interlinked perspectives on urban development within the same city centre. The time period for study runs from the early 2000s to 2025, thus mapping long-term changes in urban transformation. Fieldwork and observations are done during the early winter months: September to November. During this season, both study areas have high pedestrian activity and different forms of user interaction. This is the best time for mapping the spatial and social dynamics that define market behaviours under natural conditions of crowd flow and seasonal commerce [17].



**Figure 7.** Rajpur Road stretch boundary.

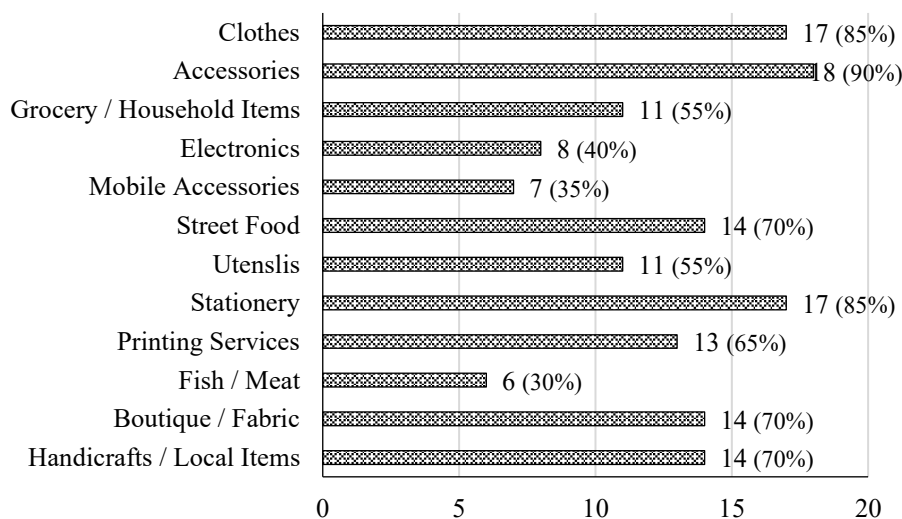
Data collection is done through structured surveys, interviews, site observations, spatial layout assessments, and photographic documentation. The data from the study comes directly from local vendors, shopkeepers, consumers, and youth pertaining to their shopping preferences, accessibility challenges, and views about modernization. These first-hand insights help reflect the realities of how both markets function in real time today. Secondary data is obtained from sources, such as urban development plans, reports from municipalities and relevant academic studies, which have provided the background on which to compare and validate findings in the field.

The questionnaire and survey are important for understanding user perspectives. They provided detailed information about movement patterns, reasons for the choice of market, and the level of satisfaction among visitors and vendors. This information supplements the comparative analysis by underlining some main differences between traditional and modern market environments. These put together allow the study to pinpoint the strengths that have sustained traditional bazaars all this time and the emerging challenges posed by urban transformation [18].

The choice of a mixed-method approach is deliberate because it will provide a holistic analysis of the impact modernization has on traditional bazaars. Quantitative analysis identifies tangible changes in terms of spatial density, efficiency of circulation, and market accessibility, while qualitative methods track intangible characteristics: social interaction, sense of place, and cultural attachment. Together, they give a comprehensive picture of how modernization reshapes not just the built environment but also the human experiences that give these markets their meaning. This methodology, hence, integrates an understanding of the coexistence and contrast between tradition and modernity in all aspects. The researcher would be able to go beyond the apparent manifestations to discover patterns of continuity and change in urban behaviour. It is expected that the findings obtained through this method will direct the urban planners, conservationists, and policymakers toward sustainable solutions in which traditional bazaars like Paltan Bazaar are able to adapt, survive, and thrive within the framework of modern urban life.

## RESULTS AND DISCUSSIONS

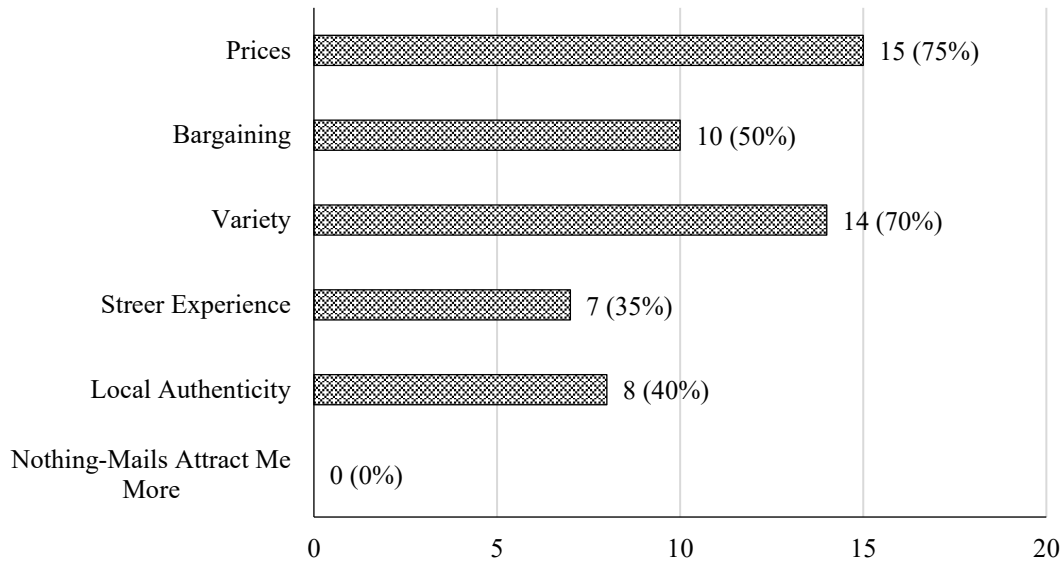
The results of this study show that protecting traditional bazaars doesn't imply keeping them as static relics of the past, instead guiding their change in ways that sustain cultural meaning, social interaction, and economic relevance. Evidence from the surveys, interviews, and site observations at Paltan Bazaar suggests that users value the market for its affordability, range of goods, bargaining practices, and informal social exchanges (Figure 8). Each quality significantly contributes to the everyday relevance of the bazaar within Dehradun's historic city core. In this regard, respondents expressed dissatisfaction quite strongly with the existing infrastructure in terms of congestion, discomfort for pedestrians, and safety issues due to a lack of organized circulation. This two-way response thus implies that preservation in contemporary urban contexts needs to be seen as a dynamic and adaptive process, rather than an attempt to halt change.



**Figure 8.** Importance ranking of bazaar attributes.

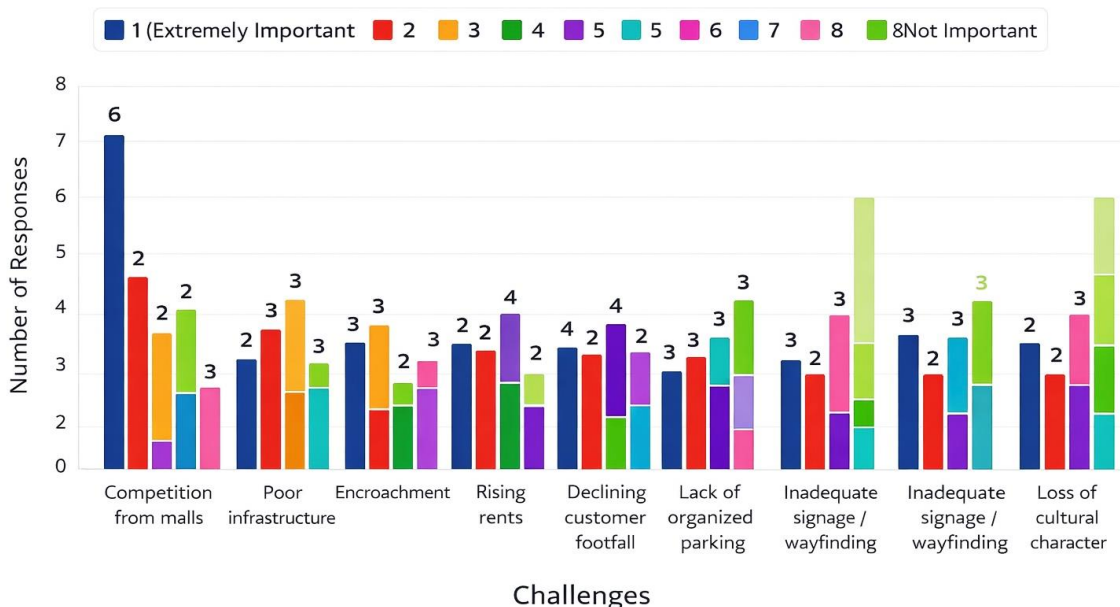
Spatial analysis and user feedback indicate that the issues with Paltan Bazaar are more operational and managerial than cultural (Figure 9). Narrow walkways, unregulated encroachments, deteriorating services, as well as lack of pedestrian prioritization reduce overall comfort and efficiency in this marketplace. However, these challenges do not originate from the traditional character of the bazaar

itself instead emerges out of insufficient planning interventions that have failed to grow and mature alongside increased footfall and commercialization.



**Figure 9.** Reasons for visiting Paltan Bazaar.

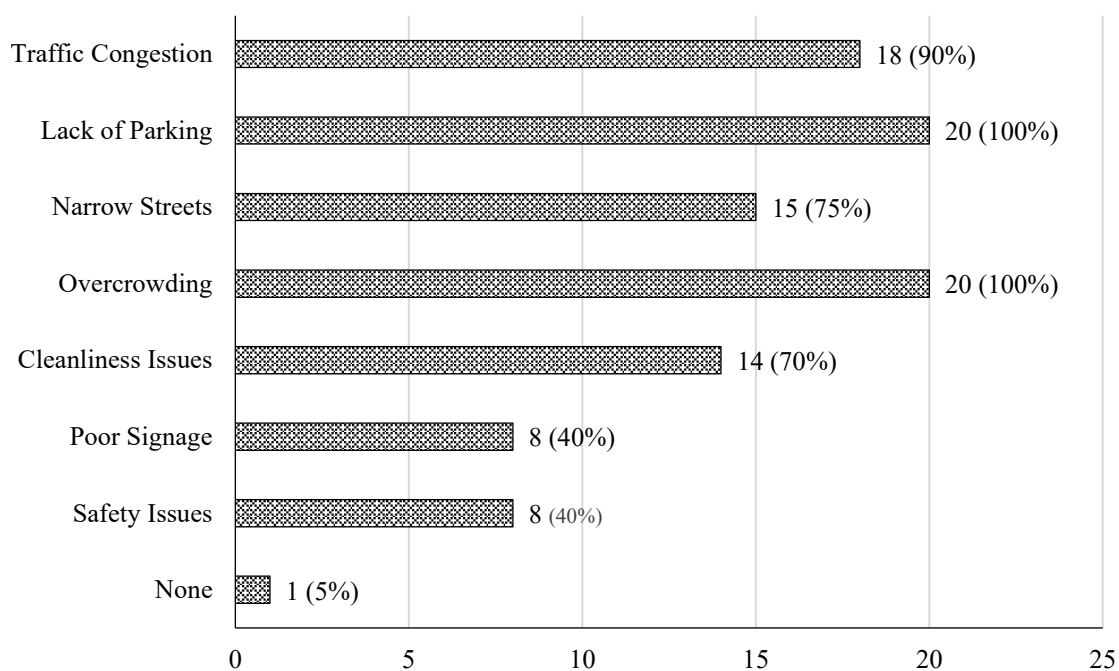
These studies showed that sensitive spatial strategies, like pedestrian-oriented circulation, clearly defined vending zones, better sanitation and drainage, and context-responsive façade controls, could enhance functionality without erasing the organic street life that defines the bazaar’s identity (Figure 10). In contrast with large-scale redevelopment, such incremental interventions are more compatible with maintaining social vibrancy in balance with addressing physical limitations.



**Figure 10.** Major problems identified in Paltan bazaar.

The comparative analysis of Rajpur Road further emphasizes on the complementary relationship between traditional bazaars and modern mixed-use corridors (Figure 11). While Rajpur Road is preferred for its organized pedestrian environment, convenience of parking, safety, and leisure-oriented experience, continues to gain favour, Paltan Bazaar still carries on serving the daily needs, providing livelihoods to

the locals, and sustaining the socio-cultural exchange. The response of the surveys shows that users frequently participate in both environments for different purposes, thus underlining their coexistence within the same urban system. This reiterates the essential argument that traditional and modern retail environments should not be perceived as competitors but rather parallel urban typologies catering to diverse rhythms of consumption and social life. Such findings have implications at the policy level, pointing toward a need for inclusive planning frameworks that protect small traders, regulate rents, formalize informal activities without causing any displacement, and support cultural practices within the traditional markets. Modernization guided by context-specific design as well as supportive governance does not have to lead to cultural erosion. Instead, traditional bazaars, such as the Paltan Bazaar, can continue to serve as living, flexible, accessible urban spaces that contribute to the social identity, economic resilience, and spatial diversity of historic city centres in an era of rapid urban transformation.



**Figure 11.** Circulation & comfort issues.

## CONCLUSION

The examination of Paltan Bazaar in Dehradun underlines the role of traditional markets in present day urban settings. Also, it shows that their preservation does not imply freezing them in their past forms but rather guiding their evolution to keep them relevant culturally, socially, and economically. The outcomes of this study have shown that the bazaar visitors still value for the bazaar's affordability, variety of goods, opportunities to bargain, and for relaxed social interactions—all reasons that support the timeless impact of the marketplace within the historic city core. At the same time, operational challenges that are ongoing, such as crowding, inadequate pedestrian paths, encroachments, inadequate signage, and inconvenience to pedestrians, were commonly seen and would thus appear related more to issues of infrastructure and management rather than being inherent, in the bazaar's very historic nature.

Comparative research into mixed-use corridors like Rajpur Road underlines how traditional and modern retail context plays complementary role. While modern areas are preferred for their motion, availability of parking, security, and entertainment facilities, traditional markets remain crucial in terms of daily needs, community livelihoods, and social bonding. Individuals interact with both types together, which suggests that the coexistence of modern retail zones is functional and socially beneficial. This is another argument for the view that preservation of marketplaces requires adaptive and context-sensitive strategies, rather than large-scale rebuilding or mimicry of contemporary city designs.

The study shows that gradual improvements like pedestrian-friendly walkways, vending zones, better sanitation along with facade control – can enhance the functioning and tourist experience of the bazaars without degrading their organic street life and cultural identity. Accordingly, policy-wide planning strategies that protect vendors, control rent prices, formalize informal activities judiciously and preserve cultural heritage are crucial in sustaining the feasibility and social adaptability of these markets. In this way, this research uncovers the dynamic and living nature of traditional bazaars, such as Paltan Bazaar, and their potential to remain relevant between urban modernization. The vision gained will go a long way in guiding planners, policymakers, and designers in their hunt for an efficient balance between heritage preservation and modern urban development. With the emphasis upon adaptive management and sensitive spatial intervention, this study contributes to the wider understanding of how traditional marketplaces can continue to enhance identity, diversity, and social fabric in historic city centers within rapidly transforming urban environments.

### **Acknowledgment**

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Finally, we extend our appreciation to all individuals who participated in the surveys and to everyone who supported us directly or indirectly during the completion of this research.

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## APPENDICES

### Appendix A: Survey Questionnaire

#### Section 1: Demographics

- *Age Group:* Below 18, 18–30, 31–50, Above 50.
- *Gender:* Male, Female, prefer not to say, Other.
- *Respondent Type:* Vendor / Shopkeeper, Shopper / Consumer, Local Resident, Youth / Student.

#### Section 2: Visit Frequency

- How often do you visit traditional bazaars? Daily / Weekly / Monthly / Rarely.
- How often do you visit modern mixed-use areas (malls, Rajpur Road)? Daily / Weekly / Monthly / Rarely.

#### Section 3–9:

- Role & Importance of Traditional Bazaar.
- Goods, Services & Attraction Factors.
- Circulation, Ease of Movement & Comfort.
- Problems & Challenges in Traditional Bazaars.
- Influence of Modernization & Mixed-Use Development.
- Adaptive Capacity & Future Potential.
- Cultural Identity & Preservation.
- Mapping Change in Paltan Bazaar.

### Appendix B: Literature Review Summary Table

This appendix comprises Table 2 summing all 18 research publications reviewed in the study. It presents the article titles, authors, year, source, and major findings linked to disaster shelters, establishing the basis of the study understanding.

**Table 2.** Summary table of literature review.

S. N.	Paper title	Author name	Year	Journal name	Summary
1	Shopping centers versus traditional open street bazaars: A comparative study of user's preference in the city of Karachi, Pakistan	Asifa Iqbal, Humaira Nazir, Reena Majid Memon	2022	<i>Urban Science</i>	The paper compares how people in Karachi, Pakistan choose between modern shopping centers and traditional open-street bazaars. Researchers surveyed visitors of a large mall and a historic bazaar and found that shopping centers are preferred because they offer better atmosphere, safety, accessibility and leisure activities. On the other hand, traditional bazaars remain attractive for their low prices and convenient transport access but suffer from narrow walkways, poor maintenance, overcrowding and lack of facilities. The study suggests that to keep bazaars socially and commercially relevant, planners should improve their infrastructure, comfort, lighting, toilets, parking and preserve their local identity.

2	Redefining urban heritage: The case of Chauta Bazaar, Surat	Shailee Snehalbhai, Bhagat	2025	<i>Historic Preservation and Conservation</i>	Chauta Bazaar in Surat is a lively marketplace where heritage is shaped by daily life, community, and local traditions. Instead of focusing only on old buildings or monuments, the paper highlights that the bazaar's real value comes from its mix of permanent shops, temporary stalls, vendor carts, religious spaces, and strong ties among traders and residents. The active street life, changing environment, and blend of sacred and commercial activities make this place unique and adaptable. The author suggests that heritage policies in India should give more importance to everyday practices and informal areas. Chauta Bazaar stands out for its flexible spaces, shared rituals, and community spirit that support different livelihoods and create a meaningful urban experience.
3	Socio Economic Impact Assessment of City Growth on Residents of Dehradun, Uttarakhand, India	Dr. Bindu Agarwal, Ar. Simran Agarwal	2021	<i>Social Science Research Network</i>	The paper assesses how Dehradun's growth from 1998 to 2017 transformed agricultural and green land into built-up areas like apartments, schools, and factories. Using satellite images and GIS, land use changes are measured, showing a rapid increase in construction and decrease in vegetation. A survey of 303 long-term residents reveals mixed feelings – while infrastructure is improving, concerns over environmental degradation and rising housing costs persist. The study proposes sustainable, integrated planning with mixed-use development to accommodate population growth while protecting the city's environment and heritage. This research helps understand how urban expansion impacts traditional city cores and offers insights into balancing modernization with preserving cultural and ecological value.
4	The "Pedestrian Realm" as a genesis of commerce: Bazaars of the east and mixed-use centers of the west	Zoha Niazi, Taner R. Ozdil	2013	<i>Landscape Research Record No. 1</i>	Mixed-use developments have a significant impact on traditional bazaars, shaping both their social and economic dynamics. On one hand, they enhance accessibility, improve infrastructure, and attract higher footfall, which can boost the visibility of local culture and economic activity. On the other hand, these developments can disrupt the social fabric of traditional markets, reducing informal interactions, displacing small vendors, and altering the cultural identity of these spaces. Overall, while mixed-use developments offer modernization and economic opportunities, they also pose challenges to the preservation of the social and cultural vitality inherent in traditional bazaars.
5	Optimization of Function and Role of Traditional Markets in Urban Development Systems of Ketapang City (A Case Study: Range Sentap Market, Delta Pawan Subdistrict, Ketapang City)	Batara Surya	2015	<i>Asian Journal of Applied Sciences</i>	This research paper examines the optimization of the function and role of the traditional Range Sentap Market in Ketapang City, Indonesia, within the urban development system. It analyzes factors, such as location, transportation, market coverage, and space relationships, showing that although the market plays a key economic role, its function is not optimal

					due to limited transportation access, high transportation costs, and weak integration with urban activities. The study recommends long-term strategies like expanding market coverage, improving transportation integration, creating economies of scale, and regional cooperation, alongside short-term measures including infrastructure improvement, market management revitalization, and support for economic development. These efforts aim to enhance the market's role sustainably as a central economic hub.
6	Role of bazaars as a unifying factor in traditional cities of Iran: The Isfahan bazaar	Mohammadreza Pourjafar, Masoome Amini, Elham Hatami Varzaneh, Mohammadjavad Mahdavinejad	2014	<i>Frontiers of Architectural Research</i>	This research paper explores how bazaars, particularly the Isfahan Bazaar in Iran, act as the central unifying element in traditional Iranian cities. It explains that bazaars are not just commercial spaces but also integrate religious, social, cultural, and political functions, connecting different parts of the city like a backbone that sustains its life. Using Isfahan as a case study, the authors show how bazaars evolved through history – from simple market routes to complex integrated structures – shaping urban identity and community interaction. It also highlights how multifunctional spaces support urban unity and social vitality. It offers valuable insights into preserving traditional markets while integrating modern mixed-use approaches that respect cultural and urban coherence.
7	Rationalism and evolution of traditional bazaars: Case the Tabriz Historical Bazaar	Amin Shahamipour, Hana Mirkhezri	2021	<i>Academic paper from the Islamic Azad University, Tabriz branch.</i>	This paper studies the rational development and evolution of traditional Iranian bazaars, focusing on the Tabriz Historical Bazaar. It explains how bazaars served as the main social and economic centers of cities, shaping urban life and connecting people through trade and culture. Using historical and interpretive research, the paper examines how modernization, urban planning, and natural disasters like earthquakes and floods changed the structure of bazaars over time. Despite modernization pressures, Tabriz Bazaar has preserved much of its identity due to strong community participation and restoration efforts. The study emphasizes the importance of balancing modern development with cultural preservation and proposes strategies for protecting historic markets while integrating them into contemporary urban environments to maintain their social and architectural significance.
8	Survival of bazaars: Global spatial impact and local self-organizing processes	Mir Azimzadeh	2003	<i>Space Syntax Symposium proceedings</i>	This research paper studies the survival and spatial evolution of traditional bazaars in Iranian cities in the face of modern urban changes. It analyzes how bazaars, historically the heart of economic and social life, have adapted to new urban

					structures, transportation, and economic shifts over decades. Despite disruptions like new streets cutting through old fabrics and the rise of modern commercial avenues, bazaars in cities, such as Yazd, Hamedan, Rasht, and others, remain vital due to their unique spatial configurations and local self-organizing processes. The study finds that bazaars with better global integration and accessibility within the city's layout continue to thrive, while those with poor integration experience decline. The adaptability and spatial logic of bazaars, combined with supportive urban planning that respects their structure, allow them to remain active centers of retail and social interaction in modern cities.
9	From Bazaar to Shopping Centers: Analysis of the Evolution of Modern Commercial Spaces in Tehran	Leila Habibi, Farzin Mahmoudi Pati	2017	<i>The Scientific Journal of NAZAR Research Center for Art, Architecture &amp; Urbanism</i>	This research paper examines how commercial spaces in Tehran evolved from traditional bazaars to modern shopping centers, specialized markets, and passages. It shows that before modernization; bazaars were central economic and social hubs closely connected with urban life. Modernization introduced new streets, specialized commercial streets, and shopping malls, leading to shifts in retail and wholesale trade patterns. Spatial limitations and rising land prices pushed markets to expand into suburban areas. The study uses field surveys and GIS mapping to analyze these changes, highlighting that passages and shopping centers compete for clients but serve different needs. Specialized bazaars emerged near highways, serving larger-scale businesses. The paper emphasizes understanding of these spatial and economic transformations to manage the balance between traditional markets and modern commercial developments.
10	Bazaar Lives: Calcutta, New Urban Form and Spatial Experience: 1890–1940	Chris McConville, Robert Pascoe	2024	<i>South Asia: Journal of South Asian Studies</i>	The paper explores how the traditional bazaars of colonial Calcutta (now Kolkata) evolved amid rapid modernization between 1890–1940. Using Kevin Lynch's theory of mental mapping, it explores how traders, immigrants, and colonial officials experienced the markets differently – locals navigated them through cultural knowledge, while colonial planners found them chaotic and hard to control. The study explains that government efforts to modernize or reorganize traditional markets often did not work because they ignored how local people naturally used and understood these spaces. By observing life in the streets, the researchers show a clear contrast between modern, Western-style planning and the local ways of organizing market life. Despite all the changes in the city's design and growth, the bazaars continued to thrive as lively centers of social, cultural, and economic activity.

11	Colliding urban transformation process: The case of historical peninsula, Istanbul	Demet Mutman, Hulya Turgut	2018	<i>Archnet-IJAR: International Journal of Architectural Research</i>	The study examines how the historic Peninsula area of Istanbul underwent major urban and social transformation over the past few decades. It highlights the Turkish government's push for large-scale top-down "urban transformation" projects aimed at economic development, often sidelining community participation. By analyzing three specific redevelopment projects in the Golden Horn / historic Peninsula, the authors explore how different actors (government, private sector, residents) shaped spatial and social restructuring. While the projects claimed to upgrade historic neighborhoods, the paper argues that without meaningful community engagement their potential was limited. The research underlines the tension between preserving historic urban fabrics and modernizing them for global city status.
12	Conservation of Historic Urban Core in Traditional Islamic Cities. Procedia – Social and Behavioral Sciences.	Ali Assari, T.M. Mahesh, Erfan Assari	2012	<i>Indian Journal of Science and Technology</i>	This paper analyzes the historic urban core of Isfahan, Iran, focusing on how its traditional elements – like the bazaar, mosque, and residential quarters – form the city's backbone and cultural identity. Using SWOT analysis, the study finds that Isfahan's strengths are its rich heritage, vibrant bazaars, unique architecture, and important tourist sites. Weaknesses include congestion, old infrastructure, and lack of public awareness for conservation. Key opportunities involve tourism, restoration efforts, and better heritage management, while threats stem from pollution, modern development pressures, and the changing social structure of the core. The authors recommend careful urban planning that respects traditional patterns, strengthens local identity, and balances modernization with heritage protection to ensure sustainable growth and cultural continuity for future generations.
13	Exploring the Impacts of Gentrified Traditional Retail Markets in Lisbon in Local Neighborhoods	Pedro Guimarães	2019	<i>Social Sciences</i>	This paper by Pedro Guimarães explores what happens when traditional retail markets in Lisbon are renovated and "gentrified" – meaning they become more attractive to wealthier people, often changing how local neighborhoods function. Focusing on Campo de Ourique, the study finds that while gentrification can revitalize old markets, draw investment, and improve facilities, it also brings challenges. Long-time vendors and lower-income customers may be pushed out by rising rents and more expensive goods, changing the social fabric of the area. Local culture, traditions, and everyday interactions risk being lost in favor of profit-oriented, upscale businesses. Overall, the research highlights both the positive and negative impacts of gentrified markets, stressing the need for urban planners to balance renewal efforts with preserving local identity and social inclusion.

14	A Study on Traditional Market Decline and Revitalization in Korea – Improving the Iksan Jungang Traditional Market	Sungkyun Lee	2017	<i>Journal of Asian Architecture and Building Engineering</i>	The paper analyzes the decline of traditional markets in Korea due to the rise of large department stores and changing lifestyles. It highlights how traditional markets have lost their key role in local distribution and the local economy. The study reviews successful revitalization strategies, including improving market facilities, joint marketing, enhancing product quality, and promoting local specialties and cultural events. The paper also investigates the current condition of the Iksan Jungang Market, identifying issues like poor facilities and lack of appeal to younger generations. It proposes revitalization methods, such as upgrading physical infrastructure, creating youth-centric spaces, and developing cultural programs, to attract customers. This paper provides practical examples of traditional market revival efforts that balance heritage preservation with modernization and community engagement.
15	Introduction: markets in modernization: transformations in urban market space and practice, c. 1800 – c. 1970	Jon0 Stobart, Ilja Van Damme	2015	<i>Urban History</i>	The paper discusses how traditional physical markets evolved during the industrial era. It highlights that markets remained important places for face-to-face buying despite the rise of new retail forms like department stores, arcades, and supermarkets. These markets underwent spatial and economic changes, influenced by urban growth, new governance, and social shifts. The belief that markets would disappear with modernization is challenged by their continued role in many global cities, serving diverse social and economic functions. The introduction stresses how urban markets adapted and persisted amidst the changing city landscape and retail innovations. This perspective enriches understanding of how traditional urban markets cope and evolve through modernization phases.
16	Deciphering Urban Morphology of Sadar Bazaar Areas of Colonial Cantonment Towns of Bengal Presidency in India	Eva Prasher, Sat Pal	2022	<i>International Journal of Intelligent Systems and Applications in Engineering (IJISAE)</i>	This paper explores the unique urban morphology of Sadar Bazaar areas in Colonial Cantonment towns of the Bengal Presidency, India. These towns showcase a blend of British colonial planning and indigenous city traditions. Sadar Bazaar served as both market and residential space, housing diverse trades and professions, often passed down through generations. The study highlights how these areas are rich in tangible and intangible heritage, with specialized streets dedicated to specific trades. It addresses challenges like property division, land sales, and modern development pressures that have altered the original trade patterns and building uses. The paper advocates tailored conservation and management strategies to preserve the historical and cultural identity of these bazaars, which differ from traditional urban markets.

17	Urban Regeneration for Sustainable Economic Growth: the study of Boro Bazaar in Khulna, Bangladesh	S. M. Reazul, A. F. M. Ashraful Alam	2012	<i>Journal of Social and Development Sciences</i>	The paper “Urban Regeneration for Sustainable Economic Growth: the study of Boro Bazaar in Khulna, Bangladesh” analyzes how Boro Bazaar, originally a river port-based market, transformed into a mixed-use commercial zone facing unplanned and haphazard growth due to rapid urbanization. As a central economic hub, the bazaar needs revitalization strategies to better accommodate the city’s economic expansion while improving living conditions for residents and workers. The study highlights challenges like congestion and pollution and emphasizes sustainable urban regeneration through planned development, infrastructure improvement, and enhanced environmental quality. It stresses the importance of integrating the bazaar’s traditional functions with modern urban growth to create a balanced, economically vibrant, and livable city center.
18	From Bazaar to Market: Foreign Trade and Economic Development in Nineteenth Century Iran	G. Nashat	2022	<i>Iranian Studies</i>	The study explores how Iran’s traditional bazaars remained central to commerce despite increasing foreign trade during the 1800s. The volume of Iran’s international trade grew significantly, leading to more prosperity and population growth. While many traditional industries faced challenges, new crafts linked to the international market emerged. The expanding foreign market influenced Iran’s economy by promoting agricultural exports and creating new economic classes, including a small capitalist group that sought political power. The study highlights how Iran’s integration with global trade transformed its economy and society.

### Overall Summary of Literature Review

The literature collectively reveals that traditional bazaars, once vital social and commercial hubs, are undergoing significant transformation due to modernization and mixed-use development. These traditionally acted as unifying spaces that connected trade, religion, and community, though growing pressures of urbanization and the rise of shopping malls have reshaped their role and identity (Figures 12 & 13). While modern retail provides convenience, safety, and improved amenities, it often disrupts the informal social networks and communal interactions that give bazaars their cultural depth. Research from cities, such as Karachi, Tehran, and Istanbul, shows that though urban restructuring enhances infrastructure, it could simultaneously threaten the authenticity and social cohesion embedded within these traditional markets. Yet examples like Surat’s Chauta Bazaar and Isfahan Bazaar have managed to show resilience through adaptive spatial design, community-driven revitalization, and heritage-based conservation efforts that keep their essence alive amidst modernization. To investigate such dynamics, various researchers have used tools such as GIS mapping, spatial syntax analysis, surveying, interviewing, and field observations in studying spatial integration, user preference, and accessibility. Comparative and case-based analyses further illustrate how bazaars interact with surrounding streets and urban systems while adapting to shifting economic and cultural conditions. The main parameters examined across studies include spatial organization, social interaction, user behavior, economic performance, and heritage conservation. These put forth the imperative of sustainable revitalization strategies – strengthening infrastructure, enhancing connectivity while preserving cultural identity. Traditional bazaars can continue to serve as dynamic and integral parts of historic city cores by balancing modernization with heritage conservation.



Figure 12. Paltan Bazaar Street.



Figure 13. Paltan Bazaar Street.

### Appendix C– Additional Photographs / On-Site Observations

This appendix presents selected photographs and observations from field visits to Paltan Bazaar and Rajpur road. The images document the physical environment, spatial conditions, and infrastructural features of the bazaar. They serve to visually support the findings from the survey and highlight key challenges and opportunities within the market (Figures 14 & 15).



Figure 14. Rajpur Road.

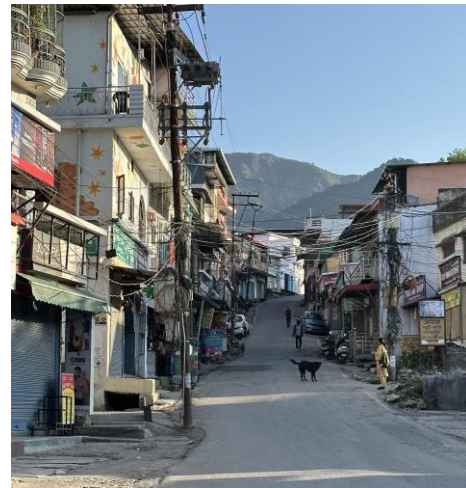
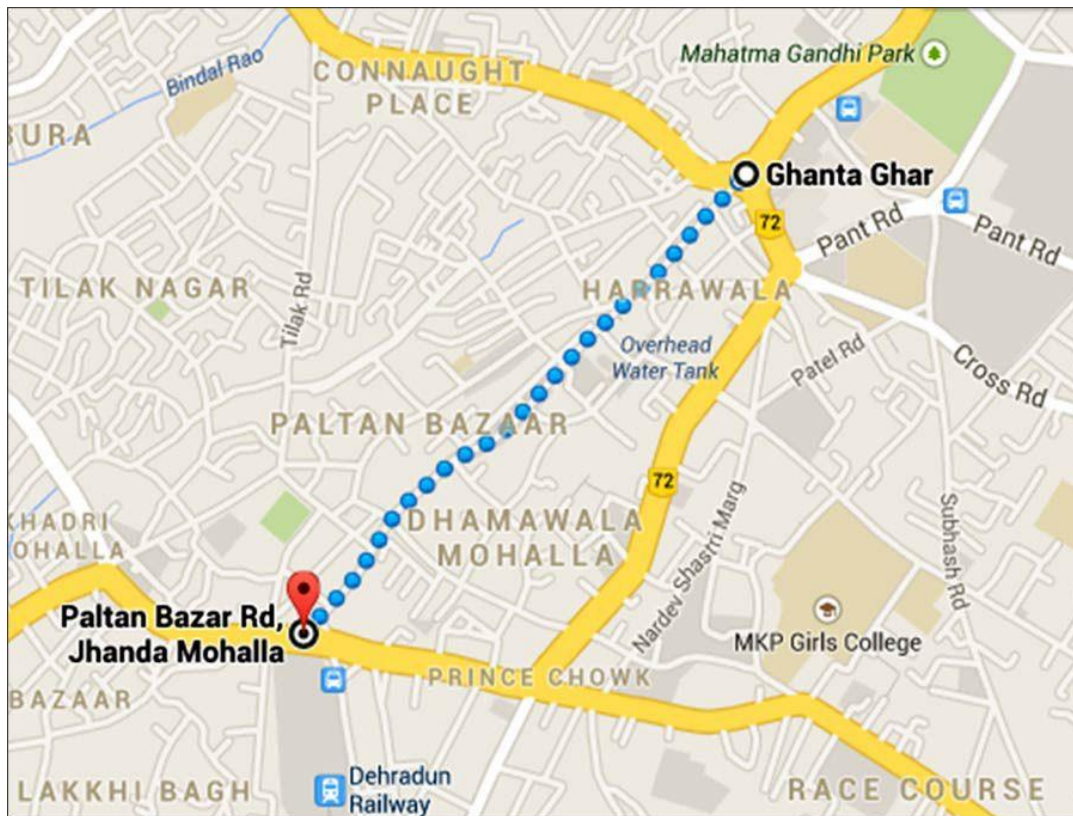


Figure 15. Lane connecting to Rajpur Road.

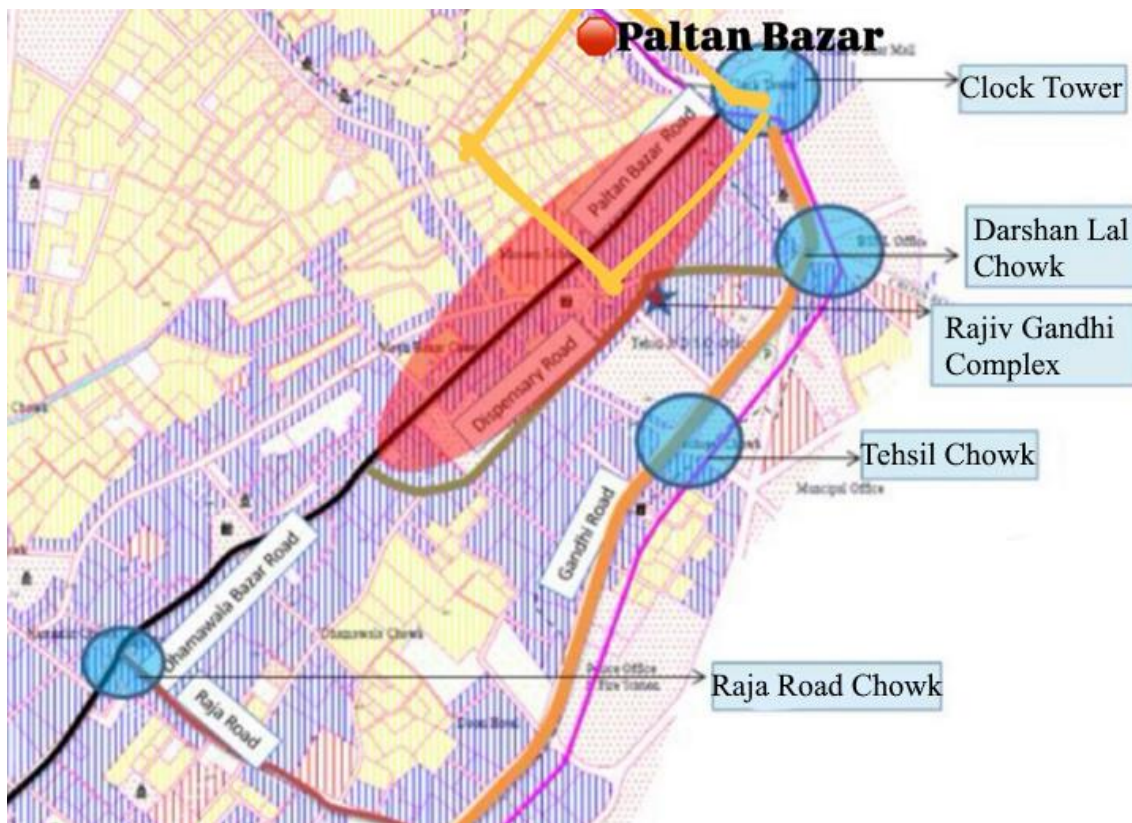
### Appendix D: Case Study Maps – Spatial Context of Paltan Bazaar

The maps included in this appendix illustrate the spatial structure and urban context of the study area in Dehradun. They help in understanding how the traditional market of Paltan Bazaar is positioned within the historic city core and how it relates to the modern commercial corridor of Rajpur Road. The boundary map of Paltan Bazaar shows a dense and linear market structure that developed organically along narrow streets. The tightly packed shop fronts and continuous pedestrian activity reflect the traditional bazaar pattern, where commerce, social interaction, and daily urban life occur simultaneously. However, the compact layout also contributes to issues, such as congestion, encroachments, and limited circulation space, which were observed during field surveys. The maps also identify the two major entry points to Paltan Bazaar, which act as important access nodes connecting the market to surrounding streets and transportation networks. In contrast, the Rajpur Road map represents a wider and more organized commercial corridor with mixed-use developments and structured urban infrastructure.

Together, these maps support the spatial analysis in the research by highlighting how traditional and modern commercial environments coexist within Dehradun's evolving urban structure (Figures 16 & 17).



**Figure 16.** Paltan Bazaar stretch.  
 Source: Dehradun Smart City Proposal Annexure 2.



**Figure 17.** Two main entries to Paltan Bazaar.  
 Source: Dehradun Smart City (LTD).