

MARKET DEPARTMENT

Schedule of rates / fees / charges for permanent, Short-term & Squatter Vendors

A) Minimum Rates of Stallage of Shops / Stalls, Sheds / Slabs & Spaces (Per Sq. ft / Per month)

Sl. No.	Name of the Markets	Shops / Stalls. (Rs.)	Sheds / Slabs (Open) (Rs.)
1.	S. S. Hogg Market	6.00	5.00
2.	Gariahat Market	6.00	5.00
3.	College Street Market	5.00	4.00
4.	Lake Road Market	5.00	4.00
5.	Park Circus Market	5.00	4.00
6.	New Alipore Market	4.00	3.50
7.	Sisir Market	4.00	3.50
8.	Lansdown Market	4.00	3.50
9.	Bansdrone Municipal Market	4.00	3.50
10.	Regent Park Municipal Market	4.00	3.50
11.	Sakher Bazar Municipal Market	4.00	3.50
12.	Poura Panya Bithika Market	4.00	3.50
13.	S. N. Roy Road Super Market	4.00	3.50
14.	Entally Market	4.00	3.50
15.	Maniktala Kankurgachi Municipal Market	4.00	3.50
16.	Gobra Municipal Market	4.00	3.50
17.	Sir Gurudas Municipal Market	3.50	3.00
18.	Sir Charles Allen Market	3.50	3.00
19.	Ultadanga Municipal Market	3.50	3.00
20.	Manton Super Market	3.50	3.00
21.	Bakultala Market	3.50	3.00
22.	Santoshpur Municipal Market	3.50	3.00
23.	Ramlal Municipal Market	3.50	3.00
24.	Jadavgarh Municipal Market	3.50	3.00
25.	Bansdrone Kalitola Municipal Market	3.50	3.00
26.	Bagha Jatin Market (Unit - I)	3.50	-
27.	Bagha Jatin Market (Unit - II)	3.50	-
28.	Bagha Jatin Market (Unit - III)	3.50	-
29.	Bagha Jatin Market (Unit - IV)	3.50	-
30.	Shibrampur Municipal Market	3.50	3.00
31.	Lt. Bholanath Mukherjee & Debapriya Bose Bazar	3.50	3.00
32.	Deshpriya Park Hawkers' Corner	2.50	-
33.	College Square Hawkers' Corner	2.50	-
34.	Kalighat Park Hawkers' Corner	2.50	-
35.	Garden Reach Hawkers' Market (Bichalighat)	2.50	-
36.	Akra Fatak Hawkers' Market	2.50	-
37.	Bartala Hawkers' Market	2.50	-
38.	Vidyasagar Mancha	As per Agreement	-
39.	24/1 Nimtala Ghat St.	- Do -	-
40.	Ultadanga - VIP Rd. Crossing Mkt.	- Do -	-
41.	Pam Plaza	- Do -	-
42.	Dhakuria Market	- Do -	-
43.	164A, A. J. C. Bose Road	- Do -	-
44.	Dr. A. P. J. Abdul Kalam Food Court	10.00	-
45.	Futnani Chambers		

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Sl. No.	Name of the Markets	Shops / Stalls. (Rs.)	Sheds / Slabs (Open) (Rs.)
46.	Satya Narayan Park Market		
47.	Purba Putiary Market		
48.	Deshbandhu Market		
49.	Sunil Nagar Market		
50.	Karunamoyee Market		
51.	Orphangunge Market		
52.	Roxy	As per Agreement	-

Note :

- (1) So far as rates / fees / charges of Markets stated at Sl. No. 45 to 52 as above are concerned would be fixed / determined by appropriate Authorities subsequently.
- (2) GST/ Other taxes, if any, as may be imposed by the Gol / GoWB / Parastatals from time to time, will be applicable.
- (3) Above rates will apply unless there is any other rate laid down in agreement / allotment letter, etc. in respect of individual stalls / slabs.
- (4) Stalls / Slabs which are paying stallage at rates higher than the above scheduled rates will however continue to pay such stallage until further order.
- (5) Stalls / Slabs facing KMC Road will pay stallage @ 10% higher than other stalls / slabs.
- (6) Stalls with AC facility will pay 25% extra as surcharge over the monthly stallage. (Such surcharge will not be considered in calculation of rent / stallage)
- (7) For sanctioned showcase, rate of stallage for showcase area will be 20% extra over rate of monthly stallage of the stall.
- (8) Wall shops will not be sanctioned.
- (9) Fresh allotment of Stalls / Slabs will be made after inviting tender through newspapers or through public auction. Stallage / Sanction Fee will be fixed in such cases of fresh allotment by the appropriate KMC authority.
- (10) The stallage / rates / fees / charges for the Markets / Plazas / Malls, not enlisted above but which the Market Deptt., may take over in future or has already been taken over, will be determined by the Mpl. Commissioner / MMIC (Market), if not already fixed by the KMC authority.
- (11) In case of Lansdowne Market, stallage against stalls / slabs not yet provided final rehabilitation in redeveloped market, will be charged as per order of Hon'ble Mayor, dated 30.03.2003.
- (12) In case of franchise agreements, 10% extra as surcharge over the monthly stallage will be applicable. (Such surcharge will not be considered in calculation of rent / stallage)

B) Administrative Charges :

1. (a) For works within the stall / sanctioned area like installation of new rolling shutter & collapsible gate, installation of A. C. Machine, New Flooring, Chief Manager (Market) will give sanction after obtaining technical recommendation of Dy. C. E. (C) / Market without any administrative charge.
- (b) Necessary cost estimate as per PWD schedule will be prepared by Dy. C. E. (C) / Market for other works not mentioned in 1 (a) & 3. Chief Manager (Market) will give sanction subject to payment of Administrative Charge by the stall / slab-holder @ 25% of the total cost estimate so prepared by the Dy. C. E. (C) / Market .

[Clarification :- For imposition of Administrative Charge, Market Department will give necessary notice to the stall / slab-holder showing the calculation so made. The stall / slab-holder will apply in plain paper (with Blue Print for installation of rolling shutter and A. C. Machine only) detailing the work that he / she intends to do. This will be applicable for both 1(a) and 1 (b).

2. For any change in structure, a Blue Print Plan is to be submitted. Chief Manager (Market) will accord sanction on the basis of technical recommendation from Dy. C. E. (C) / Mkt. subject to payment of Administrative Charges by the Stall / Slab holder @ 25% of the Cost Estimate prepared by the Dy. C. E. (C) / Market.

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3. For colour-wash or white-wash or Plaster of Paris or tar-felting over roof or installation of new furniture or repairing of furniture or repairing of rolling shutters & collapsible gates or patch repairing of floor or alike, Market Superintendent is to give sanction without any Administrative Charge. But the party will be liable to pay Rs. 750/- (Rupees Seven Hundred Fifty only) for use of welding machine per case.

C) Change in Permit

1.	Conversion of Squatter Allottee e.g. Retail, Faria, etc. to Permanent Allottee (this is not applicable to squatter vendors)	Enhancement of monthly stallage by 15% & 60 months' stallage at such enhanced rate as Sanction Fee.
2.	Conversion of Short Term Allottee to Permanent Allottee	Enhancement of monthly stallage by 25% and 50 months' stallage for shops and 40 months' stallage for slabs at enhanced rate as Sanction Fee.
3.	Conversion from slab to stall (As per Resolution of Mpl. Corporation Meeting Agenda No. 12 th / Item No. 09 / dt. 16.11.2022)	Sanction Fee equals to 100 months' stallage at slab rate.

Note :

- (i) In case of conversion from Squatter Allottee, Short Term Allottee to Permanent Allottee, Conversion may be allowed on payment of arrear Renewal Fee, if any, @ 2 months' stallage per year.
- (ii) All Squatter Allottees (not Squatter Vendors) & Short Term Allottees must get converted to Permanent Allottees on payment of the above charges failing which their licences may be revoked.
- (iii) Fixation of monthly stallage for conversion from Slab to Stall will be as per existing Market Schedule.

D) Change of Business

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|-------------------------|---|
| i. Change of Business | 25 months' stallage as Sanction Fee |
| ii. Additional Business | 25 months' stallage as Sanction Fee
(if area of the stall permits) |

Note :

- 1) In case of stalls with area less than 50 sq. ft., no additional business will be allowed .
- 2) For Fast Food Counter (without oven), minimum stall area should be 100 Sq.ft.
- 3) Sanction of multiple businesses should be avoided.
- 4) Sanctioned business should be specific.

E) Mutation

1.	Transfer of interest through inheritance	Sanction Fee equals to 100 times the present monthly stallage.
2.	Transfer of interest to the following relatives :- i) Parents (Father / Mother) ii) Son's or Daughter's or Daughters-in-law iii) Brother's or Sister's iv) Son's Son's or Son's Daughter's v) Spouse (Husband / wife)	Sanction Fee equal to 200 times the present monthly stallage.
3.	Transfer of interest / change in the name of Permit Holder to third party in case of redeveloped markets	Sanction Fee equals to 800 times the present monthly stallage.
4.	Transfer of interest / change in the name of Permit Holder to third party in case of other markets (not redeveloped)	Sanction Fee equals to 400 times the present monthly stallage.
5.	Admission of partner (s)	Sanction Fee equals to 200 times the present monthly stallage. This charge will be imposed at every event of inclusion of partner(s).

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6.	For change of Private Limited Company to Public Limited Company or vice versa	Sanction Fee equals to 200 times the present monthly stallage.
7.	Change of Director	Sanction Fee as in Sl. No. 1 to 5 of (E) above, as the case may be.

Note :

1. In case of Share Transfer, Mutation charge will be realized proportionately.
2. Any case of change of entity e. g. individual permit-holder to partnership, public or private limited company, etc. will be treated as 3rd party transfer and will attract sanction fee as in Sl. No. 4 as above.

F) Sub - Floor

1.	If for storing goods (existing)	Stallage for the Sub-Floor area @ 50% of rate of stallage for existing stall [<u>subject to approval of Sr. Suptd. (Mkt.)</u>]
2.	If used as counter for selling goods / business or as office (existing)	Stallage for the Sub-Floor area at rate of stallage for existing stall [<u>subject to approval of Senior Superintendent (Mkt.)</u>]
3.	Construction of new Sub-Floors	(a) Stallage for the Sub-Floor area at rate of stallage for existing stall [<u>Subject to approval of Ch. Manager (Mkt.) on technical recommendation of Dy. Ch. Engr. (C)/ Mkt.</u>] (b) Sanction Fee equals to 100 times the monthly stallage for the Sub-Floor area.

Note :

- 1) Roof Height < 4 ft. will be treated as “**Loft**” (no stallage will be charged)
- 2) Roof Height ≥ 4 ft and < 7 ft will be treated as “**Sub-Floor**” (stallage will be charged as above)
- 3) Roof Height ≥ 7 ft. will be treated as “**Upper Floor**” (stallage for Upper floor area will be charged at rate of stallage of existing stall)

G) Various Charges

1.	Temporary space for commercial use	To be determined on case to case basis by Spl. M. C. (Rev.)
2.	Duplicate Receipt for stallage / fee etc.	Rs. 50/- each
3.	Commercial shooting charges payable by the Producer / Company	To be determined on case to case basis by Spl. M. C. (Rev.)
4.	For recording the trade name of a stall	Sanction Fee equals to 2 (two) times the monthly stallage
5.	For change in the trade name where the RPH / Licensee does not change	Sanction fee equals to 5 (five) times the monthly stallage.
6.	Maintenance Charge	As per the following decisions of the Meeting of Mpl. Corporaion vide Agenda No. 9 th, Item No.: 9. dt. 30.08.2022; — I. That the rate of Maintenance Charge may be fixed at 50% of the rate of stallage in respect of all kinds of stall, shops, slabs, sheds etc. as the case may be, as per the existing schedule of rates, taxes, fees and charges of Market Department, so passed by the Corporation in its Budget meeting as may be prevalent at that material time. II. That the Maintenance Charge as may be fixed in terms of point (i) above, may be enhanced by 10%, after a gap of every 5 (five) years from the date of passing of Resolution of Corporation in this matter, on the basis

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	<p>of the Schedule of rates, taxes, fees and charges of Market Department as may be prevalent at that material time.</p> <p>III. That the mutation / amalgamation / separation or any other charges as may be determined on the basis of the existing schedule of rates, taxes, fees and charges of Market Department, so passed by the Corporation in its Budget meeting will be calculated as per existing system and procedure excluding the maintenance charges.</p> <p>IV. That the maintenance charge as stated in point (i) above, may not be imposed in case of the Lessee /Licensee / RPHs of KMC Market who are paying stallage @ of Rs. 10 or more by virtue of renewal of lease / license agreement or any other reason thereof. Further, for such cases, where there is an existing agreement with the incorporation of maintenance charges in the stallage charges itself, in those cases also no further maintenance charge will be imposed separately.</p>
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Note :

So far as Press / Electronic Media are concerned, they will have to obtain prior permission from the Municipal Secretary for shooting in KMC Markets. However, no fee will be charged for news coverage.

H) Extension of Stall

Extension of Stall will not be allowed.

I) Amalgamation

Case - A : Amalgamation of Stall-to-Stall, Stall-to-Office, Office-to-Stall (in case of demolition of existing partition wall)

Monthly stallage will be 2 times of the total monthly stallage of the stalls and Sanction Fee equals to 100 times of the monthly stallage of the amalgamated stall.

Illustration : Say, for Stall A, area = 100 Sqft. & Monthly Stallage = Rs. 200/-; for stall B, area = 50 Sqft. & Monthly Stallage = Rs. 100/-; Hence, Monthly Stallage of the Amalgamated Stall will be Rs. (200+100) x 2 times = Rs. 600/- & Sanction Fee for Amalgamation = Rs. (100+200)x2x100=Rs. 60,000/-

Case - B : Amalgamation (when the party intends to make ONLY ONE opening of size 4'X6' in the existing partition wall between two Stalls)

Monthly stallage will be 2 times of the total monthly stallage of the stalls and Sanction Fee equals to 50 times of the monthly stallage of the amalgamated stall.

Illustration : Say, for stall A, area = 100 Sqft & Monthly Stallage = Rs. 200/-; for Stall B, area = 50 Sqft. & Monthly Stallage = Rs. 100/-; Hence, Monthly Stallage of Amalgamated Stall will be (200+100)x2 = 600/- and Sanction Fee for Amalgamation = Rs. (100+200)x2x50 = 30,000/-

Case - C : Amalgamation of Office-to Office (when the party intends to make opening of size 4Ft.x6Ft. in the existing partition wall between two Offices)

Monthly Stallage will be 2 times of the total monthly stallage of the stalls and Sanction Fee equals to 25 times of the monthly stallage of the amalgamated stall.

Illustration : Say, for stall A, area = 100 Sqft. & monthly Stallage = Rs. 200/-; for stall B, area = 50 Sqft. & monthly Stallage = Rs. 100/-; Hence, Monthly Stallage of the Amalgamated Stall will be Rs. (200+100)x2 = Rs. 600/- and Sanction Fee for Amalgamation (for each opening) = Rs. (100+200) x 2 x 25 = Rs. 15,000/-

Note :

If application for amalgamation is received involving multiple stalls, calculation will be made as (stallage of stall A+stallage of stall B + stallage of stall C + stallage of stall D +) X 2. It is also clarified that the other conditions laid down in the schedule will remain the same. So far as the amalgamated total area is concerned, Market Supdt. concerned and A. E. (C) / Market will jointly certify the same for proper recording.

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J) **Separation**

Enhancement of daily Stallage by 100% and 100 Months' Stallage at enhanced rate as Sanction Fee. (However, no Separation will be allowed if the frontage is less than 8 Ft. after Separation. Area less than 100 Sqft. cannot be separated).

Note :-

1. In case of amalgamation / separation, technical viability will be the primary consideration for sanction.
2. If 2 (two) numbers of RPHs exist for a stall, the scheduled separation charge will be realized but there will be no mutation charge for the separated stalls.
3. In case of amalgamation / separation on payment of applicable fees, no further administrative charges will be applicable.

K) **Penalty / Fine**

1.	For effecting any change or additional Business without Prior approval.	Rs. 10,000/- For Mkt. Sl. No. 1 to 5 Rs. 8,000/- For Mkt. Sl. No. 6 to 19 Rs. 5,000/- for Mkt. Sl. No. 20 to 41
2.	For any encroachment of passage and displaying goods beyond stall limit.	Rs. 500/- per day For Mkt. Sl. No. 1 & 2 Rs. 300/- per day For Mkt. Sl. No. 3 to 16 Rs. 100/- per day For other markets
3.	For Transfer of Interest or any other change under para (E), i. e. mutation without prior approval	50 times the present monthly stallage
4.	For Submission of application for mutation either on inheritance ground or for transfer of interest after 180 days but less than a year from the date of death of RPH or date of transfer	50 times the present monthly stallage
5.	For non-submission of application for mutation either on inheritance ground or for transfer of interest within one year from the date of death of RPH or date of transfer	100 times the present monthly stallage
6.	For Amalgamation / Separation without prior permission	For Mkt. Sl. No. 1 & 2 : Rs. 1,00,000/- For Mkt. Sl. No. 3 to 15 : Rs. 50,000/- For Mkt. Sl. No. 16 to 41 : Rs. 25,000/-
7.	For any sort of work qualifying or not qualifying for administrative charge without prior approval of the authority	Rs. 5,000/-
8.	For throwing garbage etc.on passage	a) Rs. 200/- for each occurrence for Mkt. Sl. No. 1 to 5 b) Rs. 100/- for each occurrence for other markets.
9.	Non-Payment of Sanction Fee after expiry of 30 days from the dt. of communication	Interest @ 2% per month for each month of delay
10.	Non-Payment of stallage, E. C., A. R. & other dues within the due month	Interest @ 1% per month for each month of delay
11.	Re-connection fee after disconnection of electrical line.	Rs. 500/- per connection
12.	Penalty for tapping of electricity	Rs. 1,000/- per occurrence
13.	Penalty for construction of Sub-Floor without prior approval	50 times the stallage for the Sub-Floor area.
14.	Penalty for unauthorized conversion from Slab to Stall (As per Resolution of Mpl. Corporation Meeting Agenda No. 12 th / Item No. 09 / dt. 16.11.2022)	200 months' stallage at Slab rate

Note :-

1. Penalty will be imposed always in addition to usual charges as applicable.
2. In case of share transfer without prior approval, penalty will be charged proportionately.

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L) Charges / Fees / Penalty in case of Lease / License Agreement

Sl. No.	Regarding	License Agreement	Lease Agreement
1.	Mutation : Inheritance	100 times the existing monthly stallage, if not otherwise mentioned in the agreement.	30 times the existing monthly lease rent, if not otherwise mentioned in the agreement; if, however, copies of documents are not available, 90 times the existing stallage (Ref. Resolution of MIC Item No. M-21.6 / dt. 03.09.2011.)
	Other than inheritance i) With Prior Permission	400 times the existing monthly stallage, if not otherwise mentioned in the agreement.	50 times the existing monthly lease rent, if not otherwise mentioned in the agreement.
	ii) Without Prior Permission	Agreement will no longer be valid; Scheduled Charges / Fees / Penalty will be applicable.	150 times the existing monthly lease rent, if not otherwise mentioned in the agreement (Ref. Resolution of MIC Item No. M-21.6 / dt. 03.09.2011).
2.	Other items like Change of Business etc.	Scheduled charges will be applicable, if not otherwise mentioned in the agreement.	Scheduled charges will be applicable, if not otherwise mentioned in the agreement.
3.	Periodic escalation in monthly stallage / lease rent	20% escalation every 5/6 years, as the case may be, if not otherwise mentioned in the agreement.	20% escalation every 5/6 years as the case may be, if not otherwise mentioned in the agreement.
4.	Penalty / fine	Will be applicable as mentioned in Para (K)	Will be applicable as mentioned in Para (K)

M) Schedule of Variable Stallage for Squatter Vendors

Sl. No.	Trade	Rs.	Rate of Variable Stallage	
				Mkt. Sl. No.
1.	Vegetable	5.00	Every 6 hours per Head	1 to 3
		3.00	Every 6 hours per Head	other markets
2.	Fruits / Jalpan	10.00	Every 6 hours per Head	1 to 3
		8.00	Every 6 hours per Head	4 to 14
		5.00	Every 6 hours per Head	Other markets
3.	Eggs	5.00	Every 6 hours per Head	1 to 3
		3.00	Every 6 hours per Head	other markets
4.	Fish	10.00	Every 6 hours per Head	1 to 3
		8.00	Every 6 hours per Head	4 to 14
		5.00	Every 6 hours per Head	other markets
5.	Poultry (Import)	15.00	Per Basket Per Day	For all Mpl. markets
6.	Poultry (Sale, Slaughtering, Dressing, Piecing etc.)	15.00	Per Head Per Day	For all Mpl. markets
7.	Aarath (Fruits & Vegetables)	3.00	Per Petty / Basket Per Day	For all Mpl. markets

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N) Multiple Transactions to be made as :

Case - 1 : Where Amalgamation is involved	Case - 2 : Where Separation is involved
First - Conversion	First - Conversion
Second - Mutation	Second - Separation
Third - Change of Business	Third - Mutation
Fourth - Amalgamation	Fourth - Change of Business
Fifth - Excess Area Realization	Fifth - Excess Area Realization
Sixth - Others	Sixth - Others

Note :-

The Municipal Commissioner is empowered to amend the clauses, rates, fees etc. as above, at any time for the interest of KMC, in consultation with Hon'ble Mayor.