

**RATES, TAXES, FEES & CHARGES FOR THE YEAR 2022-2023**

**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.	Garihat 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.	Lansdowne Mkt.	4.00	3.50
9.	Bansdroni Mpl. Mkt.	4.00	3.50
10.	Regent Park Mpl. Mkt.	4.00	3.50
11.	Sakher Bazar Super Mkt.	4.00	3.50
12.	Poura Panya Bithika	4.00	3.50
13.	S. N. Roy Road Super Market	4.00	3.50
14.	Entally Market	4.00	3.50
15.	M. K. Municipal Market	4.00	3.50
16.	Gobra Municipal Market	4.00	3.50
17.	Sir Gurudas Market	3.50	3.00
18.	S. C. Allen Market	3.50	3.00
19.	Ultadanga Mpl. Market	3.50	3.00
20.	Manton Super Market	3.50	3.00
21.	Bakultala Market	3.50	3.00
22.	Santoshpur Mpl. Market	3.50	3.00
23.	Ramlal Municipal Market	3.50	3.00
24.	Jadavgarh Mpl. Market	3.50	3.00
25.	Bansdroni Kalitola Mpl. Mkt.	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 Mkt.	3.50	3.00
31.	Lt. Bholanath Mukherjee & Debapriya Bose Bazar	3.50	3.00
32.	Deshpriya Park Hawkers' Comer	2.50	-
33.	College Square Hawkers' Comer	2.50	-
34.	Kalighat Park Hawkers' Corner	2.50	-
35.	Garden Reach Hawkers' Mkt. Bichalighat	2.50	-
36.	Akra Fatak Hawkers' Market	2.50	-
37.	Bartala Hawkers' Market	2.50	-
38.	24/1 Nimtala Ghat St.	As per Agreement	-
39.	Ultadanga - VIP Rd. Crossing Mkt.	- Do -	-
40.	Pam Plaza	- Do -	-
41.	Dhakuria Market	- Do -	-

**Note :**

- (1) GST/ Other taxes, if any, as may be imposed by the Gol/GoWB/Parastatals from time to time, will be applicable.
- (2) Above rates will apply unless there is any other rate laid down in agreement/ allotment letter, etc. in respect of individual stalls/ slabs.

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- (3) Stalls/ Slabs which are paying stallages at rates higher than the above scheduled rates will however continue to pay such stallage until further order.
- (4) Stalls/ Slabs facing KMC Road will pay stallage @ 10% higher than other stalls / slabs
- (5) 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)
- (6) For sanctioned showcase, 20% extra over stallage will have to be paid for showcase area. (Say stall area = 100 sq. ft.; monthly stallage = Rs. 300/-; showcase area = 10 sq. ft.; Hence, monthly fee for showcase area = Rs.  $(300 \times \frac{10}{100}) \times 1.2 \times 10 =$  Rs. 36.00
- (7) Wall shops will not be sanctioned.
- (8) 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.
- (9) The stallages / rates / fees / charges for the Markets / Plazas / Malls, not enlisted above but which the Market Deptt., may take over in future or has already taken over, will be determined by the Mpl. Commissioner/ MMIC (Market), if not already fixed by the KMC authority.
- (10) 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.
- (11) In case of Lake Road and College Street Markets, Stallage against stalls / slabs not yet provided final rehabilitation in redeveloped market, will be charged at 50% of the scheduled rate. Scheduled rate will commence 2 (two) months after getting final rehabilitation.
- (12) In case of franchise agreements, 10% extra as surcharge over the monthly stallage will be applicable.

### **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 work 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 Plan 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.
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**

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|--|---|
| 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 |

### **Note :**

- (i) 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 falling which their licences may be revoked.

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### 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<br>(if the area of stall permits) |

#### Note :

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

### E) Mutation

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|--|--|
| 1. Transfer of interest through inheritance  | Sanction Fee equal to 100 times the present stallage.  |
| 2. Transfer of interest to the following relatives :-<br><br>i) Parents (Father/Mother)<br>ii) Son or Daughter or Daughter-in-law<br>iii) Brother or Sister<br>iv) Son's Son or Son's Daughter<br>v) Spouse (Husband / wife) | Sanction Fee equal to 200 times the present stallage.  |
| 3. Transfer of interest / change in the name of Permit Holder to third party in case of redeveloped markets  | Sanction Fee equal to 800 times the present stallage.  |
| 4. Transfer of interest / change in the name of Permit Holder to third party in case of other markets (not redeveloped)  | Sanction Fee equal to 400 times the present stallage.  |
| 5. Admission of partner (s)  | Sanction Fee equal to 200 times the present stallage. This charge will be imposed at every event of inclusion of partner(s). |
| 6. For change of Private Limited Company to Public Limited Company or vice versa   | Sanction Fee equal to 200 times the present stallage.  |
| 7. Change of Director  | Sanction Fee as in Sl. No. 1 to 5 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

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|--|--|
| 1. If for storing goods (existing)   | Stallage for the sub-floor area @ 50% of rate of stallage for existing stall [subject to approval of Sr. Suptd. (Mkt.)]  |
| 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 [subject to approval of Senior Superintendent (Market)]   |
| 3. Construction of new Sub-Floors  | (a) Stallage for the Sub-Floor area at rate of stallage for existing stall (Subject to approval of Ch. Manager (Mkt.) on technical recommendation of Dy. Ch. Engr. (C)/ Market.<br>(b) Fee of 100 times the monthly stallage for the Sub-Floor area. |

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## Note :

- 1) Roof Height < 4 ft. will be treated as "Loft" (no stallage will be charged)
- 2) Roof Height  $\geq$  4 ft and < 7 ft will be treated as "Sub-floor" (stallage will be charged as above)
- 3) Roof Height  $\geq$  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
  - 2) Duplicate Receipt for stallage / fee etc.
  - 3) commercial shooting charges payable by the producer / Company
  4. For recording the trade name of a stall
  5. For change in the trade name where the RPH/ Licensee does not change
- To be determined on case to case basis by Spl. M. C. (Rev.)  
Rs. 50/- each
- To be determined on case to case basis by Spl. M. C. (Rev.)  
Sanction Fee equal to 2 (two) times the monthly stallage
- Sanction fee equal 5 (five) times the monthly stallage.

## Note :

So far as Press/Electronic Media are concerned, they will have to obtain prior permission from the Municipal Secretary for shooting at 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)** Say, for Stall A, area = 100 Sqft. & monthly Stallage = Rs. 200/-; for stall B, area = 50 Sqft. & monthly Stallage = Rs. 100/-; Monthly Stallage of the Amalgamated Stall will be Rs. (200+100)X2 = 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)** Say, for stall A, area = 100 Sqft. & monthly Stallage = Rs. 200/-; for Stall B, area = 50 Sqft. & monthly Stallage = Rs. 100/-; Monthly Stallage of the Amalgamated Stall will be Rs. (200 + 100) X2 = Rs. 600/- and Sanction Fee for Amalgamation = Rs. (100+200)X2X50 = Rs. 30,000/-.
- Case - C : **(Amalgamation of Office-to Office : when the party intends to make opening of size 4'x6' in the existing partition wall between two Offices)** Say, for stall A, area = 100 Sqft. & monthly Stallage = Rs. 200/-; for stall B, area = 50 Sqft. & monthly Stallage = Rs. 100/-; 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)x2x25 = Rs. 15,000/-.

## Note :

- 1) 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.

## 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.

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### K) Penalty / Fine

- |  |  |
|--|--|
| 1. For effecting any change or additional Business without Prior approval.   | Rs. 10,000/- For Mkt. Sl. No. 1 to 5<br>Rs. 8,000/- For Mkt. Sl. No. 6 to 19<br>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<br>Rs. 300/- per day For Mkt. Sl. No. 3 to 16<br>Rs. 100/- per day For other markets<br>50 times the present stallage |
| 3. For Transfer of Interest (or any other change under para E i. e. mutation) without prior approval   | 50 times the present 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 | 100 times the present 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 stallage   |
| 6. For Amalgamation / Separation without prior permission  | For Mkt. Sl. No. 1 & 2 : Rs. 1,00,000/-<br>For Mkt. Sl. No. 3 to 15 : Rs. 50,000/-<br>For Mkt. Sl. No. 16 to 41 : Rs. 25,000/-<br>Rs. 5,000/-                  |
| 7. For any sort of work qualifying or not qualifying for administrative charge without prior approval of the authority   |  |
| 8. For throwing garbage etc.on passage   | a) Rs. 200/- for each occurrence for Mkt. Sl. No. 1 to 5<br>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.  |

**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

### 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).

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Sl. No.	Regarding	License Agreement	Lease Agreement
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 as mentioned in Para K	Will be applicable	Will be applicable

### M) Schedule of Variable Stallage for Squatter Vendors

Sl. No.	Trade	Rate of Variable Stallage		
		Rs.		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
3.	Eggs	5.00	Every 6 hours per Head	Other markets
		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.	Poultry (Import)	5.00	Every 6 hours per Head	other markets
		15.00	per Basket per Day	
6.	Poultry (Sale, Slaughtering, Dressing, Piecing etc.)	15.00	per Head per day	
7.	Aarath (Fruits & Vegetables)	3.00	per Petty/ Basket per Day	

### 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 Realisation	Fifth - Excess Area Realisation
Sixth	- Others	Sixth - Others

**Note :-**  
The Municipal Commissioner is empowered to amend the clauses, as above, in consultation with Hon'ble Mayor.