

হাওড়া মিউনিসিপ্যাল কর্পোরেশন



৪, মহাত্মা গান্ধী রোড
হাওড়া - ৭১১১০১

২৭ - ০৬ - ২০১৫

তারিখের মেয়র পরিষদ সভার গৃহীত সিদ্ধান্ত :-

০২. হাওড়া পুর নিগমের অধীনস্থ বাজারসমূহের প্রশাসনিক কার্যাদি যথা পারমিটের প্রবর্তন, স্ট টার্ম অ্যালটী থেকে পার্মানেন্ট অ্যালটীতে পরিবর্তন, চেঞ্জ অফ বিজনস, ক্ষেত্রবিশেষে দোকানদারদিগের মিউটেশন / সেপারেশন / অ্যামালগামেশনের আবেদন, সাব ফ্লোর সহ বিভিন্ন বাজারের স্টল / দোকান, স্ল্যাবের উপর দোকান ও খোলা জায়গার ভিন্ন ভিন্ন ব্যসায় নিযুক্ত দোকানের ভিন্ন ভিন্ন ভাড়ার হার নির্ধারণ, অনুমতি বিহীন কার্যাদি তথা নিয়ম বহির্ভূত কাজের জন্য জরিমানা প্রয়োগের হার ইত্যাদি বিবেচনার ক্ষেত্রে বর্তমান আইনে সুনির্দিষ্ট কোন নিয়মনীতির উল্লেখ না থাকায় অসুবিধার সম্মুখীন হতে হচ্ছে এবং মাসিক ভাড়া ব্যতীত রাজস্ব আদায়ের অন্য দিকগুলির বিষয়ে কোন সিদ্ধান্তে উপনীত হওয়া যাচ্ছেনা। এমতাবস্থায় আইন আধিকারিকের অভিমত অনুসারে, গভর্নমেন্ট প্লীডারের অনুমোদন গ্রহণের পর কলকাতা পুর নিগমের সংশ্লিষ্ট বিভাগের প্রবর্তিত নিয়মনীতির অনুসরণে নতুন নিয়মনীতির একটি খসড়া প্রস্তাব পেশ করা হল। সে বিষয়ে আলোচনা ও সিদ্ধান্ত গ্রহণ।

সিদ্ধান্তঃ

ক) হাওড়া পুর নিগমের অধীনস্থ বাজারসমূহের উপরিবর্ণিত প্রশাসনিক কার্যাদি সুষ্ঠু সমাপনকল্পে কলকাতা পুর নিগমের সংশ্লিষ্ট বিভাগের প্রবর্তিত নিয়মনীতির অনুসরণে নতুন নিয়মনীতির সংযোজিত খসড়া প্রস্তাবটি অনুমোদন করা হল।

খ) একই সাথে সংশ্লিষ্ট বিভাগের প্রবর্তিত নিয়মনীতির অনুসরণে নতুন নিয়মনীতির সংযোজিত খসড়া প্রস্তাবটির একটি কপি মাননীয় ডেপুটি মেয়র মহাশয়ের সমীপে প্রেরণ করবার সিদ্ধান্ত গৃহীত হল।

কর্তৃপক্ষ / পরিচালক / অফিস

১২/৬/১৫
০৬/০৬/১৫

কলকাতা মিউনিসিপ্যাল কর্পোরেশন

মেয়র পরিষদসভার আলোচ্যসূচী

১০৩৭

হাওড়া পুর নিগমের অধীনস্থ বাজারসমূহের প্রশাসনিক কার্যাদি যথা পারমিটের প্রবর্তন, স্ট টার্ম অ্যালটি থেকে পার্মানেন্ট অ্যালটিতে পরিবর্তন, চেন্স অফ বিজনেস, ক্ষেত্রবিশেষে দোকানদারদিগের মিউটেশন/সেপারেশন/অ্যামাল্গামেশনের আবেদন, সাব ফ্লোর সহ বিভিন্ন বাজারের স্টল/দোকান, স্ল্যাবের উপর দোকান ও খোলা জায়গার ভিন্ন ভিন্ন ব্যবসায় নিযুক্ত দোকানের ভিন্ন ভিন্ন ভাড়ার হার নির্ধারণ, অনুমতি বিহীন কার্যাদি তথা নিয়ম বহির্ভূত কাজের জন্য জরিমানা প্রয়োগের হার ইত্যাদি বিবেচনার ক্ষেত্রে বর্তমান আইনে সুনির্দিষ্ট কোন নিয়মনীতির উল্লেখ না থাকায় অসুবিধার সম্মুখীন হতে হচ্ছে এবং মাসিক ভাড়া ব্যতীত রাজস্ব আদায়ের অন্য দিকগুলির বিষয়ে কোন সিদ্ধান্তে উপনীত হওয়া যাচ্ছেনা। এমতাবস্থায় আইন আধিকারিকের অভিমত অনুসারে, গভর্নমেন্ট প্লীডারের অনুমোদন গ্রহণের পরে কলকাতা পুর নিগমের সংশ্লিষ্ট বিভাগের প্রবর্তিত নিয়মনীতির অনুসরণে নতুন নিয়মনীতির একটি খসড়া প্রস্তাব পেশ করা হল। সে বিষয়ে আলোচনা ও সিদ্ধান্ত গ্রহণ।

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২৩-৬-২০১৫

০৪/০৬/১৫
০৬.০৬.২০১৫

সহ প্রযুক্তিবিদ (বাজার)
হাওড়া পুর নিগম

মাননীয় মেয়র পারিষদ
সচিব

০৪/০৬/১৫
০৬.০৬.২০১৫

মাননীয় মেয়রের ০৪/০৬/১৫ তারিখের আদেশানুসারে মেয়র পরিষদ সভায় উত্থাপনের জন্য পেশ করা হল।

০৪/০৬/১৫
০৬.০৬.২০১৫

সহ প্রযুক্তিবিদ (বাজার)
হাওড়া পুর নিগম

১৫/৬/১৫

কমিটি ২৩-০৬-২০১৫ তারিখের ...
সে প. সভার ০২ নং আলোচ্য পটী অনুযায়ী
প্রস্তুতকৃত হয়ে হাওড়া পুর নিগমের সভায় উপস্থাপিত হইবে
জরুরি এবং পবিত্রী স্বাক্ষর করা।

১৫/৬/১৫
সচিব

কমিটি পৌর নিগম

সহ প্রযুক্তিবিদ -
(স্বাক্ষর)



MARKET DEPARTMENT

Draft Schedule of rates/fees/charges for Permanent, Short-term and Squatter Vendors for the financial year 2015 – 2016

13.01.2015 - 02
20-05-2015 - 02

A. Minimum Rates of Stall age of Shops/Stalls, Sheds/Slabs & Spaces (per Sq. Ft. per Month)

Sl.No.	Name of the Market	For Shops/Stalls	For Sheds/Slabs (Open)
1	Haraganj Market	5.00	4.00
2	Stadium Market	As per Agreement for occupied existing stalls	
3	Danesh Shaikh lane Market	4.00	3.00
4	Sarat Katra Market	4.00	
5	Paschim Howrah Bipanan Kendra	4.00	
6	Kamardanga Shopping Complex	4.00	
7	Howrah Hut Complex	As per Agreement for occupied existing stalls	

Note-1:

Service Tax / other taxes, if any, as may be imposed by the GOI / GOWB / parastatals from time to time, will be applicable.

Note-2:

Stalls/Slabs which are paying stallages at rates higher than the above scheduled rates will however continue to pay such stallage until further order.

Note-3:

Stalls / slabs facing HMC Road will pay stallage @10% higher than other stalls / slabs.

Note-4:

Stalls with A.C. facility will pay 25% extra as surcharge over the monthly stallage. (Such surcharge will not be considered in calculation of rent/stallage.)

Note-5:

For sanctioned showcase, 20% extra over stallage will have to be paid for showcase area.

(Say, stall area = 100 sq. ft.; monthly stallage = ` 300/-; showcase area = 10 sq. ft.; hence, monthly fee for showcase area = ` (300÷100)×1.2×10 = `36.00.)

Note-6:

Wall shops will not be sanctioned.

11/06/15

কমিটি / বাস্তবায়ন
কমিটি / বাস্তবায়ন
কমিটি / বাস্তবায়ন

11.06.2015

Note-7:

Fresh allotment of stalls / slabs of all markets marked in SI No. A in P.N. -1 will be made on the basis of fresh applications by intended buyers. Initial one time Lease Premium/ Application Money and Stallage, Lease Rent/ License Fees will be fixed case to case of fresh allotment by the appropriate HMC authority.

Note-8:

The stallages/rates/fees/charges for the Markets/Plazas/Malls, not enlisted above but which the Market Department may take over in future or has already taken over, will be determined by the Municipal Commissioner / MMIC (Market), if not already fixed by the HMC authority.

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, Executive Engineer (Market) will give sanction after obtaining technical recommendation of A.E (Market) without any administrative charge.

(b) Necessary cost estimate as per PWD schedule will be prepared by A.E(Market) for other work not mentioned in 1(a) & 3. Executive Engineer (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 A.E(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 & A.C. Machine only) detailing the work that he / she intends to do. This will be applicable for both 1(a) & 1(b)]

2. For any change in structure, a Blue-Print Plan is to be submitted. Executive Engineer (Market) will accord sanction on the basis of technical recommendation from A.E (Market) subject to payment of Administrative Charge by the stall / slab-holder @25% of the cost estimate prepared by the A.E (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, A.E (Market) is to give sanction without any Administrative Charge. But the party will be liable to pay `750/- (Rupees Seven Hundred 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% and 60 months' stallage at such enhanced rate as 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 Fee

Note-1:

Conversion may be allowed on payment of arrear Renewal Fee, if any, @ 2 Month's Stallage per year.

All Squatter Allottees (not Squatter Vendors) and Short Term Allottees must get converted to Permanent Allottees on payment of the above charges failing which their licences may be revoked.

D. Change of Business

- | | |
|------------------------|--|
| 1. Change of Business | 25 (Twenty Five) months' stallage as Fee |
| 2. Additional Business | 25 (Twenty Five) months' stallage as Fee
(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.
- 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 | Fee equal to 20 times the present Stallage. |
| 2. Transfer of interest to the following relatives:- | Fee equal to 30 times the present Stallage. |
| <ol style="list-style-type: none"> i) Son or Daughter or Daughter-in-law ii) Brother or Sister iii) Son's son or Son's daughter iv) Spouse | |
| 3. Transfer of interest / change in the name of Permit Holder to third party in case of re-developed markets | Fee equal to 100 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) | Fee equal to 50 times the present Stallage. |
| 5. Admission and/or exclusion of partner(s) | Fee equal to 100 times the present stallage. This charge will be imposed at every event of inclusion or exclusion of Partner. |
| 6. For change of Private Limited Company to Public Limited Company or vice versa | Fee equal to 100 times the present Stallage. |
| 7. Change of Director | Fee as in Sl. No. 1 – 5 above, as the case may be. |

Note: In case of *Share Transfer*, mutation charge will be realized proportionately.

F. Sub-Floor

- | | |
|--|---|
| 1. If for storing goods (existing) | Stallage for the Sub-Floor area @ 50% of rate of stallage for existing stall {subject to approval of Assistant Engineer (Market)} |
| 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 Executive Engineer (Market)} |

Note: No new sub-floor will be allowed. 20-03-2020 - (8)
 Roof height < 4 Ft. will be treated as .Loft. (No stallage will be charged)
 Roof height = 4 Ft. and < 7 Ft. will be treated as Sub-Floor. (stallage will be charged as above)
 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 MMIC (Market) |
| 2. Duplicate Rent Receipt | Rs.50/- each |
| 3. Commercial shooting charges payable by the Producer/Company {subject to approval of Executive Engineer (Market)} | Minimum Rs.10, 000/- per day |
| 4. For recording the trade name of a Stall | Fee equal to 2 (two) times the Stallage. |
| 5. For change in the trade name where the ownership does not change | Fee equal to 5 (five) times the 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, and Office-to-Stall – in case of demolition of existing partition wall) Say, for stall A, area = 100 Sq.Ft. & monthly Stallage = Rs.200/-; for stall B, area = 50 Sq.Ft. & monthly Stallage = Rs.100/-; Monthly Stallage of the Amalgamated Stall will be Rs. $(200+100) \times 2 = \text{Rs.}600/-$ and Fee for Amalgamation = $\text{Rs.}(100+200) \times 2 \times 50 = \text{Rs } 30,000/-$

Case-B: (Amalgamation: when the party intends to make ONLY ONE opening of size 4 'x 6 ' in the existing partition wall between two Stalls) Say, for stall A, area = 100 Sq.Ft. & monthly Stallage = Rs.200/-; for stall B, area = 50 Sq.Ft. & monthly Stallage = Rs.100/-; Monthly Stallage of the Amalgamated Stall will be Rs. $(200+100) \times 2 = \text{Rs.}600/-$ and Fee for Amalgamation = Rs. $(100+200) \times 2 \times 25 = \text{Rs}15, 000/-$

Case-C: (Amalgamation of Office-to-Office: when the party intends to make opening of size 4 'x 6 ' in the existing partition wall between two offices) Say, for stall A, area = 100 Sq.Ft. & monthly Stallage = Rs.200/-; for stall B, area = 50 Sq.Ft. & monthly Stallage = Rs.100/-; Monthly Stallage of the Amalgamated Stall will be Rs. $(200+100) \times 2 = \text{Rs.}600/-$ and Fee for Amalgamation (for each opening) = Rs. $(100+200) \times 2 \times 15 = \text{Rs } 9,000/-$

Case-D: In case of redeveloped markets, fees will be determined by MMIC(Market) on case to case basis.

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 amalgamated total area is concerned, Market Superintendent concerned and A.E.(C)/Market will jointly certify the same for proper recording.

J. Separation

Enhancement of daily Stallage by 25% and 25 Months' Stallage at enhanced rate as Separation Fee.

(However, no separation will be allowed if the frontage is less than 8 Ft. after separation. Area less than 100 Sq.Ft. cannot be separated).

02
20-05-2022 - (C)

Note: (i) In case of amalgamation / separation, technical viability will be the primary consideration for sanction.

(ii) If 2 (two) nos. of RPHs exist for a stall, the scheduled separation charge will be realized but there will be no mutation charge for the separated stalls.

K. Penalty/Fine

- | | |
|--|--|
| 1(a). For effecting any change or additional business without prior approval | Rs.10, 000/- for Mkt. Sl. No. 1 to 2
Rs.8,000/- for Mkt. Sl. No. 3, 4, 5, 6,7 |
| 1(b). For effecting any additional business where stall area is less than 50 Sq.Ft. | Double the amount in Sl. No. 1(a) above. |
| 2. For encroachment of passage and displaying goods beyond stall limit | Rs.100/- per day for all markets |
| 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 non-submission of application for mutation on inheritance ground within 180 days from the date of death of RPH | 50 times the present Stallage. |
| 5. For Amalgamation/Separation without prior Permission | Rs. 25000/- For all markets |
| 6. For any sort of work qualifying or not qualifying for administrative charge without prior approval of the authority | Rs 2500/- |
| 7. For throwing garbage etc. on passage | Rs 100/- Per Occurrence For all markets |
| 8. Non-payment of Initial Stallage after expiry of 30 days from the date of communication | Interest @2% per month for each month of delay |
| 9. Non-payment of Stallage, E.C., A.R. & other dues within the due month | Interest @1% per month for each month of delay |
| 10. Re-connection fee after disconnection of electrical line | Rs. 500/- per connection |
| 11. Penalty for tapping of electricity | Rs. 1,000/- per occurrence |

Note: (i) Penalty will be imposed always in addition to usual charges, as applicable.

(ii) In case of share transfer without prior approval, penalty will be charged proportionately.

L. Charges / Fees / Penalty in case of Lease / License Agreements

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 .

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20-05-2020 - (3)

	Other than inheritance:		
	With Prior Permission	100 times the existing monthly stallage, if not otherwise mentioned in the agreement	25 times the existing monthly lease rent, if not otherwise mentioned in the agreement
	Without prior permission	Agreement will no longer be valid; scheduled charges / fees / penalty will be applicable	100 times the existing monthly lease rent, if not otherwise mentioned in the 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	10% escalation every 5 / 6 years, as the case may be, if not otherwise mentioned in the agreement	10% escalation every 5 / 6 years, as the case may be, if not otherwise mentioned in the agreement

M. Schedule of Variable Stallage for Squatter Vendors

SL NO	Trade	Amount	Rate of Variable Stallage	Mrk.SI.NO
1	Vegetable	5.00	Every 6 hours per Head	For all Markets as applicable
2	Fruits/Jalpan/Misc.	10.00	Every 6 hours per Head	For all Markets as applicable
3	Eggs	5.00	Every 6 hours per Head	For all Markets as applicable
4	Fish	10.00	Every 6 hours per Head	For all Markets as applicable
5	Poultry (Sale, Slaughtering, Dressing, Piecing etc.)	15.00	Per Head per Day	

M. Multiple Transactions to be made as:-

Case-1: Where Amalgamation is involved

- First - Conversion
- Second - Mutation
- Third - Change of Business
- Fourth - Amalgamation
- Fifth - Excess Area Realisation
- Sixth - Others

Case-2: Where Separation is involved

- First - Conversion
- Second - Separation
- Third - Mutation
- Fourth - Change of Business
- Fifth - Excess Area Realisation
- Sixth - Others

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

11/06/15

11-06-2015
मुख्य निवासी / वसतिगार कर्मचारी
मुख्य निवासी / वसतिगार कर्मचारी

Existing Rates of different markets in HMC

ANNEXURE-2

02

20-05-2020

9

A. HARAGANJ MARKET

1. ROOM/STALL

SL NO	SQ.FT	AMOUNT
a.	1-30	Rs. 3/-
b.	31-50	Rs. 2.5/-
c.	51-100	Rs. 2.25/-
d.	101-150	Rs. 2/-
e.	151-220	Rs. 1.75/-
f.	220^	Rs. 2/-

2. DAILY VENDER

a) Rs.5/- per day by coupon

3. FIXED STALL

1.Rent - Rs. 50/-

2.Garbage Charge - Rs.15/- .

Total - Rs.65/- per Month

B. SARAT KATRA MARKET

1. Per stall @ Rs.2/- per sq.ft /per Month .

C. DANESH SEKH LANE MARKET

1. Room - Rs.3/- per Sq.ft.

2. Stall - Rs.2/- per Sq.ft.

3. Daily vender - Rs.5/- /per day by coupon

D. PASCHIM HOWRAH BIPANAN KENDRA

1. Service Charge - Rs. 100/-

2. License Fee - Rs 50/-

Total - Rs.150/- per Month

E. KAMARDANGA SHOPPING COMPLEX

NIL

F. STADIUM MARKET

1. Monthly Lease Rent - i) Net Area - Rs. 2/- per Sq.ft .

ii) Service Area - Rs 1/- per Sq.ft.

2. Lease premium - i) Ground Floor - Rs. 1300-1000/- per Sq.ft

ii) 1st Floor - Rs. 800-600/- per Sq.ft

iii) 2nd Floor - Rs. 400/- per Sq.ft

G. HOWRAH HAT COMPLEX

1. Lease Rent

i). Stall - Rs.100/- per year

ii) Gaddi - A - Rs.500/- per year

B - Rs.400/- per year

C - Rs.300/- per year

D - Rs.200/- per year

20/4/2020

11/06/15

11/06/15

11.06.2015