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TARIFF AUTHORITY FOR MAJOR PORTS

G.No. 382

New Delhi,

30 October 2019

NOTIFICATION

In exercise of the powers conferred under Section 49 of the Major Port Trusts Act, 1963 (38 of 1963), the Tariff Authority for Major Ports hereby disposes of the proposal received from Kolkata Port Trust (KOPT) to re-notify Schedule of Rent for Buildings of KOPT at Kolkata, as in the Order appended hereto.

(T.S. Balasubramanian)

Member (Finance)

Tariff Authority for Major Ports
Case No. TAMP/62/2016 – KOPT

Kolkata Port Trust

QUORUM

Applicant

- (i). Shri. T.S. Balasubramanian, Member (Finance)
- (ii). Shri. Rajat Sachar, Member (Economic)

ORDER

(Passed on this 10th day of October 2019)

This case relates to proposal received from Kolkata Port Trust (KOPT) to re-notify the lease rent for the various Buildings of KOPT at Kolkata.

2.1. Based on a proposal filed by the KOPT in September 2016, this Authority vide its Order no. TAMP/62/2016-KOPT dated 29 March 2017 had approved the rentals for the Land and Buildings of KOPT at Kolkata and Haldia. This Order was notified in the Gazette of India on 31 May 2017 vide Gazette No. 224. As per the said Order, the Rent Schedules for the land and buildings of KOPT at Kolkata and Haldia was made effective retrospectively from 07 April 2016 and is to remain valid for a period of 5 years upto 06 April 2021.

2.2. For the reasons as brought out in the above referred Order, the rentals for the structures of KOPT at Kolkata were prescribed on an adhoc basis and the KOPT was advised to come up with a well analyzed proposal within two months from the date of notification of the Order passed to fix rentals for the structures of KOPT at Kolkata, based on the market value as stipulated in the Land Policy Guidelines of 2014.

3.1. The KOPT vide its letter dated 18 June 2018 had filed a proposal for revision of Schedule of Rent for Buildings of KOPT at Kolkata and requested to approve the rates as already proposed by KOPT in its proposal of September 2016.

3.2. For the reasons as brought out in the Order No. TAMP/62/2016-KOPT dated 31 July 2018, this Authority vide the said Order had approved the rentals for the various structures of KOPT at Kolkata, as proposed by KOPT earlier in its proposal of September 2016, which had culminated into the Order no. TAMP/62/2016-KOPT dated 29 March 2017. The said Order was notified in the Gazette of India on 23 August 2018 vide Gazette No. 319. The rentals for the structures as approved vide the above said Order came into effect prospectively after expiry of 30 days from the date of notification of the Order in the Gazette of India and its validity was prescribed to remain co-terminus to the validity prescribed in respect of the rentals fixed for the KOPT lands at KDS and HDC.

4.1. In this backdrop, the KOPT vide its letter no. Lnd. 464/F/RFC/Implementation of SOR/18/157 dated 17 April 2019 has made the following submissions:

- (i). The Gazette notification no. 319 was notified in the Gazette of India in 23.08.2018 in relation to TAMP's Order no. TAMP/62/2016-KOPT dated 03.08.2018 in respect of revision of Schedule of Rent for Buildings of KOPT at Kolkata with prospective effect.
- (ii). Para 9.3 of the said Order which is reproduced below:
Accordingly, this Authority gives effect to the revised rentals for the various structures of KOPT at Kolkata, after expiry of 30 days from the date of notification of the Order passed in the Gazette of India and its validity shall remain co-terminus with the validity of the rentals fixed in respect of the KOPT lands at KDS and HDC upto 6 April 2021.
- (iii). Considering the said para no. 9.3, the rates notified by TAMP in respect of rates of rent of KOPT's structure vide Order no. TAMP/62/2016-KOPT dated 29.03.2017 is applicable for the period of 07.04.2016 to 21.09.2018 and rates notified in Order dated 31.7.2018 will be applicable from 22.09.2018 to 06.04.2021.

- (iv). At the time of implementation of Order dated 31.7.2018 which was notified in the Gazette of India on 23.08.2018, the following has been observed:
- (a). TAMP had notified rates of rent of KDS's structure as per KOPT's original proposed rates vide Gazette notification dated 31.05.2017 with retrospective effect from 07.04.2016 against SOR Zone no. 13(i,ii,iii,iv), 16(ii), 22, 24 (i,ii,iii), 30[(iv),b,c], 30 (v,vi), 31(ii), 39, 40(i,ii,iii), 41 and 42 and same was introduced by KOPT on 01.09.2017 after applying escalation @ 2.5% on 07.04.2017. Same escalation clause was further applied by KOPT on 07.04.2018.
 - (b). The same proposed rates of KOPT without any deviation of earlier Order dated 31.05.2017 was further notified by TAMP vide Gazette notification dated 23.08.2018 with prospective effect from 22.09.2018.
 - (c). If TAMP's subsequent notification without any escalation be introduced by KOPT against SOR zones which is mentioned in para (a) above, the existing rates may be reduced further and KOPT original proposed rates will be applicable w.e.f. 22.09.2018 in place of 16.04.2016.
 - (d). The KOPT has already raised the Bills from 22.09.2018 to 31.01.2019 considering escalated rates of TAMP's notification dated 31.05.2017 and have to be rectified through generation of credit notes for adjustment of GST.
- (v). Based on the above, it has been decided not to consider rates which were notified by TAMP vide Gazette notification dated 23.08.2018 against SOR Zone no. 13(i,ii,iii,iv) 16(ii), 22, 24 (i,ii,iii), 30[(iv),b,c], 30 (v,vi), 31(ii), 39,40(i,ii,iii),41 and 42 and to continue with the same rates which were notified by TAMP vide Gazette notification dated 31.05.2017 with retrospective effect from 07.04.2016 after applying escalation as on 07.04.2017 and 07.04.2018 @ 2.5% in existing lessees / licensees / unauthorised occupants as well as prospective lessees / licensees.

4.2. Accordingly, the KOPT has requested to re-notify the notification dated 23.08.2018 after deleting the rates against SOR Zone No. 13(i,ii,iii,iv) 16(ii), 22, 24 (i,ii,iii), 30 [(iv),b,c], 30 (v,vi), 31(ii), 39,40(i,ii,iii),41 and 42 with a clarification that rates of above mentioned zones will be applicable as per notification dated 31.05.2017 and same will be continued upto 06.04.2021 after applying annual escalation @ 2.5%.

5.1. With regard to the submissions made by KOPT, it is relevant here to mention that as brought out earlier, the rentals for the various structures of KOPT at Kolkata were earlier fixed vide Order of March 2017 on an adhoc basis and had come into effect retrospectively from 06 April 2016. Thereafter, as directed by this Authority, the rentals for the various structures of KOPT at Kolkata was revised in July 2018 and the revised rentals came into effect prospectively from 22 September 2018.

5.2. In the proposal filed by KOPT for revising the rentals in June 2018, the rentals for some of the structures had been proposed by the KOPT at the same level as was approved in March 2017. The impact of annual escalation had not been captured by KOPT then.

5.3. When the rentals for the structures were revised in July 2018, the rentals for all the structures had been prescribed as proposed by the Port. Thus, the rentals for some of the structures have been prescribed in July 2018, without capturing the escalation factor, though the rentals for the said structures had already been escalated twice till 2018.

5.4. The following table will explicitly explain the anomalous situation being faced by KOPT in respect of the rentals for the structures as indicated by KOPT:

(₹ /100Sq.M/ Month)								
Sl. No.	Location & Description of Structure	Monthly Rent as per 2011 Rent Schedule as on 7.4.2011	Updated Monthly Rent as on 7.4.2016 (after escalating @ 2% per annum)	Rentals as proposed by KOPT in its initial proposal)	Rentals approved by the Authority in March 2017 wef 06.04.2016	Escalated rentals as on 06.04.2018 @ 2.5% p.a	Rentals as proposed by KOPT in its proposal of June 2018	Rentals approved by the Authority in July 2018 wef 22.09.2018
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
13	"A" SHED JAGANNATH GHAT							
i	Ground Floor	10265	11333	14072	14072	14784	14072	14072
ii	First Floor	7187	7935	9850	9850	10349	9850	9850
iii	Office space on the Top Floor	5132	5666	7036	7036	7392	7036	7036
iv	Miscellaneous structure attached to the Warehouse such as Darwans Quarters Cook Houses etc.	6158	6799	8443	8443	8871	8443	8443
16	PATHURIAGHAT WAREHOUSE							
ii	First Floor Godowns (Compartment Nos. 6 to 10)	6648	7340	9608	9608	10094	9608	9608
22	4 shop rooms with verandah at Armenian Ghat	12163	13429	18049	18049	18963	18049	18049
24	OTHER STRUCTURES							
i	Building with pucca roof	12163	13429	4228*	4228	4442	4228*	4228*
ii	Building with R.T. and Asbestos roof	7643	8438	3223*	3223	3386	3223*	3223*
iii	Building with C.I. roof	4744	5238	2629*	2629	2762	2629*	2629*
25	HIDE ROAD GODOWNS							
i	Godowns, enclosed verandah & miscellaneous closed floor space	6670	7364	10338	10338	10861	10338	10338
ii	Open sided verandah space	3337	3684	5169	5169	5431	5169	5169
27	Jinjinrapole Sheds	7128	7870	9186	9186	9651	9186	9186
28	Structures/ Rooms In any Zone (not covered within mentioned within zones)							
i	Building with Pucca Roof	7643	8438	5035	5035	5290	5035	5035
ii	Building with R.T. and Asbestos roof	6175	6818	4028	4028	4232	4028	4028
iii	Building with C.I. roof	4744	5238	3287	3287	3453	3287	3287
iv	Lybian Depot Warehouse							
b	1st Floor	6304	6960	8130	8130	8542	8130	8130
c	2nd Floor upwards	6304	6960	6960	6960	7312	6960	6960
v	T.T. Sheds	6304	6960	6960	6960	7312	6960	6960
	1st Floor			4449	-	-	4449	4449
vi	T.T. Sheds Extension	4564	5039	6960	6960	7312	6960	6960
31	Import Warehouse "A" N.S.D.							
	1st Floor	3316	3661	4997	4997	5250	4997	4997
39	Budge Budge Godown / Sheds	2972	3281	4370	4370	4591	4370	4370
40i	Building with pucca roof			4228	4228	4442	4228	4228

ii	Building with R.T. and Asbestos roof			3223	3223	3386	3223	3223
iii	Building with C.I. roof			2629	2629	2762	2629	2629
41	Gangway and Pontoon of KoPT	-	-	128,000	128000	134480	128,000	128,000
42	Gangway and Pontoon of Party	-	-	9000	9000	9456	9000	9000

5.5. From the above table, it can be seen that the rentals as approved in July 2018 (as reflected in col. No. 9) is less than the escalated rentals as prevailing during the year 2018 (as reflected in col no. 7).

5.6. It is in this backdrop, that the KOPT has made a request to re-notify the rentals for the structures as approved in July 2018, by deleting the rentals prescribed for the above referred structures, so that the rentals with the annual escalation can be continued till the expiry of the validity of Rent Schedule.

6. The deletion of rentals of some of the structures from the Rent Schedule approved and notified in July/ August 2018, as requested by the KOPT, would require re-numbering of the rentals of other structures. Further, to ascertain the rentals for the structures of KOPT at Kolkata, two different Rent Schedules will have to be referred. To avoid all such avoidable chaos and confusion, KOPT was requested vide our letter dated 26 April 2019 to propose a full-fledged Rent Schedule for the structures of KOPT at Kolkata, by incorporating the escalated rentals in respect of the above referred structures and by proposing the rentals as proposed by it in June 2018 in respect of other structures.

7.1. In this backdrop, the KOPT vide its letter no. Lan.464/F/RFC/Implementation of SOR/19/1836 dated 26 August 2019 has furnished a comparative position of the Rentals for the structures at KDS and has requested to notify full-fledged Rent Schedule for the structures of KOPT at Kolkata, by incorporating the escalated rentals in respect of the Zone No. 13 (i,ii,iii,iv) 16 (ii), 22, 23, 24 (i,ii,iii), 25 (i,ii), 27, 28 (i,ii,iii), 30 [(iv),b,c], 30 (v,vi), 31(ii), 39, 40 (i,ii,iii), 41 and 42 and as per the rentals as proposed in June 2018 in respect of other structures.

7.2. A summarized comparative position of the Rentals for the structures at KDS as furnished by KOPT is as follows:

(Rates in ₹ per 100 sq.m)

	Location & Description of Structure	Rentals proposed by KOPT & approved by TAMP in March 2017 wef 7.4.16	Escalated rentals as on 06.04.2018 @ 2.5% p.a	Rentals as proposed by KOPT in its proposal of June 2018 & approved by TAMP in July 2018 wef 22.9.2018	Diff of rate between escalated rate of 7.4.2016 and TAMP approved rate as on 22.9.2018	New rate as on 22.9.2018 should be
A	B	C	D=C*1.025*1.025	E	F=E-D	G
1	ARMENIAN GHAT WAREHOUSE					
i	Ground Floor Godowns	18800.51	19752.29	25983	6,230.71	25983
ii	First Floor Godowns	13160.20	13826.44	18189	4,362.56	18189
2	Calcutta Jetty Shed No. 1	18800.51	19752.29	23501	3,748.71	23501
3	CANNING WAREHOUSE					
i	Ground Floor Godowns	18800.51	19752.29	25983	6,230.71	25983
ii	First Floor Godowns	13160.20	13826.44	18189	4,362.56	18189
iii	Second Floor Godowns	9346.93	9820.12	11684	1,863.88	11684
4	CLIVE WAREHOUSE				-	
i	Ground Floor Godowns	18800.51	19752.29	23501	3,748.71	23501
ii	First Floor Godowns	13160.20	13826.44	16450	2,623.56	16450
iii	Second Floor Godowns	9346.93	9820.12	11684	1,863.88	11684
5	FAIRLIE WAREHOUSE				-	
i	Ground Floor Godowns	18800.51	19752.29	23501	3,748.71	23501
ii	First Floor Godowns	13160.20	13826.44	16450	2,623.56	16450
iii	Second Floor Godowns	9346.93	9820.12	11684	1,863.88	11684
6	CANNING WAREHOUSE (ANNEXE)				-	
i	Ground Floor Godowns	18800.51	19752.29	25983	6,230.71	25983
ii	First Floor Godowns	13160.20	13826.44	18189	4,362.56	18189

8	Import Warehouse (8 compartments)	18800.51	19752.29	23501	3,748.71	23501
9	Import Warehouse South.	18800.51	19752.29	23501	3,748.71	23501
10	Calcutta Jetty Shed No. 4	18800.51	19752.29	23501	3,748.71	23501
11	Calcutta Jetty Shed No. 5. (Northernmost Bay).	18800.51	19752.29	23501	3,748.71	23501
12	P-221/2, STRAND BANK ROAD				-	
i	Ground Floor (Shops).	24694.31	25944.46	30868	4,923.54	30868
ii	Ground Floor (Godowns).	18800.51	19752.29	23501	3,748.71	23501
iii	Ground Floor Annexe	10340.82	10864.32	12926	2,061.68	12926
iv	Second Floor	15668.89	16462.13	19586	3,123.87	19586
v	Top Floor.	15668.89	16462.13	19586	3,123.87	19586
13	"A" SHED JAGANNATH GHAT				-	
i	Ground Floor	14072	14784.40	14072	(712.39)	14784
ii	First Floor	9850	10349.08	9850	(498.68)	10349
iii	Office space on the Top Floor	7036	7392.20	7036	(356.20)	7392
iv	Miscellaneous structure attached to the Warehouse such as Darwans Quarters Cook Houses etc.	8443	8870.64	8443	(427.44)	8871
14	R.D.F. Godowns at Jagannath Ghat Road.	17463	18347.56	20579	2,231.44	20579
15	Jagannath Ghat Godowns	17463	18347.55	21829	3,481.78	21829
16	PATHURIAGHAT WAREHOUSE					
i	Ground Floor Godowns (Compartment Nos. 1 to 5)	14677	15420	18346	2,926.14	18346
ii	First Floor Godowns (Compartment Nos. 6 to 10)	9608	10094	9608	(486.40)	10094
iii	Ground Floor Pucca Godowns Nos. 12 to 17/2 (C.I.Roof).	14677	15420	18346	2,926.14	18346
17	Nimtallah Station Shed.	15136	15902	18920	3,017.66	18920
18	SAHEB BAZAR GODOWNS				-	
i	Nos. 3, 3A, 4 & 4A	12613	13252	15766	2,514.72	15766
ii	Godown No. 5	11859	12459	14823	2,364.33	14823
19	Ruthala Station Road	11186	11753	13983	2,230.27	13983
20	BAGHBAZAR WAREHOUSE				-	
i	Ground Floor Godown No. 1	10321	10843	13419	2,575.79	13419
ii	First Floor Godown No. 2 & 4, access by two wooden ramps	7228	7594	9393	1,799.34	9393
21	Cossipore Receiving Shed	7164	7527	9912	2,384.92	9912
22	4 shop rooms with verandah at Armenian Ghat	18049	18963	18049	(913.73)	18963
23	Shed at Outram Ghat	18801	19752	19319	(433.28)	19752
24	OTHER STRUCTURES				-	
i	Building with pucca roof	4228	4442	4228	(214.04)	4442
ii	Building with R.T. and Asbestos roof	3223	3386	3223	(163.16)	3386
iii	Building with C.I. roof	2629	2762	2629	(133.09)	2762
25	HIDE ROAD GODOWNS				-	
i	Godowns, enclosed verandah & miscellaneous closed floor space	10338	10861	10338	(523.36)	10861
ii	Open sided verandah space	5169	5431	5169	(261.68)	5431
26 i	Hoboken sheds (including naval transit sheds)	7164	7527	8955	1,428.40	8955
26 ii	Brooklyn T.N. Shed	6368	6691	7762	1,071.26	7762
26 iii	Brooklyn T.G. Shed	6637	6973	8150	1,176.69	8150
27	Jinjinrapole Sheds	9186	9651	9186	(465.04)	9651
28	Structures/ Rooms In any Zone (not covered within mentioned within zones)				-	
i	Building with Pucca Roof	5035	5290	5035	(254.90)	5290

ii	Building with R.T. and Asbestos roof	4028	4232	4028	(203.92)	4232
iii	Building with C.I. roof	3287	3453	3287	(166.40)	3453
29	Kantapur Sheds	7164	7527	8955	1,428.40	8955
30	TEA WAREHOUSES				-	
i	Hide Road Warehouse	6368	6691	7960	1,269.69	7960
ii	Sale Tea Warehouse	7865	8263	9023	760.27	9023
	First Floor Rate 70% of Ground Floor Rate	-	-	6316	6,316.10	6316
	2nd floor and above	-	-	4512	4,512.00	4512
iii	Sale Tea Warehouse (Annexe)	-	-	7932	7,932.00	7932
					-	
iv	Lybian Depot Warehouse				-	
a	Ground Floor	9744	10237	11615	1,377.53	11615
b	1st Floor	8130	8542	8130	(411.58)	8542
c	2nd Floor upwards	6960	7312	6960	(352.36)	7312
v	T.T. Sheds	6960	7312	6960	(352.35)	7312
	1st Floor	-	-	4449	4,449.00	4449
vi	T.T. Sheds Extension	6960	7312	6960	(352.35)	7312
31	Import Warehouse "A" N.S.D.				-	
i	Ground Floor	5126	5385	6407	1,021.91	6407
ii	1st Floor	4997	5250	4997	(252.97)	5250
iii	2nd Floor upwards	-	-	3661	3,661.00	3661
	HOWRAH				-	
32	SHED AT 14 FORESHORE ROAD, RAMKRISTOPUR				-	
i	Ground Floor Space	5490	5768	6667	898.68	6667
ii	First Floor Space	3849	4044	4667	623.33	4667
33	Station Shed (North) Ramkristopur	5626	5911	7033	1,121.76	7033
34	Station Shed (South) Ramkristopur	5626	5911	7033	1,121.76	7033
35	New Goods Shed Ramkristopur	5626	5911	7033	1,121.76	7033
36	Structures at 109, Foreshore Road, Ramkristopur	5699	5988	7124	1,136.25	7124
37	Nissen Sheds at 108, Foreshore Road, Ramkristopur	5574	5856	6967	1,111.28	6967
38	Small office Building at Timber Pond	2513	2641	3142	501.10	3142
	BUDGE BUDGE				-	
39	Budge Budge Godown/ Sheds	4370	4591	4370	(221.23)	4591
40i	Building with pucca roof	4228	4442	4228	214.04	4442
ii	Building with R.T. and Asbestos roof	3223	3386	3223	163.16	3386
iii	Building with C.I. roof	2629	2762	2629	133.09	2762
41	Gangway and Pontoon of KoPT	128000 (pm L.S)	134480 (pm L.S)	128000 (pm L.S)	(6480.00)	134480
42	Gangway and Pontoon of Party	9000 (pm L.S)	9455.63 (pm L.S)	9000 (pm L.S)	(455.63)	9455.63
43	Licence fee for hoardings for advertisements in Kolkata per sq.ft. per year	-	-	3530		3708.71
44	Howrah and Dock Zones	-	-	3530		3708.71

8.1. From the above table, it can be seen that the rentals for the Zone No. 13 (i,ii,iii,iv), 16 (ii), 22, 23, 24 (i,ii,iii), 25 (i,ii), 27, 28 (i,ii,iii), 30 [(iv),b,c], 30 (v,vi), 31(ii), 39, 40 (i,ii,iii), 41 and 42 as approved in July 2018 and which have come into effect in September 2018 is lower than the escalated rentals that was being levied by the port.

8.2. The rentals approved in July 2018 (effective from September 2018 onwards) are lower than the rentals being in force at KOPT due to application of escalation factor of 2.5% per annum with effect from April 2017 onwards. To overcome the anomalous position, this Authority is inclined to approve a full-fledged Rent Schedule for the structures of KOPT at Kolkata, by incorporating the escalated rentals in respect of the Zone No. 13 (i,ii,iii,iv), 16 (ii), 22, 23, 24 (i,ii,iii), 25 (i,ii), 27, 28 (i,ii,iii), 30 [(iv),b,c], 30 (v,vi), 31(ii), 39, 40 (i,ii,iii), 41 and 42 and by proposing the

rentals as proposed by it in June 2018 in respect of other structures, as brought out at column no. G above. The revised Rent Schedule for the various structures of KOPT at Kolkata is attached as **Annex**.

8.3. It is also clarified that the rentals in respect of the Zone No. 13 (i,ii,iii,iv), 16 (ii), 22, 23, 24 (i,ii,iii), 25 (i,ii), 27, 28 (i,ii,iii), 30 [(iv),b,c], 30 (v,vi), 31(ii), 39, 40 (i,ii,iii), 41 and 42, shall be escalated @ 2.5% per annum, with effect from 7 April 2019 onwards. The rentals in respect of other remaining Zones shall be escalated @ 2.5% per annum with effect from 22 September 2019 onwards.

(T.S. Balasubramanian)
Member (Finance)

RENTAL FOR THE STRUCTURES OF KOPT AT KOLKATA DOCK SYSTEM

	Location & Description of Structure	Rentals (₹.Per 100Sq.M/Month)
A	B	G
1	ARMENIAN GHAT WAREHOUSE	
i	Ground Floor Godowns	25983
ii	First Floor Godowns	18189
2	Calcutta Jetty Shed No. 1	23501
3	CANNING WAREHOUSE	
i	Ground Floor Godowns	25983
ii	First Floor Godowns	18189
iii	Second Floor Godowns	11684
4	CLIVE WAREHOUSE	
i	Ground Floor Godowns	23501
ii	First Floor Godowns	16450
iii	Second Floor Godowns	11684
5	FAIRLIE WAREHOUSE	
i	Ground Floor Godowns	23501
ii	First Floor Godowns	16450
iii	Second Floor Godowns	11684
6	CANNING WAREHOUSE (ANNEXE)	
i	Ground Floor Godowns	25983
ii	First Floor Godowns	18189
8	Import Warehouse (8 compartments)	23501
9	Import Warehouse South.	23501
10	Calcutta Jetty Shed No. 4	23501
11	Calcutta Jetty Shed No. 5. (Northernmost Bay).	23501
12	P-221/2, STRAND BANK ROAD	
i	Ground Floor (Shops).	30868
ii	Ground Floor (Godowns).	23501
iii	Ground Floor Annexe	12926
iv	Second Floor	19586
v	Top Floor.	19586
13	"A" SHED JAGANNATH GHAT	
i	Ground Floor	14784
ii	First Floor	10349
iii	Office space on the Top Floor	7392
iv	Miscellaneous structure attached to the Warehouse such as Darwans Quarters Cook Houses etc.	8871
14	R.D.F. Godowns at Jagannath Ghat Road.	20579
15	Jagannath Ghat Godowns	21829
16	PATHURIAGHAT WAREHOUSE	
i	Ground Floor Godowns (Compartment Nos. 1 to 5)	18346
ii	First Floor Godowns (Compartment Nos. 6 to 10)	10094
iii	Ground Floor Pucca Godowns Nos. 12 to 17/2 (C.I.Roof).	18346
17	Nimtallah Station Shed.	18920
18	SAHEB BAZAR GODOWNS	
i	Nos. 3, 3A, 4 & 4A	15766
ii	Godown No. 5	14823
19	Ruthtala Station Road	13983
20	BAGHBAZAR WAREHOUSE	
i	Ground Floor Godown No. 1	13419
ii	First Floor Godown No. 2 & 4, access by two wooden ramps	9393
21	Cossipore Receiving Shed	9912
22	4 shop rooms with verandah at Armenian Ghat	18963
23	Shed at Outram Ghat	19752
24	OTHER STRUCTURES	
i	Building with pucca roof *	4442

ii	Building with R.T. and Asbestos roof *	3386
iii	Building with C.I. roof *	2762
25	HIDE ROAD GODOWNS	
i	Godowns, enclosed verandah & miscellaneous closed floor space	10861
ii	Open sided verandah space	5431
26 i	Hoboken sheds (including naval transit sheds)	8955
26 ii	Brooklyn T.N. Shed	7762
26 iii	Brooklyn T.G. Shed	8150
27	Jinjinrapole Sheds	9651
28	Structures/ Rooms In any Zone (not covered within mentioned within zones)	
i	Building with Pucca Roof *	5290
ii	Building with R.T. and Asbestos roof *	4232
iii	Building with C.I. roof *	3453
29	Kantapukur Sheds	8955
30	TEA WAREHOUSES	
i	Hide Road Warehouse	7960
ii	Sale Tea Warehouse	9023
	First Floor Rate 70% of Ground Floor Rate	6316
	2nd floor and above	4512
iii	Sale Tea Warehouse (Annexe)	7932
iv	Lybian Depot Warehouse	
a	Ground Floor	11615
b	1st Floor	8542
c	2nd Floor upwards	7312
v	T.T. Sheds	7312
	1st Floor	4449
vi	T.T. Sheds Extension	7312
31	Import Warehouse "A" N.S.D.	
i	Ground Floor	6407
ii	1st Floor	5250
iii	2nd Floor upwards	3661
	HOWRAH	
32	SHED AT 14 FORESHORE ROAD RAMKRISTOPUR	
i	Ground Floor Space	6667
ii	First Floor Space	4667
33	Station Shed (North) Ramkristopur	7033
34	Station Shed (South) Ramkristopur	7033
35	New Goods Shed Ramkristopur	7033
36	Structures at 109, Foreshore Road, Ramkristopur	7124
37	Nissen Sheds at 108, Foreshore Road, Ramkristopur	6967
38	Small office Building at Timber Pond	3142
	BUDGE BUDGE	
39	Budge Budge Godown/ Sheds	4591
40i	Building with pucca roof *	4442
ii	Building with R.T. and Asbestos roof *	3386
iii	Building with C.I. roof *	2762
41	Gangway and Pontoon of KoPT **	134480 (pm L.S)
42	Gangway and Pontoon of Party #	9455.63 pm (L.S.)
43	Licence fee for hoardings for advertisements in Kolkata, Howrah and Dock Zones per sq.ft. per year	3708.71

* Land Cost of respective zones to be added for final rate.

** Includes foreshore occupation charge where Approach and/or back land belongs to KOPT only

Includes foreshore occupation charge subject to minimum of ₹ 27000/- where Approach and/or back land belongs to KOPT only

Note: The rentals in respect of the Zone No. 13 (i,ii,iii,iv), 16 (ii), 22, 23, 24 (i,ii,iii), 25 (i,ii), 27, 28 (i,ii,iii), 30 [(iv),b,c], 30 (v,vi), 31(ii), 39, 40 (i,ii,iii), 41 and 42, shall be escalated @ 2.5% per annum, with effect from 7 April 2019 onwards. The rentals in respect of other remaining Zones shall be escalated @ 2.5% per annum with effect from 22 September 2019 onwards.
