



Bengaluru NavaNirman Party (BNP)

MONTHLY NEWSLETTER

38th Edition || July 2025 Roundup

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Message from the Founder

Dear Bengalurigas,

Let's talk about Property Tax with regard to Parking Area.

What is the issue?

BBMP started serving notices to thousands of property owners in Bengaluru, citing under-declaration / evasion of Property Tax, over many years.

What is the background?

Pursuant to citizens filling in their eKhata applications, BBMP has been citing a mismatch between property area declared in Property Tax payment vs the property area declared in eKhata application.

Why did the mismatch happen?

Many citizens have been paying Property Tax on Super-Built-Up Area (SBA) that is clearly mentioned in their Sale Deed, which is effectively what they own in their apartment. They have not been paying Property Tax separately on the Parking Area (PA). However, in the eKhata Application, BBMP asks for details of both SBA as well as PA (both of which are mandatory) which citizens have been filling in. BBMP is adding the SBA to the PA for each property and compares it with the Property Tax payment for the property which is only on SBA, and hence claims that there is a mismatch.

Does Super-Built-up Area include Parking Area?

As per some of the experts BNP has engaged with, Parking Area (PA) is generally not included in the Super-Built-Up Area (SBA). SBA includes only the Carpet Area and the Other Common Areas.

So, where does Parking Area fit in?

Here is a piece of interesting information, which might come as a shock to many people – Flat Owners do not own their Parking Area but only have the "Right to Use" the same! Most of the Sale Deeds have a clear wording on the same, which citizens usually miss and end up with the wrong assumption that they own their respective parking slots! If a Sale Deed has a wording that the Parking Area has been sold by the Builder to the Flat Owners, it is illegal!

How do we say that a builder "selling" a Parking Area to flat owners is illegal?

The Supreme Court of India has ruled that open and stilt parking areas are part of the building's common areas and cannot be sold. In the landmark case of Nahalchand Laloochand Pvt. Ltd. vs. Panchali Cooperative Housing Society, the Apex Court reaffirmed that parking spaces are meant for the common use of all residents and cannot be sold separately to flat purchasers. Furthermore, Section 2(n) of the RERA Act clearly defines Parking Areas as common areas.



**SRIKANTH
NARASIMHAN**
BNP Founder &
General Secretary

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Continued...



MESSAGE FROM THE FOUNDER

(Srikanth Narasimhan's Perspective on Topics of Current Relevance to Bengaluru & BNP)

Continued...

Does this mean that the flat owners do not own their Parking Slots?

That is correct. In most Sale Deeds, the wording is explicit that the owner only has the right to use. Even if the wording is different in a few Sale Deeds, the Supreme Court ruling and RERA make it clear that the Parking Slots cannot be sold and hence are not owned by the flat purchasers.

What is BNP's view on this issue?

BNP is of the clear view that Property Tax cannot be charged on Parking Areas. Parking Area is part of the common area, which in turn, is part of the SBA on which citizens are already paying tax. Even if someone were to argue that the Parking Area has not been included in the SBA by the builder, the tax is still not applicable, as the parking slot is not owned by the owners, as explained earlier. HOW CAN SOMEONE PAY PROPERTY TAX FOR SOMETHING THEY DO NOT OWN?

What is the recommended course of action by BNP?

BNP recommends that citizens who have received notices file an objection (for which BNP has already circulated a draft) with the relevant Assistant Revenue Officer (ARO). In addition, BNP recommends that citizens fill in the Parking Area as Zero in the eKhata Application, as they do not own the same. This will ensure that there is no mismatch between the eKhata & the Property Tax Payment details. BNP is separately engaging with BBMP to withdraw these notices.

As always, I am happy to receive inputs and feedback from you at srikanth.narasimhan1975@gmail.com



CAMPAIGN UPDATES

(Developments on BNP's Ongoing Central Campaigns)

BNP #IWontPay CAMPAIGN — MEETING UPDATE



As part of BNP's active, continued campaign against the additional Solid Waste Management (SWM) levies added by the Bruhat Bengaluru Mahanagara Palike (BBMP) to the Property Tax, high level BNP representatives met the Additional Chief Secretary to Government on 8th July 2025.

Srikanth Narasimhan, BNP Founder and General Secretary and Poongothai Paramasivam, Governing Council (GC) Member and BNP Zonal President (Bengaluru South), met Additional Chief Secretary to Government of Karnataka, Urban Development Department (UDD) and BBMP Administrator Sri. Tushar Giri Nath. They updated him with all the details regarding SWM User Fee and BNP's demands, and requested him to reverse the SWM User Fee imposed in the Property Tax.

BNP will continue to fight the SWM User Fee imposed on the citizens of Bengaluru. #IWontPay

If you too are appalled by the new Parking Fees and Garbage User Fees implemented by the BBMP, that is being run in an unconstitutional manner by the State Government instead of by elected BBMP Council / Corporators / Mayor, for the last 4.5 years,

[SIGN THE PETITION NOW!](#)

8000 PROPERTY TAX NOTICES WITHDRAWN

BNP is leading the fight yet again in yet another issue with Property Tax. This time, it is against the show-cause notices issued by the BBMP on property owners who had received their eKhatas, citing 'mismatch between area declared for tax and area furnished for eKhata'.

In July, about 34,000 owners who had applied for and received the now mandatory eKhata started receiving show-cause demand notices for under-assessing their Property Tax. When the BNP team reviewed the notices, they found that in many cases, the variation between the owners' declared property values and BBMP's reassessment was less than 5%. Such differences fall within the legally permissible limit, meaning no further action was justified. Sure enough, days later, on 26th July 2025, BBMP sent an email to 8,000 owners that their show-cause notices had been withdrawn.

BNP believes that most of the remaining 26,000 notices may also be erroneous. Among the properties that received notices are those that left out the parking lot, which is also included in tax computation. **BNP Founder and General Secretary Srikanth Narasimhan** said the notices were based on a flawed calculation of Super Built-up Area (SBA). He said that "The SBA already covers common areas and parking spaces on which citizens have been paying tax. The BBMP is now adding the Parking Area again to the SBA, which is blatantly wrong,".

BNP re-emphasises that such arbitrary actions underline the need for transparency and accuracy in municipal governance, and will continue to follow up with the BBMP to ensure that the BBMP's tax-assessment processes improve to avoid unnecessary distress for law-abiding taxpayers.

Continued...



CAMPAIGN UPDATES

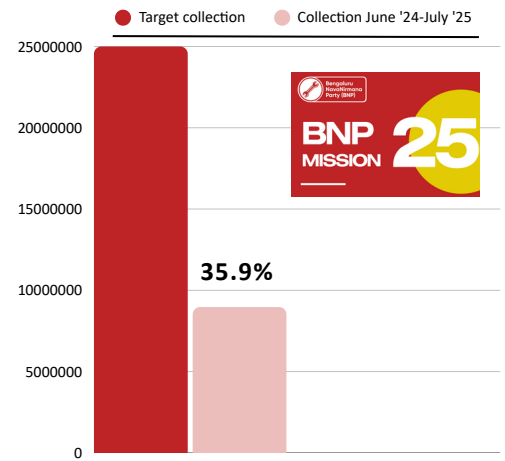
(Developments on BNP's Ongoing Central Campaigns)

Continued...

CONTRIBUTORS TO MISSION 25 (JULY 2025)

BNP is grateful to all the BNP Mithras who donated in June 2025.

Let's achieve BNP Mission 25 together!



Bengaluru NavaNirman Party



To Donate, click [HERE](#) or scan / click the QR Code 

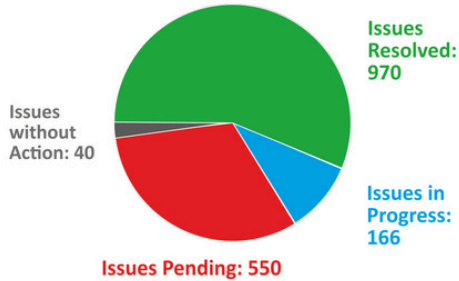
If you want to learn about the **BNP Mithra** Initiative and get involved, please message us at **+91 83106 89931**



CIVIC ISSUES RESOLVED

(Local civic issues addressed by BNP)

Civic Issues Raised October '23 – July '25: 1726



July's MOST-RAISED ISSUE CATEGORIES:

Road damage	19
Uncleared garbage	12
Other	12
Pothole	9
Footpath damage	7
Non-functional Streetlight	7
Blocked drain	5
Sewage overflow	5
Storm Water Drain (SWD)	5
Footpath encroachment	4
Broken tree / branches	4
Borewell / BWSSB	3
TOTAL	92

Civic Issues Resolved in July '25:- 56

To view updates of other issues resolved by followup by the BNP, please visit the '[Civic Issues Resolved](#)' page under the 'Work & Progress' tab on the BNP Website.

BNP thanks the active citizens who turned Civic Warriors by reporting the issue, and the relevant BBMP officials and staff who worked to close these issues.

YOU too can become a Civic Warrior by reporting the civic issues in your area.

The best way to become part of the solution to our civic woes is to join the BNP Area Sabha in your neighbourhood. These Area Sabhas meet regularly to take up, discuss and address civic issues in the local area.

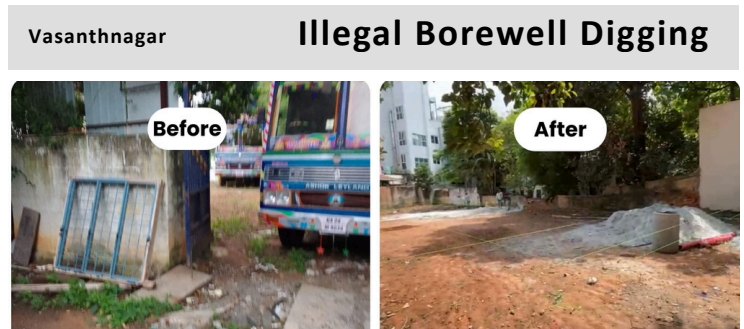
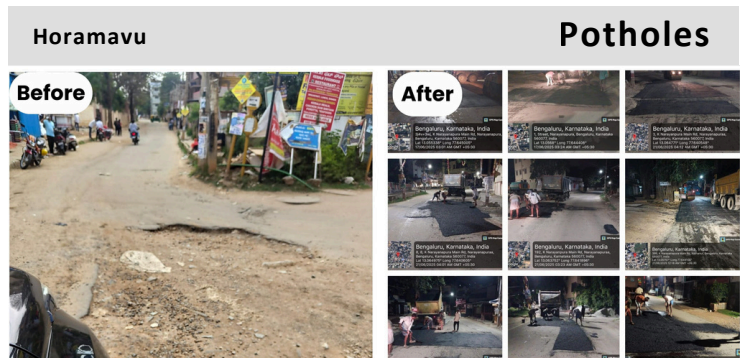
To join, Whatsapp +91 83106 89931 today!

In July 2025, **92** issues were brought to the BNP for resolution.

Road damage, lack of garbage clearance and pothole-related issues again accounted for a majority of the complaints recorded with the BNP, with road damage issues topping this month's list. Footpath damage and non-functional street lights were also frequently reported.

BNP resolved 56 civic issues in July 2025.

Pictures of a few of the resolved issues are given below:





MONTHLY HIGHLIGHTS

(Pick of Special BNP Activities)

BNP MITHRAS CONNECT 3.0

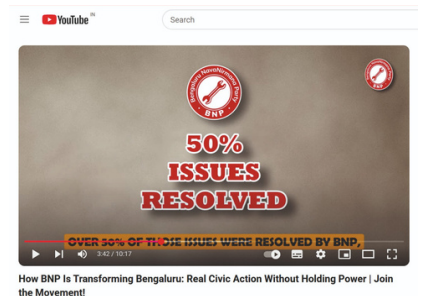
BNP Mithras Connect 3.0, the 3rd meeting with BNP Mithras, was hosted by BNP on 2nd July 2025. 52 distinguished attendees from diverse walks of life — including doctors, entrepreneurs, venture capitalists, lawyers, and senior corporate leaders, came together to interact with committed BNPIans.



The evening began on a celebratory note with the celebration of the Birthday of **BNP Leader Milind Kulabkar**, our very own Marathon Man.



The Official program then started with 'An Introduction to BNP' by **GC Member and Zonal Leader (Bommanahalli) Lalithamba B V**, and a riveting video that opened a window to BNP's impact on the ground. (Click [How BNP Is Transforming Bengaluru: Real Civic Action Without Holding Power](#) to watch this video on BNP's YouTube Channel. Do 'Like' and 'Share' it too.)



The energy continued to build with a compelling presentation titled 'Kick All the BUTs' by **Zonal Leader (Mahadevapura) Vishnu Reddy**.



The introduction of BNP Leaders by **BNP Founder and General Secretary Srikanth Narasimhan** came next

Continued...



MONTHLY HIGHLIGHTS

(Pick of Special BNP Activities)

Continued...

In the final segment, BNP Table Leaders engaged deeply with the guests, addressing questions, sharing stories, and inviting them to envision a reimagined Bengaluru with BNP at the helm. The event concluded with dinner and a strong sense of shared purpose.



The response to this BNP Mithras Connect too was overwhelmingly positive. Guests left energised, inspired and aligned with BNP's vision of a citizen-led transformation ahead of the looming municipal elections. Kudos to the BNP.



The BNP Team that came together for this event.

Ladies (from Left to Right) — BNP Leader Roohi Akhther, BNP Leader Meenal, BNP Content Team Head Shraddha Prabhukumar, BNP Leader Asha Nayak, BNP Zonal Leader

(Bengaluru South) Poongothai Paramasivam, BNP Leader Geetha, BNP Zonal Leader (Bommanahalli) Lalithamba B V, BNP Civic Issues Warrior Shruthi Gowda, BNP Leader Bhagyalakshmi, BNP Head of Research and Media Sowmya Raghavan, BNP Content Team Syama, BNP Chief of Staff Saranya Chandrasekaran and BNP Campaign Coordinator Varshini Shashi.

Gentlemen (from Left to Right) — BNP Leaders Shriram, Vinod, Arun Natarajan, Keshav, Ganesan, BNP Zonal Leader (Mahadevapura) Vishnu Reddy, BNP Leaders Jeevan Jyoti, Sandeep Reddy Elavarthy, BNP Founder and General Secretary Srikanth Narasimhan, BNP Leaders Milind Kulabkar, V. Muthanna, Aditya Yeluru, Arvind Mohan, Madhu, Uday, H L N Prasad and Srinivasan Kadaba.

BNPians who were present and active at the event, but missing from this picture are — BNP Leaders Piyooosh Baldota, Pradeep Pai, Prittvi Raju, and Srinivasa Reddy.

BNP is looking to conduct more such Mithras Connect events to generate more donations.



BNP GROUND REPORT

(Round-up of BNP's Regular Work)

Namma Samiti (Ward Committee Meetings)

Ward: GOTTIGERE (194)

Date: 30th July 2025

BNP Representative:

BNP Zonal Leader

(Bengaluru South)

Poongothai Paramasivam

Key Points Raised:

- Potholes
- Drain cleaning
- Tree trimming
- Garbage management



Outreach Programs (Meetings & Activities to Engage with Local Communities)

BNP Door-to-Door (D2D) Campaign

Ward: SUBRAMANYAPURA

Date: 12th & 26th July 2025

BNP's Door-to-Door (D2D) Campaign was successfully launched in Subramanyapura Ward on 12th July 2025, across multiple areas, under the leadership of **BNP Ward Leader Srinivasan Kadaba** and **Area Sabha Leaders — Piyoosh Baldoota, Bhagyalakshmi, Geetha Ramesh, and Nischith Ashok Kumar.**

The leaders were ably assisted on-ground by Surya, a youngster working to build BNP's D2D as well as Youth Connect, along with his team of four enthusiastic student volunteers.



A fortnight later, on 26th July 2025, BNP initiated the 2nd round of D2D outreach in Subramanyapura Ward, covering Poorna Pragna Layout, targeting 800+ households. **BNP Leader Piyoosh Baldota** conducted this D2D session along with the four student volunteers, with the objective of deepening resident engagement and strengthening community participation.



Kudos to **BNP Chief of Staff Saranya Chandrasekaran** for designing the D2D program, and setting up the systems and processes, that enabled a smooth and impactful rollout on the ground; **BNP Program Lead Nishitha Prashanth** for designing the impactful flyer; and **BNP On-ground Campaign Lead Varshini Shashi** for anchoring the backend support and providing clarity on the process to the Ward-level teams.

Continued...



BNP GROUND REPORT

(Round-up of BNP's Regular Work)

Continued...

BNP Senior Sahyoga Camp

Ward: KALENA AGRAHARA (210)

Date: 20th July 2025

BNP Senior Sahyoga Camp Launched!

At SNN Raj Serenity Apartments, on 20th July 2025, BNP Leaders launched a BNP Senior Sahyoga camp to provide assistance to Senior Citizens (Sr. Ctzns.).



BNP Zonal Leader (Mahadevapura) Vishnu Reddy, and **BNP Ward Leaders Venkatachalam Subramaniam and Purushottam Deshpande**, joined 17 enthusiastic Sr. Ctzns. in this session. The BNP Team provided guidance to the Sr. Ctzns. on digital safety and the Pradhan Mantri Jan Arogya Yojana (PM-JAY) 'Ayushman Vay Vandana Card' that will help Sr. Ctzns. aged 70 years and above to avail healthcare benefits.

Any Ward Leader interested in conducting a 'How do I' session for your community on getting Sr. Ctn. Health Card or eKhata or BESCOM Name Transfer, OR a D2D campaign please give a missed call to 080-37330000

We invite other Leaders to share details of their Outreach programs so we can report the same here.



MEDIA CONNECT

(BNP's interactions with the media)

PRESS RELEASES

You can access all the BNP Press Releases on our Namma BNP website [HERE](#)

BNP IN THE NEWS

You can click [HERE](#) to see how different Media organisations have supported BNP over the years by publishing articles on our endeavours to resolve civic issues in Bengaluru.

**Five new Corporations replace BBMP**

The Karnataka government has proposed replacing the Bruhat Bengaluru Mahanagara Palike (BBMP) with five distinct civic corporations — Bengaluru West City Corporation, Bengaluru South City Corporation, Bengaluru North City Corporation, Bengaluru East City Corporation and Bengaluru Central City Corporation, together covering the same 712 sq km as the BBMP. Each new corporation spans 78–168 sq km and includes 2–10 assembly constituencies. Bengaluru South will have 9 Assembly segments and will include revenue-rich Bellandur, while Bengaluru East will have only 2 Assembly Seats (Mahadevapura excluding Bellandur and Krishnarajapura). The Brand Bengaluru Expert Committee (BBEC) is said to have determined these divisions to optimize population distribution, infrastructure, Property Tax revenue and administrative feasibility.

Peripheral Ring Road landowners demand justice

Landowners whose land was preliminarily notified for acquisition over 20 years ago for the Bengaluru Peripheral Ring Road (PRR) project have formally submitted a petition to the BDA Commissioner. Citing an Indore Acquisition Ruling, they claim that the acquisition should be considered lapsed since no award of compensation has been issued within five years. They demand issuing a fresh acquisition notification under the LARR Act, 2013, compensation for economic and emotional harm caused by the delay, inclusion of affected landowners as equity stakeholders in upcoming commercial or township projects, and offering at least one government job per displaced family as part of a humane rehabilitation policy. They have warned that failure to act may push them to seek relief through the Karnataka High Court.

Court Notice to BBMP over footpaths

A division bench of the Karnataka High Court has issued notices to the State Government, the BBMP, and the Police in response to a Public Interest Litigation (PIL) filed by Bengaluru-based NGO Letzkit Foundation. The PIL highlights widespread encroachments on roads and footpaths across Bengaluru, such as gardens fenced onto pavements, large plant pots, business or religious extensions, parking, storage of construction materials, and construction of public toilets, transformers and water facilities on footpaths. The petitioner argued that despite BBMP's statutory duty to maintain thoroughfares, the reality remains contrary, with persistent obstructions continuing despite prior court directives.

Makeover Plan for City Lakes

Deputy Chief Minister D.K. Shivakumar has unveiled that the BBMP has earmarked ₹50 crore for the restoration of 24 'lost' lakes across the city. The funds will be allocated toward desilting, fencing, pathways, sewage diversion, and upgrades to inlets and culverts to improve public access and environmental resilience. Major beneficiaries include Kalkere Lake (₹10 crore), Kacharakanahalli Lake (₹3.5 crore), Siddapura Lake (₹1.75 crore), and Doddabidarakallu Lake (₹3 crore), while other lakes will receive between ₹75 lakh and ₹3.5 crore depending on their restoration needs. This initiative is part of a broader effort to revive Bengaluru's heritage as the 'City of Lakes'.

OC Rule aggravates Housing Crisis

Bengaluru's enforcement of the Supreme Court directive to deny power and water connections to buildings lacking Occupancy Certificates (OCs) has led to unintended chaos. Denied utility access, some owners resort to illegal power hookups and letting out sewage onto the roads. This affects other citizens in the area who have done everything legally, as well as the unwary homebuyers in illegal or unregularised constructions. There is a need to set in place better regulation and monitoring of constructions, especially the larger ones, to stop such illegal constructions at the start, and better-prepared, thoughtfully implemented methods to penalise the culprits.

BBMP expands e-khata service providers

The BBMP has expanded its e-khata service offerings by authorizing 300 local private entrepreneurs to assist property owners in obtaining their e-khata certificates. Previously, only Bangalore One centres and the government-backed Jana Sevaka platform could facilitate document uploads. This move aims to improve accessibility and reduce bottlenecks in the digitised property record process. It comes as part of the broader e-khata digitisation drive, which has made e-khata mandatory in Bengaluru, streamlining property transactions and enhancing transparency.

BDA to Manage Sky Deck Project

Bengaluru's ambitious Sky Deck, planned as a 250-meter observation tower and potentially South Asia's tallest, is now going to come up in Ramasandra village near Kommaghatta. The site promises better connectivity and fewer regulatory hurdles. Estimated to cost up to ₹500 crore, the BBMP was first tasked with preparing the Detailed Project Report (DPR) and identifying land, but struggled due to air traffic height restrictions. The Government later handed it over to Bengaluru Smart Infrastructure Ltd (B-SMILE), a special purpose vehicle for large scale projects, and now, has reassigned it to the Bangalore Development Authority (BDA). The site currently lacks direct access, especially from the NICE Ring Road. The BDA will need to construct a new road to enable private vehicle entry.

That's it for now. Thank you for reading. Next one, next month.

Your support helps BNP go from strength to strength!

Not yet a member of the BNP? [Become a BNP Member](#) today!

Or [Volunteer](#) and join hands with the BNP –
India's first and only city-centric Political Party!

Stay updated on BNP's activities. Follow us on



To know more, visit our BNP Website nammabnp.org
