



BAF Newsletter

September 2021

Volume 5 Issue 2

Editorial

The months of June and July of 2021 were brutal for the residents of Bengaluru. The impact of the second Covid-19 wave has been on every one of us – we have lost loved ones, we have seen entire families in our apartments get infected and struggle, residents and staff have had to go through multiple rounds of quarantine and testing and there have been many a battle between management committees and residents induced by the pressures of an invisible invader. But we have also fought back in equal measure – BAF member apartments have recorded near 100% vaccination coverage for the first dose (and second dose applicable for many too). Many members have ensured their staff also get the benefit. We are slowly and surely rebuilding – confidence, camaraderie and community.

At BAF, the month of August reflected the sense of purpose to rebuild. We crossed the magical milestone of welcoming our 1000th member – our community of members is now stronger than ever. We leveraged the strength of the network to engage further – with civic authorities, government departments, elected representatives, other community stakeholders and most importantly with all of you, our members. This edition of the newsletter is a reflection of our forward-looking resolve – please enjoy the various meaningful updates and reach us for any feedback, inputs or just for a good old neighbourhood chat.

- Team BAF

Highlights of the Month

BAF has 1000+ members now!!!



BAF App to be launched very soon

BAF Connect App is an innovative platform to engage its members in more productive ways. Using this app, BAF members will be able to get real time updates on BAF activities and also can have quick access to BAF knowledge base. The app will be available on Android and iOS platforms. BAF members will now have their own app using which they will be able to connect better with BAF.

Major relief to members of RWA on GST

A recent Madras High Court (TVH Lumbini Case) ruling, dated 1st July 2021, has struck down the GST circular of 2019 issued by union government. The impact of this judgement is that, the GST amount on maintenance charges can now be calculated on the differential amount above Rs 7500/-, and not the entire amount.

[BAF GST Advisory](#)



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BAF in the News

BWSSB to push internal water metering

July 28, 2021



Apartment residents often are unaware of how much water they consume in their household. A common water meter...

[Read Full Story](#)

Preparing for a third Covid wave: Challenges await RWAs

August 14, 2021

Estimates suggest that there are more than 20,000 apartments in Bengaluru which houses at least 20-30 per cent of the city's population. "Residents are allowed to walk or jog only in clockwise direction around the building to avoid any air-borne infection risk from the opposing direction" – this was one ...

[Read Full Story](#)

BAF - Meeting with BBMP Regarding Covid 19 containment Measures

BBMP has issued instructions for Resident Welfare Associations (RWA) & management committees in apartment complexes/housing Societies or gated community.

#BBMPFightsCovid19

[Youtube link](#)

[Twitter Link](#)

BAF Initiatives

STP CFO Renewal Application hike challenged by BAF

In November 2020, KSPCB increased fee for STP Consent for Operation (CFO) application fee by close to 500 times of the existing fee. Even senior officials of KSPCB were not aware of this hike till January 2021 and kept approving applications accepting old fee till January. When this came to BAF's notice, BAF raised a strong protest and submitted a memorandum requesting restoration of old fee. In a recent meeting with KSPCB, the officials informed us that they are reviewing the fee hike. As an interim measure in the meantime BAF members can apply for CFO renewal at old rate along with an affidavit addressed to the Regional Officer stating that the apartment association will abide by final decision of KSPCB and will pay any difference in fee as soon as the decision is brought to their notice.

BAF is actively promoting EV Community Charging Stations

Indian and Karnataka government are offering several incentives to encourage production and usage of EVs. The transition to EV has more to do with the economics of EV than the climate change. The market would invariably tilt towards EV much faster than expected. One of the key pain points for EV adoption is the anxiety and availability of charging stations.

BAF is actively promoting community charging stations by bringing awareness in apartments, working with vendors for turnkey solutions, and working with regulatory bodies such as BESCOM and KERC to name a few.





Relevant News Excerpts

BBMP Related

BBMP sends taxing notice to property owners

August 09, 2021



Notices sent by Bruhat Bengaluru Mahanagara Palike (BBMP) revenue authorities to property owners who have been diligently paying property tax under the self-assessment scheme (SAS) for the last four years has left the owners in a state of consternation.

[Read Full Story](#)

Water/BWSSB Related

Bengaluru apartments not keen on Cauvery connection

August 11, 2021



Many apartment complexes across Bengaluru are considering not taking their water connection from the BWSSB. This decision is a result of the hike in charges for the Cauvery water connection made by the water board last year.

[Read Full Story](#)

Relevant News Excerpts

Covid Related

Threshold for micro-containment zones reduced from ten to three

July 30, 2021

Initially, a micro-containment zone was defined as a place with more than 10 COVID-19 positive cases reported in 100-metre radius. The number has now been reduced to three. BBMP Chief Commissioner Gaurav Gupta said that while 300-400 cases are being reported in the city every day, the threshold for containment zones was reduced to check further spread.

[Read Full Story](#)

IQ for arrivals from Kerala, Maharashtra without negative RT-PCR report

August 03, 2021

Starting this week, people from Kerala and Maharashtra entering the city without RT-PCR negative reports must undergo institutional quarantine till they receive their COVID-19 test report. Their swabs will be collected at bus stops and railway stations; these people will remain in institutional quarantine till the test reports come.

[Read Full Story](#)

BBMP chief empowered to implement strict rules in city

August 14, 2021

With the COVID-19 positivity rate at 0.75% in Bengaluru, Chief Minister Basavaraj Bommai said BBMP Commissioner Gaurav Gupta has been given full powers to implement strict rules and norms in case the positivity rate breaches 2%, and more than 40% of oxygen beds were occupied.

[Read Full Story](#)





Success Story

Terrace Garden at Ittina Annai

- By Aditya Rao

At Ittina Anai today we have close to 6000 SQ ft of terrace Garden wherein our residents grow various vegetables and crops depending on the time of the year and season. What started as an initiative of one family has today grown into a community initiative where close to 6 families have terrace gardens on our rooftop and the count is steadily growing since the first 'pioneering family started this. As a community we are very proud of our terrace garden as it gives a lot of us the required exercise and exposure to sunlight, besides providing the satisfaction of doing something unique and enjoying the fruits of one's labour, not to mention the positive relationships we build in the process.

A very unique feature of our terrace garden is that it is fuelled by the STP sludge that we generate. We have saved on the expenses of sludge disposal in the last 3.5 years. Interestingly our STP at Ittina Anai generates only 200-250 Kilos of sludge in a year, due to some very innovative and unique practices that we have adopted, hence we have to reach out to our fellow BAF neighbours like Rohan Jharoka 1 & 2 to take about 1500-2000 KGs of compost from their OWC's every 4-6 months or so to fuel our Terrace Garden, as we use only coco peat, Compost from our fellow BAF Cluster members in our locality and our own STP sludge to fuel the same.



Ittina Annai's beautiful 6000 Sqft Terrace Garden



Sweet fruits of hard labour

Our terrace Garden is 100% Organic! We also reuse the old chlorine barrels and drums as containers for the plants in the garden furthering our sustainability initiatives.

Some interesting FAQs:

1. Is the effort and investment in this terrace garden giving us ROI and helping us to bring our vegetable bills to zero? The answer is no.
2. Is it damaging our roof? The answer is no.
3. Is it worth the effort? Definitely Yes.
4. What do we grow? Beans, Radish, Beetroot, Potatoes, Carrots, Cauliflowers, Peanuts, Tomatoes, Yam, Ginger, Garlic, Onions, Celery, Mint, Coriander, Spinach, Corn, Brinjals, Amaranthus – Green & Red, Chilies, Capsicum, Basil, to name a few. We are currently experimenting with perineal fruit bearing trees like: Guava, Lime, Orange, Pomegranate to name a few and the results will take two years to fructify.
5. What do we do with all the produce? We barter amongst the terrace gardeners, sell to fellow residents, donate to our staff and give it to our friends and relatives who visit us:)
6. Have any of our residents objected to our terrace garden? Yes, like with every RWA we too have few naysayers but we choose to ignore them.
7. Can anyone else replicate the same? Yes absolutely! Why not? All it takes is some old containers, some coco peat, some compost, some STP sludge and some time and elbow grease.





Success Story

The Joy of giving – Vasudhaiva Kutumbakam

- By Rampriya

Shriram Spandhana Apartments continued to face the pandemic, much like the fearless girl statue standing against the raging bull in New York that raised quite a stir worldwide in 2017. This statue has touched hearts across the world with its symbolism of the resiliency of women. This statue is a powerful beacon, highlighting to women— young and old—that no dream is too big and no ceiling is too high.

It is this nature that we appealed to early last month, forming a group named "Spandhana Cares". This group consists of 15 to 20 women, all home cooks, who serve warm home cooked meals to Covid patients within Spandhana. During the second wave, we delivered over 60 meals to the patients and their families. This way, at least one of the many burdens that the families are facing can be lifted off their shoulders.

A month into this activity, we began to face many challenges in logistics and sourcing. We have overcome all of them and kept up the tempo.



Hand written notes along with food

Amongst many opinions thrown our way, one was to source meals prepared by organized groups and NGOs. But we women marched forward, maintaining that we want to serve and heal each other.

We wanted to spread the message that we are strong as long as we stay together. This pandemic has tested us all, both as individuals, and as a society. We have had to face many challenges. Through it all, we have persevered and portrayed what it really means to be a community.

Below are some of the kind words that covid patients have shared about their experiences. Beneficiaries of the home cooked meal sent this message to the volunteers:

"A big big thank you for helping us with dinner tonight. With baby food and Akshat's meals you have taken a big burden of our plate! May God bless you"

"Prosperity wins friends and adversity tests them. I realized the truth of the above proverb when we tested positive for Covid19 along with two other family members.



Things grow worse when the number is more in a family. Spandhana as a neighborhood has lent us great support and care. My special thanks go to the women of the neighbourhood.

Home-made care packages with notes

Those who voluntarily sent the daily needs like Dosa batter, vegetable soups, breakfast, lunch, dinner and many more. More than that the very kind words through phone calls and text messages that showed great care and concern to the entire family is unforgettable. Thank you Spandhana, my heartfelt gratitude goes to every member of this gated community and Spandhana cares group. I wish and pray that we sail across this ocean of crisis with similar such acts of kindness, care, concern, cooperation and support."





Events of the Month

Meeting with Bangalore Apartment Federation Regarding Covid 19 Containment Measures

Time: Aug 4, 2021 05:00 PM

Chaired by: Hon'ble Chief Commissioner, BBMP

Accompanied by: The Special Commissioner, Health & Chief Health Officer, BBMP

[YouTube Recording Link](#)

BAF KI BAAT #57

Topic: VidyutRakshaka – Energy efficiency

Topic Details: BESCO tariff has been hiked for the 3rd time, putting stress on the average household budgets, if you are an apartment dweller this constitutes to a significant portion of the maintenance bill. Whether it is water or electricity economizing is the key.

Speaker: Santhosh Cibi

Speaker Introduction: Mr. Santhosh Cibi is leading the Technology Informatics Design Endeavour (TIDE) VidyutRakshaka programme. He has a Bachelor's in mechanical engineering and Masters in Energy Engineering. VidyutRakshaka focuses on bringing behavioural change towards electricity usage be it in individual households or common area electricity consumption in a large apartment complex or commercial establishments.

Time: July 31, 2021 11:00 AM

[YouTube Recording Link](#)

Latest Covid Advisory



**Ministry Of Health
&
Family Welfare**

Useful Links:

<https://www.mohfw.gov.in/>

<https://covid19.karnataka.gov.in/english>

<http://covid19dashboard.karnataka.gov.in/>

<http://bbmp.gov.in/en/web/guest/covid-19>

<https://www.who.int/>

BAF digital touch-points:

- **Covid-19 microsite:**
<https://baf.org.in/sites/covid-19.html>
- **Twitter:** <https://twitter.com/bafblr>
- **FB Page:**
<https://www.facebook.com/BangaloreApartmentsFederation/>
- **YouTube Channel:**
<http://youtube.com/c/bafbBangalore>

COVID PREVENTION & CARE:

- Register at www.cowin.gov.in/ Arogyasetu or Cowin app (android)
- Walk in at listed hospitals (private/government) and various UPHCs to get the jab.
- Organise vaccination and/or RTPCR testing camps in partnership with BBMP UPHCs or Private Hospitals inside the Apartment premises

