



BAF Newsletter

December, 2021

Volume 5 Issue 4



Editorial

We come to the conclusion of an eventful 2021, a year that has shown us positives and negatives in equal measure. The second COVID wave tested our resilience as a community as we lost many of our own to the pandemic and many more went through challenges and pain. That also gave us an opportunity to stand with each other in support and be the family in a city we have made our home.

The year-end also marked the end of a phase for BAF with the Governing Council completing its term at the 7th Annual General Body Meeting held on 19th December 2021 and a new leadership team taking the baton on. It also coincided with a recognition from the Government of Karnataka coming BAF's way for the role played in support of the Government in tackling the pandemic - the expectation and responsibility is now much more to live up to.

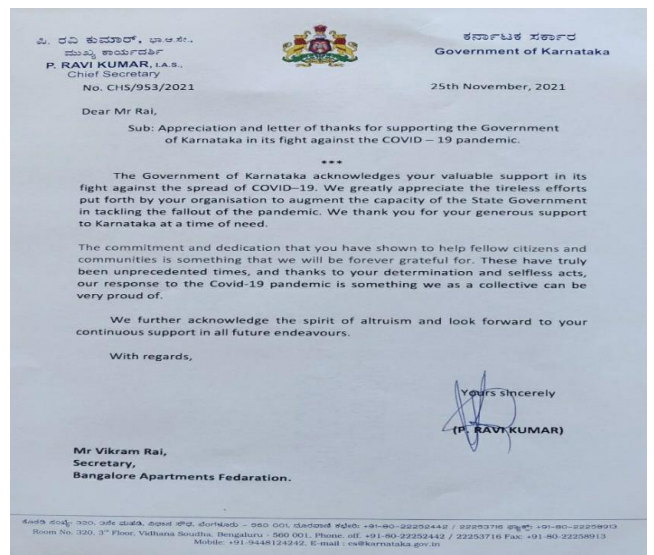
Exciting new campaigns and programs like BAF E-Vaahana and BAF Janasevaka started during the latter half of the year emphasizing our commitment to help the apartment resident community become the most progressive group of citizens in our city. We hope that you will enjoy this edition of the newsletter which has a lot of details about these initiatives and be motivated to support and participate. We welcome your suggestions and inputs at members@baf.org.in.

Highlights of the Month

BAF Recognition by Govt. of Karnataka



BAF was recognized by the Government of Karnataka for its role played in the fight against the COVID'19 pandemic over the last 2 years. As part of this recognition, BAF received a certificate of appreciation by the Chief Minister, Government of Karnataka Sri.Basavaraj Bommai.

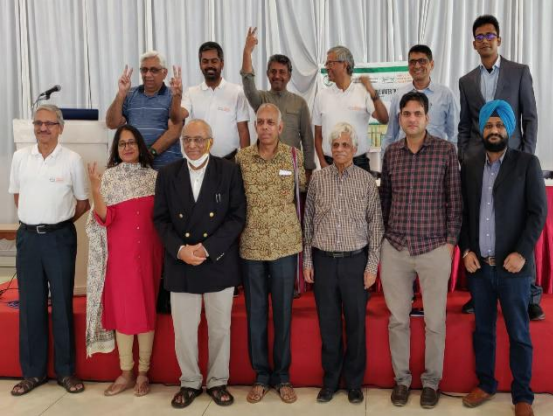


BAF also received a letter of thanks by the Chief Secretary, Government of Karnataka Sri. P. RaviKumar, IAS.

BAF 7th Annual General-body Meeting

BAF had its 7th AGM on Sunday the 19th of December 2021, at Hotel Woodlands Bengaluru in a hybrid model, wherein all GC and EC members gathered in person and RWA member representatives joined via a video-conference. To view the recording and proceedings of the AGM, [click here](#).

The AGM marked the end of the previous term (2019-21) and a new GC consisting of 15 members was elected unanimously: [Member details](#).



GC Member Name	BAF Membership#	BAF Member Name	BAF Cluster Name
Vishnu Phani Vardhan Gattupalli	BAF00420	Trifecta Starlight	BAF Whitefield 1
Jamir Nadaf	BAF00240	Sumukha Opal	BAF JPNagar
Vidya Goggi	BAF00042	White House	BAF Hebbal
Nagaraja Rao.H.A.	BAF00162	Salarpuria Splendor	BAF CVRamanNagar
Satish Malliya	BAF00347	Century Saras	BAF Yelahanka
Upender Singh	BAF00175	Keerthi Flora	BAF Whitefield 1
Ajay Mehrotra	BAF00061	Wilson Manor	BAF Jayanagar
Dheeraj Gupta	BAF00208	CBR Aakruti	BAF Whitefield 2
Hareesh Sivaraman	BAF00300	Isiri Stone Creek	BAF Begur 1
Pradeep Pai	BAF00078	Prestige Greenwoods	BAF CVRamanNagar
Vikram Rai	BAF00040	Brigade Millennium Magnolia	BAF JPNagar
K.Arun Kumar	BAF00049	Mantri Greens	BAF Malleswaram
V.Sundararajan	BAF00133	Sobha Opal	BAF Jayanagar
Shankar Swaminathan	BAF00131	Sobha Tulip	BAF JPNagar
Luke Dhanaraj	BAF00526	Sobha Quartz	BAF Bellandur

Though Bangalore Apartments' Federation (BAF) was formed in 2014, the real journey started in January, 2017 with a small number of members. Today it stands tall with its members grown to 1061 in number across 26 clusters of Bangalore, and hopes to grow more. Founder member Mr. Srikanth, rightly mentioned that the model of setting periodic targets - Short term, Mid-term and Long term, is the success mantra of BAF.

BAF E-Vaahana Campaign Road Ahead for EVs

Flashback

It all started sometime in November 2020, with BAF President Shri Nagaraj Rao informally talking about the Electric vehicle usage, which will positively impact apartment communities across Bengaluru. Initially we discussed among a few of the BAF Executive Committee Members, who were passionate about green energy use. The very first step in promoting the use of Electrical Vehicles was to ensure that the apartment communities provide a convenient EV charging infrastructure. A detailed note titled **Community EV Charging Stations** was prepared and sent to all BAF clusters with a request to identify some apartments fit to be a pilot.

We formed a small group consisting of apartment members who had shown interest in this big Idea of EV charging infrastructure in December 2020 and had our initial meeting on 30th Dec 2020. We discussed various challenges and clarified the points raised by the members and followed up in January 2021 with the first meeting of potential user members. One of the main concerns was that quite a few residents were drawing power from their own flat to charge their electrical vehicles, which was potentially high risk to the safety of the apartments.

A turning point for the concept

BAF members were thinking about the concept way ahead of its time and thus initial response was not great. The turning point came in the February 2021 meeting attended by all stakeholders along with three vendors who were keen on installing the charging station units. The points of technology, safety, economics and possible implementable avenues were discussed along with various requirements for the successful completion of the project.



Karnataka State Policy for EVs

Karnataka was the first state to launch an electric vehicle policy way back in 2017. As per this policy, it was decided to replace 50% of state government vehicles with electric ones, and charge zero road tax and registration fee for private users in the state. The current efforts of this policy seem to be concentrated towards establishing charging stations in both public and private apartment associations.

BESCOM has introduced a special category of meters for EV charging stations with subsidised power tariffs to make the EV charging station desirable as part of the apartment infrastructure.

LT6(C) connection (exclusive for EV charging)			
	25 KVA	50 KVA	100 KVA
Fixed charges - 70/- per KVA upto 50 KVA - 170/- per KVA above 50 KVA	1750	3500	12000
Tariff per unit Note: includes 9% GST	5.45	5.45	5.45

Assumed monthly unit consumption and Effective rate Per Unit(KWH) including fixed costs			
1000	7.2	8.95	17.45
2000	6.325	7.2	11.45
3000	6.03	6.62	9.45
4000	5.8875	6.325	8.45

Proof of concept

From August 2021 onwards, BAF Technical services team have put in efforts for promotion of Community Charging Stations for Electric Vehicles (EVs). **Salarpuria Greenage** Managing Committee was the first to install the Community Charging Stations for EVs for both two and four wheelers and became instrumental in implementing Proof of concept (POC) for this green energy initiative. A preliminary BAF survey organised revealed that there is a need for about 60-70 apartments going for **Community EV Charging Stations** this year.

BAF E-Vaahana initiative



Apartment complexes are already witnessing an increase in EV adoption among residents, leading to a demand for charging stations. To facilitate smoother adoption the Bangalore Apartments' Federation launched the **E-Vaahana** campaign on **2nd December 2021**, on **National Pollution Control Day**. It includes webinars and various knowledge base articles bringing together knowledge partners, policy makers, charging point operators (CPOs) and EV OEMs on a common platform. WRI (World Resources Institute) India, Apartment ADDA, Citizen Matters and empaneled vendors participated in various webinars organized by BAF.

Importance of community EV charging stations for apartment associations

According to Ms Chaitanya Kanuri, Senior Manager with the Sustainable Cities and Transport team at WRI India, over 90% of EVs sold in India are personal vehicles. Of these, 80% are two-wheelers, and the rest four-wheelers. So, if the 2030 e-mobility transition target is to be achieved, then personal mobility has to be prioritised. 80% of EV charging is done at residential places, and hence the availability of Community EV Charging Stations becomes a decision-making factor during purchase of Electric vehicles. This also proves that the concept of "Community EV Charging Stations" conceived by BAF leadership team is here to stay and will yield results for the benefit of apartment communities.

Role of BBMP in setting up charging stations

According to Mr Sreenath, Deputy General Manager (smart grid and electric vehicles) BESCOM, Government of Karnataka is preparing the state budget announcement of 1,000 EV charging stations across the State under the PPP model. BESCOM has been designated as the State Nodal Agency for setting up charging infrastructure, and is planning to offer 300 community EV charging stations at malls and apartment clusters in Bengaluru city.

BAF E-Vaahana special offers

Special offers such as free chargers for the first 100 apartment units and subsidised pricing/tariff, based on several factors by the shortlisted emplaned vendors were announced in a meeting held on 4th December 2021.



BAF E-VAAHANA - CAMPAIGN FOR GREEN MOBILITY
VENDOR OFFERS FOR RESIDENTIAL EV CHARGING

BANGALORE APARTMENTS' FEDERATION | WRI INDIA ROSS CENTER | ADDA | CITIZEN MATTERS

1. OLA ELECTRIC (10:00 - 10:15 AM)	2. MAGENTA (10:15 - 10:30 AM)	3. REVOS (10:35 - 10:50 AM)
4. ATHER & ECOSUCH (10:50 - 11:05 AM)	5. EVRE (11:05 - 11:20 AM)	6. KAZAM (11:30 - 11:45 AM)
7. TATA POWER (11:45 - 12:00 PM)	8. ELEKTROPOD (12:05 - 12:20 PM)	9. EV MOTORS (12:20 - 12:35 PM)

For more details visit the BAF E-Vaahana microsite:
[BAF E-Vaahana Microsite](#)

Guide on setting up EV Charging Stations in Residential Communities: [BAF Article Link](#)

BAF Initiatives

BAF meeting with KSPCB

KSPCB conducted an interactive workshop on 16th November 2021 at "Parisara Bhavan" with CREDAI, BAF, BBMP, BWSSB, Minor Irrigation Department, ATREE and WOW Foundation to deliberate on:

1. Reuse of treated sewage from STPs
2. Recent Groundwater Policy
3. Retrofitting DG Sets
4. To address any other related issues

BAF reminded KSPCB that the primary objective of the regulator should be to achieve 100% sewage processing capacity, especially in Bangalore. Proper utilization of treated water can reduce freshwater intake and achieve long term sustainability. We need to incentivize the operation of STPs rather than penalize. Our suggestions were:

1. Remove conditions of ZLD and OWC from consent conditions
2. Time bound processing of consent applications through SAKALA
3. Formalize discharge of excess treated water to SWD
4. Create formal marketplace for treated water
5. Set consent fee to a bare minimum
6. Trust and recognize private lab reports
7. Ensure uninterrupted power at a lower cost for STP operations
8. Make a clear distinction between residential and industrial STPs
9. Minimize regulatory interventions

With regards to groundwater policy, BAF agreed on the need to regulate exploitation of ground water but objected to any move to link ground water extraction to the operation of STP or consent process. We also objected to any move to apply borewell extraction charges, if any, on residential apartment complexes. We also opined that the only solution to limit groundwater extraction is to ensure availability of sufficient water through BWSSB.

As far as DG retrofitting is concerned, BAF has already submitted an objection in the month of October. We reiterated our stand that retrofitting order is an unproductive stop-gap arrangement without addressing the real problem. We urged KSPCB to ensure that BESCOM supplies sufficient uninterrupted power so that residential apartment complexes don't have to run DG sets and make BESCOM a clear stakeholder for compliance to such environmental mandates.

KSPCB agreed to most of our points and assured us to resolve 70% of them through further deliberations.

Janasevaka – Government at your doorstep

Jana Sevaka (or Janasevaka) is an initiative that provides Door Step Delivery of Government and Civic Services to citizens in order to facilitate efficiency in the life of citizens in the City of Bengaluru. Services include Aadhaar, Khata related among others. It is an enhanced and assisted delivery model wherein citizens can avail services at their doorstep.

Bangalore Apartments' Federation (BAF) has partnered with the Directorate of Electronic Delivery of Citizen Services, Government of Karnataka to provide this service through specially organized Janasevaka camps at BAF Member Apartment Complexes/Residential Communities. This initiative is currently in a pilot mode and has been successfully executed across 10 BAF Member associations, with a few more in the pipeline. Residents' and Members' feedback has been very positive so far. BAF is evaluating the modalities for expanding this partnership to offer the service to all BAF Member communities.

Janasevaka services are available in all Wards of BBMP, catering to citizens requests so that they can avail specific government services at their convenient place and time. Citizens can also book slots through the [JANASEVAKA website](#), or call 080-44554455, or use the Mobile One App.

BAF in the News

Karnataka mandates retrofitting of diesel generators, Central rules prohibits this

November 15, 2021

Rarely do government circulars not raise a controversy, and the latest one by the Karnataka State Pollution Control Board (KSPCB) is no exception. The circular mandates retrofitting of Emission Control Devices/Equipment to all Diesel Generators.

[Read Full Story](#)

BWSSB, residents share water metering, conservation techniques

November 26, 2021

How Bengaluru households can reduce their water demand and consumption, especially through internal water metering, was the focus of a webinar on water management co-organised by Citizen Matters, Biome Environmental Trust, and the BWSSB (Bangalore Water Supply and Sewerage Board) on November 20, 2021.

[Read Full Story](#)

Curbs on entry to apartment complexes leads to confusion in Karnataka

December 06, 2021

A day after Chief Minister Basavaraj Bommai stated that entry to apartment complexes would be restricted to only those who have had both doses of the vaccine, many associations questioned the move. They were also sceptical of implementing it without any advisory issued either by the State Government or Bruhat Bengaluru Mahanagara Palike.

[Read Full Story](#)



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Relevant News Excerpts

BBMP allows usage of swimming pools in apartment complexes

November 24, 2021



The Bruhat Bengaluru Mahanagara Palike (BBMP) in a circular dated November 23 said that swimming pools can operate at 50% capacity and will have to display the number of people allowed in a batch at the entrance.

[Read Full Story](#)

High Court asks BBMP to issue PID number to every property, even 'unauthorised' ones

November 24, 2021



A Property Identification (PID) number is required to be assigned to any property, whether it is 'authorised' or 'unauthorised', as per the Bruhat Bengaluru Mahanagara Palike Property Tax (Amendment) Rules, 2020, said the High Court of Karnataka.

[Read Full Story](#)

KSPCB to fine wrong disposal of e-waste

November 24, 2021

In a bid to ensure scientific collection and disposal of e-waste in the state, Karnataka Pollution Control Board (KSPCB) Member Secretary Srinivasalu on Wednesday informed that penalties will be imposed on those failing to get rid of e-waste properly, while also maintaining strict regulation.

[Read Full Story](#)

BBMP's notices for violations send owners of 10,000 buildings into a tizzy

November 26, 2021

Thousands of property owners across the city are in a state of panic after the Bruhat Bengaluru Mahanagara Palike (BBMP) issued 'provisional orders' listing out structural deviations and violations and directing they be razed.

[Read Full Story](#)

Bengaluru wastewater samples from 45 sites show 31% hike in Covid viral load

December 12, 2021



A sewage surveillance system providing municipal authorities with data about the presence of the novel coronavirus has found 31 percent of samples collected from open drain canals since November 28 are registering as positive.

[Read Full Story](#)



Success Story

Journey of EV Charging Station set up

- By EV Team Task Force, Salarpuria Greenage

Salarpuria Greenage is a 25-acres of residential property, housing 1700+ apartments. Greenage Owners Association (GOA) formed a task force (eminent members who had a good technical understanding of EV) and started working with all three service providers (EcoSoch, Magenta & EVM).

Requirement

In Greenage, we had less than 10 EV vehicles (four and two wheelers) and expected an increase in the next couple of years. Our requirement was to set up AC Charging - low on cost, slow on charging, and no separate maintenance. We decided to have one type-2 AC charger and one AC001 charger. This gave us the flexibility to charge 4 vehicles at any given point of time. Another point was demand for Ather two-wheeler vehicles as Ather doesn't support the standard charging ports.

Implementation

Mr.Harsha from EcoSoch led the team, and EV Charging stations (pilot setup) were set in the open visitor parking area. In parallel, GOA was also engaged in another discussion with Ather to check the possibility of installing their charging stations. Knowing the pilot implementation, EcoSoch and Ather partnered this pilot implementation. Ather provided 3 charging stations. EcoSoch had also partnered with Delta for charging instruments and Numocity for the Mobile App. Below are the final facilities available:

- AC 001 3 phase (1): Supports charging upto 3 vehicles at same time (3.3 kW with each charging point)
- Delta AC Mini Plus Single phase (1): Support charging of one vehicle (3.68 kW – 7.4 kW)
- Ather Grid Charging (3)

Ready for Pilot Charging



GOA along with BAF leadership team inaugurated the Pilot EV Charging station on the 9th of September 2021, World Environment Day.



Seven vehicles can be charged at the same time. Residents can install an app and upload money in the app wallet for charging. Booking system helps with booking ahead of time. Help boards have been erected next to the charging station so that residents can use the facility as a self-service one. In addition to this, few members of facilities staff are trained to support any arising need.

Benefits of Electric Vehicles

- No RTO/RTA registration costs
- Running/maintenance costs are very less
- Zero direct air pollution from electric vehicles and significantly improves the city air quality. There is also no noise pollution.
- EVs approximately have 35% less CO2 indirect emissions compared to a similar-sized petrol car.

References

<https://www.ecosoch.com/>

<https://www.deccanherald.com/city/bengaluru-infrastructure/ev-charging-facility-must-in-apartment-complexes-and-large-buildings-deputy-chief-minister-ashwath-narayan-953990.html>



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Events of the Month

Meeting with BBMP Health Commissioner

Time: Nov 26, 2021, 3:30 PM

Topic: Meeting with RWAs/Apartment Associations regarding CAB and Vaccination

Chaired by: Special Commissioner, Health, BBMP

Description: The BBMP Health Commissioner stressed on the need of continued Covid Appropriate Behaviour (CAB) and ongoing vaccination.

BAF E-Vaahana Campaign Kickoff

Time: Dec 2, 2021, 05:30 PM

Topic: BAF E-Vaahana Campaign – Inaugural meeting

Description: The inaugural meeting was held at Salarpuria Greenage Apartment, the first apartment chosen as a pilot for community charging station. Mr Nagaraja Rao, President BAF, inaugurated this charging station facility. The inaugural campaign started with an address from MD BESCO. Ms. Gunjan Krishna, IAS - Commissioner of Department of Industries and Commerce also addressed the audience.

[Recording Link](#)

BAF E-Vaahana - Vendor offers

Topic: Vendor offers for residential EV charging

Time: Dec 4, 2021, 10:00 AM

Description: This meeting was a follow up from the inaugural meeting, attended by the EV charging station vendors OLA Electric, Ather, BOLT & ECOSUCH, to name a few. Special offers such as 100s of charging stations for free were given to the BAF members.

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/bafbaltimore>

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 vaccine.

- Organise vaccination and/or RTPCR testing camps in partnership with BBMP UPHCs or Private Hospitals inside the Apartment premises

