



Bangalore Apartments' Federation News Letter

Volume 2, Issue 10, January, 2019

Dear Apartment Resident,

The New year began with a series of BAF cluster meetings, as part of **CLUSTER & COMMUNITY ENGAGEMENT** – initiative. Many of these meetings were attended by 20+ member representatives at cluster level and though that does not represent 100% participation – surely that goal (just like 100% voter enrolment & voting at Apartment level) is possible! In these meetings Cluster Leadership teams are formally taking shape and will be announced soon. If any representative/ apartment wishes to drive cluster level activities of BAF – do get in touch ASAP with GC or Cluster team. This is the team that can resolve your local issues – at ward/ assembly constituency or city level civic matters. And also connect you to other BAF teams to provide resolution for a host of internal apartment management issues & conflicts. Why sit on any issue when solutions can be explored and found?

BAF team also urges cluster leadership to engage all members and residents to read the **BAF Monthly Newsletter**. The Managing committees of Apartments - cannot afford to miss relevant news – be it the fact that - a team of experts is studying encroachment on Jakkur lake (which may impact apartments in that area in near future) or the NEW SWM draft policy that was released by BBMP to invite objections if any or certain builder projects to avoid because of cheating or on how to become democracy warriors and ensure 100% apartment voting etc. **BAF was invited by BBMP to participate in the city wide SWM meet with all stakeholders and has presented views & seeking relief on various policy matters affecting apartments, And has also demanded better services from BBMP on SWM. Members may visit the BAF website to peruse the representation made.** BAF is also representing to the expert committee constituted by NGT on apartment issues of Bellandur lake area. **SO BAF TEAM URGES ALL MEMBERS TO READ THE NEWSLETTERS AND BE AWARE OF VARIOUS ISSUES/ REGULATIONS/ NEWS** – that affect apartments.

The link to current & all previous newsletter issues is available here - <https://baf.org.in/newsletters>. The supplementing representations & other knowledge resources is available here- <https://baf.org.in/knowledge-base>

BAF also co-ordinated with Forum for People's collective efforts (FPCE), Lanch Mukta Karnataka Nirmaan Vedike (LMKNV) and various other independant activists to facilitate discussions on amendments to Housing Acts - on Association formation & operations. BAF is looking forward to constitute a **KAOA/KSRA/ RERA team of BAF members**, to specifically address issues of BAF members in this area. Those interested & with expertise in subject matter (acts and association formation modalities) may write to info@bafonline.org.in (with **Subject NOMINATION FOR KAOA/RERA/KSRA TEAM**) with details of how they wish to contribute in current scenario of gaps in KSRA and KAOA acts.

Reiterating again - The way to prevent &/or resolve various apartment issues is through **ACTIVE ENGAGEMENT OF ALL BAF MEMBER APARTMENTS AT CLUSTER LEVEL.** BAF team advises **every member apartment to nominate an active BAF representative** who connects with the cluster leadership & “harvest” the benefits of this networking to resolve all apartment/ ward/ civic/ GoK level issues. To begin your apartment engagement – **Reach out to your cluster leader /BAF Zonal GC - fill up and handover the Engagement & Sustainability forms.**

BAF membership has been growing considerably – close to 400 apartments. New members – please do ensure to reach out to the BAF leaders and involve in above activities.

At BAF we encourage members to come forward and share their views or seek any assistance from GC or focussed teams or any other members. So if any of you or other prospective BAF member has any issue to clarify or seek support – please do approach the BAF GC or cluster leadership team.

AT BAF WE ALL WORK AND PLAY TOO! – DO SOLVE QUIZZES IN OUR NEW FUN@BAF SECTION & WIN EXCITING PRIZES TOO!

Cheers ,

Team BAF!

(Newsletter Also @ : https://baf.org.in/assets/uploads/newsletter/attachments/BAF_NewsLetter_Vol2_Issue10_31-Jan-2019.pdf)





FUN@BAF

QUIZ BASED ON BAF NEWS & OTHER NEWS IN THE FOLLOWING SECTIONS

- Q1. How much cost savings in the least can be brought about by using individual water meter?
- Q2. How many new first time voters are enrolled as of January 2019?
- Q3. What is the full form of BAGs?
- Q4. Name the company developing the new BESCO tool to assess Rooftop solar feasibility ?
- Q5. How much amount did BBMP collect -as littering penalty - between October 2018 and January 2019?

Answers to all the above questions can be found in the News Section of this Newsletter!

PUZZLE TIME – SCRAMBLED WORD!

The Quiz is based on engaging BAF cluster communities on various initiatives. So do make attempt to solve and get communities to engage in our various activities.

There are five different scrambled clues, which you have to unscramble and fill up. Once they are unscrambled, you have to take the letters from the circles and unscramble that to arrive at the final answer at the bottom.

The five clues have a common theme and the circled letters will help unlock the theme, when unscrambled!

ANSWERS ARE ALL AVAILABLE ON THE BAF WEBSITE WWW.BAF.ORG.IN, IF YOU SEARCH FOR THEM!!!

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NOW RE-ARRANGE THE LETTERS FROM THE CIRCLES ABOVE TO ARRIVE AT THE COMMON THEME!

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BAF IN THE NEWS.....

Bangalore Apartment Federation proposes pet guidelines for apartment residents

Jan 09, 2019

There have been increasing instances of conflicts between pet owners and other residents in apartments. Bangalore Apartments' Federation (BAF), a Federation representing the interests of hundreds of apartment complexes and lakhs of apartment residents across Bangalore, has released a note outlining guidelines for pet ownership in apartments.

[Read Full Story](#)

Every drop and meter counts

Jan 28, 2019

Paying for water is a common utility expense every household incurs and excessive water usage has many concerned. All hope, however, is not lost; according to Bangalore Apartments Federation (BAF), individual water metering can bring down cost and consumption by as much as 30 per cent.

[Read Full Story](#)

BAF IN THE NEWS.....

Save Bellandur forum, BAF fights for citizens' rights

Feb 04, 2019

A team from Bellandur development forum (#SaveBellandur) and Bangalore Apartments Federation (BAF) representatives met BWSSB chairman Tushar Girinath on January 30 at Cauvery Bhawan. Residents, although attributing their issues specifically to Bellandur, Kasavanahalli and neighbouring areas, put forward generic issues that citizens face in the city.

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Bellandur apartments demand Cauvery water supply

Feb 04, 2019

As many as 200 apartments in Bellandur are devoid of BWSSB's Cauvery water supply, while a few are already in the process of receiving the supply.

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REST OF THE NEWS.....

Kasa Kiosk to collect Bengaluru' segregated waste

Dec 18, 2018

The Bruhat Bengaluru Mahanagara Palike (BBMP) along with Omega Healthcare and Saahas on Tuesday launched 'Kasa Kiosk' — city's first monitored bin station for segregated-waste collection. The kiosk is set up near Air Force campus on NAL Wind Tunnel Road, Murugeshpalya. After banning litter bins in the city, this is one of the first initiatives by the civic body to provide kiosks to dump segregated waste.

[Read Full Story](#)

Stamp duty cannot be charged in retrospect on resale of old flats: HC

Dec 21, 2018

In a judgement that offers far-reaching relief to prospective sellers and buyers of old properties in Mumbai where stamp duty is steep now, Bombay high court held stamp duty authorities cannot levy tax on old "Historically concluded transactions"

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Pet parents win this dogfight

Jan 03, 2019

The year 2017 saw pet owners rise in defiance of the BBMP when it ruled that apartments could have only one dog each with their #NotWithoutMyDog campaign. Joining the fight is the Bangalore Apartments' Federation (BAF), which has come out with guidelines striving to bridge the gap.

[Read Full Story](#)

REST OF THE NEWS...

Constitution supports pet ownership, decries cruelty to animals

Jan 03, 2018

Bengaluru showed its fierce loyalty to its pets in the 2017 #NotWithoutMyDog campaign against the BBMP's daft ideas about pet ownership, forcing it to retract them.

[Read Full Story](#)

Take a pedestrian's view, reclaim B'luru's urban spaces

Jan 04, 2019

The city is a world that its residents create. The question of what kind of city we want cannot be separated from the question of what kind of people we want to be. Bengaluru has been made and re-made in recent years not by discerning planners or its residents, but by an impersonal process driven by powerful political-economy forces

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Realtor cheats flat buyers in Bengaluru, Mangaluru of Rs. 100 crore, nabbed

Jan 04, 2019

The managing director of Skyline Construction and Housing Private Ltd, Avinash Prabhu, has been arrested by City Crime Branch (CCB) for allegedly cheating hundreds of house buyers in Bengaluru and Mangaluru of around Rs 100 crore. Avinash, who owns several other businesses, including 11 outlets of Kalmane Koffee in the city, was arrested on Thursday following a raid at his plush apartment at Lavelle Road.

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Waste disposal: CAG raises alarm, but do ULBs care?

Jan 09, 2019

The Comptroller and Auditor General's (CAG) performance audit report on Solid Waste Management (SWM) in 35 Urban Local Bodies (ULB) in Karnataka is an indictment of the authorities. The audit of SWM during 2012-13 to 2016-17 was carried out during July to December 2017 and CAG auditors consulted Almitra Patel as an expert during the course of the audit.

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Bengaluru has seen about 8 cases of cheating every day since New Year

Jan 12, 2019

Last Thursday, Avinash Prabhu, the managing director of Skyline Construction and Housing Private Ltd, was arrested by City Crime Branch (CCB) for allegedly cheating hundreds of house buyers in Bengaluru and Mangaluru of around Rs 100 crore. Prabhu, who owns 11 Kalmene Koffee outlets in the city, among several other businesses, was arrested post a raid at his plush apartment on Lavelle Road.

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Solar power to be in your hands with new BESCO tool in Bengaluru

Jan 14, 2019

By the end of this month, Bengalureans will be able to log on to the BESCO (Bangalore Electricity Supply Company Limited) website and gauge the feasibility of installing a solar panel on their respective rooftops to make the most of the abundance of solar energy available.

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Bengaluru voter strength is up by nearly 1.6 lakh; over 17,000 first-timers

Jan 15, 2019

Nearly 1.6 lakh more Bengalureans are eligible to vote in the upcoming parliamentary polls likely to be scheduled for April-May this year. More than 10% of them, 17,686 to precise will be first-time voters.

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BESCO workers to get more power

Jan 15, 2019

Focus to be on safety equipment, guidelines for the powermen at work. This Sankranti, BESCO Ltd will make there 8,550 linemen wield more power. Especially in their titles- from now, the workers will be called 'Powermen'. BESCO will also focus more on the safety issues that powermen face.

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Karnataka's initiative to boost voter turnout at 2019 elections

Jan 15, 2019

The act of voting is of utmost significance in a democratic country like India. In order to promote responsible voting ahead of the 2019 general elections, the Karnataka State Election Commission as well as the Bruhat Bengaluru Mahanagara Palike (BBMP) along with the Bangalore Political Action Committee (B.PAC) launched the Booth Level Awareness Groups (BAGs) initiative on January 12, 2019, at Bharatiya Vidya Bhavan, Race Course Road, Bengaluru. The launch included the introduction of a registration portal and a training toolkit.

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BBMP mulls regulating pet shops, dog breeders

Jan 17, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) is planning to regulate pet shops and check unauthorised dog breeding. Among its reason is revenue loss in the absence of licence fees on pets and pet shops as well as cruelty to canines in an industry which is not only informal but also growing.

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Karnataka lays down 19 conditions for suburban rail network

Jan 18, 2019

After the detailed project report of the suburban rail network project was given in-principle approval by the Karnataka cabinet on January 10, the State has now issued a nine-page Government Order stating that its approval of the Rs 23,093 crore project is subject to fulfilment of 19 conditions that it has stipulated.

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BDA's revised master plan 2031 set to get approval

Jan 19, 2019

Fed up with the increasing delays and unplanned development across the city, the government has decided to give a green signal to the long-pending revised master plan 2031. It has also decided to drop the proposal to place the plan again before the people for a final opinion and wants to clear at the earliest what the BDA has presented.

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Swachh ranking: In absence of ODF tag, Bengaluru gives itself 2-star rating

Jan 19, 2019

The #SwachhSurvekshan2019 is under way and Bengaluru has declared itself a 2-star garbage free city. Reason: The ministry of housing and urban affairs (MoHUA) has barred the BBMP from ranking itself 3-star and above as the city is yet to be certified open defecation (ODF) free.

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Have a Bescom issue? AI-powered chatbots will soon answer you

Jan 19, 2019

As complaints of power cuts continue to pour in even before the onset of summer, the Bangalore Electricity Supply Company (Bescom) is preparing to put in place a new army — AI (artificial intelligence)-powered chatbots — to deal with the innumerable calls and messages that its multiple helplines receive

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BBMP not to lift garbage from apartments, again

Jan 20, 2019

Nearly six years after it relaxed norms allowing contractors to lift garbage from apartment complexes. BBMP has again decided to stop garbage collection from bulk generators, a move which may affect over 9,000 apartment complexes.

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Study reveals caste-based segregation in Bengaluru

Jan 20, 2019

A first-of-its-kind snapshot of the distribution of Scheduled Castes and Scheduled Tribes community in the city reveals a patchwork of caste-segregated neighbourhoods where socio-economically backward castes are ghettoised.

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NGT order will see 95% of Bengaluru buildings razed'

Jan 21, 2019

If the National Green Tribunal's (NGT) 2016 directions with respect to buffer zones around the lakes and storm water drains were implemented, it would result in the demolition of 95% of buildings in Bengaluru, the Karnataka government has told the Supreme Court.

[Read Full Story](#)

BBMP collects close to 8L in littering penalties

Jan 23, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) has collected Rs 7,85,450 in littering penalties from the city between October 2018 and January 2019.

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Woman booked after pet dog bites child

Jan 24, 2019

A 40-year-old man has filed a complaint against the 75 year old owner of a pet dog after it bit his three year old daughter in Sienna Silk apartment in Kanakanagar, RT Nagar

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107 BBMP wards still in line for committee meetings

Jan 24, 2019

One-and-a-half months afterward committees and meetings were pressed into implementation, 107 out of 198 wards in Bengaluru have still not had a single meeting. Due to pressure from Citizens for Bengaluru (CfB) the Bruhat Bengaluru Mahanagara Palike (BBMP) pushed their corporators to hold these meetings once every month, starting December 2018 and 24, 2019

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Study explores best practices to save electricity in Bengaluru's apartments

Jan 24, 2019

Shetty (name changed), manager at a Bengaluru apartment, dreaded the RWA meeting where he had to get members' approval for common area electricity bills. RWA members invariably questioned him on the huge bill amounts, but he was unable to justify the bills or identify measures for saving.

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Bescom floats tenders for 100 e-vehicle charging stations

Jan 25, 2019

Soon, electric vehicle owners won't have to worry about running out of charge while on the road. The BESCOM on Monday called for tenders to set u 100 e-vehicle charging stations across the city.

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Draft policy advocates privatisation of SWM

Jan 27, 2019

In a move that has riled activists; a draft Solid Waste Management (SWM) policy for urban areas in the State has batted for reversing the July 2017 Cabinet decision to take pourakarmikas on the rolls of Urban Local Bodies (ULBs) to release them from the clutches of contractors.

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Bescom reiterates that electric vehicles are safe

Jan 30, 2019

Monday, an electric vehicle (EV) caught fire in Bagalkot and another car that was right behind was also damaged. According to the Navanagar police of Bagalkot district, a short circuit when the care was being charged is to blame.

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KSPCB gets cracking as apartments pollute Chikkabanavara Lake

Feb 04, 2019

A number of apartment complexes that have come up on the periphery of the vast Chikkabanavara Lake in northwest Bengaluru are discharging untreated sewage into the lake, pushing another water body into decay.

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Optic fibre cables to reduce road cutting, say experts

Feb 09, 2019

According to urban experts, the decision of Bangalore Electricity Supply Company (BESCOM) to lay optical fibre cables (OFC) alongside power cables will help reduce not just visual pollution but also road cutting. Last year, Bruhat Bengaluru Mahanagara Palike (BBMP) had conducted a drive against illegal OFCs especially those hanging from trees, poles and lying on footpaths and roads after they were accused for a nexus between BBMP officials and OFC operators.

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