

Bangalore Apartments' Federation News Letter

Volume 2, Issue 4, July, 2018

Dear Apartment Resident,

We welcome all new members and representatives to BAF. New representatives – due to change of guard/MC, post respective member AGMs as well as representatives added due to new memberships! BAF is growing larger and stronger by the month- if not by day yet! And here BAF GC would like to appreciate the efforts of some of BAF executive council members (they know who they are!)- from various clusters, who have shown exemplary zeal to enrol new apartments into the BAF community. Executive Council meetings with BAF GC and Cluster Council members (**GC-EC Meets**) **have been initiated centrally, as also cluster council meets have commenced.** We do hope each and every member of BAF is utilising these forums to seek support, guidance, work together where required- to resolve issues specific to individual or collective apartment(s)

The month began with BESCOM notices being served to apartments to pay up Lt5 / industrial tariff for installed STP and Fire system loads in apartments. **BAF team met KERC, post which BAF was invited by BESCOM to attend a meeting on 11th July 2018 under chairmanship of MD** to discuss issues w.r.t. the lacunae in implementation of the KERC order of May 2018. BAF was represented at the meeting by Srikanth Narasimhan, Muralidhar Rao and Prof Rajagopal. In the meeting, the BESCOM MD offered his full support and ordered for the notices to be immediately stopped. Further instructions were issued to his team to get clarification from KERC on applicability for period prior to May 2018. He further brought out clause 3.1.1 in the tariff schedule, which made it clear that commercial tariff could be applied only if more than 25% of the sanctioned load was taken up by these activities (this nullifying the notices being issued). BAF has offered its full cooperation to work with BESCOM to disseminate information to its members about various BESCOM initiatives - BESCOM Mitra, prepaid meters etc. This was yet another significant achievement for BAF – through persistent efforts since Feb 2018- that has brought relief and clarity to apartments on BESCOM tariffs for various types of loads. BAF will work towards further clarification on commercial & domestic loads for apartments- as we all operate in mixed development residential spaces. Visit baf.org.in for all such developments, updates, notifications etc

BAF held its first GC-EC meeting on July 14th. This was attended by 38 member representatives + few non member representatives. During the meeting – members shared their status on STP penalty refund, other resolutions/ remedial action – on CFO renewal process, mandatory OWC, sewage norms, NOC for discharge into UGD, Belandur apartment STP woes etc- and in general a direction was given by BAF to counter such notices received by member apartments. **BAF sub-committees were formed for SWM, Roof-top Solar and BAF Member Portal/Technology** to take initiatives forward in a focused way & offer solutions to our members' communities. **The first BAF brochure was also released during the meet to aid communication to join BAF.. A BAF event in September** was also announced – to create a marketplace for all stakeholders (members, vendors, solutions, ULBs, GoK etc) to share ideas, best practices, solutions and networking. Members may access GC-EC MoMs for details on all above.

BAF GC also interacted with GoK Chief Secretary Mr Vijay Bhaskar to seek support on various policy issues as outlined in Apartment Charter. BAF also got an invite from the Jt Commissioner Office of Income Tax to clarify TDS rules for RWAs in a seminar held on 27th July. In a first of its kind – there was an earnest appeal from the IT office- that RWAs must come forward, engage and clarify all tax matters applicable & be compliant. The IT department intention is to make RWAs become compliant and has no intention to penalise RWAs. BAF thanks the department for this gesture & we hope members access the TDS Seminar ppts (available on our website), meet the department for any clarifications/compliance issues. **BAF GC also met the Dy. Chief Electrical Inspector (CEI) on new Lift Rules published for 2018, The license renewal deadline is now extended to 2020. Also process of approvals for RoofTop solar was shared.** A note on both Lift licensing & Roof Top Solar will be shared on website soon.

Cluster Councils – do get going, if not already and bring forth common issues at EC+GC monthly meets. Thats all for this month!

Team BAF!



info@bafonline.org.in



baf.org.in



+91 99003 95000



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Bengaluru dotted with branded litter; food wrappers top list

July 01, 2018

A large portion of plastic waste generated in the city comes from food packaging, a study by Solid Waste Management Round Table, an NGO working on garbage management, reveals. Personal care and household product packaging is next on the list.

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Bengaluru to get India's first e-waste plant

July 03, 2018

The country's first e-waste recycling unit will come up in Bengaluru, Union minister of chemicals and fertilisers Ananth Kumar said on Monday.

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BBMP says longer steel flyover to be ready in 8 months

July 03, 2018

Work on the steel flyover at Shivananda Circle along Hare Krishna Road will be over in the next eight months; BBMP officials said after mayor R Sampath Raj inspected the site on Monday.

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Bellandur Lake: An orphaned waterbody no one wants?

July 04, 2018

The frothing and highly polluted Bellandur Lake, the rejuvenation of which is being monitored by the National Green Tribunal (NGT) for the past two years, has become an albatross around the Bangalore Development Authority's neck.

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Bengaluru slips up on rainwater harvesting: Despite being mandatory, 59,000 structures yet to have the facility installed

July 04, 2018

It has been more than two years since the Bangalore Water Supply and Sewerage (Rainwater Harvesting) Regulations came into being. Despite making it mandatory for homes and commercial establishments to harvest rainwater, at least 59,000 structures in the city are yet to install RWH

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Karnataka budget: Power consumers in for nasty shock

July 05, 2018

H D Kumaraswamy's maiden budget has given both domestic and industrial consumer's an electric shock as it seeks to hike tax on consumption of electricity

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Going vertical: 15-storey high rises for Bengaluru poor

July 06, 2018

The budget has an answer to the housing problem faced by the poor due to lack of land in Bengaluru: Build 15-storey structures (ground floor + 14) at select places

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Activists fine-tuning strategy to fight elevated corridor project

July 07, 2018

While citizens did not waste even a single day to register their opposition to the Rs 15,825 crore elevated corridor project by calling up their MLAs, the stage has been set for a more organised, articulate approach to countering the proposal

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Elevated corridors will be just another bane, say civic experts

July 08, 2018

Opposition to the six elevated corridors mooted by Chief minister HD Kumraswamy and the pod-taxi project proposed by BBMP has intensified, with citizen groups maintaining the two project's will only add more pain to the city

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Drone begins mapping boundaries of properties

July 12, 2018

On a cloudy Wednesday afternoon, a drone took off from the terrace of a private school on East End Road in Jayanagar, even as curious children looked up with intent from their playground. Over the next three days, this drone will fly across the locality, capturing images of buildings, to map their boundaries.

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Why is government unable to clean Bellandur lake even after several years

July 12, 2018

Questioning why the State government is not able to find a solution to clean the polluted Bellandur lake, the Karnataka High Court on Thursday directed a senior officer of the State,

who can speak on behalf of all the departments and agencies of the State involved in cleaning the lake, to personally be present in the court on Friday

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Bescom relief for city apartments

July 13, 2018

Dispute over commercial tariff for apartments with fire safety equipment & STPs resolved, residents won't get notices from now. Apartment dwellers in city apartments that have fire safety equipment and sewage treatment plants (STPs) can heave a sigh of relief

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Domestic rates for STPs, common area usage: Bescom

July 13, 2018

In a boost to green initiatives, Bescom has announced it would apply domestic tariff on environment services like sewage and effluent treatments and fire safety.

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Rejuvenated lakes saddled with water of poor quality

July 16, 2018

In the months after the rejuvenated Kalkere, that is spread over 105 acres, was 'formally' inaugurated, residents of the area have been on their toes trying to keep their lake clean.

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Kalyan Nagar RWA president denies allegations

July 17, 2018

Kalyan Nagar residents' welfare association president C.M. Subbaiah, against whom Banaswadi police had registered an FIR on April 28 based on a complaint by Bangalore Development Authority (BDA) officials, has filed a counter statement refuting the allegations.

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Bengaluru's 'treated sewage' spews froth in Kolar

July 18, 2018

Along with treated water, Bengaluru seems to be exporting its trademark froth from lakes to the neighbouring district of Kolar.

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BBMP pulled up by NGT

July 19, 2018

There is fresh trouble for the Bruhat Bengaluru Mahanagara Palike (BBMP), which has been pulled up by the National Green Tribunal (NGT) for 'violating' previous orders prohibiting dumping of municipal solid waste in quarries.

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RERA violations: 924 projects may be blacklisted in Karnataka

July 19, 2018

As many as 924 construction projects across the State are likely to be blacklisted by the government under the Real Estate Regulatory Authority (RERA) provisions as they have failed to respond to notices.

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Single-window clearance for real estate projects in Karnataka

July 19, 2018

Very soon, applications for building plans, layout plans and change of land use will go online across the State. For houses to be built in 1,200 sq. ft (30x40 ft) plots, approval for building plan will be given instantly if it adheres to the building laws and zonal regulations.

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Year after RERA came into force, consumer rights still at stake

July 19, 2018

Year after its implementation, the Real Estate Regulatory Authority (RERA) is yet to bring about visible change in the way property transactions are being done in Karnataka. In fact, the state authorities are yet to implement two of its significant clauses.

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Don't release treated water from city to Kolar for now

July 24, 2018

The Karnataka High Court on Tuesday directed the State government not to re-start pumping or releasing treated water from Sewerage Treatment Plants (STPs) in Bengaluru's Koramangala-Challaghatta (KC) valley to minor irrigation tanks in Kolar and Chikkaballapura districts till August 1.

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Bengaluru citizen groups ensure illegal hoardings, banners of politician's don't go up

July 25, 2018

If the Cunningham Road-Queen's Road junction (Central Business District (CBD) Zone-A) looks wide, open and spacious and a pleasure to drive, there's a reason. The area which is normally choc-a-bloc with hoardings eating into the skyline, has been free of billboards of politicians and their supporters for the last one week.

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Do you have the solution for appropriate use of State Water Resources?

July 28, 2018

I wholeheartedly invite suggestions & proposals from Experts & Public for effective development & management of our state's water resources towards improving the lives of our Farmers.

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BWSSB racks up Rs 3 Crore from rainwater harvesting defaulters in a month

June 28, 2018

The BWSSB has raised nearly Rs 3 crore in penalties (from May 1-31) from 83,026 commercial and non-commercial consumers

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Now, apply for fire no-objection certificates online

July 29, 2018

In a step that will go a long way in easing the process of applying for and receiving no-objection certificates (NOCs), the Karnataka Fire and Emergency Services Department has taken the entire process online. Within a month and a half of launching its end-to-end online portal, Agni-II, the department has received 250 applications. On Friday, it issued the first NOC through the online system to a private builder.

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