



Bangalore Apartments' Federation News Letter

Volume 2, Issue 9, December, 2018

Dear Apartment Resident,

BAF wishes its members a **Very Happy New Year 2019**, as also Happy Harvest festivals (Sankranti, Maghi, Lohri, Bihu, Pongal etc.) celebrated in your homes. Festivals bring families & communities together. BAF also is engaged in bringing apartment communities across Bengaluru together. And make them network to solve various plaguing issues specific to our apartments, wards or city. And also ensure communities engage & learn from each other towards making our city sustainable and be able to leave behind a better future for our children. So, the theme for this month's Newsletter is – **CLUSTER & COMMUNITY ENGAGEMENT**.

BAF Team has taken efforts to bring to its members all news during the month affecting apartments. The BAF Newsletters are a rich source of information that Apartment residents and especially the watchdogs, i.e. The Managing Committees of Apartments cannot afford to miss. **Mistakes are costly and can result in non-compliance, penalties, and some suo moto actions as well – due to lack of awareness of issues. 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 issues is available here - <https://baf.org.in/newsletters>.

BAF has also constituted **Focussed Teams** on particular issues – such as

1. **BAF Technology team** – that facilitates a great user experience, providing easy navigable information on the **BAF website** (<https://baf.org.in/>) & **Member Portal** (<https://baf.org.in/member/login>). All members can get valuable information about each other, vendors, knowledge base on apartments & issues, white papers and so on.
2. **BAF Roof Top Solar Team**- that provides guidelines and support for apartments that are planning to explore this sustainable energy initiative.
3. **BAF- KAOA/RERA Team** –is in its early stages of formation stage with few members working with relevant activists and lawyers along with GoK departments & builders associations. We will look forward to augment this team in coming weeks. The team has just released Legal Guidelines to help communities & grappling with various issues in the Acts: https://baf.org.in/assets/uploads/knowledge/attachments/BAF_LegalGuidelines.pdf.
4. **BAF-SWM Team** – is working closely with BBMP and other citizen & expert groups and will shortly come out with guidelines for the same.
5. **Voter Id Registration Team** – which has been providing support to all apartments for their AARAMB initiative.
6. Miscellaneous **BAF Task Teams** have been constituted be it for **Pet Policy Matters**,. **BESCOM Connect** (tariff, meter transfer, transformer servicing etc), **BWSSB & KSPCB Connect** (STP, BoD norms, penalties, Cauvery water connection etc.), **Electrical Inspections & Lift License Team** (EI fees, lift license renewals, online payments), **Fire Safety & Prevention Team** (fire safety inspection norms for apartments, fire safety audits), etc.

BAF members can look up the following link : <https://baf.org.in/knowledge-base> for useful information from various such teams & their work. We further look forward to augment these teams. **Members interested to join specific teams may connect with Cluster Leadership team** to actively engage in these areas. **Members can also benefit their communities by learning Best Practices of other member apartments presented in the following link : <https://baf.org.in/bamboos>**

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** connects to 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 leaders, fill up and handover the **Engagement & Sustainability forms**.

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_Issue9_31-Dec-2018.pdf)





FUN@BAF

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

- Q1. Is it legal to abandon your Pet? Do reference the name and section of the Act on this issue.
- Q2. How many total projects are registered under RERA and What % of that have submitted quarterly reports on the RERA portal?
- Q3. How many districts does BESCO supply power to?
- Q4. What is the budgeted spend on the proposed BBMP's SWM- 24x7 command center ?
- Q5. How much animal waste does Bengaluru generate per day?

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.....

Train pets to poop at home, keep them quiet, owners told

Dec 29, 2018

Move over bad roads and garbage. Bangalore Apartments' Federation, which has 360 member associations covering over two lakh people, has another problem to deal with: frequent quarrel between apartment association, pet parents & other residents over ownership and maintenance of dogs & cats.

[Read Full Story](#)

New guidelines to help pet owners and apartments see eye to eye

Dec 29, 2018

Imagine paying a fee for owning a pet in your apartment, or worse still, having your pet banned from an apartment complex. With increasing instances of conflict between pet owners and other residents, Bangalore Apartments' Federation (BAF) has come up with a set of pet ownership guidelines in apartments.

[Read Full Story](#)

Enough is enough, say Ranka Colony residents

Dec 29, 2018

Over a thousand residents of Ranka Colony, Bilekahalli, will take part in a protest seeking fulfilment of their demands by BBMP. Early last month, the residents asked the municipal corporation to pay fines for waste dumped on Ranka Road.

[Read Full Story](#)

New guidelines for pet parents

Jan 01, 2019

Keeping in mind the rising incidences of conflict between pet owners and other residents of

BAF IN THE NEWS.....

apartments, the Bangalore Apartments' Federation (BAF) recently charted out a few recommendations to curb this issue.

[Read Full Story](#)

Guest Column:' 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](#)

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](#)

Bangalore Apartment Federation proposes pet guidelines for apartment residents

Jan 09, 2019

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

[Read Full Story](#)





REST OF THE NEWS.....

After Ward Meetings, Mayor pushes for zonal level meets

Dec 01, 2018

As the next step to the ward committee meetings, Mayor Gangambike Mallikarjun has proposed the officials to hold zonal level meetings across all eight zones.

[Read Full Story](#)

Despite directives, ward committees make a sluggish start in Bengaluru

Dec 01, 2018

What was perceived as the first, big step towards better governance — holding ward committee meetings on the first Saturday of every month — turned out to be a damp squib.

[Read Full Story](#)

Homebuyers in Bengaluru protest over RERA dilution

Dec 01, 2018

A large number of homebuyers, allegedly cheated by builders, staged a protest here on Saturday against the dilution of Real Estate Regulatory Authority (RERA) by the Karnataka government.

[Read Full Story](#)

Hundreds of Karnataka home buyers protest to demand enactment of stricter RERA rules

Nov 02, 2018

On Saturday, hundreds of home buyers, who are facing complications with their purchase, took to the streets and held a protest outside Town Hall demanding that the state government take stricter action against real

REST OF THE NEWS...

Estate developers to ensure that their grievances were addressed.

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Home-buyers in Bengaluru hit the streets on Saturday in protest against the Karnataka government's delay in implementing RERA Act

Dec 02, 2018

Citizens and real estate agencies held a protest in front of Town Hall, seeking action against errant builder and developers.

[Read Full Story](#)

Homebuyers in Bengaluru against dilution of real estate rules

Dec 02, 2018

A large number of homebuyers, allegedly cheated by builders, staged a protest here Saturday against the dilution of Real Estate Regulatory Authority (RERA) by the Karnataka government.

[Read Full Story](#)

With the NGT order, there is a glimmer of hope for our lakes

Dec 06, 2018

Citizens, especially those living around Bellandur and Varthur lakes, are hoping that the NGT order will change the fate of the water bodies. After bearing the brunt of toxic foam and frequent fires, they hope the State government and civic agencies will get their act together and rectify the ecological damage wrought on the lakes.

[Read Full Story](#)





We have done all we can, will appeal NGT order, says BBMP

Dec 07, 2018

The state government and Bruhat Bengaluru Mahanagara Palike (BBMP) are considering legal remedies against NGT order on Thursday on neglect of the severely polluted Bellandur and Varthur lakes, stating that, given their constraints, they have done the best they could to address the issue.

[Read Full Story](#)

State, BBMP look at appeals against NGT fine

Dec 07, 2018

The State government and the BBMP, who have been penalised ₹75 crore in all by the National Green Tribunal (NGT) for failing to rejuvenate Bellandur and Varthur lakes have objected to the quantum of fine and are likely to appeal against the verdict.

[Read Full Story](#)

Bescom seeks a hike of Rs.1

Dec 08, 2018

The Bangalore Electricity Supply Company (Bescom), which caters to eight districts, including Bengaluru Urban and Rural, has sought a ₹1/unit hike in tariff for the financial year 2019-20.

[Read Full Story](#)

BBMP unearths Rs 1.5cr bills scam, garbage contractor in the dock

Dec 11, 2018

Its efforts to weed out ghost garbage-tippers notwithstanding, the BBMP seems to be plagued with contractors continuing to find ways to loot taxpayers. Recently, the Palike unearthed a bills scam worth Rs. 1.5 crore after its inquiry found a garbage contractor trying to hoodwink the system.

[Read Full Story](#)

Submission deadline nears but RERA gets poor response from builders

Dec 12, 2018

The Real Estate Regulatory Authority (RERA) in Karnataka has received a tepid response from builders, who have been mandated to submit quarterly updates on the status of their projects on or before Saturday.

[Read Full Story](#)

BBMP to issue warrants, seize properties of tax defaulters

Dec 13, 2018

The Bruhat Bengaluru Mahanagara Palike (BBMP) is all set to crack the whip on those who have defaulted on payment of property tax for long. They will be slapped with distress warrants and their properties will be confiscated.

[Read Full Story](#)

Karnataka to file review plea in NGT: DyCM

Dec 14, 2018

The government has decided to appeal against the National Green Tribunal (NGT) order asking Karnataka to deposit Rs 500 crore in an escrow account for the clean-up of Bellandur Lake.

[Read Full Story](#)





Builders can't give excuse approvals, delay flats: NCDRC

Dec 14, 2018

A builder can't hide behind the excuses of not getting approvals from authorities, hurdles in land acquisition or any other difficulty, for delay in delivery of flats of homebuyers, the apex consumer commission has ordered.

[Read Full Story](#)

Soon, 24/7 command centre to monitor waste management

Dec 19, 2018

To salvage Bengaluru's Swachh Survekshan ranking, which is sliding every passing year, the Bruhat Bengaluru Mahanagara Palike (BBMP) will set up a dedicated 24/7 centralised command and control center to monitor Solid Waste Management (SWM).

[Read Full Story](#)

Bengaluru CDP 2031 to go before public again

Dec 19, 2018

The state government has decided to put the revised Comprehensive Development Plan (CDP) - 2031, before the public once again, to gather further suggestions and objections. After the winter session, the government will sign the final draft papers. Thereafter, the Bangalore Development Authority (BDA) will make then document public.

[Read Full Story](#)

Central committee member against RERA Act changes

Dec 20, 2018

A Central Advisory Council member of the Real Estate Regulatory Authority has written to not

amend the RERA Act for at least three years to ensure all states implemented it.

[Read Full Story](#)

Property tax defaulters will be exposed

Dec 20, 2018

With little over three months left for the end of the 2018-19 financial year, the civic body is leaving no stone unturned to mop up property tax. Owners who have defaulted on their payments are a priority.

[Read Full Story](#)

Death of labourer: BWSSB engineers and contractor booked

Dec 20, 2018

The police, on Thursday, booked three officials of the Bangalore Water Supply and Sewerage Board (BWSSB) and a contractor a day after a 26-year-old labourer was buried alive while laying a sanitary pipe at Rajarajeshwarinagar. Two other labourers were rescued by fire personnel and locals after a wall collapsed on the trio.

[Read Full Story](#)

Set up committee to oversee public toilets, NGO tells Karnataka high court

Dec 20, 2018

The Anti-Corruption Council of India, an NGO, has moved the high court seeking directions for setting up a managing committee to oversee construction and maintenance of public toilets in the state, including those in Bengaluru

[Read Full Story](#)





Action plan for removal of footpath encroachments

Dec 24, 2018

Pedestrians have to jostle for space that is rightfully theirs on the city's footpaths. Encroachment of footpaths by shops and establishments and for vehicle parking is a bane that the Bruhat Bengaluru Mahanagara Palike (BBMP) is fighting against.

[Read Full Story](#)

Court orders seizure of BBMP vehicles

Dec 26, 2018

With the Bruhat Bengaluru Mahanagara Palike (BBMP) unable to clear the dues of a garbage contractor, a city civil court has ordered seizure of three vehicles allotted to the civic body's top brass.

[Read Full Story](#)

Bengaluru drives change with maximum online petitions on civic issues

Dec 27, 2018

Urban protests are now seen as incomplete without an online petition furthering their cause. Living up to their city's image as an IT hub, Bengalureans have filed the highest number of online petitions on civic issues this year, according to data obtained from Change.org, a commonly used website for campaigns.

[Read Full Story](#)

When the High Court Stepped into manage civic affairs

Dec 28, 2018

It was a year that saw two of Bengaluru's most contentious issues — potholes and flexes — being taken up seriously, and in many cases fixed overnight. Forcing the civic body to act

was the Karnataka High Court, which set a precedent in civic administration this year.

[Read Full Story](#)

BBMP to set up animal waste treatment plant soon

Dec 28, 2018

The BBMP is getting ready to float tenders for establishing the city's first animal waste treatment plant as part of its plan to manage Bengaluru's trash in a sustainable way.

[Read Full Story](#)

Shut down solid waste management plant: B'luru's Electronic city residents protest

Dec 29, 2018

Electronic City, notorious for its flyover that perpetually sees bumper to bumper traffic, has a larger issue to deal with - garbage. On Saturday, residents of Doddanagamangala and Chikkanagamangala, located in Electronic City Phase 2, sat down in protest outside the local solid waste management plant.

[Read Full Story](#)

Water security an alarming issue in Bengaluru: V Balasubramanian

Dec 30, 2018

With 400 lakes and 850km of a stormwater drain, the city is still suffering for the sheer lack of water. The water security is an alarming issue with respect to the city's increasing population, said retired IAS officer, V Balasubramanian, at a talk in Jain University on Saturday morning.

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