

Bangalore Apartments' Federation News Letter

Volume 1, Issue 9, January 31, 2018

Dear Apartment Resident,

BAF Unity Meet on January 20th 2018 was an event to remember! 217 members, from a mere 80 in April 2017! –Is a mark of great momentum – A WARM WELCOME TO ALL NEW MEMBERS! With 250 + participants, the event was a great success. We are en-route to building a strong movement of apartment residents' community – with members who are fully aware of their civic and community rights and responsibilities. The Governing Council of BAF would like to thank all members for their support and participation in the Unity Meet.

The BAF Unity meet saw all our members & partners gather together to celebrate and strengthen our relationship of mutual support, solution, communication and representation for issues. BAF team thanks all partners who have not only added a detailed and wider perspective to understanding various apartment issues – be it STP, RERA, Apartment owners Act, Legal options, use of technology, ward committee functioning etc. to help RWAs, but also supported us for making powerful representations to authorities. Thanks to all sponsors who continue to provide valuable services to our apartment community.

During the meet, BAF Cluster Organization structure was unveiled. Membership certificates and mementos were given out to all attendees representing their apartment or agencies. 2017-18 will be really treasured as a great year of achievement for BAF and its members – as it was a manifestation of the Power of Unity and in terms of results achieved. If we continue to work cohesively and represent our views in the manner done so far- it will only mean greater success for BAF.

Under the BAF Cluster Organization structure - we have divided ourselves into 11 clusters (eventually targeting a cluster per Assembly Constituency –AC) to address constituency/wards level issues which affect us directly or indirectly. **Cluster leadership teams have been identified** – and any member wishing to join the leadership team of the respective clusters, is more than welcome. Cluster meets have already been initiated. Members who have doubts or queries on Cluster team that they belong to may please connect with us anytime to clarify and participate. **The final objective is to create Assembly Constituency Charters for each constituency and an APARTMENT CHARTER - that can be presented to our elected representatives/candidates** – and have our voice heard and influence policies. We do hope to cover all that and details of Apartment Charter in the next month issue of Newsletter based on inputs from clusters. **GOOD LUCK TO ALL CLUSTER TEAMS & WISHING ALL GREAT SUCCESS.**

Meanwhile during the month, BAF has updated members on the GST exemption limit increase from Rs 5000 to Rs 7500 per month. That comes surely as a big relief to our members affected. BAF GC thanks GST council minister for Karnataka, Hon Shri Krishna Byre Gowda for facilitating our representation to be heard. BAF has also followed up with BWSSB and KSPCB for ensuring the relevant STP orders are passed, as well as penalty refund facilitation.

BAF team has met the Chief Electoral Officer (CEO) of Karnataka and BBMP commissioner, apprised them of AARAMB and members' commitment, and ensured their support for smooth enrollment process - with clear escalation path for any problems / issues faced at local offices. BAF has also shared constituency/ ward level Revenue Officers (RO) & Booth Level Officers (BLO) details to facilitate smooth enrolments till elections for our member voting community. New members may approach their cluster leadership / BAF leadership for any support required. **AARAMB initiative has thus been re-launched in January and we hope all member apartments are competing ferociously to ensure highest % of voter enrolments and the AWARDS of course!** This month is the last chance to enroll in time for Assembly elections to be held in May. SO DEAR MEMBERS – **GIVE IT YOUR BEST SHOT! & LET'S SHOW PEOPLE POWER & UNITY!**

Let's also continue effort to drive BAF memberships - "Come, join BAF"!

Best Regards,

Team BAF



Waste-to-energy plants in tier-II cities soon

Jan 09, 2018

It's close to a decade since the first plan to set up a waste-to-energy (WtE) plant was conceptualized in Bengaluru. Ever since, five to six similar proposals to utilize Bengaluru's garbage were made. But all of them have been languishing with the Bruhat Bengaluru Mahanagara Palike (BBMP).

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STP tragedy: Apartment association claims no contract given for cleaning

Jan 09, 2018

Bandepalya police in southeast Bengaluru on Monday questioned six office bearers of the ND Sepal Apartment Association in connection with the death of three workers in a sewage treatment plant (STP) at the apartment complex. A case of death due to negligence under Section 304A of IPC has been registered against one of the deceased, Narayanaswamy, and the apartment's association.

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HC restrains BBMP from acting against apartment complex

Jan 10, 2018

The Karnataka High Court on Wednesday directed the Bruhat Bengaluru Mahanagara Palike (BBMP) not to take precipitative action against an apartment complex, built near Arekere, following withdrawal of occupancy certification and sanctioned plan.

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Bandepalya deaths: Civic bodies told to demolish apartment septic tanks

Jan 11, 2018

National Commission for Safai Karmacharis member Jagadish Hiremani on Wednesday directed the Bruhat Bengaluru Mahanagara Palike (BBMP) and [Bangalore Water Supply and Sewerage Board](#) (BWSSB) to conduct a joint survey within a week, to find out how many structures, especially apartment complexes, continue to have septic tanks.

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Apartment residents struggle with inadequate STP guidelines

Jan 12, 2018

The recent death of three men while cleaning a sewage treatment plant (STP) in an apartment complex in southeast Bengaluru has raised fresh problems over the design and maintenance of these plants. The BWSSB has made STPs mandatory in apartment complexes with more than 50 units, but residents say there are neither guidelines on the appropriate technology to be used to build them, nor are there dos and don'ts on how to maintain them.

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BDA advert on sites violates RERA: official

Jan 12, 2018

The recent BDA notification inviting applications for allotment of 5,000 sites in the second phase in Nadaprabhu Kempegowda Layout, West Bengaluru, is a violation of the Real Estate Regulatory Authority (RERA) Act, 2016. "It's a violation on the part of the BDA to have called for applications without getting the layout project registered under the RERA. We will issue a notice to BDA..." Pommala Sunil Kumar, secretary, RERA-Karnataka, told TOI.

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NGO moves Karnataka High Court against BBMP

Jan 13, 2018

An NGO has moved the Karnataka High Court accusing the BBMP of not processing more than 2,000 applications for enrolment of new voters in the Mahadevapura assembly constituency. Hearing the PIL filed by Whitefield Rising on Friday, a division bench of Acting Chief Justice H G Ramesh and Justice P S Dinesh Kumar ordered a notice to the BBMP and the Chief Electoral Officer, Karnataka.

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HC orders notice to state, ECI on glitches

Jan 13, 2018

The Karnataka High Court on Friday ordered notice to the Karnataka government, Chief Electoral Officer-Karnataka and Election Commission of India (ECI) in response to a PIL where the petitioners raised several grievances relating to registration of voters in Mahadevapura assembly constituency in East Bengaluru.

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85% pvt STPs may not be in working condition, experts fear

Jan 13, 2018

Amid the finger-pointing over who is responsible for monitoring the private STPs, experts have claimed that 2,500 - or 85% of them - may not be in working condition. They have accused the Karnataka State Pollution Control Board of lacking "adequate competence" to scrutinise STP designs that led to the installation of unscientific treatment plants. To top it, they say, the board also does not have a stringent monitoring system in place

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Minister's composting remark at investors' meet raises a stink

Jan 13, 2018

Bengaluru Development Minister K.J. George's comments on the odour generated by composting while addressing investors has drawn the ire of not only solid waste management (SWM) activists but also firms providing composting solutions. At the meeting, the minister instead batted for waste-to-energy (WtE) plants.

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HC notice to EC over missing names in electoral rolls

Jan 13, 2018

The High Court of Karnataka on Friday issued an emergent notice to the Election Commission over the non-enrollment of names in the electoral rolls. A division bench comprising acting Chief Justice H G Ramesh and Justice P S Dinesh Kumar was hearing a petition filed by the Whitefield Rising Trust challenging the missing names of applicants in the voters' list for the upcoming Assembly polls.

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Garbage pollutes Bengaluru water source

Jan 16, 2018

The dumping of millions of tonnes of unprocessed waste in Mavallipura, north Bengaluru, without adhering to environmental safety norms and standards, has adversely impacted the quality of water from various streams entering Arkavathy river and Thippagondanahalli reservoir, says a survey of villages on the city's outskirts, where landfills and waste processing units are located.

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K'taka CM says B'luru revised master plan 2031 will be modified, citizens unconvinced

Jan 17, 2018

With the state going into polls six months, Karnataka Chief Minister Siddaramaiah said on Tuesday that the controversial Revised Master Plan (RMP) 2031 prepared by the Bangalore Development Authority (BDA) will be modified keeping in mind the inputs from citizens

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Lokayukta pulls up agencies over lakes

Jan 18, 2018

Lokayukta P. Vishwanath Shetty on Thursday pulled up civic agencies – BDA, BBMP and BWSSB – for the lack of upkeep of lakes. Hearing a complaint by United Bengaluru, a group of citizens fighting for the city's lakes, the Lokayukta on Thursday gave three months to BDA and two months to BBMP, to survey all the lakes in their custody, identify and remove encroachments.

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KSPCB admits there are no guidelines to check STPs

Jan 18, 2018

At last, the truth on maintaining private Sewage Treatment Plants (STPs) has emerged, nowhere more significantly than from the Karnataka State Pollution Control Board (KSPCB). Having varyingly dodged, denied and refused to acknowledge its role in monitoring the STPs it sanctions, KSPCB has accepted that there are no guidelines in existence to operate and monitor them.

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After auditing pubs, BBMP to bring stringent fire safety norms for high-rises

Jan 18, 2018

When it is done with the fire safety audits of pubs and bars, the BBMP would turn its focus on the residential apartments. The Mayor and city officials would meet with members of the residential associations to discuss implementing a foolproof fire safety plan to prevent major blazes.

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Great relief for RWA/ Housing Societies/ Apartment Owners Associations!

Jan 19, 2018

25th GST Council headed by the Union Finance Minister Arun Jaitley has recommended many relief measures regarding GST rates on goods and services covering many sectors and there is great news for RWA/Housing Societies/Apartment Owners Associations. GST Council has released a circular stating the below. A notice about the same is expected by 25th of this month.

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Bellandur lake catches fire again, twice in one day. 5,000 Jawans to the rescue

Jan 20, 2018

The accumulation of chemicals and decomposed organic matter in and around the lake is said to have caused the fire. The now-infamous Bellandur Lake in the city was on fire once again on Friday leaving residents in the area and across the city aghast. The fire that broke out at the lake in the month of February last year had made headlines across the country

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Khata Bhagya Beku, demand Whitefield residents

Jan 22, 2018

Flat owners in several apartment complexes in Mahadevapura have been facing an uphill battle trying to get their khata — a revenue document required to calculate property tax. Long after the apartment complexes in Whitefield were issued occupancy certificates (OCs), and all flats sold and occupied, the Bruhat Bengaluru Mahanagara Palike (BBMP) is yet to bifurcate the properties and issue khatas to individual flat owners.

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Karnataka 2018 election: Voters rush to meet poll roll revision deadline

Jan 22, 2018

Confusion prevailed at various polling verification centres in the city on Monday, with the deadline for submission of electoral roll revision closing.

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RMP 2031: BDA gets 8,869 suggestions and objections

Jan 22, 2018

A day before the deadline to submit suggestions and objections on the controversial draft of the Revised Master Plan (RMP) 2031, the Bangalore Development Authority (BDA) had received 8,869 suggestions and objections from the public.

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BBMP to soon formulate guidelines for cleaning and maintenance of STPS

Jan 22, 2018

The tragic death of three sanitation workers while carrying out the cleaning of a sewerage

treatment plant at ND Sepal Apartment in HSR Layout has brought to the fore the apathy of the government agencies in putting an end to manual scavenging.

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Bellandur lake fire: NGT raps Karnataka Government

Jan 23, 2018

The National Green Tribunal on Monday slammed the Karnataka government for not adhering to its directive on reviving Bellandur Lake, which was ravaged by a fire last week.

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Bengaluru resale realty market regains life

Jan 27, 2018

The secondary real-estate market in Bengaluru has recovered from its nadir in the months that followed demonetization and has been seeing improvement in sales in the past four months. The size of the deals is smaller, said brokers who deal in resale of properties.

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BBMP plans big crackdown on buildings that flout bylaws

Jan 29, 2018

If you're one of those who altered the sanctioned plan to build your dream house, it's likely that the heat of summer will be upon you much ahead of the season. Officials of the BBMP have finally decided to go on a massive inspection drive, beginning January 31, to issue notices or rectify buildings according to the plan sanction.

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Install STPs, 99 Bengaluru flats told

Jan 30, 2017

In a set of strict directions to the State government, the National Green Tribunal (NGT) on Monday directed the Karnataka State Pollution Control Board (KSPCB) to ensure that 99 apartments that let out sewage into the Bellandur lake mandatorily install Sewage Treatment Plants. Based on the action plan submitted by the Karnataka government, the Bench headed by NGT acting chairperson U.D. Salvi directed the State government to maintain a “strict vigil” of industrial effluents to ensure that no pollutants were discharged into the Bellandur catchment area

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Enforce fire safety norms strictly

A fire that broke out in Kailash Bar in Bengaluru's Kalasipalyam locality earlier this week claimed the lives of five employees. The employees, who were sleeping in a dingy room inside the bar, are believed to have suffocated to death. The bar had only one exit and was windowless, and the victims hadn't been given a key to get out in case of a mishap. It did not have fire extinguishers either.

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