

Bangalore Apartments' Federation News Letter

Volume 3, Issue 3, June, 2019

Dear Apartment Resident,

The fifth BAF AGM on 8th June, 2019 concluded successfully with over 400 representatives from over 200 member associations in attendance. Following that we have in place the new Governing Council team (<https://baf.org.in/baf-governing-council>) & new Cluster Council Teams (<https://baf.org.in/baf-cluster-councils>). Best wishes to the new GC team & the Cluster Council leadership teams for a very productive & exciting two years ahead. Members may visit the links above to "Know Your Leaders' at Cluster, zonal and GC level to seek support required for apartment, cluster, neighborhood or other common issues.

The first EC meeting of 2019-20 post AGM was held on 22nd Jun 2019, with over 40 cluster committee and GC members attending the same. That's a big shift from 10-15 member meets! The following agenda was taken up for discussions.

1. Efficient BAF **Membership Expansion** through the clusters (Arun Kumar, VP – BAF)
2. Cluster Level **Vendor Engagement** for Efficiency & Cost Reduction using **Member Portal** (Vidya Goggi, Jt Secy – BAF)
3. **Member Engagement Roadmap at cluster levels** (Nagaraja Rao, President – BAF)
4. **Member Portal Walkthrough** for member benefits (Ajay Mehrotra, Jt Secy – BAF)
5. Annual & Event **Sponsorship Engagement** for awareness & member benefits (Vikram Rai, Treasurer – BAF)

We hope all Cluster leaders have grasped the essence of the initiatives & the same is being communicated to the larger member community at cluster level meetings. We hope each member can actively support the expansion drive in their neighborhoods as well as implement sustainable initiatives. This will make BAF a strong representative body for Apartment Residents, and overall bring benefits to all members through other sustainable initiatives & best practice sharing.

During the month – BAF continued its representation on various issues with the Government & civic agencies.

1. Representation was made to BWSSB for **unnecessarily charging commercial rates to apartment complexes**, without conducting any inspection to verify type of water used in their swimming pool and landscaped areas. The Chairman has made it very clear that if Cauvery water is not used for such purposes – then the charges will be reversed. BAF members are expected to check their BWSSB water bills for such discriminatory charges and representation of the same to BWSSB offices.
2. Representation was made to elected representatives (MPs & MLAs) & GST Council – seeking **GST exemption for housing societies/associations** on principle of mutuality. This has been a long standing demand of AoAs across the country. BAF members are requested to send their individual association appeals in format @ <https://baf.org.in/knowledge-base>
3. Representations were made to BBMP by cluster leaders on **unfair SWM penalties in affected Clusters**
4. Meetings were held with **Fire department on NoC renewal** issues especially old buildings with structural deficiencies.
5. All above have resulted in an important development – many Civic department heads & elected representatives have shown a keen interest to engage with us on regular basis/ monthly meetings to either hear our voice or to create awareness of their policies for right interpretation, implementation or adaptation that will benefit our members. That's an excitement to look out for in BAF meetings going forward – be it at central level or cluster level!
6. There have been discussions & representations on proposing the co-operative housing society model for apartments, over last few months through a series of meetings since Jan 2019. BAF has been collaborating with various activists/ experts on the same. Members will be updated for awareness, issues ,developments and feedbacks in this space going forward.
7. BAF has also partnered with Chronic Foundation for **PRIDE RUN 2019 to be held on 8th September 2019**. Details to follow.

Water Crisis - ITS HERE & FOR REAL. BAF has sensitized all members to Water Management by conservation, reducing wastage, water measurement & management (Aerators, Water meters etc) in BAMBOOS as well as through innovative initiatives like **#BAFHalfBucketChallenge**. **LET US ALL PLEDGE TO IMPLEMENT WATER SAVING INITIATIVES IN OUR APARTMENTS and REDUCE THE USAGE OF CAUVERY WATER AS FAR AS POSSIBLE.** Visit our knowledge base & <https://baf.org.in/bamboos> for ideas and how you and me contribute positively to overcome and resolve this nation-wide water crisis by citizen participation.

More news created by BAF or useful to BAF available in the rest of the newsletter. ***DON'T FORGET TO SOLVE THE QUIZ IN OUR FUN@BAF SECTION, SEND ANSWERS (to info@bafonline.org.in) & WIN EXCITING PRIZES TOO!***

Cheers ,Team BAF!

(Newsletter Also @ <https://baf.org.in/newsletters>, This month issue-Volume 3, Issue 3, June, 2019)



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

- Q1. How many complaints were received and solved by BBMP in a month on Sahaaya app?
Q2. What % of property tax has BBMP mopped up in the months of April & May 2019?
Q3. What was the SWM segregation level in the city as reported in Jun 2019?
Q4. Which app helps you check land record details in the city?
Q5. How many Marshals will be appointed by BBMP to monitor Waste Segregation?

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





BAF IN THE NEWS.....

Door-to-door collection of garbage in a mess

Jun 13, 2019

Door-to-door garbage collection from small apartments and unorganised residential clusters across the city is in a mess. Reason: collectors come and go in a jiffy, while residents have no organised plan to keep the solid waste segregated and ready to be picked up.

[Read Full Story](#)

The bright side: Meet Bengaluru residents who are turning to solar power

Jun27, 2019

Apartment complexes in Bengaluru are embracing solar energy by installing solar roof panels to not only bring down their spending on power bills but also to reduce their carbon footprint.

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BAF IN THE NEWS.....

Freeze on construction won't solve water crisis, say citizens

Jun28, 2019

The state government's proposal to freeze all apartment constructions in the city for the next five years has come under severe criticism from realtors, apartment federations as well as the public. Deputy Chief Minister G Parameshwara said on Thursday that the proposal is due to the prevailing water crisis in the city.

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70% apartments in Bengaluru don't get Cauvery water

Jul 02, 2019

The burgeoning number of apartments in Bengaluru has thrown up a huge challenge for the state government- meeting water needs to the residents.

[Read Full Story](#)





REST OF THE NEWS.....

BBMP departments can no longer say 'not my waste'

Jun 03, 2019

Will a coordinated effort among different departments in the Bruhat Bengaluru MahanagaraPalike (BBMP) and other agencies help make city's roads cleaner? More often than not, dry leaves, mixed waste, parts of vehicles involved in accidents, construction debris, and even dust are simply dumped by the side of roads as each agency or civic department passes the buck. This is not only anaesthetic but also unhygienic, and obstructs movement of pedestrians and vehicles.

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Bengaluru civic body set to hike property tax

Jun 06, 2019

The civic body is set to hike property tax rates by anywhere between 15 and 30%, which will come into effect this financial year. This comes close on the heels of a hike in the power tariff and a proposal to hike water tariff as well.

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NammaKasaNammaJavabdhari flagged off on World Environment Day

Jun 06, 2019

The State generates 11,085 tonnes of waste every day, of which 75% gets dumped in landfills or beside lakes, etc. More than 15 lakh tonnes of waste lies unprocessed in landfills, said Subhash B. Adi, who heads the National Green Tribunal's State Level Committee monitoring solid waste management

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REST OF THE NEWS.....

Driven by 'zero-landfill' motto, NGO turns plastic waste into tiles, pipes

Jun 07, 2019

Hundreds of tonnes of plastic discarded by Bangaloreans is being converted into drip irrigation products, recycled tiles, paver blocks and water pipes, thanks to Swachha Eco Solutions (SES), an NGO that began its journey in 2012.

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BWSSB slaps Rs 3 lakh monthly water bill on resident

Jun 07, 2019

Can a family of three adults consume 52 lakh litres of water in a month? The Bangalore Water Supply and Sewerage Board (BWSSB) seem to believe so. It has slapped a water bill of nearly Rs 3 lakh on Dr Sayeed Ahmed a resident of II Block, HRBR Layout, for the month of May.

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Only 6 of 12,000 complaints on BBMP app resolved in a month

Jun 07, 2019

Sahaaya, the mobile app launched by Bruhat Bengaluru MahanagaraPalika (BBMP) to record civic complaints lodged by citizens three years ago, is itself crying for help. Reason: official apathy and technical glitches

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Property document from 1865 to 2003 in 43 sub-registrar offices of Bengaluru will be digitised soon

Jun 08, 2019

For more than a year, Mysuru resident Sarojamma has been trying to get the encumbrance certificate (EC) of her ancestral property in north Bengaluru.

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Man spends 2nights in BBMP office demanding water supply

Jun 13, 2019

Fed up with the false assurances of civic Authorities to supply water to his layout, Sreenivas M, 40, a resident of Immadihalli near Whitefield in east Bengaluru, resorted to a unique protest. Armed with a bed, blanket and mosquito net, he camped at the Ramagondanahalli BBMP office from Saturday to Monday, sleeping on the terrace.

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BBMP to employ 240 marshals to monitor waste segregation

Jun 14, 2019

The BBMP has decided to employ 240 marshals at the ward level to ensure that residents segregate waste. The BBMP has received the approval from the State government to recruit marshals directly at the cost of ₹8.48 crore a year. BBMP Special Commissioner (SWM) D. Randeep said they would tie up with the Karnataka Ex-servicemen Welfare Society as they have a proven track record.

[Read Full Story](#)

Bescom plans 650 e-vehicle charging stations across Karnataka; 100 in Bengaluru

Jun 16, 2019

The Bangalore Electricity Supply Company (Bescom) has proposed to set up 650 electric vehicle (EV) charging stations across Karnataka, 100 of which will be in Bengaluru.

[Read Full Story](#)

In two months, BBMP nets 45% property tax

Jun 16, 2019

The Bruhat Bengaluru MahanagaraPalike (BBMP) is inching towards meeting its property tax collection target, having mopped up 45% of it in just over two months of this financial year.

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BWSSB plant site: Screams for help rend the air; labourers rescued some of the injured

Jun 18, 2019

Sharafath Ali, a labourer at work at the BWSSB sewage treatment plant (STP) construction site, where a centring crash left three workers dead said the tragedy happened in a blink.

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CSIR Chennai to help STP collapse probe

Jun 19, 2019

Deputy Chief Minister and Bengaluru Development Minister G. Parameshwara on Wednesday visited the site where the scaffolding of an under-construction water tank for a sewage treatment plant (STP) collapsed killing two engineers and a site supervisor. Sixteen others were injured.

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Segregation, composting could soon be mandatory for all government officials

Jun 19, 2019

The State government is mulling over a proposal to make composting compulsory for all its staff. The proposal was mooted by the National Green Tribunal's State-level Monitoring Committee headed by former Upalokayukta Subhash B. Adi and the Karnataka State Pollution Control Board (KSPCB).

[Read Full Story](#)

Falling segregation levels

Jun 19, 2019

Segregation levels in the city remain woefully low and continue to drop. The segregation of wet, dry and sanitary waste that once stood at 45% now is 35%, claim SWM experts.

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BBMP drones to survey properties in five wards

Jun 21, 2019

Hoping to augment its tax collection, the Bruhat Bengaluru Mahanagara (Palike) will conduct a drone survey of properties in the city.

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Karnataka government eases rules for big-ticket realty projects

Jun 21, 2019

The Karnataka government has scrapped mandatory sanction for commercial development plans for plots measuring up to 20,000sqm (nearly 5 acres) and exempted select common areas from floor area ratio (FAR) rules in both residential and commercial high-rises.

[Read Full Story](#)

Crowd-sourced survey of wards in Bengaluru

Jun 21, 2019

Neighbourhoods in Bengaluru are no strangers to the slew of problems plaguing the city, ranging from road safety to parking woes and water supply issues to poor solid waste management.

[Read Full Story](#)

STP to be made mandatory; Parameshwara

Jun 22, 2019

The State government is contemplating bringing in a legislation making installation of sewage treatment plant (STP) mandatory in new apartment buildings.

[Read Full Story](#)

Home buyers stage protest over elusive 'e-khathas'

Jun 23, 2019

Flat owners of Provident Sunworth apartment in Kengeri staged protest over the weekend, accusing the developers of not giving 'e-Khathas' for their units though three years have elapsed since they were handed over the possession.

[Read Full Story](#)

Homebuyers left in the lurch for compensation under RERA

Jun 24, 2019

Hundreds of homebuyers are waiting to get monetary compensation from defaulting builders even though it's been months since the RERA, Karnataka penalised them for not delivering on their promises.

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Dishaank app helps you check Karnataka land records

Jun 24, 2019

J Anilkumar, from Bengaluru, decided to purchase a flat worth Rs 25 lakh on the city's outskirts. He wasn't sure whether the land was legit. Following a friend's tip, he downloaded Karnataka government's Dishaank app that helps you find a property's survey number and tells you whether the property is on a lakebed, forest land or government land.

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Property owners worried after metro works see high-tension line altered

Jun 24, 2019

At least six landlords along Marenahalli Road are worried that they will lose parts of their property — for no fault of their own — as they now violate the horizontal clearance needed from a high-tension wire in the vicinity. A 66-kV high-tension line, which cuts across the road, appears to be in the way of the proposed double-decker flyover and metro line on the road

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The bright side: Meet Bengaluru residents who are turning to solar power

Jun 27, 2019

Apartment complexes in Bengaluru are embracing solar energy by installing solar roof panels to not only bring down their spending on power bills but also to reduce their carbon footprint.

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Ban on construction of new apartments in Bengaluru? Govt mulls 5year moratorium

Jun 27, 2019

With Bengaluru reeling from water shortage, the Karnataka government is now mulling a moratorium on construction of new apartments in the city for the next five years. Deputy Chief Minister and Bengaluru Development Minister Dr G Parameshwara on Thursday said that the proposal comes in the wake of apartment residents, especially in the city's suburbs, relying purely on tanker water for their drinking and domestic purposes.

[Read Full Story](#)

Parameshwara stands his ground on moratorium on apartments

Jun 28, 2019

Deputy Chief Minister and Bengaluru Development Minister G. Parameshwara, on Friday, stood his ground on his proposal to introduce a five-year moratorium on the development of new apartments in the city, which drew the ire of the real estate sector. Reiterating that Bengaluru is facing a water shortage, he explained that he was 'thinking aloud'.

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Government mulls ban on construction of tall buildings: Angry Bengalureans urge Parameshwara to reconsider moratorium on apartments

Jun 28, 2019

Karnataka is in the grip of a severe water crisis. And the next three paras are not new, but need to be repeated till the enormity of the problem dawns on each of us

[Read Full Story](#)

BDA takes property tax, khata services online this year

Jun 29, 2019

Bangalore Development Authority (BDA) has gone digital. The city planning authority has from this financial year introduced online services, making e-payments of property tax mandatory and issuing soft copies of possession certificates and khatas.

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Bengaluru is running dry, and it is a reality

Jul 01, 2019

Alarmed by drought-like conditions in various parts of Karnataka and the serious threat of drinking water shortage, the state government is mulling a five year ban on construction of apartments across Bengaluru.

[Read Full Story](#)

Burgeoning Bengaluru, districts clash over water requirements.

Jul 01, 2019

A staggering 4,000 million litres per day (MLD). That will be Bengaluru's drinking water requirement by the year 2031, when the city's population is expected to breach the 20- million mark. To put that figure in perspective, it is triple the supply the city currently receives

through various stage of the Cauvery Water Supply Scheme

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Two apartment complexes in Bellandur are setting an example in harvesting the rain

Jul 01, 2019

With no Cauvery water connection and borewells running dry, Green Glen Layout in Bellandur has got its forces together t to catch every drop of rain.

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NGT panel chief: Fine those not segregating waste up to Rs 1 lakh

Jul 02, 2019

Justice Subhash B Adi, who heads the NGT-mandated state-level panel to streamline solid waste management, has called for levying steep fines on people not segregating waste: Rs 25,000 for first-time offenders Rs 50,000 for second and Rs1 lakh for third-timers.

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They used only rains for 10 days. And you?

Jul 02, 2019

Here is another success story of Bengalureans who are making the best use of monsoons this year as bore wells are running dry and the ground water level is fast depleting.

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