

## Bangalore Apartments' Federation Newsletter

Volume 3, Issue 7, Oct 2019

Dear Apartment Resident,



**Bangaluru Apartments Making Bengaluru Operationally Outstanding & Sustainable**



We all should be proud of our achievements! The second edition of our event **BAMBOOS-2019** is finally here!! Do not miss this great platform to participate and learn and contribute positively to a better quality of life as an apartment resident or citizen of Bengaluru. Event is on 24<sup>th</sup> November 2019 at Freedom Park. The event is open to all apartment residents and interested citizens.

This event will be a platform for all our apartments to share our best practices and learn from those who have implemented them in various apartment management processes under **seven broad themes-- Water, Solid Waste Management (SWM), Energy, Apartment Management Software, Community Welfare & Conveniences, and Civic Engagement**. BAF clusters will participate across the **26 apartment process areas-** from association formation to various nitty gritty of running an association. The knowledge-sharing will be done with each of BAF's clusters (the 500+ associations are divided into 21 clusters based on their geographical location) presenting on each topic.



Browse through the BAMBOOS-2019 page ahead in this newsletter and on [www.baf.org.in/bamboos](http://www.baf.org.in/bamboos) for details of practice areas.

Here is a quick update on events of the month gone by:

1. BAF gave a representation to Registrar of cooperative societies along with another not for profit organization BCFOWA, on various issues plaguing the process of formation and registration of apartment association, as well as demanding a functioning competent authority and clear-cut guidelines on running of the associations so formed. There have been conflicts in apartment communities with maintenance payment defaults, disputes between landowner, builder and associations, disputes with civic authorities on certain NOC compliances, encroachments etc. On many issues the association has been in turmoil due to such legacy/ handover issues and for lack of adequate guidelines. All such issues were represented, and the ROCS offices have assured to bring out some guidelines in near future.
2. The NAREDCO special task force team met during the month. The team, which includes BAF representatives, will work towards submitting the issues and policy inputs that would help resolve issues of home buyers and owners, with builders as well as civic agencies. This is an effort to ensure all work collaboratively to sort out issues due to lack of adequate policy or guidelines.
3. BAF has presented its response and objections to the SWM draft Byelaws.
4. BAF team also met the Deputy CM, Dr. Aswath Narayana for inauguration of his new office as well as for extending an invite to BAMBOOS-2019. It is very important to note that the Hon'ble Deputy CM spent considerable time with the BAF team on apartment issues and acknowledging their contribution to a sustainable city.

**Check out our special section on BAMBOOS-2019, and other regular section in the October issue of the BAF newsletter!**

Cheers, Team BAF!

(Newsletter Also @ <https://baf.org.in/newsletters>, This issue-Volume 3, Issue 7, October, 2019)



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**“Unity is Strength- With Knowledge Sharing, Teamwork and collaboration-  
Lot of efficiency can be achieved”**

We at BAF are going to do exactly that through our showcase event BAMBOOS -2019! The following are 26 apartment process areas on which best practices will be shared by clusters

S. NO.	THEME	TOPIC	CLUSTER NAME
1	WATER MANAGEMENT	Water Aerators	NORTH 1
		Water Meters	WHITEFIELD
		Rainwater Harvesting	BELLANDUR
		Ground Water Recharge	RR NAGAR
		Sewage Treatment Plants	CENTRAL
2	SOLID WASTE MANAGEMENT	Segregation & Responsible Disposal	BEGUR
		In-situ Composting	JAYANAGAR
		Zero Waste Living	HSR LAYOUT
3	ENERGY MANAGEMENT	Rooftop Solar & Alternative Energy Source like wind	CV RAMAN NAGAR
		Energy Efficiency (LED, Automation, Sensors, Energy Audit)	SARVAGNA NAGAR
4	SAFETY INITIATIVES	Lift Safety + Fire Safety + Electrical Safety	E-CITY
		Security & CCTV Cameras + Emergency Response / Disaster Management	BANASHANKARI
5	COMMUNITY WELFARE	MADHURA – Medical Aid for Domestic Help Under Residential Apartments	BAMBOOS CORE GROUP
		Education & related support for children of under-privileged + Contribution to Relief Efforts like Flood Relief	KENGERI
		Inclusive Community – Making community friendly for pets, disabled, under-privileged etc.	JP NAGAR
6	APARTMENT MANAGEMENT	Apartment Management Software	MALLESWARAM
		Maintenance, Painting & Upkeep	KR PURAM
		Accounting, Finance & Tax Compliance	BANGALORE SOUTH
7	CIVIC ENGAGEMENT	Voter Registration	BTM LAYOUT
		Engagement with elected representatives including Ward Committee Meetings	BANNERGHATTA ROAD
		Neighbourhood Engagement like cleaning up neighbourhood etc.	NORTH 2

[Lets get ready to share our best practices with our BAF community, learn from each other, showcase our achievements at our annual BAMBOOS event. BAMBOOS will be held on 24<sup>th</sup> November @ FREEDOM PARK. We urge every BAF member to participate & make it a grand success.](#)

Event will be graced by the presence of Hon'ble Deputy CM Dr. C.N. Aswath Narayana. A host of other dignitaries, heads of civic agencies and officials from various government departments will also be visiting the event to know and support apartment residents' efforts to contribute to a sustainable city.

There are vendor stalls, as well as fun and food zone to make the day out for entire family of apartment resident memorable, concluding with a gala cultural program – overall an event OF, FOR & BY THE APARTMENT RESIDENT!

**Please go through the detailed schedule of the event day with stage presentations on the 7 themes on the next page.**





**BANGALORE  
APARTMENTS'  
FEDERATION**



**BANGALORE  
APARTMENTS'  
FEDERATION**

**B**ENGALURU **A**PARTMENTS **M**AKING **B**ENGALURU  
**O**PERATIONALLY **O**UTSTANDING & **S**USTAINABLE

### SCHEDULE

**DATE** : 24<sup>TH</sup> NOVEMBER 2019 (SUNDAY)  
**TIME** : FULL DAY (8.30 AM – 6.00 PM)  
**VENUE** : FREEDOM PARK

### FULL PROGRAMME

**08:30 AM** : Registration / Networking  
**09:00 AM** : **Inauguration & Stalls opened for visits all through the day**  
**09:30 AM** : Stage Presentation on Water Management  
**10:30 AM** : Stage Presentation on Waste Management  
**11:30 AM** : Stage Presentation on Energy Management  
**12:30 PM** : Stage Presentation on Safety Initiatives  
**01:15 PM** : **Lunch Break**  
**02:15 PM** : Stage Presentation on Community Welfare  
**03:15 PM** : Stage Presentation on Apartment Management  
**04:15 PM** : Stage Presentation on Civic Engagement  
**05:30 PM** : **Address by Hon'ble Deputy CM, Dr. Aswath Narayana**  
**06:00 PM** : Cultural Programme

*Since it is a full-day programme, there will be food & entertainment stalls as well as a children's play area, so that families can come together and have a good outing in addition to learning new things!*

You can register for the event at [www.baf.org.in/bamboos](http://www.baf.org.in/bamboos)



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### Sustainability



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## BAF IN THE NEWS.....

### **Bengaluru citizens pick up 7.5 tonnes of plastic trash in tribute to Bapu**

*Oct 03, 2019*

Mahatma Gandhi's exhortations that citizenry has responsibilities too resonated with Bengalureans on Wednesday as they marked Bapu's 150th birth anniversary with cleanliness drives and pledges to cut on plastic

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### **No incentive for treating water, residents trapped**

*Oct 25, 2019*

Following the Bellandur lake fire incident in 2015, new rules that required apartment complexes to set up Sewage Treatment Plants (STP) to treat wastewater within the complex itself were brought in force. Through this, the state government aimed to protect the city's water bodies.

[Read Full Story](#)

### **Saving water: BAF shows the way**

*Oct 29, 2019*

The Bangalore Apartments' Federation (BAF) announced the launch of the second edition of its annual flagship event – BAMBOOS (“Bengaluru Apartments Making Bengaluru Operationally Outstanding and Sustainable”) – to be held on November 24 at Freedom Park.

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## BAF IN THE NEWS.....

### **In knee-jerk reaction, some Bengaluru Apartments ban 'Bangladeshi' workers**

*Nov 05, 2019*

In what appears to be a knee-jerk reaction to the latest police crackdown on illegal Banglaeshi migrants, several apartment complexes in the city's tech corridors- whitefield, Marathahalli and Electronic City

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### **Bengaluru apartment complexes wary of Bangladeshi migrants, want police to verify workers**

*Nov 05, 2019*

In what is being seen as a reaction to the recent crackdown by the Bengaluru City Police on illegal Bangladeshi migrants, some apartment complexes in the Whitefield-Marathahalli areas have sought police help in determining the 'legal identity' of their Bengali-speaking workers.

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### **Bangladeshi arrests spark rumours panic**

*Nov 07, 2019*

A sense of panic, fuelled by what appear rumours, seems to have gripped many Bengali guards and domestic workers in Bangalore since the police detained 60 suspected Bangladeshi labourers in October and cautioned people against hiring illegal immigrants.

[Read Full Story](#)





## REST OF THE NEWS....

### **Property undervaluation cost Karnataka Rs 408 crore**

*Oct 11, 2019*

Undervaluation of properties by developers and owners hit collection of stamp duty and registration fee in 2017-19, causing a revenue of loss of over Rs 400 crore to the state exchequer, according to Comptroller and Auditor General (CAG)

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### **Individual water meters to be a must for apartments**

*Oct 12, 2019*

Individual water meters or submeters will soon be mandatory for apartment complexes with three or more units. If they're not in place, BWSSB wont sanction water connections to the builder. Submetering will enable flat residents to monitor their water usage, reduce consumption and trim their water bills.



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### **Bengaluru water crisis: Individual meters, rainwater harvesting to be mandatory by 2020**

*Oct 13, 2019*

In order to prevent water wastage and reward conscious users, the Karnataka government will soon introduce a law that will make it mandatory for all new and existing buildings in Bengaluru to install water meters on their premises. This law, when implemented, will be applicable to every apartment in a building.

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## REST OF THE NEWS....

### **Residents fume as BBMP team damages lawn, razes fence**

*Oct 16, 2019*

Residents of an apartment complex in Padmanabhnagar, south Bengaluru, were left furious after an encroachment removal team from BMP razed the protective fence and wall of a nearby lawn on Tuesday morning.

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### **Why call it rush hour when nothing moves, ask Bengaluru residents**

*Oct 18, 2019*

Armed with placards and a sense of determination to get civic agencies to listen to them, as many as 2,000 people from Mahadevapura, Bellandur, Varthur, Hoodi, Kadugodi, Whitefield and surrounding areas gathered along stretches of Outer Ring Road (ORR) during peak commuting hours on Friday morning.

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### **Act or quit: Residents, students in Bengaluru' tech hub to politicians**

*Oct 19, 2019*

In one of the largest protests by citizens in Bengaluru since the demonstrations against the proposed steel flyover elevated corridor, hundreds of angry school students, techies and senior citizens in Mahadevapura took to the streets on Friday morning.

[Read Full Story](#)

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## Based on Bamboo

Oct 19, 2019

Whether it's a cradle to rock a baby, a ladder to step higher, a walking stick for support or a bier to carry the corpse, at every stage, bamboo is part of life. Perhaps it is the best element that can portray the integral bond between humans and nature.

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## Citizens start online campaign to revoke transfer of KSPCB secretary Manoj Kumar

Oct 19, 2019

Various citizens groups in the city were left fuming when they came across a notification from the state government stating the transfer of IFS officer Manoj Kumar, chief conservator of forests and member secretary, Karnataka State Pollution Control Board (KSPCB), Bengaluru, to chief conservator of forests, Canara Circle, Sirsi, but is withheld with further orders.

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## Structures of apartment complex built on lead-off drain

Oct 19, 2019

The National Green Tribunal (NGT) has found that some structures of a residential apartment complex have been built on a lead-off drain. At a recent hearing, the NGT's Principal Bench, New Delhi, ordered that the deficiencies be remedied and directed the statutory authorities to take appropriate action in accordance with law.

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## Mahadevapura residents take to streets over civic mess

Oct 19, 2019

Simmering discontent over crumbling civic infrastructure in Mahadevapura, one of the city's IT hubs, boiled over on Friday, as civic groups and activists demanded MLA Arvind Limbavali to step down if he is unable to deliver the promises made to residents.



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## Panel to explore solutions to Bengaluru's water crisis: who gets how much and what cost?

Oct 22, 2019

Bengaluru is rapidly losing its groundwater. The city's water bodies have shrunk, to give way to buildings and infrastructure projects. Come summer & Bengalureans can be seen obsessively discussing water, or rather the lack of it. Though rains bring momentary relief, what about the long-term demand?

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## Bengaluru lags in Smart City implementation

Oct 25, 2019

After "demanding" a spot on the Union government's Smart City list, Bengaluru continues to languish in implementing the scheme, even while the other six cities in Karnataka chosen for the project appear to have made considerable progress.

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### India's real estate sector is tied up in knots

Oct 27, 2019

The real estate sector in the country is down in the dumps. But home prices largely continue to remain unaffordable. The Reserve Bank of India's median house price to monthly income ratio for different cities clearly suggests that.

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### With BBMP found wanting, citizens offer quick fixes to civic woes

Oct 27, 2019

With BBMP failing to show that it's capable of ending commuter's travails on potholed roads-especially in the IT-BT start-up hub of Koramangala- social media users are coming up with their own solutions to fix the problems that are rendering their commute to and from the workplace into a nightmare.

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### BBMP official engages pourakarmikas in manual scavenging, booked

Oct 29, 2019

When the country was celebrating the 150th birth anniversary of Mahatma Gandhi on October 2, a BBMP engineer allegedly got pourkarmiaks to carry out manual scavenging works without providing them any safety equipment.

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### What air quality Index tells you about air pollution?

Oct 29, 2019

Air Quality Index - Particulate Matter	
301 – 500	Hazardous
201 – 300	Very Unhealthy
151 – 200	Unhealthy
101 – 150	Unhealthy for Sensitive Groups
51 – 100	Moderate
0 – 50	Good

Since 2015, India has been measuring air pollution using the National Air Quality Index (AQI), which averages pollution over the day or across a large area. It also takes into account several air pollutants like (Particle Pollution) PM 10 and PM 2.5.



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### Chikkaballapura tops in Sakala implantation; Bengaluru lags

Oct 31, 2019

When it comes to implementation of the Sakala scheme, Chikkaballapura has been adjudged the best district for September, followed by Hassan and Shivamogga, Bengaluru Urban, Bagalkot and Bidar are among the worst performers.

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## **Government to frame rules for Rajasthan Apartment Ownership Act**

*Oct 31, 2019*

The long-pending Rajasthan Apartment Ownership Act is likely to be implemented in the state soon.

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## **NGT panel wants bulk waste cap to go up from 10 to 100kg**

*Oct 31, 2019*

Those producing more than 10kg and less than 100kg of waste per day may be spared the tag of bulk generators, saving them the trouble of disposing it off without any assistance civic authorities.

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## **302 properties to go as demolition drive begins today**

*Nov 02, 2019*

After a brief lull, Bruhat Bengaluru MahanagaraPalike (BBMP) will resume its demolition drive to clear storm water drains (SWDs) of encroachments on Saturday. A total of 302 properties will be razed.

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## **Unauthorised colony RWAs thank PM Modi for legal tag**

*Nov 09, 2019*

Delhi BJP MPs along with RWA representatives and members of unauthorised colonies met Prime Minister Narendra Modi on Friday to thank him for the Cabinet's decision to give ownership rights to people living in unauthorised colonies in the national capital.

[Read Full Story](#)

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## **Govt will bring bill in Parliament, Modi tells residents of unauthorised colonies**

*Nov 10, 2019*

Prime Minister Narendra Modi on Friday said that the Central government will diligently complete the work of transferring ownership rights to the 40lakh people living in unauthorised colonies in the national capital and a bill will be brought in the winter session of Parliament.

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