



**BANGALORE
APARTMENTS'
FEDERATION**



**BENGALURU APARTMENTS MAKING BENGALURU
OPERATIONALLY OUTSTANDING & SUSTAINABLE**

BANGALORE APARTMENTS' FEDERATION NEWSLETTER

Dear Apartment Resident,

The second edition of our event BAMBOOS-2019 concluded successfully on 24th November 2019! The event saw 20 clusters represent on various themes, over 30 sponsor stalls showcasing various sustainable & utility solutions for apartment residents. Over 3500 apartment residents and interested citizens visited the event, and many also interacted with the press and media who visited the stalls. There was a spectacular fire safety show, and talks by dignitaries of various civic departments, and some important announcements for apartment community. BAMBOOS'19 was surely bigger and better than before, and projected the unity, strength & contributions of apartment communities towards making Bengaluru sustainable.

The various apartment management processes under seven broad themes - **Water, Solid Waste Management (SWM), Energy, Apartment Management Software, Safety, Community Welfare & Conveniences, and Civic Engagement**, saw clusters presenting on stage as well. The presentations, pictures, the enthusiasm and exuberance on all aspects of BAMBOOS has been captured & is available on www.baf.org.in. This knowledge sharing will benefit not just BAF members but also the entire apartment community. **BAF governing council is proud to take this lead in enabling & empowering the apartment community to be proud contributors to the society.**

CONGRATULATIONS

BAMBOOS 2019 saw the launch of 2 great initiatives by BAF **AVEnUES and MADHURA**

The launch version of AVEnUES booklet has 18 different topics on apartment processes. We do hope all of you have taken your copies for the association during BAMBOOS'19. MADHURA – a group health insurance scheme targeted for domestic staff working in apartments was also launched at BAMBOOS. A dedicated page on these initiatives is available in this newsletter.

An event of the scale of BAMBOOS is not successful without participation from members of apartment community and other concerned citizens. So thank you all for your participation. We also thank all participating dignitaries and encouragement from GoK to our event. It was a great opportunity to interact with various dignitaries and civic agency officials - who extended their support to BAF efforts on sustainability and compliance, and who also extended their support to resolve apartment issues.

BAF also acknowledges the support from our sponsors – who participated and also showcased their sustainable solutions to the apartment community as well. Browse through the pages ahead in this newsletter to know the sponsors and reach out to them for the services. All this will be also available on www.baf.org.in/bamboos. Do also connect to your cluster leaders & BAF GC for more details.

Lastly we all need to acknowledge the tremendous efforts by the BAF CORE TEAM for BAMBOOS. They did make it happen! Browse through the newsletter pages to know who they are!



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

BAMBOOS 2019 saw launch of two new BAF Initiatives **AVEnUES & MADHURA!**

AVEnUES APARTMENT VALUE ENHANCEMENT USING EFFICIENT & SUSTAINABLE SOLUTIONS



AVEnUES 2019 Content
AARAMB
APARTMENT MANAGEMENT SOFTWARE
ASSOCIATION REGISTRATION
COMMUNITY CONVENIENCE STORES
COMMUNITY WELFARE
ELECTRICAL MAINTENANCE
FACILITIES MANAGEMENT
FIRE SAFETY
LIFTS MAINTENANCE

AVEnUES 2019 Content
PAINTING & STRUCTURE
ROOFTOP SOLAR
RWH & GROUND WATER RECHARGE
SECURITY & SAFETY
SEWAGE TREATMENT PLANT
SOLID WASTE MANAGEMENT
TAP AERATORS
TAX COMPLIANCE
WATER METERS

This booklet is a great guide to managing committees and facilities managers of all apartment associations to help them understand critical compliances, operational aspects and solutions in above process areas. New MCs and residents should access this booklet at their maintenance offices, and be well equipped to manage their communities better. It will be shortly available on BAF website. Reach out to your Cluster leaders, better yet- attend your cluster meeting this month to get all the updates & book your apartment copy of AVEnUES!

MADHURA : Medical Aid for Domestic Help Under Residential Apartments.

BAF launched a group insurance scheme for all domestic workers. The scheme will cover maids, cooks, drivers, plumbers, electricians etc who work in apartment complexes but are not formally employed. MADHURA is for those domestic workers not covered under government schemes like Ayushman Bharat or Arogya Karnataka as they may be above the poverty line or do not fall under the 'eligible households' category as defined under National Food Security Act

A NOTE ON BAMBOOS –EVENT ORGANIZATION

BAF would like to acknowledge the contributions of all these members for their great efforts Jamir Nadaf, Satish Kumar, Ajith Karnad, Umesh C.J. along with GC members Harish Sivaraman, Nagaraj Rao, Sandhya Bhat, Arun Kumar, Vidya Goggi, Ajay Mehrotra, Vikram Rai and Srikanth Narasimhan. BAF would like to thank Vidyakara Consulting, led by Radhika Anand, for the overall Program Management for BAMBOOS 2019.



THANK YOU

Sunday, 24th November 2019, Venue: Freedom Park, Seshadri Road, Bengaluru

“Success comes from finding Win-Win Solutions”

*A Big Thank you to all Our Sponsors for making
BAMBOOS 2019 a huge success!*

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THANK YOU

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*A Big Thank you to all Our Sponsors for making
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	Vivaan Wellness
	Kamstrup Metering Solutions Pvt. Ltd.
	Smarter Homes

AVEnUES

APARTMENT VALUE ENHANCEMENT USING EFFICIENT & SUSTAINABLE SOLUTIONS



A very handy guide for apartment MCs, Facility Manager and Residents, it will be shortly available on BAF website. Reach out to your Cluster leaders, better yet- attend your cluster meeting this month to get all the updates & book your apartment copy of AVEnUES!

Thank You to all our Sponsors who contributed in making AVEnUES 2019 a huge success!



BAF IN THE NEWS.....

Thanks to MADHURA programme, domestic workers will be insured

Nov 18, 2019

The Bangalore Apartments' Federation (BAF) will be launching group insurance for domestic workers to make them feel part of the formal and organised employment sector.

[Read Full Story](#)

Bangalore Apartments' Federation to launch Health Insurance for domestic workers

Nov 22, 2019

Bangalore Apartments' Federation (BAF), a federation representing over one lakh flats and three lakh apartment residents across Bengaluru, will launch MADHURA – 'Medical Aid for Domestic Help Under Residential Apartments'. As part of MADHURA, BAF will launch a group insurance scheme for all domestic workers. The scheme will cover maids, cooks, drivers, plumbers, electricians etc who work in apartment complexes but are not formally employed.

[Read Full Story](#)

Bengaluru: House helps in apartments to get medical insurance

Nov 24, 2019

Bangalore Apartments' Federation (BAF), which has around 500 apartment complexes as its members, has decided to roll out a medical insurance scheme for domestic helpers.

[Read Full Story](#)

Group

Insurance



Residents create tech solutions for failed civic work

Nov 25, 2019

Apartment dwellers are increasingly turning to technology and home-grown solutions to compensate for the city municipal corporation's failure to solve poor water supply, sketchy power supply and non-existent waste management.

[Read Full Story](#)

BBMP imposes fines on apartments for not composting in situ

Dec 07, 2019

The civic body has started cracking the whip and imposing hefty penalties on apartments that are not composting wet waste in situ, much to ire of residents. In February 2019, the Bruhat Bengaluru Mahanagara Palike had issued a circular that mandated in situ composting in all apartments that collectively produce more than 100 kg of wet waste a day.

[Read Full Story](#)

Apartments slam BBMP over penalty for not composting

Dec 10, 2019

The Bruhat Bengaluru Mahanagara Palike's recent drive against apartments for not composting waste within their premises has drawn flak from residents.

[Read Full Story](#)

REST OF THE NEWS....

Why ward committees are ineffective in Bengaluru: BBMP councillors; "Maharaja Complex"

Nov 07, 2019

Twenty six years ago, on 1st June 1993, the 74th Constitutional Amendment or Nagarapalika Act was affected to give "power to the people" in urban governance. Under the 74th CA, ward committees had to be set up in all municipal corporations with population over three lakhs, to ensure decentralisation, citizen participation and accountability.

[Read Full Story](#)

Expert also says not to close storm water drains with concrete slabs, BBMP tells HC

Nov 07, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) on Thursday told the Karnataka High Court that the process of covering stormwater drains (SWDs) with concrete slabs was stopped after the Karnataka State Pollution Control Board (KSPCB) issued a direction, on April 2, 2019, to all local bodies, including the BBMP, in this regard based on the National Green Tribunal's July 2018 directions in a case related to drains in Haryana.

[Read Full Story](#)

CM inaugurates two STPs in the city

Nov 08, 2019

Chief Minister B.S. Yediyurappa on Friday inaugurated a Sewage Treatment Plant (STP) at Sarakki and another at Doddabele. Both use SCADA technology to treat water. With this, the number of STPs has increased to 27 and the capacity to 1,112 MLD.

[Read Full Story](#)

REST OF THE NEWS....

BBMP owed 800 crores in property tax

Nov 08, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) has completed Total Station Survey (TSS) of 109 properties and found that they have paid ₹800 crore less in property tax. These findings will be reviewed by a committee that was recently formed to examine the TSS, whether the demand notices raised for collection of dues is being done properly and how much has been recovered. The committee is headed by the BBMP's Special Commissioner (Finance).

[Read Full Story](#)

As deadline approaches, residents rush to get water and sewerage connections

Nov 12, 2019

Residents of 11 villages of Horamavu and Ramamurthinagara are in a rush to get individual drinking water and sewerage connections. Never mind the fact that Bangalore Water Supply and Sewerage Board (BWSSB) is yet to complete the work of laying pipelines.

[Read Full Story](#)

Spike in agents registered under RERA as realty face difficult times

Nov 13, 2019

The number of real estate agents registered with Karnataka RERA (Real Estate Regulatory Authority) has shot up from around 700 in 2018 to almost 2,000 this year. As on Tuesday, 1,957 agents were listed as registered under it. The economic downturn, along with other factors, has had a role to play in this.

[Read Full Story](#)

Bescom taking steps to strengthen infrastructure

Nov 14, 2019

In the wake of several electrocution deaths in the city, the Bangalore Electricity Supply Company (BESCOM) will be taking steps to make the process of obtaining a No Objection Certificate (NOC) more stringent for pandals and temporary installations.

[Read Full Story](#)

Officials must act on complaint from flat purchasers against promoters: Karnataka HC

Nov 15, 2019

The High Court of Karnataka has said that officials appointed by the State government should conduct inquiry and take a decision when they receive complaints against promoters from flat purchasers over matters such as defects in building/material used and unauthorised changes that go against the agreement specifications.

[Read Full Story](#)

Burial woes for OFC Cables

Nov 16, 2019

This should clearly be a no-brainer: Dedicated underground utility lines crisscrossing the city to rid Bengaluru of all its ugly overhead Optic Fibre Cables (OFCs) and power lines. But for the Bruhath Bengaluru Mahangara Palike (BBMP), battling to contain the OFC menace, this sounds like rocket science!

[Read Full Story](#)

No-man's-land residents hit streets for better infra

Nov 17, 2019

Split among three assembly segments, Haralur, Somasundarapalya and the surrounding localities in southeastern Bengaluru resemble a no-man's-land as far as civic administration is concerned.

[Read Full Story](#)

Bengaluru has 980 illegal structures, BBMP informs High Court

Nov 18, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) on Monday told the High Court of Karnataka that a survey has found 980 illegal constructions in the city. The survey was carried out based on a direction issued suo motu by the court on September 19, 2019 after noticing several petitions complaining about illegal construction of buildings and inaction by the BBMP.

[Read Full Story](#)

BIS says water unsafe, BWSSB claims otherwise

Nov 18, 2019

Bangalore Water Supply and Sewerage Board (BWSSB) has claimed that it supplies "clean and safe water" only after testing it every day, in response to a study by the Bureau of Indian Standards (BIS) which has deemed the water supplied in the city unsafe.

[Read Full Story](#)



112EV charging stations ready for rollout

Nov 19, 2019

By December, the city is likely to have 112 electric vehicle (EV) charging stations, including 12 fast charging outlets. The Bangalore Electricity Supply Company (BESCOM) has missed its August 2019 deadline, but sources said that they are confident that all 112 stations will be up and running by the first week of next month

[Read Full Story](#)

Solar sees some success in Bengaluru, even as BESCOM fails to meet solar rooftops targets

Nov 20, 2019

Even as Karnataka leads the country in renewable energy production and Bengaluru has many successful solar installations, the Bangalore Electricity Supply Company Ltd (BESCOM) is unlikely to meet its target of generating 1200 MW electricity from rooftop solar panels by 2022. BESCOM has achieved only 140 MW from solar rooftop so far, because it isn't getting enough applications from Bengalureans currently

[Read Full Story](#)

STPs being linked to poor condition of roads in Mahadevapura

Nov 21, 2019

The poor condition of roads in Mahadevapura, especially near educational institutions, and the lack of response from civic authorities had led citizens to take to the streets on October 18 to demand civic amenities. Following the #MahadevapuraDemands protest, the Bruhat Bengaluru Mahanagara Palike (BBMP) and the Bangalore Water Supply and Sewerage Board (BWSSB) undertook an inspection to ascertain why roads, such as Vibgyor Road, Thubarahalli Main Road and Alpine Eco Road, are susceptible to potholes and water logging.

[Read Full Story](#)

Bengaluru may top Indian cities Inclusive Prosperity cities Index, but has long way to go

Nov 22, 2019

Bengaluru may have ranked better than Delhi and Mumbai on the Prosperity & Inclusion City Seal and Awards Index, but it still has a long way to go when compared with other cities across the world. It ranked only 83 of 113, indicating that a lot more work has to be done to achieve real inclusivity.

[Read Full Story](#)

Residents want action against house built against plans

Nov 22, 2019

Residents of Indiranagar and areas under Ward 80 on Thursday protested at Krishna Temple Road against a house built in breach of the plans sanctioned by the civic authorities.

[Read Full Story](#)

Quality, watered down?

Nov 23, 2019

Perennially thirsty, Bengaluru has had global attention riveted on its status as a city doomed to run out of water in the near future. This has been debated, but to add to this disturbing prospect, a new dimension has come to the fore. The quality of its water is unfit for drinking.

[Read Full Story](#)

Lake pollution: Karnataka officials can't hide from NGT

Nov 24, 2019

State officials must appear before the National Green Tribunal on November 27 to explain their failure to maintain Bellandur, Varthur and Agara lakes, following the Supreme Court rejection of the state plea.

[Read Full Story](#)

Clean-up efforts begin after Hulimavu lake breach

Nov 25, 2019

Water has finally started to recede a day after the bund of Hulimavu lake off Bannerghatta Road was breached Sunday afternoon. The authorities are taking stock of the damage wreaked.

[Read Full Story](#)

BESCOM to use AI to handle 9,000 complaints per day

Nov 25, 2019

In a move to handle the overwhelming number of customer complaint phone calls, Bengaluru Electricity Supply Company (BESCOM) is set to use a artificial intelligence-powered system in its helplines.

[Read Full Story](#)

MP Tejasvi Surya helps fix Bannerghatta Road, but is it his job?

Nov 27, 2019

A few days ago, Tejasvi Surya, MP for Bangalore South, created news when he worked with various stakeholders – BBMP, BWSSB, BMRCL etc – to help clear the mess that was Bannerghatta Road. He coordinated a joint meeting with these departments and relatively eased life for thousands of commuters who use this road. A lot of people were impressed that an MP got down into the grit of solving the basic infrastructure problems that plague our city.

[Read Full Story](#)



Don't treat apartments as bulk waste generators

Nov 28, 2019

Apartment owners have opposed the categorisation of apartment buildings as bulk waste generators in the draft solid waste management.

[Read Full Story](#)

Interactive: Bengaluru water contamination crisis

Nov 30, 2019

A majority of Bangaloreans, including those living in well-planned areas of Malleshwaram and Hanumanthanagar, are consuming highly contaminated water as pathogens have invaded BWSSB taps and borewells alike, lab reports show. Heavy metals and toxic chemicals have turned groundwater into virtual poison.

[Read Full Story](#)

BWSSB needs water safety plan

Nov 30, 2019

BWSSB retired Chief Engineer M N Thippeswamy said the government has a long way to go before developing a fool-proof system for supplying drinking water.

[Read Full Story](#)

What is Reverse osmosis (RO) System?

Nov 30, 2019

Reverse osmosis (RO) is a scientific principle based on the pressure of liquids to remove contaminants from unpurified water. It is also a popular method used in water purification machines and plants used for drinking water and other domestic purpose.

[Read Full Story](#)

BBMP issues public notification on C&D waste

Dec 01, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) has issued a public notice mandating citizens to send only construction and demolition (C&D) debris to the waste management facilities at Kannur, Biderahallihobli, Bengaluru East taluk. C&D waste poses a challenge to the BBMP as the city generates nearly 3,000 tonnes of the material every day.

[Read Full Story](#)



120 dry waste collection centres to be upgraded

Dec 02, 2019

The Bruhat Bengaluru Mahanagara Palike (BBMP) is looking to rebuild, renovate and upgrade its dry waste collection centres (DWCCs) in the city. This decision was taken following an audit of all the 143 DWCCs in Bengaluru, which, according to BBMP's Special Commissioner (Solid Waste Management) D. Randeep, helped them understand the gaps that exist with respect to operations — from infrastructure and capacity to the financial model.

[Read Full Story](#)

BDA sites: Fake papers used for registration

Dec 03, 2019

Timely intervention by Bangalore Development Authority's vigilance wing exposed a gang that registered sites using fake documents.

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Residents clear their own road in this layout

Dec 04, 2019

Fed up with the lax attitude of Bruhat Bengaluru Mahanagara Palike (BBMP) elected representatives and BWSSB, the residents of Lavakusha Layout took it upon themselves to clear the slush from the road. They said that the 4th crossroad became slushy and unfit for commuting after the rains as the BWSSB hadn't cleared the mud after digging the road.

[Read Full Story](#)

Bengaluru's pothole victim's pain continues, no formal way yet to claim compensation

Dec 05, 2019

On October 4th, 33-year-old Vyas (name changed), an IT professional, fell and broke his right knee when his scooter bumped into a pothole. The surgery afterwards, recurring hospital bills, physiotherapy, expenses for medicines, scooter repair etc have drained him of over Rs 4,34,323 so far. And he is still bed-ridden.

[Read Full Story](#)

BBMP fines apartments for not composting waste

Dec 07, 2019

If you are a resident of an apartment with 50 or more units and not composting waste within the premises, it is time to act. BBMP has started imposing penalties on violators

[Read Full Story](#)

Why Bellandur lake restoration will fail unless Doddanekundi lake is cleaned up

Dec 08, 2019

Crores have been spent on cleaning up lakes in the city, but these lakes still receive sewage. This is because of the peculiarity of Bengaluru's lake system – lakes here cascade into one another, and the land gradient supports this. So, once a lake is cleaned up, it will remain so only if the lakes and rajakaluves upstream of it are also clean.

[Read Full Story](#)

Saving lakes: BBMP focusing on non-concrete drains, enforcement

Dec 09, 2019

Storm water drains without concrete, relentless drives against encroachment, a four-layer security cover comprising CCTV cameras, LED lighting, watch towers and marshals and stiff penalties for dumping waste are the cornerstone of the BBMP strategy to protect Belandur, Varthur and Agara lakes

[Read Full Story](#)

Make CBD fire-safe, traders up pressure

Dec 10, 2019

FKCCI, trade bodies, Mayor and BBMP commissioner will be bombarded with letters to make the Central Business District (CBD) of the city, comprising Chickpet, Cottonpet, Sultanpet and other areas, safe from fire accidents, said Mr Sajjan Raj Mehta, a trader from the area, on Monday, a day after a blaze claimed the lives of 43 labourers in New Delhi.

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