



## Bangalore Apartments' Federation Newsletter

Volume 3, Issue 10, Dec2019

Dear Apartment Resident,

Its indeed been a very great start to the year 2020 for BAF. With the successful BAMBOOS 2019 as well as launch of AVENUeS, **apartment associations have been empowered with** wealth of **information** to run their communities and **benchmark** themselves against the best for improvements. Or one could set their own benchmark with help of **experts, and knowledge tools** on our website as well. As in January 2020, **with 625+ member associations – we are the single largest federation**, representing for apartment community not just in Bangalore, but also in India as well as perhaps globally! Let us harness this association and network to create a citizen power for the city that can contribute significantly to our quality of life in the city. We can take all sustainable practices that we learn in our communities and extend it to our homes, neighbourhoods, offices, social places and at any other touch points. And **BE THAT + CHANGE** for the city!

The following paragraph has important alerts and updates for BAF members and every apartment community. **Each member can benefit – w.r.t. compliance, saving money or show efficiency in their functioning if these alerts are understood and actioned with due procedure.** Failure to understand and apply may lead to additional unwarranted costs to members as well as expose all apartment community to further risks and discriminations.

1. On the matter of KSPCB notices, BAF presented the issues to NGT committee chaired by Justice Santosh Hegde and we were advised to take all grievances to the NGT and seek attention. Further **BAF will be filing its first batch of petitions on the Regulatory terrorism** unleashed by KSPCB & BWSSB for **ECC charges issue of Rs 5 lakhs. The second batch of petitions on the Rs 2-3 crore penalties are also being consolidated for action.** Apartment associations who have received notices from KSPCB/ BWSSB/ BESCO on disconnection of water or electricity or UGD along with inconsistent STP treated water norms report & environmental compensation penalties, may refer to BAF website on responses to be given to the ULBs, as well as further step by step actions
2. BAF is happy to share that **BWSSB has reversed its PND charges** which were imposed during June 2019. Apartments not using Cauvery water for swimming pool or landscape will not be penalized with high tariffs. **However many apartments continue to get billed with partial non domestic charges without realizing that they are getting billed!! Caveat Emptor and PI ensure you are getting billed rightly under the Domestic – HR (high rise) category of buildings.**
3. **In the Dec Newsletter, BAF had mentioned about fire department (KSFES) notices & huge invoice amounts (in lakhs) for fire inspection. BAF team has met with the top officials of the fire department and submitted the concerns on this new imposition of inspection tariffs and placed the objections to the same. We do urge for members to not pay this tariff and await further clarifications. Further representations are being made to UDD as well for the same.**



4. BAF was invited for **Municipalika-2020** held from 12<sup>th</sup> to 14<sup>th</sup> February by Good Governance Foundation, under Union Housing Ministry. The event was on shape of building & living in "Future cities". BAF will explore networking, partnerships and thought leaderships in various areas of municipal governance as showcased in this event.
5. BAF GC held its first offsite committee meeting to discuss **way forward for BAF in 2020-21**, given that we are now a huge 600+ member organization with challenges galore. The initial draft presented in the Feb EC meeting was appreciated by all.
6. BAF has partnered with Mindtree RR Run 2020 to be held on 23<sup>rd</sup> Feb 2020. BAF members get special discount on registration fee. Registrations -- <https://www.townscript.com/e/mtr5baf>.

There is need for consistent participation & engagement to represent on various above to officials. **Reach out to us at [baf-gc@googlegroups.com](mailto:baf-gc@googlegroups.com)** and engage with BAF leadership team to contribute.

**Introducing "CITIZENS' SAY MUST MATTER" – Express your views on titled subject matter & more...in the January Newsletter!**

Cheers, Team BAF!

Newsletter Also @ <https://baf.org.in/newsletters>,

Volume 3, Issue 10, January, 2019



[info@baf.org.in](mailto:info@baf.org.in)



[baf.org.in](http://baf.org.in)



+91 99003 95000



[fb.com/BangaloreApartmentsFederation](https://fb.com/BangaloreApartmentsFederation)



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## FUN@BAF

### QUIZ BASED ON BAF NEWSLETTER OF THE MONTH!

#### THEME: REST OF THE NEWS SECTION

- Q1. For the year 2020-21, BWSSB has proposed a tariff hike for domestic consumers by what %?
- Q2. Fire Department has introduced significant charges for biennial inspection. For a typical 7 storeyed building what is the cost of this inspection?
- Q3. How many apartments have been together fined 291 crores by the KSPCB?
- Q4. What is the quantum of penalty proposed for occupants of buildings which have violated the KMC act & Building byelaws?
- Q5. A 2% cess is being proposed to be charged on property tax. What is this cess for?

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

***SEND your ANSWERS to :[info@baf.org.in](mailto:info@baf.org.in)& WIN EXCITING PRIZES TOO!***

## CITIZENS' SAY MUST MATTER.

### Express Thy Opinion on Civic Matters!

#### THEME: PROPERTY TAX

**WHAT ARE THE COMPONENTS OF EXISTING PROPERTY TAX? WHERE IS IT SPENT? ARE WE OK TO PAY ADDITIONAL CESS OF 2%? AS ALSO PENALTY FOR BUILDING VIOLATIONS? Do write in @150 words (+supporting data tables allowed) your rationale for supporting or objecting to the questions.**

***SEND your ANSWERS to :[info@baf.org.in](mailto:info@baf.org.in)& WIN EXCITING PRIZES TOO!***



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## BAF IN THE NEWS.....

### Fire Department seeks permission to grant fire safety clearance certificate

Jan 06, 2020, (News article from The Hindu)

The department has written to the State government seeking permission to order these buildings to institute safety measures within their premises. Once they comply, the department wants to issue a 'Fire Compliance Certificate'.

"The proposed Fire Safety Certificate is not a No Objection Certificate (NOC) or a Compliance Certificate (CC). It is an initiative to make sure that the buildings that have not followed external fire safety guidelines to have a more robust internal fire safety mechanism," said Sunil Agarwal, Additional Director General of Police, Fire and Emergency Services Department. Only the buildings built before 2016 will be covered under this 'compensatory fire safety system'. "Many high-rises, due to various reasons, do not have a proper NOC or CC. Hence, Fire Compliance Certificates will be issued until further action is taken against the owners," Mr. Agarwal said.

The National Building Code includes a separate and comprehensive chapter on fire safety, where it specifies, for instance, how many exits should be provided in a specific kind of building and where they must be placed.

Officials admit that while it is not feasible for buildings to make major alterations to the external structure, residents will be able to install internal safety features. "For example, in place of two fire extinguishers, we will direct them to have four. It will be like an internal retrofit, which is possible and practical," Mr. Agarwal added. Other proposed measures include installing more smokescreens in staircase areas and water curtains in basements.

## BAF IN THE NEWS.....



Many apartments have deliberately violated norms. "The minimum setback size prescribed is six metres. However, many establishments which have used that space for other purposes, and some have even been encroached upon," said a senior official.

**Muralidhar Rao of the Bangalore Apartments' Federation (BAF)** said there was an immediate need for agencies to take responsibility for their actions and awarding NOCs to builders even if they had not adhered to all the norms. "There are blatant violations taking place even now. All those have to be immediately stopped," he said.

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### Shock and haw over BESCO's tariff hike

Jan 11, 2020

An increase of 12.75% has been proposed for domestic consumers. The BESCO's recent proposal seeking permission to hike the power tariff by about 13% has attracted sharp criticism from consumers. While the Karnataka Electricity Regulatory Commission (KERC) is yet to take a final call, citizen groups have trained their guns against both BESCO and the KERC for passing the buck on people.

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### Flat owners at loss after drain connections severed

Jan 15, 2020

Residents of apartment complexes across the city are in a fix as the BWSSB has started disconnecting underground drainage connection to many.

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### Bangalore Development Summit By Vijaya Karnataka

Jan 11, 2020

ಬೆಂಗಳೂರು ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಫೆಡರೇಶನ್, ಸಮರ್ಪಣೆ ಟ್ರಸ್ಟ್ ಜೊತೆ ಸಂವಾದ ನಾಗರಿಕರಲ್ಲಿ ಹೊಸ ವಿಶ್ವಾಸ ಮೂಡಿಸಿದ ಏಕ ಶೃಂಗ

ಬೆಂಗಳೂರು ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಫೆಡರೇಶನ್ (BAF) ಮತ್ತು ಸಮರ್ಪಣೆ ಟ್ರಸ್ಟ್ (SMT) ನಡುವಿನ ಸಂವಾದದ ಏಕ ಶೃಂಗ ಕಾರ್ಯಕ್ರಮದ ಛಾಯಾಚಿತ್ರ. ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಬೆಂಗಳೂರು ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಫೆಡರೇಶನ್ ಮತ್ತು ಸಮರ್ಪಣೆ ಟ್ರಸ್ಟ್ ನಡುವಿನ ಸಂವಾದದ ಏಕ ಶೃಂಗ ಕಾರ್ಯಕ್ರಮದ ಛಾಯಾಚಿತ್ರ. ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಬೆಂಗಳೂರು ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಫೆಡರೇಶನ್ ಮತ್ತು ಸಮರ್ಪಣೆ ಟ್ರಸ್ಟ್ ನಡುವಿನ ಸಂವಾದದ ಏಕ ಶೃಂಗ ಕಾರ್ಯಕ್ರಮದ ಛಾಯಾಚಿತ್ರ.

Vijaya Karnataka inviting and interacting with Bangalore Apartments Federation, for VK Bengaluru Shrunga (Bengaluru Development Summit)

‘Soon, Bengaluru will become Silicon Valley of the World’ -Dy CM says number of techies in city to exceed 3mn mark. Deputy Chief Minister Dr CN Ashwath Narayan launched the logo of ‘VK Bengaluru Shrunga’ (Bengaluru Development Summit).

[Read Full Story](#) (Bangalore Mirror)

[Read Full Story](#) (Vijay Karnataka)

### Apartments, KSPCB spar over STP compliance

Jan 24, 2020

The Bangalore Apartments' Federation (BAF), which has around 550member apartment complexes, has accused the Karnataka State Pollution Control Board (KSPCB) of 'harassing' them over setting up Sewage Treatment Plants (STPs).

[Read Full Story](#)

### 495 apartments told to pay Rs 291 crore fine over sewage

Jan 27, 2020

Over the past two months, the Karnataka State Pollution Control Board (KSPCB) slapped notices on 495 apartments in BBMP's Mahadevapura zone, imposing a fine of Rs 291 crore as 'environmental compensation' charges for violating prescribed standards in treating sewage discharge.

### HA Nagaraja Rao, president, Bangalore Apartments' Federation said KSPCB recently started issuing notices to many apartments across Bengaluru, claiming they had taken treated water samples month ago.

"They then purportedly created reports, which state the samples aren't compliant with prevailing norms. We wonder how these reports came to be, when samples weren't even collected in quite a few cases," Rao maintained.

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## REST OF THE NEWS....

### **BWSSB's Rs 20-crore plant is useless, for now**

Jan 06, 2020

Citing an increase in the operational expenditure, the BWSSB was quick to suggest a hike in water tariff recently. The Board, which is keen to pass on the financial burden to the residents has not been as meticulous while planning a sewage treatment plant in kengeri.

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### **Bengaluru traffic trashes garbage compactors too**

Jan 09, 2020

It seems like Bengaluru traffic is not just affecting the citizens but also solid waste management. Several compactors leave half-filled to landfills and processing plants early in the morning to avoid traffic

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### **Shock and haw over BESCO's tariff hike**

Jan 11, 2020

The BESCO's recent proposal seeking permission to hike the power tariff by about 13% has attracted sharp criticism from consumers. While the KERC is yet to take a final call.

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### **Bengaluru mayor moots cutting power, water supply of tax defaulters**

Jan 13, 2020

If the city mayor has his way, top property tax defaulters in each of the eight zones in the city, will have their utility services – power and water supply – cut.

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## REST OF THE NEWS....

### **Plan flouted? Pay double property tax**

Jan 18, 2020

Property owners in Bengaluru who have deviated from the plan approved by competent authorities will soon have to pay double the property tax.

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### **207 BBMP waterbodies cry for expert care and monitoring**

Jan 17, 2020

Any lake rejuvenation exercise requires inputs from ecologists, limnologists, hydrologists and environmental engineers. But BBMP has none of them, say lake activists. Civic body officials involved in maintenance of waterbodies admitted to the same.

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### **BBMP looking at 400 crore additional revenue from bylaw violators**

Jan 23, 2020

The Bruhat Bengaluru Mahanagara Palike (BBMP) is hoping to fill its coffers after the State Cabinet recently approved the amendment of the Karnataka Municipal Corporations Act, 1976, which will see those who have constructed buildings in violation of the bylaws pay double the property tax as penalty. The civic body is looking at an additional revenue of ₹400 crore from violators

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## **One platform for all building plan approvals in Bengaluru**

*Jan 24, 2020*

If all goes well, getting building plan approvals will become a smoother affair in the next few months. The Bruhat Bengaluru Mahanagara Palike (BBMP) is developing a single digital platform for building plan approvals by which an applicant can upload the required documents on the website and need not go to each office such as BESCOM for No Objection Certificates (NOCs).

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## **Pothole injuries? Relief only if you have eyewitnesses, CCTV proof**

*Jan 25, 2020*

The BBMP which agreed to compensate those suffering injuries and damages due to poor condition of roads and potholes after much prodding by the high court has now come up with some bizarre conditions.

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## **Bengaluru rooftops can generate 2500MW solar power: Survey**

*Jan 27, 2020*

Rooftops of 1.4 lakh buildings have the potential to generate 2,500MW of installed solar capacity, according to Bescom survey using aerial light detection and ranging technology.

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## **BBMP locks apartment complex gate over property tax dues**

*Jan 28, 2020*

First, they tried beating drums; then they put up posters and even seized furniture in the hope of shaming defaulters into paying pending property tax dues.

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## **Residents spend Rs 1,500 daily to get 50,000 litres of water sprinkled on dusty road**

*Jan 28, 2020*

Close to half-a-lakh litres of recycled water is being sprinkled every day on Gear School of Doddakannelli, of HSR Layout, to mitigate the ill-effects of deteriorating air quality in the area. The road is bathed in dust, thanks to the digging work undertaken by the department of major roads and BWSSB.

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## **BWSSB for 35% hike in water tariff**

*Jan 28, 2020*

Your water bill could go up by around 35 per cent, if the government approves the proposal of the Bangalore Water Supply and Sewerage Board (BWSSB) to increase tariff. The Board, which held a meeting on Monday, finalised the proposal for the tariff hike in the city after a gap of six years. "The proposed hike is around 35 per cent," said a reliable source.

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## **Get ready for steep hike in your water bill**

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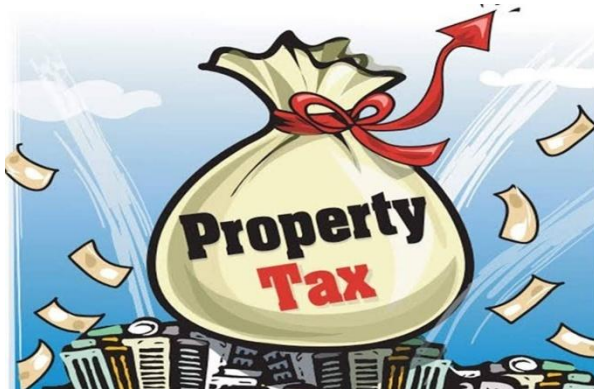


## Revenue mobilisation a priority: BBMP chief

Jan 29, 2020

Though the Bruhat Bengaluru Mahanagara Palike (BBMP) has set itself a target of Rs.3,000 crore for property tax collection, civic Commissioner B.H. Anil Kumar said there was room to increase the revenue source.

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## Pay 2 per cent cess on property tax for transport

Jan 29, 2020

Bad news for property owners in Bengaluru. With the BBMP council giving its nod for collecting the Urban Transport Cess, the property owners have to shell out two per cent of the property tax.

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## BWSSB to write to KSPCB on Doddakallasandra lake

Jan 30, 2019

It is in response to allegations of untreated sewage being let into the water body. It's not just Chunchaghatta lake that saw untreated sewage being let into it. The Doddakallasandra Lake Protection Committee has also made similar allegations, following which Bangalore Water Supply and Sewerage Board (BWSSB) officials, on Thursday, inspected the site.

The committee had complained to the Board alleging that untreated sewage from an apartment complex close to the lake was being discharged into it.

BWSSB officials said it will write to the Karnataka State Pollution Control Board (KSPCB) to test the quality of the discharge.

Jagadeesh Rao Vade of the Doddakallasandra Lake Protection Committee said that they would also follow up with the KSPCB. "The untreated sewerage that is being let into the lake has spoiled the health and hygiene of the lake apart from disturbing its flora and fauna," he said.

### KTCD to inspect lake

To complicate matters, the real estate company that developed the apartment complex has offered to rejuvenate the lake under Corporate Social Responsibility (CSR).

A senior official of the Karnataka Tank Conservation and Development Authority (KTCD) told *The Hindu* that they would inspect Doddakallasandra lake in the first week of February. "We are inspecting the lake based on the objections we received by the local RWAs. We will take a final call before handing over rejuvenation of the lake under CSR," the official said.

Meanwhile, after an FIR was filed against two of its engineers, the BWSSB has plugged the sewage inlet to Chunchaghatta lake in J.P. Nagar 7th phase. "Our sewage lines were damaged during the bund work and, hence, sewage overflowed into the lake. We have now fixed it," said a BWSSB official.

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### **Penalty kick: Fair or unfair?**

*Jan 31, 2020*

Five hundred apartments caught in a bind as the Karnataka State Pollution Control Board (KSPCB) threatens dire consequences if they don't pay a hefty penalty. Cornered by the National Greens Tribunal (NGT), is this KSPCB's only way to save its face and the Bellandur, Varthur lakes?

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### **Will penalties help stem the sewage flow to Bellandur lake?**

*Jan 31, 2020*

Scientists, citizen activists and the Karnataka State Pollution Control Board (KSPCB) are unanimous about one bitter truth: Inflow of untreated sewage has poisoned Bellandur and Varthur lakes almost beyond redemption. But the unanimity is shattered when responsibility has to be fixed.

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### **No revenue site registration sans khata**

*Feb 04, 2020*

In a move that would spell trouble for thousands of revenue site owners, the government has stopped registering sites with no khatas. It has now made digitised khata-generated using the e-Swathu software from competent software from competent authority

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### **Apply for building permits from the comfort of home**

*Feb 04, 2020*

Last year, the Bruhat Bengaluru Mahanagara Palike (BBMP) tested over 6,000 drawings of buildings using the software that they are upgrading for Ease of Doing Business index.

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### **Health cards, khatas set to be home-delivered in Bengaluru**

*Feb 04, 2020*

Health cards, revenue khatas and marriage registration certificate are among the 53 services which will be delivered to citizens doorsteps in Bengaluru if the Karnataka government's plan takes shape.

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### **These bins were made in Germany and Pallike paid 7,000 Euros for a pair**

*Feb 08, 2020*

Most people import Porsch and Mercedes Benz cars from Germany. But BBMP is so posh that its importing trash cans from Germany.

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### **BWSSB, industries oppose Bescom's tariff**

*Feb 08, 2020*

A Bescom proposal to hike power tariffs ran into huge opposition from consumers at a public hearing held by the KERC on Friday.

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### **Five construction labourers fall to death every month in Bengaluru**

*Feb 09, 2020*

Five construction labourers fall to their death from highrises on an average every month. This year, the situation seems worse as in the first month itself, eight workers were reported to have died after falling from buildings.

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## **BWSSB pushes for use of treated water in Bengaluru**

*Feb 09, 2020*

As another summer approaches, BWSSB is actively pushing the use of treated water for purpose other than drinking to reduce dependence on depleting groundwater and Cauvery water, which has to be pumped from outside the city.

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## **Flat owners' association registered under KAOA can't file consumer complaint: SC**

*Feb 15, 2020*

The Supreme Court has held that a flat owners' association registered under the Karnataka Apartment Ownership Act, 1972 is not a voluntary organisation, so it cannot file a complaint under the Consumer Protection Act against any deficiency in goods or services under the welfare legislation.

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## **You can now get an award for conserving water**

*Feb 15, 2020*

Ahead of the summer season, the Bengaluru Water Supply and Sewerage Board (BWSSB) plans to recognise those who conserve water. For the first time, the government utility has instituted an award – Bangalore Jala Rushi Puraskar – for those who have implemented water conservation techniques like rainwater

harvesting and wastewater management in the city.

The BWSSB has announced five categories: residential buildings, commercial buildings such as hotels and canteens, educational institutions and hospitals, micro, small and medium enterprises and government buildings. The last date to submit an application is 5 March and the final selection is on 18 of March.

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## **Residents of Mantri Greens a worried lot over demolition news**

*Feb 15, 2020*

News of Bruhat Bengaluru Mahanagara Palike's (BBMP) plans to demolish Mantri Greens apartments and Mantri Mall following directions from Karnataka High Court and Supreme Court, has raised an alarm for residents of the up-market apartment complex. The apartment dwellers are a worried lot and have been making enquiries with the builders and legal experts on what will happen to them if their homes are demolished.

President of apartment complex association Puttasawamy Gowda said all the residents are tensed as so far, no communication has been given by the builder or the BBMP.

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## **Beyond Carlton launches #IamAFireChamp campaign for fire safety**

*Feb 17, 2020*

Did you know 50% of all deaths caused due to fire are from residential fires? Do you make that effort to keep your home safe? Do you care to check for the safety of yourself and others at your office? Asking these questions, citizen's collective Beyond Carlton has launched the #IamAFireChamp campaign.

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