



## Bangalore Apartments' Federation Newsletter

Volume 5, Issue01, April 2021

Dear Apartment Resident,

Greetings from BAF& wishing, all of you, a very safe summer. We are facing the second wave of COVID onslaught. BAF advises all members to follow the GoK advisories, eligible residents get **vaccinated (45yrs+), get tested, follow all covid appropriate behaviours** for both COVID affected (HQ & HI protocols to be followed strictly) & non affected to stay COVID safe (mask, SD, sanitization, avoid large gatherings & social meets). **Help yourself & help you communities in this fight for COVID.** BAF has launched the COVID Testing & Vaccination Campaign. Sign up at <https://tinyurl.com/BAF-COVID-Campaigns>. Leading hospitals and healthcare brands of Bengaluru and the BBMP Health Team are collaborating with BAF to support this campaign.



**BAF-WWF Campaign** on Earth Hour concluded successfully on 27<sup>th</sup> March. Now participate in “Adopt A Tree”&“Plastic Tide Turner”challenges! If you are a tree lover and wish to contribute to plastic reduction/ or already doing to reduce plastic usage-do join the BAF campaign! To sign-up – please fill the form available at: <https://tinyurl.com/BAF-Environment-Programs>

The following is the summary of key activities that BAF engaged in during the past few months & for many, resolution awaited.

- A **BAF GC team** met the newly appointed **Chief Secretary to the Govt. of Karnataka** Sri.P.Ravi Kumar and apprised him of the BAF community and the various initiatives. He was also highlighted on the various issues plaguing the apartment-resident community - he has committed exclusive time and support to BAF in helping sort many issues which are caught up with inter-departmental delays.
- The **BAF Technical Services team** regularly follows up with **BESCOM on several critical issues** impacting members - a key result has been the office of BESCOM-MD issuing a circular to all Divisional Offices strictly prohibiting disconnection of apartment common connections for non-payment of dues by individual consumers in the building. This was a complaint raised by several members in the past.
- The **BAF Rooftop Solar** program has had a strong adoption amongst members for the last couple of years. A recent Govt. of India update to the policy, limiting **net-metering option for residential installations** to 10kW has severely impacted the progress in adoption of green energy. BAF has continued to strongly object to this change and has represented the Department of Energy-GoK, Karnataka Energy Regulatory Council and BESCOM to offer relief to apartment rooftop installations - we will continue to do so until the relief is granted.
- The **Natural Resources & Environment team** has continued to follow-up to **seek a lasting resolution to the STP issue**. While the latest hearing on the legal case at the NGT resulted in a reversal through rejection of the impleadment application, the team will now explore filing an appeal in the Supreme Court. In the meanwhile, the fresh notifications from KSPCB increasing the **CFE/CFO fees** and imposing installation of real-time monitoring systems to STPs has come as a fresh shock - **BAF has submitted representations registering its strong protests and demanding immediate rollback.**
- The **Legal & Finance team** has filed **BAFs impleading application** in the High Court of Karnataka on the PIL concerning laws governing apartment associations - the hearing for the case is expected soon. **A BAF team also met the Registrar of Co-Operative Societies** to brief him on the current issues and gaps in the laws pertaining to apartment associations.
- The **Member Engagement team** has been hard at work both to bring new members into the BAF fold and keep the current members engaged. We are now at a membership strength of 930 associations. BAF has been running 3 environmental campaigns in collaboration with WWF in which members are participating enthusiastically.

Read about BAF Covid Campaign, KSPCB CFE & CFO environmental regulations & other articles in this issue of BAF Newsletter

Cheers! Team BAF!

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

Volume 5, Issue 01, April2021



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**FOR LATEST COVID ADVISORY:**



**Ministry Of Health  
&  
Family Welfare**

सत्यमेव जयते

**Useful Links:**

<https://www.mohfw.gov.in/>

<https://covid19.karnataka.gov.in/english>

<http://covid19dashboard.karnataka.gov.in/>

<http://bbmp.gov.in/en/web/guest/covid-19>

<https://www.who.int/>

**BAF digital touch-points:**



**COVID PREVENTION & CARE**

Register at [www.cowin.gov.in/](http://www.cowin.gov.in/)  
Arogyasetu or Cowin app (android)

Walk in at listed hospitals (private/  
government) and various UPHCs to  
get the jab.

Organise vaccination &/or RTPCR  
testing camps in partnership with  
BBMP UPHCs or Private Hospitals  
inside the Apartment premises

Sign up for BAF Covid Testing &  
Vaccination Campaign:

<https://tinyurl.com/BAF-COVID-Campaigns>

- Covid-19 microsite:  
<https://baf.org.in/covid-19/baf-guidelines>
- Twitter : <https://twitter.com/bafblr>
- FB Page:  
<https://www.facebook.com/BangaloreApartmentsFederation/>
- YouTube Channel:  
<http://youtube.com/c/bafbBangalore>

**HELP STOP COVID-19**

- Get a COVID-19 vaccine
- Wash your hands often
- Cover your mouth and nose with a mask
- Avoid crowds and practice social distancing  
6 feet  
Maintain distance
- Report Fraudulent COVID-19 Tests, Vaccines and Treatments
- Donate Blood and Plasma





## FUN@BAF

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

#### THEME: REST OF THE NEWS SECTION

1. Which department has been allocated the largest budget by BBMP?
2. How many beds should be reserved in private hospitals for treating severe cases of Covid as per BBMP?
3. How much above the WHO prescribed levels are Bengaluru's pollution levels in percentage?
4. What is the current range of tanker cost for 6000 litres of water?
5. If you are a 400 unit apartment complex with an STP, How much CFO charges will you pay annually as per the new KSPCB notification?

***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!***

***Congrats!! Winner of Quiz March 2021: N.E. Kumarwamy, BAF North 2 Cluster***

## CITIZENS' SAY MUST MATTER.

### Express Thy Opinion on Civic Matters!

#### THEME: Rainwater Harvesting

Have you implemented Rainwater Harvesting in your apartment complex/building? Are you aware it is a mandate by BWSSB to implement RWH in every apartment? Did you find it easy to install it?

Where do you use this harvested rainwater – for drinking & cooking, for landscaping, pumping into borewell? How much cost it has saved in terms of tanker/Cauvery water? Do write in @150 words (with supporting evidences) about the impact of implementing rainwater harvesting in your association.

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

***(Do mention your name, apartment name & BAF number. Non-member Apartments also welcome to contribute)***





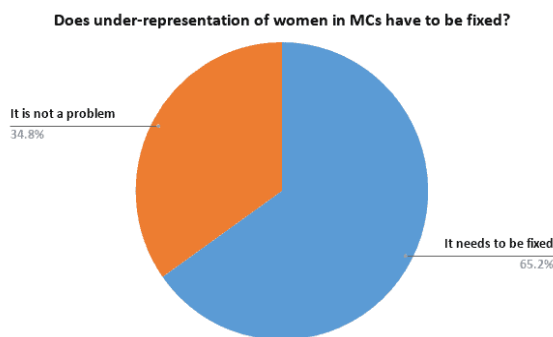
## BAF IN THE NEWS...

### How Bengaluru apartments are making vaccination hassle-free for senior citizens

Mar 16, 2021

To ensure senior citizens are getting vaccinated without much hassle, apartment associations in the city are helping them get batch registrations. The associations are counting the seniors in their building through internal communication platforms like WhatsApp groups to get the vaccination organised.

[Read Full Story](#)



### Women's representation in apartment managing committees poor: Survey

Mar 17, 2021

Currently, only 3% of members in the State Legislature are women. And while half the seats in the Bruhat Bengaluru MahanagaraPalike Council are reserved for women, in many cases these councillors' husbands are the ones attending to ward-level issues or even ward committee meetings. What about in much smaller units of society? Say, in residential apartments in Bengaluru. Do women in these complexes have enough voice and representation in their Managing Committees (MCs)?

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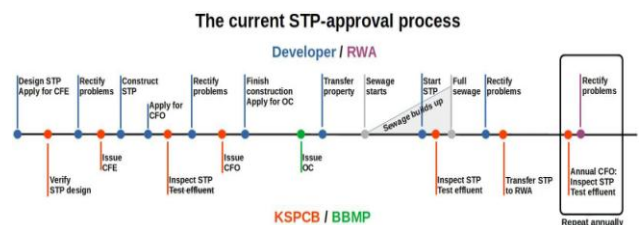
## BAF IN THE NEWS...

### High-rise problem: Residents in apartments in Bengaluru refusing tests

Mar 20, 2021

Resistance from residents in apartments is undermining Bruhat Bengaluru MahanagaraPalike (BBMP) efforts to contain the spread of the SARS-CoV-2 virus, civic officials claim. Over the past month, Bengaluru's daily Covid-19 positive tally has increased from about 300 to over 1,000 on Friday. Earlier, apartment complexes had battled the pandemic with an edgy resilience marked by innovation, collective planning and spirited activism. However, the guard is lower now and the scare is real. For instance, the RT-PCR test results from apartment complexes in Bellandur and Mahadevapura are showing a disturbing rise.

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### Pollution board makes STP compliance a pricey affair

Mar 31, 2021

Charges for obtaining consent for establishment and operation for sewage treatment plants at apartment complexes hiked to between Rs 2,000-10 lakh. The Karnataka State Pollution Control Board (KSPCB) recently issued a circular with revised charges for obtaining consent for establishment (CFE) and consent for operation (CFO) for apartment complexes that ought to have sewage treatment plants (STPs).

[Read Full Story](#)







## REST OF THE NEWS...

### HC asks state government to provide list of open spaces

Mar 09, 2021

The Karnataka High Court on Monday directed the state government to provide the list of parks, playfields and open spaces in the BBMP and BDA jurisdictions. A division bench headed by Chief Justice AbhayShreeniwas Oka was hearing a PIL dealing with the obligatory functions of the state government, Bruhat Bengaluru MahanagaraPalike (BBMP) and Bangalore Development Authority (BDA) to improve and properly maintain the existing public parks, gardens, playgrounds and recreation grounds.

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### Bengaluru won't be left high & dry this summer: BWSSB

Mar 10, 2021

Considering that copious rainfall filled up reservoirs along the Cauvery river last year, BWSSB says it is confident that Bengaluru won't face any shortage of drinking water this summer. The board said that for outlying areas without piped water connections, there are 65 tankers (each of 6,000 litres capacity) to supply water. In addition, the city has nearly 2.5 lakh registered bore wells, of which 7,500 are under BWSSB.

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## REST OF THE NEWS...

### BBMP moots closure of gyms, party halls, swimming pools

Mar 19, 2021

The Bruhat Bengaluru MahanagaraPalike (BBMP), worried about the rise in COVID-19 cases, wants the State government to close open air gyms in parks, regular gyms, swimming pools and party or community halls in apartments to stem the spread of the virus. It plans to submit its recommendations, which also include reduced occupancy in theatres, to the State government.

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### Rainwater Harvesting mandatory for all buildings in Bengaluru

Mar 23, 2021

The Bangalore Water Supply and Sewerage Board (BWSSB) will soon amend the law to mandate all buildings in the tech city to compulsorily harvest and use rainwater by installing dual-pipe system. Rainwater harvesting can help meet the need of water supply and reduce the dependency on river water and groundwater systems.

[Read Full Story](#)

### BBMP Budget | No hike in property tax

Mar 27, 2021

Bruhat Bengaluru MahanagaraPalike Special Commissioner (Finance) TulasiMaddineni announced that the civic body will move towards implementing property tax based on the Capital Value System. Owners will pay tax based on the capital value of the property. However, with the system not yet in place, it seems unlikely that it will be implemented in the coming financial year.

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## REST OF THE NEWS...

### **Solid waste management gets lion's share**

*Mar 27, 2021*

The BBMP Budget, which was presented on Saturday, has allocated ₹1,622.33 crore to handle the city's gargantuan garbage problem. The civic body justified the allocation and pointed out that lower allocations in the past in solid waste management (SWM) had resulted in bills remaining unpaid for months on end.

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### **BBMP Budget: No new tax or cess, but rigorous property tax collection**

*Mar 28, 2021*

The BBMP Budget for 2021-2022, presented on Saturday, has proposed to overhaul property tax assessment by switching from the existing unit value system to the capital value system. The civic body has already brought unassessed properties tax net and pledged to vigorously correct the zonal misclassification.

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### **BBMP asks private hospitals to reserve 40% beds**

*Apr 04, 2021*

With infections soaring in the tech capital, private hospitals have been directed to reserve 40 per cent of their beds for government-referred Covid-19 patients and be ready for a challenging phase. During a virtual meeting on Saturday, officials of the Bruhat Bengaluru MahanagaraPalike (BBMP) indicated that private hospitals should be prepared to treat more severe Covid-19 cases in the coming days.

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## REST OF THE NEWS...

### **BBMP readies for rains in coming days**

*Apr 04, 2021*

BBMP Administrator Rakesh Singh informed that BBMP has a control room in all areas of the city for quick response during the monsoon. Also, 63 temporary control rooms will be set up at the ward-level for the four months of rain. Along with this, personnel, equipment and vehicles are required to clear fallen trees which will be provided. He also added that 45 HP pumps will be ready to pump out excess water from flooded areas.

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### **Karnataka HC Directs BBMP to inform steps taken to improve parks**

*Apr 05, 2021*

The Karnataka High Court on Monday directed the Bruhat Bengaluru MahanagaraPalike (BBMP) to file an affidavit stating immediate steps which it will be taking for improvement of conditions of parks in the city of Bengaluru.

[Read Full Story](#)

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### **CSTEP to help deal with air pollution**

*Apr 05, 2021*

CSTEP has been picked as an Institute of Repute (IoR) to work with Urban Local Bodies and State Pollution Control Boards. The recent development comes as the 'World Air Quality Report, 2020' compiled by IQAir has revealed that Bengaluru's pollution levels were above the WHO prescribed limit in 46.7% of the days. The city's annual average stands at 27.5 µg/m<sup>3</sup>, nearly three times the prescribed limit.

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## REST OF THE NEWS...

### Summer soars and so does water tanker price

Apr 07, 2021

With summer peaking in Bengaluru, water tankers are touching new heights every day, price-wise. Each tanker now costs anywhere between Rs 500-900 for supplying 6,000 litres of water depending on the proximity as well as the locality. While BWSSB supplies piped water to 7.4 lakh houses by pumping 1,440 MLD of water from Cauvery, it is insufficient in the areas which dependent on water tankers.

[Read Full Story](#)



### BBMP to propose mandatory self-isolation, RT-PCR test for Bengaluru visitors

Apr 07, 2021

Chief Commissioner Gaurav Gupta told reporters that Bengaluru is seeing a huge influx of travellers from various parts of India and there is a need to keep a tab on them. The rapid spike in Covid-19 cases in Bengaluru has prompted the city's civic body, the BBMP, to propose mandatory self-isolation followed by Covid testing for all out-of-state visitors to the state capital.

[Read Full Story](#)

## REST OF THE NEWS...

### BBMP to double daily Covid-19 vaccination rate

Apr 07, 2021

While the vaccination rate in Bengaluru remains at 35,000 per day, BBMP Chief Commissioner Gaurav Gupta on Tuesday instructed all zonal commissioners to double the number to 70,000 vaccinations per day. "I've also instructed medical officers to increase the numbers in existing infrastructure," he said.

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### Bengaluru civic body plans to set up Covid-19 vaccination sites at apartment complexes

Apr 07, 2021

To improve the vaccination drive across Bengaluru, the city's civic body Bruhat Bengaluru MahanagaraPalike (BBMP) is planning to set up Covid-19 vaccination sites at apartment complexes with the help of Residents Welfare Associations (RWA). At present 35,000 people in the city are being vaccinated on a daily basis, according to BBMP. As per BBMP officials, the RWAs across the city will sync with BBMP administrations to help the civic body increase Covid-19 vaccination coverage.

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## BAF Apartments

### **Summer of 2021**

*By Jeetendra Patri, Magnolia, Brigade Miilenium*

#### **Lessons Learnt From A COVID Year gone by**

Well, this is not the title of a new Bryan Adams song nor is it the title of a teen flick. But it could end up becoming a horror movie. The heat is on! Literally, of course it is, with temperatures touching 36°C or higher in Bangalore. With the Covid cases rising, faster than the mercury itself, it brings back memories of the summer of 2020.

Cut back to the same time last year, all holed up at home with uncertainty looming at every turn. God help if the resident was a member of the RWA. As he/she had to deal with information overload, changing guidelines, ire of the residents and manage one's own. This, I speak from experience.

#### **If not for the BAF, I bet things would have gone haywire, possibly reaching breaking point.**

Thanks to their resourcefulness and initiative, it did become easier to set and implement the ground rules. The team definitely deserves all the praise for managing this efficiently and effectively.

Back to the future & what a shift the last 12 months have seen. A complete different scenario now. Residents' are more understanding, individuals more free to the point of remissness. RWAs, well their woes never end. Having to deal with multiplying cases, coordinate random test camps, vaccine drives and still keep their calm.

As I pen this, night curfew has been enforced in Bangalore from the coming weekend. There also looms a fear of another lockdown and this is a situation that no one wants and hope better sense prevails. Which makes me reflect back to the lockdown of April 2020.

## Initiatives & Impact...

It is a wonder how we all endured this. Whether, it was standing in queues at the local stores for essential buys. Or as residents, volunteering to keep the apartment block spic and span. But one must not forget the support staff who put their safety at risk. To be there for us - security guards, housekeeping staff, electrician, plumber, manager... I am sure every RWA would have acknowledged their contribution.

And last but definitely not the least the support provided by the local neighbourhood stores. Without whom we may have had to struggle a bit for our essentials. They too need our encouragement.

As I come to the end of my reflection of the last 12 months, let's play our part as responsible residents. Wear masks, keep a safe distance, support each other and venture out only if necessary. Else during the Summer of 2022 we may be left reminiscing about "What Happened Last Summer".

## **Do you want to publish an article in the BAF newsletter?**

Send in your article to [members@baf.org.in](mailto:members@baf.org.in) in not more than 500 words adhering to these rules:

1. Images should be included in jpeg format
2. Ensure the correctness of all facts
3. Take the necessary approvals from your apartment MC or any other relevant authorities

*Note: BAF Newsletter Team reserves the right to either publish in the current or subsequent editions or reject the article without any explanation. Any queries related to the published article will be sent to the author to respond to.*







## Event of the Month...

### **BAF Covid-19 Testing & Vaccination Campaign: Launch Date 8/4/2021**

The past few weeks have seen a strong surge in COVID cases across Bengaluru. Across BAF Member Apartments too, this trend has correlated – On 7-8th April 2021, the Government has issued an update to the previous orders, clarifying that all common amenities within apartment complexes should stay closed until the 20th of this month. Check this twitter: <https://twitter.com/DHFWKA/status/1379752721562017797>.

In order to play a proactive role in tackling the second-wave surge, BAF is working closely with BBMP and leading hospitals of Bengaluru – this the BAF COVID Vaccination & Testing Campaign is being launched. This campaign will ensure smart planning and deployment of testing camps and vaccination camps within Apartment Complexes/Residential Communities to ensure that the growing COVID second-wave risk is identified, curtailed and mitigated effectively.



If any your Apartment Complexes/Residential Communities requires BAF's support for organizing Testing and/or Vaccination Camps, please fill out the form, available at: <https://tinyurl.com/BAF-COVID-Campaigns>.

Leading hospitals and healthcare brands of Bengaluru and the BBMP Health Team are collaborating with BAF to support this campaign.



We also request a representative of each of the Management Committees of the BAF Members to update now and on an ongoing basis (preferably every 48 hours) with the number of Active COVID Positive cases in their respective Apartment Complexes/Residential Communities, using the same form: <https://tinyurl.com/BAF-COVID-Campaigns>, so that BAF can identify and prioritize Apartment Complexes/Residential Communities which need support.

For efficient and effective use of resources as well as administration of campaigns, in some cases, there may be a need to aggregate requests of neighbourhood apartment complexes and residential communities and do a combined campaign. The BAF team will stay connected with member apartments, on such requests.

**TEST-TRACE-ISOLATE-TREAT-VACCINATE**





## Topic of the Month...

### **Apartments and Environmental Regulations**

*By Hareesh Sivaraman, 9 April 2021*

Clean environment and access to pollution free water is fundamental right of every citizen as part of right to life. India enacted The Water Act 1974 and The Environment (Protection) Act 1986 to facilitate this. To implement these laws properly Central Pollution Control Board and State Pollution Control Boards are established as statutory bodies. India also established National Green Tribunal as specialized body equipped with necessary expertise to handle environmental disputes.

#### **Environmental Protection Laws in India**

Sweden suggested to the United Nations that there should be a global conference to discuss and prevent pollution and degradation of natural resources. Therefore, with the passing of the General Assembly Resolution 2398, the United Nations Conference on the Human Environment was held in Stockholm in June 1972. In this conference, it was decided that the countries would undertake steps to preserve the natural resources that include water and air.

The Water (Prevention and Control of Pollution) Act 1974 enacted with objective of prevention and control of water pollution and maintaining or restoring wholesomeness of water. It also established and defined purpose, roles as well as responsibilities of Central and State pollution control boards. The Air (Prevention and Control of Pollution) Act 1981 enacted to prevent, control and abatement of air pollution.

In the wake of Bhopal gas tragedy, India enacted The Environmental (Protection) Act 1986 to protect and improve environmental quality, control as well as reduce pollution from all sources and prohibit or restrict establishment or operation of any industrial facility on environmental grounds. It defines water, air, land, relationship between human being, other

living creatures, plants, micro organism and property. It also defines pollutants and concentration and establish standards of emission as well as discharge.

Environmental protection act also paved way for Environmental Impact Assessment (EIA) Act to impose restriction on setting up of new projects or expansion or modernization of existing projects. It follows environmental impact assessment process to inform decision makers and public about environmental consequences of implementing a proposed project. EIA act first enacted in 1994 which went through several amendments till 2004. In September 2006, a new EIA 2006 act introduced which is in force till date.

In 2010, National Green Tribunal established under National Green Tribunal Act 2010 for effective and expeditious disposal of cases relating to environmental protection, conservation of forests and other natural resources including enforcement of any legal right relating to environment and giving relief or compensation for damages to persons and property for connected or incidental matters.

#### **Categorization of industries**

The Ministry of Environment, Forest and Climate Change has brought out notification in 1989 with purpose of prohibition or restriction of operation of certain industries to protect environmentally sensitive Doon Valley. The notification introduced the concept of categorization of industries as Red, Orange and Green with purpose of facilitating decisions related to location of industries. Subsequently, application of this concept was extended to other parts of the country, not only for the purpose of location of industries but also for Consent management, formulation of norms related to surveillance or inspection of industries.

The concept of categorization continued to evolve and as different State Pollution Control Boards interpreted it differently, a need arose to bring necessary uniformity in its application





across the country. In order to harmonize the criteria of categorization, directions were issued by Central Pollution Control Board (CPCB) on March 7, 2016 to all State Pollution Control Boards to maintain uniformity in categorization of industries as Red, Orange and Green as per the list finalized by CPCB.

The working group has developed the criteria of categorization of industrial sectors based on pollution index which is a function of emission (air pollutants), effluents (water pollutants), hazardous waste generated and consumption of resources. Pollution index (PI) of any industrial section is a number from 0 to 100 and an increasing value of it denotes increasing degree of pollution load from the industrial sector.

PI score 60 or above	Red Category
PI score 41 to 59	Orange Category
PI score 21 to 40	Green Category
PI score up to 20	White Category

### Categorization of Apartments

(CPCB directions regarding harmonization of classification dated 07.03.2016, 30.04.2020 and 12.01.2021)

How apartments contribute to pollution:

1. In pre-construction stage, it is mainly air polluting due to generation of dust (PM) emissions
2. After Construction, it is mainly water polluting
3. Waste water is generated due to domestic use

Projects having overall waste water generation of 50 KLD or more are considered for categorization. However, projects having <50 KLD also required to treat/manage sewage with appropriate systems such as soak pit, septic tank, STP etc. or direct discharge into sewer connected with terminal STP etc., as per prescribed guidelines/norms.

Category: Orange

Building and construction projects having built up area up to 20,000 m<sup>2</sup> and waste water generation greater than or equal to 50 KLD

Category: Red

If discharge is  $\geq 100$  KLD, it will have normalized score (pollution index) of 75 and hence, be categorized as Red

### Consent Management

Control of water pollution is achieved through administering conditions imposed in consent issued under provision of the Water (Prevention & Control of Pollution) Act, 1974 or Air (Prevention & Control of Pollution) Act 1981. These conditions regulate the quality and quantity of effluent, the location of discharge and the frequency of monitoring of effluents. Consent granted in two phases – Consent to Establish (CFE/CTE) and Consent to Operate (CFO/CTO). Consent to Operate granted for a specific period and required to renew on expiry.

### Treated Water Standards

Sl #	Parameter	Limits
1.	PH	6.5 – 8.5
2.	BOD (5th Day)	<10 mg/l
3.	COD	<50 mg/l
4.	Total Suspended Solids	<20 mg/l
5.	Ammonical Nitrogen	<5 mg/l
6.	Total Nitrogen	<10 mg/l
7.	Faecal Coliform	<100 MPN/100 ml

*Author is Treasurer of BAF & Engaged with the STP-NGT issues, interacting with affected members, experts, all concerned government departments & legal interfaces on behalf of BAF & its members. He can be reached for comments and feedback at [natural-resources@baf.org.in](mailto:natural-resources@baf.org.in).*

