

BAF Newsletter

November 2021

Volume 5 Issue 3



**Happy
Diwali!!!**

Editorial

We are now slowly and surely back on track towards normal lives with the threat of a 3rd Covid-19 wave cleared and a good response to vaccination coverage. All our member associations have significantly contributed to achieving this status - so we say a thank you. BBMP published an updated RWA Advisory earlier in October which enabled opening up of most of the common-area amenities - this should help our residents return to normal, but please continue to follow all covid-appropriate-behaviour guidelines.

At BAF too, we have started to re-engage on a number of existing and new topics and this edition of the newsletter is a reflection of the same. The topics of fire-safety and air-pollution have received regulatory attention with certain implications for our members based on some recent events. The topics of property-tax and GST also continue to evolve with some involvement from the courts. We will continue to track developments on all these matters with guidance to members whenever appropriate. There has been a huge increase in interest on the topic of "Electric Vehicles(EVs)" in recent times - BAF has been evangelizing this concept by encouraging member associations to evaluate charging set-ups for residents with EVs. In the coming days, BAF will be launching exciting campaigns with multiple partners to further scale this green-initiative - so watch out for them!

Wishing you happy reading and a great festive season ahead!

Highlights of the Month

Retrofitting Emission Control Devices to DG Sets

KSPCB on 17th Sept 2021 issued an order for retrofitting emission control devices and/or equipment to DG sets with capacity of 125 KVA or above in the state of Karnataka. These devices should have minimum specified particulate matter capturing efficiency of at least 70% and should result in increase of fuel efficiency. The device should be certified by any of the 5 laboratories mentioned in the order. KSPCB has also given an option to either install a retrofit device or shift to gas-based generators. All stakeholders must comply within 120 days from the date of issuance of the order.

After learning about this order, BAF and a few member apartments approached the manufacturers of diesel generators. All OEMs replied stating that no such emission control device has been approved by any of the five laboratories and no such certification procedure or guideline has been released by CPCB in this regard till date for such emission control device nor any such guidelines has been released by CPCB for shifting existing DGs to gas based generators.

BAF has also contacted Indian Diesel Engine Manufacturers' Association (IDEMA), an organization affiliated to Confederation of Indian Industries (CII) and represents stationery and non-road use internal combustion engine industry in India. **Continued...**



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Highlights of the Month

IDEMA also participates in the technical sub-committee for genset retrofit appointed by CPCB. After discussion with BAF, IDEMA wrote a letter to KSPCB chairman on 7th October 2021 stating that CPCB recently drafted a system and procedure for genset retrofit which is still under review. Until the system and procedure document is officially notified by CPCB, certified solutions or gas based genset solutions duly type approved by CPCB certified labs cannot be provided to end customers. IDEMA is also working with CPCB on formulating a timeline for implementation so that retrofit kit suppliers have adequate time to certify their solutions and ramp up supply chains to have solutions available in the market by the time norms come to effect. IDEMA also requested KSPCB to give interim relief to genset users in Karnataka and not to mandate until CPCB publish the system and procedure and kits are made available in the market by suppliers.

In an interesting and related development, the Union Ministry of Power came up on 30th September 2021 with a request for comments on Draft Electricity (Rights of consumers) Amendment Rules 2021. Rule 2(3) of the draft notification says in view of increased pollution levels particularly in metros and large cities, power distribution companies should ensure 24x7 power supply so that consumers can avoid using generators. The State Commission shall make provision for penalty in case distribution companies fail to meet these standards.

As far as apartments are concerned, they are using DGs for backup power since BESCOM is unable to provide uninterrupted power supply. Generator backup is unavoidable for apartments operating STPs. DGs are also essential to ensure security during power cuts at night. Hence KSPCB must pursue the case with BESCOM in accordance with the stand taken by the Union Power Ministry and ensure uninterrupted power supply to apartments so that apartments don't have to operate DGs.

Highlights of the Month

Fire Prevention

On September 21, two women died in a fire that broke out at their apartment in Devarachikkanahalli. The balcony of their apartment unit was enclosed with metal grills, and hence they had no escape route.

The lack of fire safety is a concern in many Bengaluru apartments. The Management Committees in apartments have a crucial role to play. Every apartment needs to have a fire-safety plan. Here's an explainer on how to make your apartment fire-safe, and what to do in case of a fire.

[Read more](#)

Categorization of industries by KSPCB

KSPCB has categorised the Sewage Treatment Plants (STPs) according to the type of industries as per the norms set by CPCB to operate the. One category in this list is building and construction projects with built-up area of more than 20000 sq meter and waste water generation more than 50 KLD, basically the STPs run by the apartments. Now KSPCB has further categorised the apartment STPs according to the amount of sewage treated.

[View KSPCB Memo](#)

CFO application date extended by KSPCB

Consent for Establishment and Consent for Operation (CFO) are the approvals given by KSPCB to establish and operate the STPs in the apartments. KSPCB had extended the deadline for these applications to 31st October 2021 in view of continuing Covid lockdown.

[View KSPCB Circular](#)



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BAF in the News

EV Owners ask BBMP to make charging infrastructure a must in buildings

Sep 10, 2021

Electric vehicle owners in the city have urged Bruhat Bengaluru Mahanagara Palike (BBMP) to amend town planning bylaws to make charging infrastructure mandatory in buildings.



[Read more](#)

Compliance should not be a revenue-generating activity

Oct 02, 2021

Since hundreds of high-rises have mushroomed across the city, the task of inspection and re-inspection is mammoth for the Fire and Emergency Services. Re-inspection of high-rise buildings (15m and taller) every two years is critical to ensure that the occupants do not violate fire safety guidelines and jeopardise lives. But the Karnataka Fire and Emergency Services levies a fee to do this, which can range from Rs 50,000 to Rs 2 lakh per block depending on the building height and other factors. This is a hefty charge, notes Vikram Rai from the Bangalore Apartments Federation (BAF). "Apartment complexes would end up paying Rs 10-20 lakh. Compliance should not be a revenue-generating activity. The high fee will make people avoid going through the process," he contends.

[Read more](#)

BAF Initiatives

NIMHANS partners with BAF for Vyomanasa Sanjeevani Program

Currently, about 10 to 15% of the inmates in the apartments are senior citizens. It is very common for them to feel lonely and sometimes neglected. While they have their routine activities such as walking and reading, they also like to mingle with the people of their age group and involve themselves in other social activities. These activities are very helpful in improving their mental and emotional health.

Vayomanasa Sanjeevini is an initiative of the popular NIMHANS Hospital, a Government of India organization, for the benefit of the senior citizens of the country. The weekly programmes organized in a few Indian languages envisages quiz, history, music, stories and many such activities of interest to the group, all on a virtual platform using Zoom. The very purpose of this programme is to improve the mental health of the senior citizens along with exploiting their innate capabilities. In addition, there would be a psychological intervention, whenever needed, through the Geriatric Tele-Psychiatric Services, and the learned Doctors of NIMHANS.

NIMHANS has partnered with BAF for the implementation of this program in the apartments of Bangalore. With this partnerships, NIMHANS expects that BAF will be able to help with these aspects:

- Identify apartments which are interested in this project
- Identify volunteers who can help form groups of senior citizens
- Interacting with NIMHANS on the program

NIMHANS has also sent a letter confirming partnership with BAF for the implementation of this program in the apartments of Bangalore.

[View Vayomanasa Program Details](#)



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Relevant News Excerpts

KGWA/CGWA Related

Borewell Registration

September 13, 2021



It is mandatory to register borewells either with Karnataka Ground Water Authority or the Central Groundwater Authority (CGWA) and obtain no objection certificate for old borewells by paying a penalty of Rs 1lakh before 31st March 2022. Borewell owners who fail to register old borewells may attract additional compensation towards the environment.

[Read Full Story](#)

BBMP Related

Property Tax

October 02, 2021



The BBMP's notices to levy a penalty had drawn a lot of attention from citizen groups. The civic body has proposed two options to resolve

the issue keeping government and citizens in mind, first proposed option is to waive both the penalty as well as interest, while second proposed option waives only the penalty amount and collection of interest will still be made mandated.

[Read Full Story](#)

Relevant News Excerpts

Unsafe practices – residential complexes

September 23, 2021

The (BBMP) urged residents and welfare associations against the installation of safety grills and other “unsafe practices”. Going forward, unsafe practices risking the lives of residents will not receive approvals from BBMP. If there is a need for modification at the residential complexes or apartment, pre-approval for the proposed modification must be obtained from BBMP authorities.

[Read Full Story](#)

GST computation for RWA contributions

September 14, 2021

A division bench of Madras High Court stayed quashing of a Central Board of Indirect Taxes and Customs (CBIC) circular prescribing GST on the entire contribution to Resident Welfare Association (RWA), if the amount exceeds ₹7,500. The bench also said, “the circular has wider ramifications”.

[Read Full Story](#)

Covid Updates

October 01, 2021

Lives and livelihood in India is suffering due to pandemic and associated lockdowns. Losing a family member is inconsolable loss however sufferings can be made bearable if social and welfare support is provided during crucial times. The Government of India is connecting Aadhar platform to these social and welfare services support. Connecting the Aadhar platform will accomplish crucial government requirements to reach citizens.

[Read Full Story](#)



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Success Story

Automation and UX at DLF Westend Heights

- By Kartikeya Khanna

"Automation" and "UX" i.e. "User Experience" are the buzzwords which most of the fraternity in Bengaluru would resonate with the IT Industry but they can also be the buzz words in Residential Common Area Maintenance. Any improvement in a process that increases efficiency is an Automation. The Common Area Maintenance of an Apartment Complex, the dry-boring-oblivious service area, also has tremendous potential for Automation and lots more to enhance the user experience of Residents and staff alike. DLF Westend Heights Apartments (1830 flats) situated at Akshay Nagar, Begur is constantly experimenting with Automation ideas, some of which are listed below.

Trolleys - Wheels were mankind's first Automation Idea that accelerated human development. We equipped our Facility Management teams with – Platform trolleys, Garden trolleys, Pallet Trucks, Micro Trolleys and much more. We introduced sturdy Platform Trolleys for residents' use. Heavy Luggage, Pots, Move-In Move-Outs. Having a trolley is a great enabler when heavy equipment has to be shifted between locations. At Westend Heights we have ~60 trolleys of various kinds moving material daily.



Sweeper/Flipper Machines - These are the game changers in sweeping tasks. No electricity required and excellent outcomes especially in parking areas and even on roads. As a thumb rule, one machine is good for 5000 sq meters of floor cleaning area. Add more machines based on size. Costs about Rs 20-30K.

High Pressure Water Jet Machine – These are typically used for cleaning vehicles, but these machines have cut the waste bin cleaning time to one-third. We are also using these to clean pavements and walls. Reputed brands can cost anywhere between Rs 20K-32K.



Walk Behind Scrubber-Dryer Machine – The battery operated machine gives flexibility and great outcomes. Depending upon the choice of model, a reliable sturdy brand-model can cost from Rs 1.5 lakh to Rs 2.8 lakh. Note: Ride-On Sweeper Machine – Not a great piece to own. Costs can go upto Rs 6-7 lakhs and can become a white elephant. These cleaning machines can reduce the effort in housekeeping by about 15-20% and Rol can be achieved in just about a quarter or two.



Drip Irrigation – A major saving potential in landscaping comes from automating the irrigation. At Westend Heights, we have done drip irrigation at large scale and optimized the landscaping team effort by about 15%

Lawn Mower/Hedger Trimmer/Weed Cutter – By use of these machines, the landscape at Westend Heights got a zing. For any big apartment complex with a big sized landscaped area, these 3 machines are a must. It can reduce overall Gardening Team effort and a huge upsurge in UX !

Westend Heights' RWA has optimized their Housekeeping and Gardening Manpower by about 20% and arrested rising maintenance costs with these one-time assets built up, while the user experience of residents went several notches up. **Note:** Good brands come with quality assurance.



Success Story

Waste Management at MultiPearl

- By Chandramouli Dutt & Pradeep Pai

BAF believes in promoting and living based on sustainable living practices. Here is an effort by residents of **MultiPearl**, an RWA from the BAF Sarvajnanagar cluster. The residents and the MC of Multipearl believed that a proper waste management system is like taking a giant step towards an environmentally conscious community and an important contribution to society. Therefore an effort for systematic waste management was undertaken.

Segregation of Waste: The waste will be segregated at each house level and will be handed over to the househelp to be dumped in the garbage. Following are the examples of how waste is segregated.

1. Kitchen Waste – Peels, Leftovers, etc
2. Dry Waste – Paper, milk packets- after cleaning, plastic containers, etc
3. Toxins – Sanitary Waste, broken glasses, razors, etc
4. E-Waste – Used batteries, phone chargers, cables etc

Majority of solid Waste can be recycled and wet waste can be composted. Doorstep collection was organized with 4 large bags as above.

Convert Waste into Compost: At MultiPearl the terrace was found most suitable, ample air circulation being an important factor and it being easily available to locate the composting facility.

Process of Composting: Daily wet waste generated at MultiPearl - 50kgs. Total Aaga drums installed - 8 units. It takes 45 days for a pair of Aagas to complete composting

Usage of Compost: Multipearl has a very small garden; the compost produced is used in the garden. Balance is either sold or given to residents as manure.



Challenges and Solutions:

- **Choosing the vendor** - Daily Dump was chosen based on their capability and comfort in guiding MultiPearl through the process.
- **Sizing the investment** - Based on our the wet waste generation capability - currently 50kgs per day, we estimated need for 8 Aagas (500ltr drums which process the wet waste)
- **Managing the process** - managing the leachate - used for better plant growth; Hiring a person to manage the process daily - which includes cleaning the drums, spraying lemon grass spray to prevent bad smell and flies.
- It sounded easy when we decided to install these facilities in our apartment. We faced a lot of challenges. Cleaning of the surrounding area regularly to ensure residents did not suffer. Note: It is important to keep the dump dry and cocopeat ensures that the dump remains dry. Right amount of carbon rich materials further ensures the efficiency of the composting process.

Where there is a will there's a way. MultiPearl apartments felt that it owed composting to the larger society and has come together to manage its own waste. We hope this will be inspirational to members in our cluster and BAF members across Bengaluru to emulate.





**BANGALORE
APARTMENTS'
FEDERATION**

Events of the Month

Webinar: EV Charging

Time: Sep 29, 2021, 6:00 PM

Topic: EV Charging: Challenges and Options



Description: According to a survey conducted by ADDA, only 6.9% communities have EV charging setup and 93.1 % communities that don't have EV charging setup, want one in their community. To encourage Residential communities to boost their EV initiative, ADDA conducted this webinar.

[Recording Link](#)

Webinar: EV Charging Infrastructure

Time: Oct 12, 2021, 4:00 PM

Topic: Enabling Residential EV Charging Infrastructure in India

Description: The webinar will consist of two panel discussions, focusing on integration of EV charging infrastructure in new and existing residential buildings - bringing together policy makers, DISCOMs, real-estate developers, resident welfare associations (RWAs) and charge point operators (CPOs). The webinar aims to identify key challenges and highlight opportunities for the deployment of residential charging.

[Recording Link](#)

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-19 microsite:

<https://baf.org.in/sites/covid-19.html>

Twitter: <https://twitter.com/bafblr>

FB Page:

<https://www.facebook.com/BangaloreApartmentsFederation/>

YouTube Channel:

<http://youtube.com/c/bafbBangalore>

COVID PREVENTION & CARE:

- Register at www.cowin.gov.in/ Arogyasetu or Cowin app (android)

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

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



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