

Bangalore Apartments' Federation News Letter

Volume 1, Issue 4, August 31, 2017

Dear Apartment Resident,

Welcome to the fourth issue of BAF newsletter! Hope members have been finding this newsletter useful and sharing it with the larger community in their complexes. BAF also hopes that, the new Managing committee members have been adequately updated- by the outgoing members- on BAF activities. Handovers – be it introduction, information or for execution- is very crucial for good work to be carried forward.

We transitioned this month from Whatsapp to Telegram. So those wishing to be part of the chat forum may download Telegram app, self register on telegram and send request to BAF mobile number, to be added.

BAF released the GST note and also Aerators' offer note to its members during the month of August. We hope that these papers have been beneficial to members. BAF intends to bring out an Expert Panel Discussion on KAOA and relevant Acts culminating in a White paper and hopefully a Legal Panel for our members.

BAF hopes many of us have submitted the STP refund application to respective BWSSB offices. BAF team had shared the sample letter to all members to adapt and submit. Visit www.bafonline.org.in to download the response format in case required. Do update all whenever this refund/ adjustment gets reflected in the upcoming bills for benefit of other members to follow up for closure.

AARAMB program launched by BAF during July 2017 has been initiated/ intensified in many Apartments. Our strength to tackle any civic problem lies in numbers & collaboration with ward authorities. BAF hence appeals to its members to drive AARAMB in their apartments and designate Champions for the same. Please visit BAF website for link to fill up Ward & Champion details. AARAMB process documents are also available on the website. Telegram chats also high-lighted, how responsible & active RWAs can collaborate with local corporators and elected representatives to resolve issues. So lets actively and positively engage in this process.

STP-Batch 2 WP was filed and came up for preliminary hearing in August - with an order to serve notice to BWSSB. During the month, there was lot of activism on the impracticality of STP for apartment complexes by BAF and other federations. NGT hearings on Bellandur Lake Pollution also took center-stage. Taking cognizance of NGT order (again knee-jerk) of issuing notices to all establishments and apartments to set up STPs, BAF has implored itself in this crucial case and urged the authority to pass order only to the pollutant establishments and not apartment complexes that are already connected to the UGD. BAF will keep members updated on NGT hearings on an on-going basis.

BAF made a successful representation to GST Council on waiver of GST for STP installation & Maintenance Services. Subsequently GST stands reduced from 18% to 12%. BAF is pursuing the matter for complete exemption. With all above results, we do hope BAF membership could be mutually beneficial for all. Do connect with BAF GC members with apartment referrals for new memberships so that we can improve our Voter base.

Until the next edition it is bye from us! With Warm Regards,

Team BAF



RERA deadline ends, less than 800 projects register

Aug 01, 2017

Less than 800 real estate projects were registered with the Real Estate Regulatory Authority (RERA) on Monday, the deadline for builders to do so. This is against an estimate of over 4,000 projects to be registered with RERA in the state, implying a compliance rate of a mere 20%.

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Co- operative housing societies move HC

Aug 01, 2017

The High Court of Karnataka on Monday ordered issue of notice to the Union and State governments on a batch of petitions filed by various co-operative housing societies (CHS) challenging the constitutional validity of making the provisions of the Real Estate (Regulation and Development) Act, 2016, applicable for the CHS.

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Over 4,000 petitions against CZR

Aug 01, 2017

The road ahead for Common Zoning Regulations (CZR) will be bumpy as over 4,000 petitions have been submitted by citizen groups across the city objecting to the draft regulations that will pave the way for commercial establishments to be set up on roads as narrow as 30 feet.

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Govt Likely to simplify building plan approval

Aug 02, 2017

After much dilly-dallying, the state government has initiated steps to simplify the process of building plan approval. The Urban Development

Department has published the draft Karnataka Municipal Corporations Common Building Bye-Laws 2017, which proposes self-certification of building plans. In other words, a certified professional - architect, engineer or structural consultant - will be able to issue clearances to start construction of low-rise residential and industrial buildings.

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Apartment body to protest STP rule today

Aug 05, 2017

Federation of Apartment Associations Bengaluru (FAAB) has opposed the notifications issued by the Karnataka State Pollution Control Board (KSPCB) and Bangalore Sewerage and Water Supply Board (BWSSB), making it compulsory for apartments with 50 or more residential units to set up a sewerage treatment plant (STP).

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Mandatory STP construction draws flak

Aug 06, 2017

Members of the Federation of Apartment Associations Bengaluru (FAAB) on Saturday held a protest against the notification issued by the BWSSB and Karnataka State Pollution Control Board. The notification mandates the establishment of sewerage treatment plants (STP) in all apartment complexes with more than 50 units, irrespective of how old they are.

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Asking old apartments to install STPs is a ridiculous idea, BWSSB

Aug 08, 2017

There was a prosperous kingdom, which was crime-ridden with murders, kidnapping and burglary. There was complete lawlessness. The king ordered his ministers to find a solution. The ministers spotted five petty thieves who were around 25-years-old and found a solution. They made a rule – “All 25-year olds will pay a penalty of 1,000 coins and will undergo a reformation programme.”

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400 apartments launch Vote Maadi Campaign

Aug 15, 2017

Politicians take note. A campaign targeting 400 apartment associations with 50,000 flats is under way to get residents to cast their vote. The objective is to prove politicians wrong, at least those who think that apartment dwellers don't come out and vote and hence can be kept out of all their calculations.

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NGT asks Karnataka tough questions on Bellandur

Aug 18, 2017

The principal bench of the National Green Tribunal (NGT) on Thursday asked the Karnataka government to submit the measures it has taken on cleaning up Bellandur Lake by August 22, the next date of hearing in the case.

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Drains can take only 9cm rain

Aug 18, 2017

The BBMP, which was caught napping when heavy rain in the wee hours of Tuesday flooded several parts of Bengaluru, says it will take a while to restore the drain network across the city. BBMP commissioner N Manjunath Prasad pointed out that Gali Anjaneya Temple, off Mysuru Road, which used to be the worst-affected by rain, saw no flooding this time because drain work is complete

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A green festival for a cause

Aug 22, 2017

Sunday evening at Sankey Tank turned out to be quite the experience for the 80,000 odd people at the Namma Bengaluru Habba

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BBMP finds 3 potholes for every 1km of road

Aug 22, 2017

Back-breaking rides and drives are common across Bengaluru, especially after last week's rain ravaged the roads leaving it riddled with potholes.

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Experts blame drought for dengue epidemic

Aug 22, 2017

Prevailing drought conditions in most parts of Karnataka and the presence of more than one virus stereotype have contributed to the increasing incidence of dengue in the state.

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One murky situation, many questionable solutions

Aug 22, 2017

From bacteria to microbes, the Bangalore Development Authority (BDA) has been presented with a number of solutions to a problem it doesn't seem to quite understand.

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NGT gives Karnataka 10 days to submit plan on reviving Bellandur Lake

Aug 22, 2017

Expressing displeasure with the way the State government has handled the rejuvenation of Bellandur Lake, the National Green Tribunal (NGT) has given the authorities 10 days to provide a concrete action plan to save the lake.

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172 MLD of untreated sewage released into lake, NGT told

Aug 23, 2017

The National Green Tribunal on Tuesday asked Seema Garg, CEO of Karnataka Lake Conservation and Development Authority, to make a statement on record that there was no municipal solid waste on the lakebed, its periphery and buffer zones.

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All Bellandur Lake properties must be STP-compliant or lose water & power

Aug 24, 2017

As many as 518 establishments in the catchment areas of Bellandur and Varthur lakes face disconnection of power and water supply for not complying with the Karnataka State Pollution Control Board's directive to install a sewage treatment plant or make modifications in the existing one as per norms.

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Composting santhe by BBMP turns a hit

Aug 27, 2017

From providing unique solutions related to waste management, composting, gardening to highlighting the importance of using bio-enzymes, menstrual hygiene products and recycled products and offering a choice to buy such products, the ward 85 - Doddanekundi's Composting Santhe held at AECS Layout's Water Tank Ground on Sunday brought a perfect end to this long festive weekend.

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