

Bangalore Apartments' Federation News Letter
Volume 2, Issue 6, September, 2018

Dear Apartment Resident,

We have talked the talk and heard all the things that should be done, could be done and can be done. It's now time to showcase what WE **HAVE DONE!** From the STP rally of Dec 2nd 2017 – BAF has come a long way forward. Bengaluru apartments have surely changed the skyline of the city, but now it's time to change the sky -rather the environment itself!. Apartments have been fast to adapt to all green initiatives – be it SWM, switching to energy efficient lighting, embracing water saving methods or ensuring all compliances- fire, electrical, taxation etc are maintained in apartments. Perhaps some have been faster in adapting to all these – while some others have progressed few steps, while few are awaiting to be guided by experiences of others. For all such thing BAF is happy to showcase **best apartment management practices in our event titled BAMBOOS, on 3rd November 2018 (Saturday)**. This idea has come from our members, conceptualised by them and will be executed by all us members!



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

The event will have our members participate with best practices on multiple themes – **SWM, Water & Waste Water management, Energy Management including Rooftop Solar, Safety & Compliance, Security, Voter Registration, Community & Residents Engagement, Staff Welfare etc.** We hope **all our members and their neighbours participate whole heartedly in this event and play a great role in defining the future of Bangalore.** For event brochure & schedule log onto: <https://baf.org.in/bamboos>. Dignitaries including the **CM & Dy CM**, various GoK department & civic agency officials will be attending this event to learn how apartments have taken active lead in various sustainable initiatives, provide guidance & support to our members when required. **Let's all work together to make this event a big success! Members can connect to their cluster leaders /BAF GC /theme-leads to participate.**

During the month, BAF was invited to present Roof Top Solar solution at the Adda High Rise Awards event. BAF member Brigade Petunia won the High-Rise award for best practice in solar roof top installation. It was inspiring to hear various achievements of apartments across India – who did well in community engagement, builder-apartment partnership, water & energy conservation, civic agency-apartment partnerships, staff welfare etc. We hope to hear all this from our members too at **BAMBOOS!**

The **BAF SWM group** along-with the SWMRT group met with the **SWM Additional Commissioner** to further work on SWM guidelines & challenges faced by our members – w.r.t. OWC which is not a compliance mandate but still notices are being issued, transparency on empanelled vendors list, elimination of black spots & better management of waste transfer, SWM cess abolition, compost management etc. **BAF-SOLAR team** met with **GoK-Energy department and BESCO** team to provide inputs and support for simplified online approval process for SOLAR ROOF TOPs. **BAF supported the BRACE team on the BBMP restructuring proposals** – that would ensure better governance for the city. There was a significant step forward for **BAF-KAOA team** – **which was invited by CREDAI** to discuss on various issues represented in TCPD/UDD meet last month. BAF has put forth the single largest challenge of practice of **non-issuance of OC by builders** (also CREDAI members) & sought their help in correcting this critical lacuna across Bangalore. **BAF will look forward to work with CREDAI** and agencies involved to find way forward on these issues.

Cheers! TEAM BAF

(PS- Do make note of **BAF IN THE NEWS** section!)



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BAF IN THE NEWS.....

Apartments association wants to bring solar to rooftops across city

Sep 04, 2018

Bengaluru's apartment complexes are joining hands to give a boost to solar power generation through rooftop plants. The Bangalore Apartments' Federation (BAF) has launched a city-wide initiative to get 1,000 apartment complexes to implement rooftop solar plants over the next two years.

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Bescom sends disconnection notice to apartments upon KSPCB orders

Sep 04, 2018

The Karnataka State Pollution Control Board (KSPCB) has been serving illegal notices to apartment residents, threatening to disconnect electricity and water, with the malafide intent of extortion by corrupt officials, says a press note from Bangalore Apartment Federation (BAF).

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No rules despite many sewage treatment plants deaths

Sep 15, 2018

Seven months after two labourers died in a waste water treatment plant of a hotel in AECS Layout due to asphyxiation, the authorities are yet to issue safety guidelines on how apartment blocks can have their sewage treatment plants (STPs) and septic tanks cleaned, repaired or maintained

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BAF IN THE NEWS.....

Push for rooftop solar power generation

Oct 04, 2018

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CM to launch apartment federations' pan-Bengaluru solar power initiative

Oct 06, 2018

Bangalore Apartments' Federation (BAF) is launching its city-wide rooftop solar initiative, wherein they are on a mission to get 1,000 apartment complexes in the city to implement rooftop solar plants within the next two years.

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Sunshine saves apartment complex Rs 1.5lakh

Oct 07, 2018

In a first-of-its kind initiative, an apartment in Banashankari 2nd Stage has installed a solar power plant which has cut down their electricity bill by a whopping Rs 1.5 lakh every month. In what could be an example to other Resident Welfare Associations (RWA) in the city, Brigade Petunia is now running its common area with solar energy.

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REST OF THE NEWS.....

Karnataka votes for national unified database of electoral rolls

Aug 27, 2018

In a step that is expected to make life easier with regard to transfer of voter enrolment from one state to another, and remove double entries, Karnataka's Chief Electoral Officer (CEO) is in the process of moving the state's electoral rolls to a national unified database.

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Electoral roll revision in Bengaluru: Have you been visited by officials for verification?

Aug 20, 2018

Election Commission of India (ECI) [approved](#) a proposal of a programme for Special Summary Revision of Electoral Rolls, by the Chief Electoral Officer, Karnataka (CEO-KA). Of the nine listed activities in the letter, we the citizens should note the following:

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Opposition to proposal

Sep 02, 2018

Why violations were allowed? Civic activists have opposed the proposed de-linking of B-Khata properties from the Akrama Sakrama scheme. N.S. Mukunda, founder of Citizens' Action Forum, said that when a case pertaining to Akrama Sakrama scheme was pending in the Supreme Court, the BBMP should not have proposed de-linking B-Khatas from the scheme and converting them to A-Khata for a penalty / fee

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REST OF THE NEWS.....

Bengaluru Realty: 20% hike proposed in guidance value

Sep 05, 2018

The Department of Stamps and Registration has proposed an upward revision of up to 20% in the guidance value (government value) of properties in Bengaluru.

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Property purchase cost may rise by 2-3% in Bengaluru

Sep 06, 2018

The latest proposal by the Karnataka government to increase guidance value of properties in Bengaluru has come as a dampener on the real estate industry, which is showing signs of recovery post-demonetisation and the introduction of RERA, the real estate industry opined

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Wedding halls asked to adhere to plastic ban

Sep 10, 2018

The Bruhat Bengaluru Mahanagara Palike (BBMP) has issued special guidelines to wedding and banquet halls, classified as bulk waste generators, in the city. In an order issued to these bulk generators on September 7, the civic body has issued guidelines on adhering to the

plastic ban, apart from providing certain on-site facilities to those who are renting out the space.

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Green tribunal closes matter over city apartment

Sep 11, 2018

The National Green Tribunal (NGT) has closed the proceedings related to SJR WaterMark, an apartment complex on the banks of Kaikondrahalli Lake in southeastern Bengaluru, after noting that the issues related to the permission for the project were pending before the High Court of Karnataka and the Supreme Court.

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NGT orders Karnataka, KSPCB to look into lake pollution

Sep 13, 2018

The National Green Tribunal (NGT) has ordered the Karnataka government and the state pollution control board to look into a complaint that alleged that a lake adjacent to NICE Expressway between NH 4 (Tumakuru Road) and Magadi Road has been polluted by sewage and untreated industrial water.

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Bescom simplifies rooftop solar application process

Sep 15, 2018

Electricity consumers looking to install solar power generation panels will not have to worry anymore about “complicated” application forms given out by the Bangalore Electricity Supply Company (BESCOM) as a new and simplified process was launched on Friday.

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Oversupply chokes rental growth in Bengaluru

Sep 17, 2018

Residential rentals across the major IT hotspots of Bengaluru, Whitefield, Sarjapur Road, Electronic City and Bannerghatta Road have remained stagnant and dipped in some places in the past one year due to abundance of apartments in city, as per data obtained from two sources.

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Activists demand correction of voter list at ward level

Sep 18, 2018

Activists and civil society organisations alleged that the names of around 50 lakh legitimate voters are missing from the electoral rolls in Rajasthan. They said the discrepancies in the electoral roll in the state at a time when the state assembly elections round the corner need to be corrected. The activists have demanded organising ward sabha to register legitimate voters in the list.

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CAF completes a decade of activism

Sep 19, 2018

Bengaluru has one of most vibrant civic activism networks in the country where it's not unusual for residents' welfare associations and neighbourhood groups to join hands and hold the authorities accountable. People came together to scrutinise urban planning and even mega infrastructure projects.

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Cases of dog bite spiral, but BBMP won't admit it

Sep 21, 2018

A whopping 27,464 cases of dog bites have been reported this year at 110 BBMP urban health centres(UHCs) and referral hospitals and 450 private hospitals in the city. An average of 3,050 cases has been registered every month, as against 2,740 in 2017, when the total number stood at 32,883.

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BBMP yet to set up micro ward SWM

Sep 22, 2018

A year after the Karnataka High Court pulled up the Bruhat Bengaluru Mahanagara Palike (BBMP) for poor Solid Waste Management (SWM) in the city; it is yet to set up the proposed micro plants in the city. The BBMP, along with the existing ward committees, had planned to start one SWM plant in each ward to treat 15 tonnes of garbage each day.

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Apartments get notices on in situ processing

Sep 22, 2018

Several apartments in the city have been slapped with notices by the Bruhat Bengaluru Mahanagara Palike (BBMP), questioning them about the lack of in situ waste processing facilities. Apartment residents, however, are maintaining that they have been served notices even when the waste processing facilities were fully operational.

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Most waste-to-energy idle as BBMP drags its feet

Sep 22, 2018

The National Green Tribunal (NGT) had recently ordered the Bruhat Bengaluru Mahanagara Palike (BBMP) to take up the biomining of quarries filled with waste. But out of the 13 biomethanisation plants, only three are operational as the civic body is dragging its feet over issuing a work order.

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BESCOM helpline leaves residents helpless

Sep 25, 2018

Sunday's rains brought with it a night full of misery for residents of south and west Bengaluru, as well as several other areas in the city, as power cuts hit consumers almost as soon as the rains started. For many, however, the unavailability of the helpline numbers for the Bangalore Electricity Supply Company (BESCOM) was the biggest pitfall, as they were left clueless about when the power would be restored.

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RERA lacks online audit report provision, builders left in lurch

Sep 25, 2018

Left with only five days to file the mandatory annual audit reports online builders in Karnataka are in a quandary. Reason: the Real Estate Regulatory Authority Karnataka (RERA) is yet to make provision for the procedure on its website.

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By 2025, 95% of Bengaluru will be just concrete

Sep 30, 2018

Reiterating that the city is becoming an urban jungle, experts on Saturday estimated that nearly 95% of the city will be just concrete if the unchecked urbanisation was allowed to continue. Experts debated a host of issues, ranging from depleting green cover and poor solid waste management to inability of the RERA Act in solving problems.

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For next 3 months, brace for a bigger power bill

Sep 30, 2018

Your electricity bill generated for the month of October will not be the same, even if you have consumed the same number of units. With Karnataka Electricity Regulatory Commission (KERC) giving its approval, the five escoms (electricity supply companies) will collect fuel cost adjustment charges (FAC) in the electricity bills issued to 2.138 crore consumers across the state from October 1 to December 31, 2018.

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Bescom tariffs go up, second time this year

Oct 01, 2018

Bescom consumers will have to shell out an additional 14 paise per unit of electricity as the KERC has revised power tariffs through a special order. The Karnataka Electricity Regulatory Commission has directed all escoms to collect additional fuel adjustment charges (FAC). The Bangalore Electricity Supply Corporation Limited (Bescom) will charge its consumers 14 paise per unit irrespective of the sector and unit consumed.

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Police complaint filed against Bangalore Water Supply and Sewerage Board

Oct 04, 2018

An NGO has filed a police complaint against the Bangalore Water Supply and Sewerage Board (BWSSB) for dumping raw sewage into a storm water drain at Ashoknagar here on Wednesday. The NGO Namma Bengaluru Foundation, along with freedom fighter H S Doreswamy, filed the complaint at Ashoknagar police station.

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