

BJP stands for separate district status for Billawar-Basohli: Dr Jitendra

■ STATE TIMES NEWS

BILLAWAR: Union Minister, Dr Jitendra Singh said here on Saturday that the BJP has always stood for a separate district for Billawar-Basohli and when it comes to power in Jammu & Kashmir, it will propose a Hill district for the region.

Addressing a public meeting here today, Dr Jitendra Singh said, BJP has, in its organisational set up, already recognised Billawar-Basohli as a separate district for many years now and the allocation of organisational responsibilities is also done accordingly. He said, the reorganisation of districts done last time by the PDP-Congress coalition government was arbitrary and devoid of rationale.

At that time also, said the Minister, though we were in opposition in J&K, we had strongly demanded a separate hill district for Billawar-Basohli but the Reorganisation Committee constituted by the then government did not pay any heed and instead, decided to have ten districts each for each of the two divisions of Kashmir and Jammu. This was done



Union Minister Dr Jitendra Singh addressing a public meeting at Billawar, on Saturday.

at the behest of the then ruling coalition for their political considerations, he said.

Dr Jitendra Singh said, the entire Billawar-Basohli belt is endowed with natural beauty, rich traditional art particularly painting and people from here have made name for themselves in different walks of life including medical profession, administration, creative arts, etc. However, he lamented that the governments in the past followed a policy of regional discrimination, as a result of which this region did not receive its due.

Recalling the last eight to nine years of the government

headed by Prime Minister Narendra Modi, Dr Jitendra Singh said that from 2014 onwards, there has been an equitable allocation of central funds and resources for every region and particularly after J&K turned into Union Territory in 2019 there has been a conscious attempt to ensure that every section of people and every region gets its due.

Dr Jitendra Singh thanked Prime Minister Narendra Modi for facilitating the approval of the landmark Chattergala tunnel linking this area to Doda-Bhaderwah, which will drastically reduce the journey time, besides generating revenue and employment. He informed that the Ministry of Road Transport and Highways Minister had issued the instructions to include the Chattergala Tunnel in the new Bharatmala Project.

On the occasion, Dr Singh also referred to an amount of over Rs. 75 Lakh from his MP Fund which has been allocated for the area despite the COVID pandemic. He said, while Rs 25 Lakh of MP fund was spent on construction work in Mandli, another Rs 25 lakh of MP fund is also being supplemented for extending the same work. At the same time, additional Rs

25 Lakh of MP fund is being allocated for a Community Hall in Baddu.

Dr Jitendra also said that he has advised the district administration to run a special drive to promote the world famous Basohli paintings so that people from far and wide get to know of the artistic excellence of this area.

Prominent among those who spoke on the occasion were DDC Chairman Col Mahan Singh, Municipal Chairman S K Basotra, BJP District President Dinesh Singh Thakur, DDC Members Vikram Singh, Narayan Dutt Tripathi and Neeru Rajput. All of them one after the other lauded the development work done by Dr Jitendra Singh during his tenure as MP.

Earlier on his arrival this morning, Dr Jitendra Singh was given a rousing welcome by BJYM youth workers who took out a Bike Rally accompanying him to the venue of the programme. Dr Jitendra Singh was stopped at four different places on his way to Billawar by cheering crowds who had gathered on the roadside to welcome him.

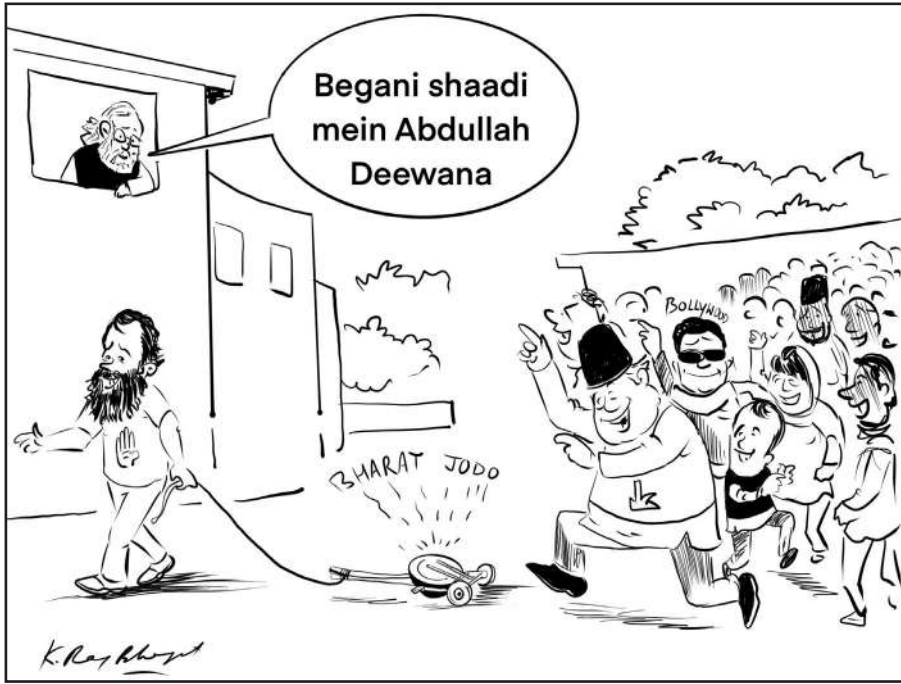
MVD Jammu imposes Rs 2.67 lakh fine for violation of traffic rules

■ STATE TIMES NEWS

JAMMU: A team of Motor Vehicles Department headed by RTO, Jammu Pankaj Bhagotra on Saturday laid special naka at different locations of Jammu Pathankot National Highways in past three days to check various visible offences under Motor Vehicles Act, 1988 and Central Motor Vehicles Rules 1989.

During the commencing week, the Enforcement Drive was carried out at different locations of Jammu - Pathankot National highways in which nearly 220 vehicles, which include Buses, Tippers, Trucks and School Buses, were checked for various offences viz. Route Permit violations, overloading, over speeding, protruding of Rods and without SLD. A total 58 vehicles were challaned/compounded and an amount of Rs. 2.67 lakh was recovered from the violators.

The enforcement team comprised Esha Chib ARTO (P), Pawan Sharma ARTO (G), Tara Mani Sharma, ARTO (Flying Squad), Motor vehicles Inspectors Rajeev Kundal, Anupam Gandotra and Ranjeev Bhasin.



Mayor Jammu chairs meeting of JMC Contractors



Mayor Jammu, Rajinder Sharma chairing a meeting of Contractors of Jammu Municipal Corporation.

■ STATE TIMES NEWS

JAMMU: Mayor Jammu, Rajinder Sharma on Saturday chaired a meeting of the Contractors of Jammu Municipal Corporation.

Commissioner, JMC, Rahul Yadav, Joint Commissioner (Works), Rajesh Sumberia and other senior Officers of JMC also attended the meeting. A threadbare discussion was held regarding the process of release of payments, conditions for allotment of contracts, timeline for execution of contracts and advance CDR.

The meeting was conducted in a cordial atmosphere in which Commissioner JMC gave a patient hearing to the genuine problems of the contractors and assured them

needful support.

The Joint Commissioner (Works) asked the contractors to deposit CDR for early allotment of contracts.

Mayor Jammu assured the contractors that all issues related to process for release of funds in the pattern of 50%, 25% and 25%, multiple works approval first on aggregate amount and then work-wise approvals, transfer of Drawing and Disbursing Powers to the Executive Engineers as are prevalent in other departments will be taken up with the Administrative Department for their redressal which will enhance efficiency and speedy execution of allotted contracts.

Raina lauds people for staying united after Rajouri terror attacks



J&K BJP president Ravinder Raina along with army officers interacting with civil society members at Rajouri.

■ STATE TIMES NEWS

JAMMU: Jammu and Kashmir BJP president Ravinder Raina on Saturday praised the people for remaining united in the aftermath of the terror attacks in Rajouri district, saying terrorism can be defeated only by standing together.

Six people were killed and several others injured when terrorists attacked Dhangri village

in Rajouri early this month.

While four persons were killed in terrorist firing on January 1, two cousins lost their lives in an Improvised Explosive Device (IED) which went off in the village the next morning.

"People, irrespective of their religion, protested across Jammu including Pir Panjal (Poonch and Rajouri districts),

Chenab valley region (Doda, Kishtwar, Ramban) and Reasi against the barbaric act of terrorists," Raina said. "The bloodshed by terrorists is a conspiracy to incite communal tension," he added.

The way people stood together and foiled the terrorists' nefarious designs, terrorism will be uprooted from Jammu and Kashmir soon, Raina said addressing a public meeting in remote Potha village in Rajouri.

The BJP leader said terrorists are cowards and they have no guts to fight with the security forces openly.

"We have to remain alert as the terrorists are carrying out targeted attacks to divide us," he said.

Raina expressed satisfaction over the unity shown by the people and their strong will to fight against Pakistan-sponsored terrorism.

DC Jammu reviews progress of works under MGNREGA, SBM, PMAY-G

■ STATE TIMES NEWS

JAMMU: Deputy Commissioner Jammu, Avny Lavasa on Saturday convened a meeting of Rural Development Department here in DC Office Complex to review the progress of works under MGNREGA besides the works being executed under Swachh Bharat Mission and PMAY-G.

CPO, Yoginder Katoch; ACD, Preeti Sharma; BDOs, besides other senior officers of the concerned department were present in the meeting.

At the outset, the ACD informed the chair regarding progress of the works under MGNREGA. It was informed that against a total 85059 job cards issued, 47228 job cards are active with 57110 workers availing the man-days. It was further apprised that Aadhaar Seeding of more than 85% Job Card Holders has been done.

The Deputy Commissioner was further apprised about the progress of the works under MGNREGA, including water conservation and water harvesting, rural connectivity and sanitation, development of play fields at each Panchayat, construction of Panchayat Ghars, renovation of tradi-



DC Jammu, Avny Lavasa chairing a meeting of Rural Development Department.

tional water bodies, flood control and protection etc. While reviewing the performance indicators of MGNREGA, the Deputy Commissioner asked all the concerned officers to gear up their efforts to achieve the projected targets which are lagging behind, so that the objective of the scheme is achieved.

Regarding the PMAY, the DC was informed that against the target of construction of 5272 houses, 4873 have been completed and 229 are untenable cases. It was also informed that under Awaas Plus, the target is 2640, out of which 2564 have

been sanctioned. The Deputy Commissioner directed the officers to hold intensive review meetings on a regular basis so that the guidelines and timelines are strictly adhered to. Under SBM, it was informed that under Solid Waste Management and Liquid Waste Management a total 189 works each have been sanctioned out of which 152 and 153 have been sanctioned respectively. The Deputy Commissioner directed the officers to monitor the progress at Panchayat level regarding implementation of the schemes and submit progress reports accordingly.

J&K Bank opens Easy Banking Unit at Sonamarg

■ STATE TIMES NEWS

SRINAGAR: As part of extending basic banking services to the people of far off places, J&K Bank on Saturday opened an Easy Banking Unit (EBU) at Sonamarg in Forest Block, Kangan.

The Bank's Zonal Head Budgam Sajad Hussain inaugurated the EBU in presence of LDM Ganderbal Nissar Ahmad amid a gathering of valuable customers, tourists and officials of the Bank.



J&K Bank's Zonal Head Budgam Sajad Hussain inaugurating EBU at Sonamarg.

Speaking on the occasion, Zonal Head said, "Establishing an Easy Banking Unit at this place is part of our mission to provide financial services and banking facilities to the people irrespective of their location, status and gender. And I am sure that the staff posted here shall serve the residents as well as the tourists in the best possible way." With this addition, the network of Bank's Easy Banking Units (EBUs) has reached 82.

RER&D Act 2016 makes mandatory to establish RERA within a year, but does J&K has a regular RERA ?

No adhoc authority or ex-officio body can effectively deliver contents of RER&D Act 2016

Without a Regular Regulation Authority grievances of Urban apartment buyers cannot be addressed fairly

■ DAYA SAGAR

It is not out of place to mention here that before 2016 the Government of India had been receiving complaints from the individual flat/apartment / plot buyers that real estate transactions were going on unequal footings more in favour of/ to the choice of developers / promoters and hence the Government aiming at creating environment for equitable and fair transactions between the seller and the buyer of properties came up with an bill , for installation of Real Estate Regulatory Authority (RERA) for making real estate purchases secure through transparency and accountability, that was introduced in Rajya Sabha (passed on the 10th March, 2016) , passed by Lok Sabha on the 15 March, 2016 and came in force on 1 May 2016 in the form of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016, Act No : 16 of 2016 where Section-20 Sub Section-1 lays down that The appropriate Government shall, within a period of one year from the date of coming into force of this Act, by notification, establish an Authority to be known as the Real Estate Regulatory Authority to exercise the powers conferred on it and to perform the functions assigned to it under this Act.

The Real Estate (Regulation and

Development) Act, 2016, Act No : 16 is an Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto. The Real Estate (Regulation and Development) Act, 2016 makes it mandatory provision for establishing Real Estate Regulatory Authority (RERA) in each State (except J&K Section-1.1) /UT for regulation of the Real Estate Sectorand particularly for securing the interests of the buyers of services from real estate project promoters.

But J&K could not immediately have an own Act for RERA and it was only after 2 years that in 2018 the then J&K State Administrative Council too had approved the Real Estate (Regulation and Development) Act , Governor's Act No LIII of 2018 notified on 16-12-2018 which had almost

similar provisions as in Act No 16 of 2016 of Parliament but no any RERA was put in place even upto the day the J&K state was reorganised into UTs of J&K & Ladakh when under the provisions of the J&K Reorganization Act 2019,theJ&K RER&D Act of 2018 was repealed and The Real Estate (Regulation and Development) Act, 2016, Act No:16 of 2016 became applicable for UT of J&K.The Section 84(1) of the RER&D Act of 2016 confers powers on the Governments of States and Union Territories to frame Rules to carry out the implementation of law and The Administrative Council of UT of J&K under the chairmanship of G.C. Murmu LG framed J&K Real Estate (Regulation and Development) Rules, 2020 which were notified by the Housing and J&K Urban Development Department on in July, 2020 under the provisions of RER&D Act, 2016.

It was then hoped that atleast in 2020 a regular Real Estate Regulatory Authority would be installed in J&K for regulation of the real estate sector and securing the interests of the buyers of lands/ apartments viz. viz real estate promoters in the public / private / co-operative/Self



A Look through the Mist

Financed Co-operative Sector but that appears to have not happened even nearly 3 years after August 2019.

No doubt it was reported in 2021 that J&K had initiated the process for constituting a regular RERA and once again it was only in August 2022 that J&K Government vide S.O 357 of 01-08-2022 appointed

Parimal Rai IAS (Retd) in exercise of the powers conferred by Section 22 of Real Estate(Regulation and Development) Act, 2016 as Chairperson of Jammu & Kashmir Real Estate Regulatory Authority (RERA) laying down that the appointment to have effect from the date he takes charge of the post in the authority. It was hoped that regular RERA will be constituted soon after that but No any notification has come sight after that about appointment of atleast two more members of the Authority (Section- 21 of the act) even when we are in 2023.Till date the RERA has not become operational in a regular manner and it is not known whether Parimal Rai has taken charge of post and if taken, from where the RERA is operating. The writer tried to find the status with available common means like any

available website of RERA (which has not been located), also sent the quarry via email to JK Housing and Urban Department (hudd-jk@nic.in, cheera-ijk@gmail.com, housingdud9@gmail.com) on 10-12-2022 and reminder request on 14-12-2022 but no reply has been received till this time (2253 Hrs 04-01-2023).Even a quarry was made on JK Grievance cell

(awazaawam.uniso.in/AwazAAwam/in dex.aspx)on 16-12-2022 G. No 999001268968 but till 2306 Hrs of 04-01-2023 it showed the status as 'Grievance Submitted' like it was on 17-12-2022. On 02-01-2023 another Grievance under number 999001268975 was submitted as reminder and the Status on 04-02-2023 was again 'grievance submitted' even when the quarry was simply about operational address of regular RERA and whether Piramal Rai appointed as Chairman RERA under S.O. 357 of 01-08-2022 had joined or not. Such response from above 'IT channels' too reflects how dependable is the so much talked about e- governance. Looking at role of RERA no any time being authority or Ex-Officio body can even attend to the day to day requirements of real estate promoters and real estate beneficiaries what to talk of handling disputes/ social issues

and legal issues.

One can well Imagine to what undue and large socio-economic damages / stresses the buyers of apartments / flats from some of the real estate promoters in J&K would have been put even after 2016 during last 6 years by just going through RER&D Act 2016 , particularly Section -11.3 (documents to be provided by promoters to buyers of apartments , Section-11.4 (obligations of the promoter / seller towards the buyer/ buyers of apartments and that like Section-14.3 :- "In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the promoter as per the agreement for sale relating to such development is brought to the notice of the promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the promoter to rectify such defects without further charge, within thirty days, and in the event of promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under this Act.

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