

Dr Jitendra launches extended ‘Karmayogi’ version to mark ‘Good Governance Day’

■ STATE TIMES NEWS

NEW DELHI: On the occasion of Good Governance Day, Union Minister Dr Jitendra Singh on Monday launched the extended version of Mission "Karmayogi" to mark "Good Governance Day" at a function organised by the Department of Personnel & Training (DoPT) at North Block here.

Three new features launched on the iGOT "Karmayogi" platform are My iGOT, Blended Programs and Curated Programs.

Dr Jitendra Singh also launched 12 domain specific capacity building e-learning courses.

In addition, the Minister also launched a new blended learning programme named Vikas (Variable & Immersive Karmayogi Advanced Support).

Dr Jitendra called for the optimum

Nidhi Aapke Nikat to be held at 3 venues across J&K, Ladakh

■ STATE TIMES NEWS

JAMMU: Employees Provident Fund Organisation (EPFO) Jammu & Kashmir and Ladakh, will be holding Nidhi Aapke Nikat 2.0 - an awareness and outreach program - simultaneously at three venues across the two union territories on December 27, Wednesday.

The venues are Conference Hall, IRCON, Banihal, Ramban; SIDCO, Pulwama; EPF office, ALC Complex, Skampari, Leh.

"The employers and employees of the aforementioned areas would be sensitised about provisions of social security, besides covering themes of filing grievance and Filing Grievance & Fraud Prevention, how to file a grievance on EPF/GMS, other grievance filing provisions e.g. CPGRAMS, other portals; education on Digital Services (UMANG, Digi Locker, etc.); awareness and fraud prevention; and rights of employees in respect of employers," the statement said.

The aim of the program is to ensure broad-based participation, awareness grievance redressal and an information exchange network closer to the stakeholders of EPFO.

The PF Commissioner, Rizwan Uddin informed that the subscribers, pensioners, establishments, employees' representatives, and industrial chambers are advised to actively participate in Nidhi Aapke Nikat Programme.

The programme at Ramban, Budgam and Leh would be addressed by the District Nodal Officers Devinder Singh, Lateef Ahmad Zargar and Sandeep Kumar respectively.



Union Minister Dr. Jitendra Singh speaking at a function commemorating "Good Governance Day", organised by DoPT at North Block, New Delhi.

use of technology for timely delivery of services to the common man. Civil Servants need to harness the potential of the Digital Revolution and embrace the latest IT innovations as a means to advance Digital Governance, he said,

pointing out that the emphasis is on e-governance and paperless office, which has resulted in a seamless flow of decision making in the administration.

Underlining on the optimum use of technology, Dr Jitendra said that Civil

Servants need to harness the potential of the Digital Revolution and embrace the latest IT innovations as a means to advance Digital Governance.

Dr Jitendra said, Mission Karmayogi focuses on grooming civil servants of the future by making them more technology-enabled, innovative, progressive and transparent.

Blended Programs on iGOT- Karmayogi platform will facilitate equitable access to training methodologies across all levels to meet dynamic training needs of the officials. Blended Programs integrate traditional offline (in person) classroom courses with online learning components. It enables officers and faculty to leverage the flexibility and convenience of online courses while retaining the invaluable benefits of face-to-face classroom interactions.



Elements behind targeted killings in J&K will be brought to justice soon: BJP leader

■ STATE TIMES NEWS

SRINAGAR: BJP leader Ashok Koul on Monday condemned the assassination of a retired police officer in Baramulla district and said the elements behind targeted killings in the valley will be brought to justice soon.

Koul also said he is confident that the Bharatiya Janata Party (BJP) will win more than 50 seats in Jammu and Kashmir whenever the Assembly polls are held in the Union Territory.

Talking to reporters after a party function here, the BJP leader said, "I am confident that our administration will throw out the elements who carry out such incidents and bring them to justice. We condemn the targeted killings, which will be ended soon by the administration, and the forces that carry out such attacks will not be seen any longer."

He said the assassination of retired Superintendent of Police Mohammad Shafi Mir while he was calling for "azaan" on Sunday morning cannot be tolerated in any religion.

"The SP was killed in Baramulla. He was killed in a mosque while he was calling for azaan. Killing such a person cannot be tolerated in any religion and it is condemnable," Koul said.

Replying to a question, he pointed out that while recent



BJP leader Ashok Koul welcoming newly joined member.

attacks have taken place on security personnel, people from other walks of life have also been targeted by terrorists.

"It is not that police are the only target, there are other people also who were targeted. But yes, of late, only police personnel have been attacked," he added.

Asked about the BJP's chances in the Jammu and Kashmir Assembly polls whenever they are held, Koul said he is confident that the party will win more than 50 seats in the Union Territory.

"Our job is to work hard. We do not bother about the fruit. We will get the fruit. Look at the results in Chhattisgarh. Nobody gave us a chance there. Even our own workers were not sure, but the BJP had done work and we won 54 of the 90 seats.

"In Jammu and Kashmir, we will get more than 50 of the 90 seats," he said.

Koul evaded a direct reply on whether talks should be held with Pakistan, but pointed out that every possible effort has been made to have friendly relations with the neighbouring country.

"(Former prime minister) Atal Bihari Vajpayee went to Lahore on a bus and (Prime Minister Narendra) Modi went there from Kabul, side-stepping the protocol, to talk to Nawaz Sharif. I do not think anyone can have a more friendly attitude. It was the first time that the prime minister of a country, instead of travelling on his plane, travelled on another country's plane. A day after he (Modi) returned from Pakistan, (the) Pathankot (attack) took place," the BJP leader said.

Jat women can contribute significantly in achieving targets of Jat Maha Sabha: Ch Manmohan

■ STATE TIMES NEWS

SAMBA: Ch Manmohan Singh, President of the All India Jat Maha Sabha (AIJMS), Jammu and Kashmir, on Monday urged the Jat community to embrace the crucial role women can play in achieving the Sabha's goals and in uplifting the entire community. Speaking at the Jat Maha Sabha's Nud Block Samba Sammelan in Satah Mansar Road village, Ch Manmohan Singh expressed delight at the increased participation of women and youth compared to previous gatherings. He emphasized that women, often at the forefront of social change, can significantly contribute to the community's progress. "The recent Mahila Adhiveshan held in Jammu is a testament to the power of women's voices," Singh declared. "It resonated at the national level and showcased the concerns of the Jat community." Underscoring the importance of female participation, Ch Manmohan stated, "Historically, the non-participation of Jat women in public affairs has impeded our



President AIJMS, J&K, Ch Manmohan Singh posing with others at Sammelan.

progress. It's time for them to step forward as decision-makers to ensure societal upliftment and progress." This shift, he asserted, will empower the Jat community to move forward with confidence and achieve holistic development.

"Previous governments blamed Article 370 for this denial," Ch Manmohan stated, "but even after its removal, the Jat community is still fighting for its rightful due. We must stand united and ensure our votes are not divided. We will only support parties that are genuinely committed to our welfare." Ch Manmohan emphasized the crucial role that the youth can play in shaping the community's future. He

urged them to actively participate in decision-making processes, contribute their fresh perspectives, and become driving forces for positive change. By investing in education, skill development, and entrepreneurship opportunities for the youth, the Jat community can ensure its sustainability and continued success in the years to come, he added. The Sammelan was jointly organized by Ch Satish, Youth President AIJMS Samba, Ch Girdhari Retd Lecturer, Capt Om Singh, Sarpanch Ch. Sunil, Ch Dhian Singh Ex Sarpanch, Ch Sat Pal Singh, Ch Jagdish Raj, Ch Sham Lal Youth leader, Ch Gulshan youth leader, Ch Anku Youth Leader, Ch Sunny

Youth Leader and Ch Sandeep Youth Leader. Among those present include Ch Divan Chand Senior Vice President AIJMS, Ch Rashpal senior leader AIJMS, Ch. Prem Pal District President Samba, Ch Sunil Sonu CA District President Jammu, Urban, Ch Ram Pal District Vice President, Reena Choudhary Mahila President District Samba, Ch Kala Secretary Jammu Urban, Ch Yash Pal Secretary District Samba, Adv. Devinder Sonu, General Secretary District Samba, Sarpanch Darshan Ch Tehsil President Rajpura, Sunil Choudhary Tehsil President Bishnah, Ch Sham Lal General Secretary Tehsil Bishnah, Panch Sarjeet Johar youth leader Bishnah, Panch Surjeet Choudhary, Sanju Randhawa youth leader Samba and Akshay Choudhary Media Secretary.

Yudhvir spreads Christmas cheer with visits to Churches



Vice President of BJP, Yudhvir Sethi visiting Church on Christmas.

■ STATE TIMES NEWS

JAMMU: Yudhvir Sethi, Vice President of BJP in Jammu and Kashmir, today visited St. Paul Church and another church in Prem Nagar, Jammu, to extend Christmas greetings to the Christian community.

Embracing the joy and goodwill of Christmas, Sethi interacted with the members of the church and conveyed his warm wishes. He emphasized the BJP's commitment to the principles of inclusivity and respect for all religions. "Christmas is a time of joy, peace, and goodwill. Today, I am here to celebrate these universal values with our Christian brothers and sisters," he said, adding "India's strength lies in its diversity, and it's essential that we respect and celebrate the rich tapestry of faiths that make up our

nation." Sethi was warmly received by the church authorities and the congregation, who appreciated the gesture of solidarity and fraternity. His message of unity and peace was particularly resonant during this festive period. "These visits are a testament to our dedication to strengthening the bonds of brotherhood and understanding among all communities in Jammu and Kashmir," Sethi added. Yudhvir Sethi's outreach to the churches in Jammu is part of a broader initiative by the BJP to strengthen inter-community dialogues and foster a spirit of harmony and understanding across different religious and cultural groups in the region.

Christmas celebrations held across Valley

■ MASROOR AHMAD

SRINAGAR: The birthday of Jesus Christ- Christmas-- was celebrated with traditional enthusiasm and religious fervor across the Kashmir Valley.

Amid thick cover of fog and freezing temperature in Srinagar, the Christian community of the Valley took part in a special prayer meeting at the Holy Family Catholic Church, at Maulana Azad Road, Srinagar.

All the churches were illuminated and decorated for the occasion.

Christians, dressed in colourful attire, exchanged greeting with each other, distributed sweets and offered special prayers. The main function was held at the Catholic Church Srinagar where large number of members of community including women and children visited to attend mass prayer.

A festive look was given to the church, decorated with colourful bunting, balloons, and illumination. A replica of the birthplace of Jesus Christ was also erected in the church garden, where devotees lit candle to pay homage. A mass prayer was also held in the church till midnight during which a good number of devotees participated.

Father Prem said Christmas is a message of love, joy and happiness that we are celebrating. He said Christmas is an occasion that gives us an opportunity to share joy, happiness and brotherhood with each other.

Women devotees, while talking to reporters said, "Jesus will fulfil our wishes and fill our life with happiness." She said that, she is praying for peace, love and blessings for the whole world and mankind.

"It is an occasion when people come together, cultures assimilate and we get to cleanse ourselves of the negativity, motivating us to strive for more," said another devotee. Christmas celebrations were also held at Gulmarg and Baramulla where a good number of devotees participated in mass prayers and other festive programmes.

UT of J&K has no regular functional RERA to protect interest of consumers in Real Estate Sector

Even after over 4 years of RER&D Act of 2016 UT of J&K has RERA only in the name of a ‘Website’

■ DAYA SAGAR

Even after landing in an era of 'good governance' through e governance UT of J&K is still without a regular operating Real Estate Regulatory Authority (RERA). 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 aiming at creating environment for equitable and fair transactions between the seller and the buyer of properties to ensure real estate purchases secure through enforcement of transparency and accountability Government of India introduced a bill in Rajya Sabha (passed on the 10 March, 2016) which was also 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. But J&K UT real estate buyers are still on the mercy of

sellers even nearly 8 years after the enactment of RERA Act 2016 since when one ventures to visit the J&K RERA website (<https://rera.jk.gov.in>) there is no reference to the Chairman RERA and two Members there on it; not even there is no any reference of postal address; no doubt two landline numbers are mentioned as Jammu: 0191-2571609 Srinagar: 0194-2506024 but there is no any e-mail ID even when we are in era of e governance.. When attempted contact RERA on 18 Dec 2023 there appeared a link support-jkrera[at]jk[dot]gov[dot]in but when tried the link no page did open.

Helpless buyers of apartments in J&K had hoped of some relief when after 5 years of enactment of RERA Act 2016 it was reported in 2021 that J&K Government had initiated the process for constituting a regular Real Estate (Regulation And Development) Authority (RERA) in terms of Real Estate (Regulation And Development) Act 2016 and it was 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 would be constituted for regular operation soon after that but no any notification was issued about appointment of atleast two more members of the Authority (Section-21 of the act) and it was still nowhere in public domain whether RERA had become operational and from where it was operating. The affected parties (buyers of apartments/ flats etc from promoters/ Companies/ Cooperative societies /Corporations) were not able to locate/ know the window where they could submit their demands/ proposals/ grievances and whether authority had started operating under Parimal Rai IAS or not even after quarries initiated by the writer in December 2022 for not functional 'website' of J&K RERA via email to JK Housing and Urban Department (hudd-jk@nic.in, dhcearajk@gmail.com, Cc: housingd9@gmail.com) on 10-12-2022 / reminder request on 14-12-2022.

It was only after quarry was made on JK Grievance cell (awazaavam.uniso.in/AvazAAwam/index.aspx) on 16-12-2022 G. No. 999001268968 / on 02-01-2023 G. No. 999003861258 / on 27-04-2023 GN0 999001268975 / on 30-04-2023 G. No



A Look through the Mist

999003867993 about status of J&K Real Estate Regulatory Authority (RERA) / joining of Sh. Parimal Rai IAS (Retd) as Chairman of RERA that on 25 May 2023 the JK Grievance portal finally disclosed the present status with the reference of Housing and Urban Development Department as ("Vide Notification No 357 dated 01.08.2022 Mr. Parimal Rai, IAS (Retd) was appointed as Chairman RERA. However, because of some personal reasons the Officer submitted his resignation which was accepted by the authorities and from the date of resignation of the Chairman RERA the Authority is headless, therefore the authority is not functional as on date. As regards operationalize of the authority it is submitted that only web portal of the Authority is being handled by the J&K Housing Board and rest of the functionality of the authority is not being handled by any of the authorities/ organizations".

The status of RERA could be observed from the RERA site (<https://rera.jk.gov.in/>) on 25 Dec 2023 about delivery of services to beneficiaries like for registered agents (https://rera.jk.gov.in/admincontrol/registered_agents/1) site says no data available, click projects registered (https://rera.jk.gov.in/view_project/search_

project) no data, click for registered advocate list (https://rera.jk.gov.in/view_project/search_project) it says no data available in table, click on complaint with Authority (https://rera.jk.gov.in/complaints_details/index/UA==/MQ==) it says page not working and like. Yes about RERA the page does say "The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force in J&K from "16th December 2018" by virtue of SRO-123 Dated-22-02-2019".

Question is who will compensate the apartment buyers of the losses they would have suffered at the hands of the promoters of estates due to denial of the protections like 5 year guarantee against manufacturing / construction defects to be shouldered by the promoters.

True J&K State did not immediately enact her own RERA in 2016 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, the J&K RER&D Act of 2018 was repealed and THE REAL ESTATE (REGULATION AND DEVELOPMENT) AC, 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 16 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 Financed Co-operative Sector but that appears to have not happened even nearly 4 years after August 2019. Even after over 4 years of that UT of J&K has RERA only in the name of website.

(The author is a senior journalist and analyst of J&K Affairs).