

LG Attends Divya Adhyatmik Mahotsav at Haridwar

■ STATE TIMES NEWS

HARIDWAR/ JAMMU: The Lieutenant Governor Manoj Sinha has said that Prime Minister Narendra Modi is restoring the past glory of India and building a prosperous and modern nation.

The Lt Governor was speaking at a function to mark Juna Akhara Acharya Mahamandaleswar Swami Avdheshanand Giri's 25 years as Acharya Mahamandaleswar at Harihar Ashram, Haridwar.



Lt Governor Manoj Sinha speaking at a function to mark Juna Akhara Acharya Mahamandaleswar Swami Avdheshanand Giri's 25 years at Harihar Ashram, Haridwar.

tribution of Acharya Shri Swami Avdheshanand Giri's contribution to the nation, the Lt Governor

said, Swami Ji has tirelessly worked for spiritual upliftment of people and to bring peace and prosperity in the society.

"To achieve the vision of developed India, Acharya Shri is working on a mission mode for environ-

ment security, social welfare, healthcare, providing amenities in rural areas and playing the role of a catalyst and a facilitator in educating kids from deprived section of society," the Lt Governor said.

The Lt Governor appreciated the role of Acharya Shri Swami Avdheshanand Giri in fighting against various social evils and practices and involving youth in sustainable development efforts. He also said that spiritual leaders always inspired the younger generation and mobilized their energy for constructive work. "India, the land of spiritual seekers, great scientists, philosophers and great artists has always shown the path of peace and coexistence to the world. PM Narendra Modi is restoring the past glory and building a prosperous, modern India," the Lt Governor said.



3110 deaths reported in SMHS Hospital till Nov 2023: RTI report

■ SHAKEELA ANDRABI

SRINAGAR: The death toll at Shri Maharaja Hari Singh (SMHS) Hospital in the summer capital has risen to 3110 deaths till November this year.

According to official statistics, the number of deaths has witnessed an increase from 1813 deaths in 2020 to 2068 in 2021 and a staggering 3176 in 2022. The figures for 2023 alone show 3110 reported deaths, painting a grim picture of the healthcare situation in the region.

The official data has been obtained by MM Shuja through an RTI application filed in the SMHS Hospital Srinagar.

The breakup of deaths in 2023 include 82 in radiation oncology, 211 in surgical, two in ENT, one each in dermatology and burn units. These alarming numbers have sparked concerns among the public and raised questions about the hospital's efficacy in handling medical emergencies. Amid the surge in deaths, the SMHS hospital administration has stated that as many as 156 ventilators were procured in the last three years from 13 different companies, covering adult, portable, and transport ventilators. "The hospital administration has undertaken various infrastructural development works to improve the patient care in the SMHS hospital," the official document reads. With regard to the infrastructure, the hospital administration has stated that construction of New Emergency Theatre Block has been taken into hand while 16 Bedded Medical Intensive Care Unit (MICU) has been constructed and commissioned and six new oxygen plants with 1000 LPM each have been installed within the Hospital campus. "Construction of extension of ENT Department has been taken into hand and a new CT scan machine has been procured and installed in the department of Radio-diagnosis of the Hospital," the official document reads. Despite taking up infrastructural development works, the alarming surge in deaths has raised questions about the overall state of healthcare in the region.

Leadership skills workshop inaugurated for students with disabilities at JU

Realize inner potential and be makers of their own destiny: Pardeep Dutta asks students

■ STATE TIMES NEWS

JAMMU: Disability Initiatives, University of Jammu in collaboration with the Office of Programme Coordinator, NSS, JU and ELFA International is organizing a two-day workshop for students with disabilities and NSS volunteers, 'Leadership Skills for an Inclusive World: Challenges and Prospects'.

The inaugural function of the workshop was held on Tuesday, where Pardeep Dutta, Senior Editor Times Now was the chief guest.

Speaking on the occasion, Dutta mentioned that determination is the key skill that can help us win in all situations. It is very important to lend a helping hand to others in order to



JU faculty presenting memento to chief guest, Pardeep Dutta, Senior Editor Times Now.

create an inclusive society. According to him it is social conditioning that makes us view people in binaries of abnormal and normal. He exhorted the students to realize their inner potential and be

makers of their own destiny. He further mentioned that an inclusive approach should be based not on charity but rather on compassion.

Prof. Sarika Manhas, Coordinator Disability Initiatives, JU and convenor of the workshop presented the welcome address where she mentioned that students with disabilities have the potential to be leaders of the world as they are more compassionate and empathetic.

She stressed the need to harness the leadership potential of youth including those with disabilities. She further informed that the University of Jammu is committed to the cause of persons with disabilities and is constantly striving to add value to their lives and experiences.

She also hoped that the NSS volunteers would become true leaders by reaching out to those who are marginalized and disadvantaged.

Dr. Hema Gandotra, Programme Coordinator, NSS, JU and co-convenor of the workshop discussed the objectives of the workshop.

She shared that NSS volunteers work on the principle of 'Not me but you', and 'once a volunteer always a volunteer' and hence have an exceptional role in building an inclusive social order.

She further highlighted that NSS is a just not a name but rather a feeling that runs in the blood of all volunteers. She also urged the volunteers to constantly be ready to be a support mechanism for those with disabilities.

Mehran Khan, Founder and CEO of ELFA International and key resource person for the workshop highlighted the role of motivation, determination and perseverance in the empowerment of youth.

He shared many strategies for the achievement of equality and equity in society. He emphasized that empathy and inclusion are

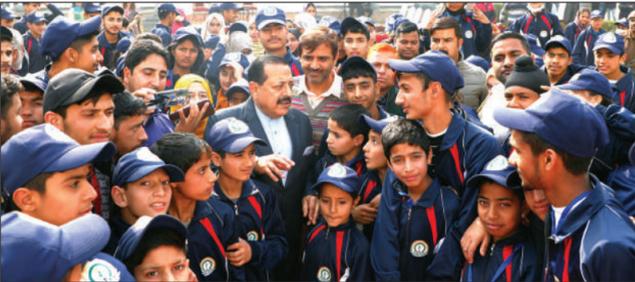
benchmarks of a good leader. The formal vote of thanks was accorded by Dr. Neelam Choudhary, Faculty DD & OE, JU.

The inaugural session was followed by a technical session, where through games, and activities students learned leadership skills.

More than 50 students with disabilities belonging to the different teaching departments of the University, and NSS volunteers from the main campus and affiliated colleges actively participated in the workshop.

A team of research scholars from the Department of Home Science and Sociology-Vinish Malik, Meghna Sharma, Vishawdeepika, Insha, Lokesh Kumar, Shiv Pal, and Manu Saini helped in the smooth conduct of the workshop.

Dr Jitendra meets students from J&K, calls them 'architects' of 2047



Union Minister Dr. Jitendra Singh interacting with school children from J&K at New Delhi on Tuesday.

■ STATE TIMES NEWS

NEW DELHI: Union Minister, Dr Jitendra Singh on Tuesday met a delegation of about 250 school children belonging to all districts of Jammu & Kashmir, who are currently on a visit here.

These students are visiting Jaipur, Ajmer and New Delhi under 'Watan Ko Jano - Youth Exchange Programme 2023' of Government of India.

In the spirit of Ek Bharat Shreshtha Bharat, the visit is aimed at showcasing the cultural and social diversity of the country to the youth of Jammu and Kashmir.

Dr Jitendra told the young students that they are destined to be the architects of 2047 and that this is one of the best times happening for India as also a new beginning for Jammu & Kashmir.

Under the leadership of Prime Minister Narendra Modi, Dr Jitendra said, the picturesque region of Jammu & Kashmir has undergone a remarkable transformation.

"Stone pelting incidents are a thing of the past. Today, Jammu & Kashmir makes headlines more for stories of sporting achievements," he said.

"Cricketers from J&K like Abdul Samad, Unran Malik, Parvaiz Rasool and Manzoor Pandav represent in the IPL. Wushu players Surya Bhanu Partap Singh and Abhishek Jamwal brought laurels to the country in the recent Moscow Championships. In 2022, a Kashmiri skier, Arif Khan, carried India's National Flag at the opening ceremony of the Winter Olympics in Beijing," he said, adding, "Girls in Kashmir also participate in sports at par with boys. Earlier this year, 16-year-old Sheetal Devi, hailing from Loidhar village in Kishtwar, is the first female archer without arms to compete internationally." At the Asian Para Games, she claimed not one but three medals, including a gold, in different categories," Dr Jitendra said, this shift can be attributed to various factors, including

increased administrative support, improved infrastructure, and a growing priority to youth.

Citing the stupendous success of Aroma Mission and Purple Revolution in J&K, Dr Jitendra Singh encouraged the school children to also look for opportunities outside government job.

Dr Jitendra Singh, who represents Udhampur Constituency of J&K in the Lok Sabha, said the discovery of Lithium in Reasi district may well turn out to be "India's next big story", giving a multifold boost to the country's economy.

"Analysis suggests that the value of Lithium deposits in Reasi may be higher than China," he said, stating that Lithium is a key component in rechargeable batteries and there is huge demand for Lithium as the world turns to renewable energy.

Stating that an increasing number of items from J&K have been geo-tagged, Dr Jitendra said it will help promote sales of GI-tagged products from the UT to boost the local economy.

Dr Jitendra appealed to the students to be catalysts of PM Modi's reforms and help their effective implementation in J&K.

The Union Territory of Jammu & Kashmir and the unexplored North-Eastern Region (NER) have huge natural resources that would drive India's future growth story during the Amrit Kaal towards attaining a Viksit Bharat @ 2047, he said. During the interaction, the students brought out particular instances of lack of development in their regions in the state and how things are now beginning to change for the better.

BJP is replacement for dynastic politics in J&K: Ashok Koul

Peaceful Kashmir is Modi's fulfilled guarantee: Dr Darakhshan

■ STATE TIMES NEWS

KUPWARA: B-JP General Secretary (Organisation) for J&K Ashok Koul & B-JP National Executive Member & Chairperson of JK Waqf Board Dr Darakhshan Andrabi on Tuesday addressed public conventions at Kupwara & Tangmarg.

Earlier a Worker's Convention of BJP was held at Town Hall in Kupwara which was organised by the newly appointed District President Javed Qureshi and his team.

Hundreds of party leaders and activists participated in the convention. Many youth joined BJP on the spot.

Speaking on the occasion, Ashok Koul said that the growing popularity of BJP is indicative of the fact that the party is no doubt the replacement for the dynastic political parties in J&K.

"People from all walks of life are joining the party which has transformed the country and the UT



J&K BJP General Secretary (Organisation) Ashok Koul & BJP National Executive Member Dr Darakhshan Andrabi during visit to Kupwara.

by its public friendly nationalistic programmes. BJP in Kashmir is growing at a great pace and we are confident that we will perform better in the days to cover," said BJP General Secretary.

Dr Andrabi in her address thanked the people for showing their trust in BJP.

Welcoming new entrants into the party, Dr Darakhshan said that J&K has got freedom from the exploration of separatism and politics of exploitation during the past four years. "Peaceful Kashmir is Modi's fulfilled

guarantee in J&K. Now our youth don't lose lives on a daily basis but they live to earn a respectable livelihood as a result of unprecedented infrastructural development, tourism and innovation sectors here," said Dr Darakhshan.

She said that those who raise questions about the change and development in J&K during these years are suffering from intellectual myopia.

Later both the leaders got a rousing welcome at Tangmarg where Tourist Guides Association of Gulmarg & Tangmarg had organised a thanks giving

reception for Dr Darakhshan Andrabi who had taken up their livelihood issues and resolved them within a few days.

The Association leaders Tariq Ahmad & Zahoor Ahmad appreciated the helping attitude of BJP, especially Dr Andrabi.

Dr Darakhshan said that BJP is a party which is committed to fulfill all assurances given to the public.

"We don't promise, we resolve and fulfill our resolutions in the interest of the public. Our work speaks louder than our speeches," said Andrabi.

Many youth joined BJP on the occasion.

Welcoming the new members into the party, Ashok Koul said that BJP means inclusiveness, BJP means progress and are happy to see the youth of Kashmir holding the party flag in their hands.

Party leaders Sajid Yousuf Shah, Er Sahil Bashir & Arshad Bhat also participated in the events.

J&K Real Estate Regulatory Authority which was headless in December 2022 is still Headless in Dec 2023

■ DAYA SAGAR

No postal address of The J&K Real Estate Regulatory Authority is in public domain on date where the real estate buyers and real estate promoters of flats/plots can approach for registration of their grievances/problems/issues/projects or for obtaining any guidance in the related matters. No doubt Secretary / Commissioner J&K Housing and Urban Department could be considered to be the agency where one can approach but looking at bulk of the requirements of JOBs to be performed by RERA no one should expect that an ex-officio authority could take on the requirements on regular basis. In December 2022 when no information about the status of appointment of Chairman RERA & Members and the location of office of the RERA in Jammu could be obtained from J&K Housing and Urban Development Department (h u d - j k @ n i c . i n , dheerajjk@gmail.com, housin-gudd9@gmail.com) grievance quaries

were raised on JK Grievance cell (awaza-wa-m.u.n.i.s.o.i.n / AwazAAwam/index.aspx) on 16-12-2022 G. No 999001268968 / on 02-01-2023 G. No 999003861258 / on 27-04-2023 G. No 999001268975 / on 30-04-2023 G. No 999003867993 about status of J&K Real Estate Regulatory Authority (RERA) / joining of Primal Rai IAS (Retd) as Chairman of RERA and at last it was on 25th May 2023 that the JK Grievance portal finally conveyed status with reference of Housing and Urban Development Department as (" Vide Notification No 357 dated 01.08.2022 Primal 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 operationalization 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".

No any other appointment order for the Chairman and members of RERA is in public domain and the website of RERA (https://rera.jk.gov.in or https://rera.jk.gov.in/login/login_viewlogin) too has no reference of any order other than the one that was issued in favour of Vide Primal Rai, (Notification No 357 dated 01.08.2022) which means no appointment has been made after Primal Rai resigned / did not join.

The RERA website does mentions that PURPOSE to establish the Real Estate Regulatory Authority is for regulation and promotion of the Real Estate sector; to ensure transparency in projects; to protect the interest of consumers in the

A Look through the Mist Part-II



Real Estate Sector and to establish an adjudicating mechanism for speedy dispute redressal & to provide proper information about the Builder & . to provide recommendations to appropriate Government on/ in matters relating to the development & promotion of real estate sector. The site also makes the people know that Real Estate Regulatory Authority, is a government body to be approached for redressal of grievances against any builder and the RERA ACT vests authority on the real estate regulator to govern both residential and commercial real estate transactions / Act makes it mandatory for developers to post all information on issues such as project plan, layout, government approvals, land title status, sub-contractors to the project, schedule for completion with the State Real Estate Regulatory Authority (RERA) and then passing information on to the consumers. One could well imagine the

fall outs with respect to the estate / flat buyers due to the J&K Government not having been able to provide the umbrella of RERA to the real estate sector consumers where among other covers/ protections the RER&D Act 2016 also provides particularly 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.

RER&D Act 2016 also lays down a maximum jail term for a developer who violates the order of the appellate tribu-

nal of the RERA as three years with or without a fine. Currently, Now, the law also ensures that any delay in project completion will make the developer liable to pay the same interest as the EMI being paid by the consumer to the bank back to the consumer. The developer cannot make any changes to the plan that had been sold without the written consent of the buyer. Every project measuring more than 500 square meters or more than eight apartments will have to be registered with the RERA .

But No RERA in UT of J&K even when we are landing in 2024 even when The Real Estate (Regulation and Development) Act, 2016 makes it mandatory provision for establishing Real Estate Regulatory Authority (RERA) in each State for regulation of the Real Estate Sector and particularly for securing the interests of the buyers of services from real estate project promoters.

(The author is Sr Journalist, social activist and analyst J&K affairs).