

Div Com, ADGP review Shri Amarnath Ji Yatra arrangements

■ STATE TIMES NEWS

JAMMU: Divisional Commissioner Jammu, Ramesh Kumar alongwith Additional Director General of Police Jammu Zone, Mukesh Singh on Tuesday chaired a meeting to review the arrangements for the Shri Amarnath Ji Yatra-2023.

The meeting was attended by IG CRPF, Mahesh Laddha; Inspector General (IG) of Border Security Force (BSF), D K Boora; IG Traffic, Bhim Singh Tuti; DIG Traffic, Shridhar Patel; DIGs of Jammu Samba Kathua Range, Reasi Udhampur range, Ramban Kishtwar range, Commissioner JMC, Deputy Commissioners of Udhampur, Kathua, Samba and Ramban, Joint Director Information, ADC Jammu, besides senior officers of Army, JPDCI, Jal Shakti, PWD, Tourism, Health, NHAI, and other concerned departments while outstation officers participated through video conferencing.

The Div Com emphasized upon the stakeholder departments to synergize efforts to make adequate arrange-



Div Com Jammu, Ramesh Kumar alongwith ADGP Jammu Zone, Mukesh Singh chairing a meeting at Jammu on Tuesday.

ments well in advance for smooth conduct of the holy Yatra.

Directions were issued for expediting sanitation work, face lifting and other works required at Yatri Niwas.

The Div Com directed Deputy Commissioners to identify locations for accommodation, holding spaces in their respective districts.

The DCs were further directed to identify suitable places for langars and accommodation of devotees, vehicles holding in their respective districts.

Threadbare discussions were held on the important issues, while the Div Com reviewed registration arrangements including RFID, security arrangements, transportation facili-

ties for sadhus and yatries, setting up of langars and their permissions, accommodation for sadhus and Yatriis, sanitation, boarding and lodging facilities at yatri niwas, besides public address system.

The Div Com also reviewed in detail parking arrangements at Bhagwati Nagar; security arrangements and installation of CCTVs, medical facilities, provisions of water, power supply etc.

The Div Com instructed the Traffic Department to formulate a traffic plan for smooth flow of traffic on important routes.

The Div Com also directed JMC for cleanliness and beautification of city and other related works, while PWD was directed to ensure

blacktopping of the approach roads well in advance to ensure traffic worthiness of the same.

While reviewing transportation facilities, the Div Com asked MD JKRTC to make provisions of additional buses at Yatri Niwas and en-route the districts.

The Div Com instructed the DCs to ensure functioning of toilet complexes and install an adequate number of mobile toilets and water coolers en-route the highway for the convenience of the pilgrims.

He asked DCs of Ramban, Samba, Udhampur, Kathua and Jammu to conduct visits to identified lodgement centres and ensure the availability of water, power and toilets at each centre.

The Div Com also reviewed in detail about the facilities at Yatri Niwas Bhagwati Nagar and issued directions for putting in all necessary arrangements in time.

The Div Com directed NHAI to ensure cleanliness of National Highway in view of construction work executed. He directed to remove unwanted construction materials from the road.

The Div Com instructed all the concerned departments to expedite the works to ensure that all necessary arrangements are put in place well before commencement of the Yatra.

ADGP issued directions for proper security arrangements, Traffic arrangements, Proper handing taking over, CCTV installation on Langer and Lodgment centres. He also directed concerned officers to ensure Cut off time is follow properly.

ADGP also stressed on setting up of joint control rooms at Jammu and Ramban comprising of officers from Army, CRPF and police. He emphasized on close coordination among all the security agencies to ensure smooth conduct of Yatra.

Every Indian citizen is beneficiary of Modi Govt's schemes: Dr Andrabi

■ STATE TIMES NEWS

KULGAM: Minister of State and Chairperson J&K Waqf Board Dr Darakhshan Andrabi on Tuesday chaired the 'Beneficiary Meet' at Damhal Hanjipora in Kulgam District of South Kashmir.

Local BJP leaders including Mahila Morcha Vice President JK Rumisa Rafiq, District President Kulgam Zubair Ahamed, DDC Kulgam Shazia Jan & Vice President District Anantnag Pinkka Mallik were also present.

The beneficiaries presented their success stories and thanked the Prime Minister for his public friendly programmes which have created opportunities for common masses for economic and social development.

In her address Dr Darakhshan Andrabi said that the stories of these beneficiaries are inspirational and are the honest public endorsement of Modi Government's successful nine years of selfless service of the people from all sections of the society.

"Without any discrimination on the basis of region, faith, caste or ethnicity, the public



Chairperson JKWB Dr Darakhshan Andrabi talking to reporters at Kulgam.

friendly government of PM Modi is benefiting every Indian citizen by various visionary schemes and programmes targeted to empower common masses. Every Indian citizen is a beneficiary of the Welfare schemes of Government ", said Dr Andrabi.

Taking a dig on opposition parties criticising the govt's performance,

Dr Darakhshan said that corrupt dynasts looted this country for decades at the centre, divided people for votes and same was repeated here in J&K where corruption and sentimental exploitation of people destroyed generations.

"Dynasts and their lobby led our youth to bloodshed, deprived us of technological, industrial and economic exposure in the garb of their parochial outlook. Now PM Modi has got us out of the dark tunnel and exposed us to a vast world of development, growth and immense possibilities of progress in all sectors of life. Peace in Kashmir is the precious gift of our Prime Minister which has opened vistas of glorious days for us here", said BJP National Executive Member.

She said that the traditional politicians of J&K who looted our resources for their personal good have become irrelevant now.

Senior BJP leaders discuss issues of public concerns



President JK BJP, Ravinder Raina chairing party leaders meeting at Jammu.

■ STATE TIMES NEWS

JAMMU: Senior Leaders of Jammu and Kashmir Bhartiya Janata Party (BJP) on Tuesday met in party headquarters to discuss issues facing general public and for their resresal.

Ravinder Raina President JK BJP presided over the meeting which was attended by Ashok Koul General Secretary (Organization), Jugal Kishore Sharma Member Parliament, Narinder Singh National

Secretary BJP, Kavinder Gupta former Dy. Chief Minister, Vivod Gupta General Secretary, Sat Sharma former President, Sham Lal Sharma ex Minister and Party vice president, Sunil Sethi Chief Spokesperson, Giridhari Lal Raina Spokesperson and ex-MLA, Abhinav Sharma Spokesperson and Balwant Mankotia ex-MLA.

It discussed number of issues in the meeting including difficulties being faced by students because

of exam centred outside Jammu and Kashmir for admission under CUET and apprehensions that they may not get admissions in colleges, issue pertaining to public difficulties in matters of Ration cards, new enrollments for pensions to various entitled groups, employment to youth, difficulties being faced by public because of power curtailment and erratic supply of water, issues with regard to inflated electric bills etc.

party President with LG Administration immediately to redress difficulties and apprehensions of students seeking admissions and got resolved because of timely intervention.

For other issues it was decided to form a high powered committee to discuss them and take up with Govt all such issues for their resolutions as per wishes of people.

A Committee for purpose was formed under chairmanship of Kavinder Gupta and consisting of Vivod Gupta, Sat Sharma, Sham Lal Sharma, Balwant Mankotia, Sunil Sethi, Abhinav Sharma to immediately prepare report on all issues for taking them with Administration.

President of the Party, Ravinder Raina directed the committee to meet without delay and take all measures to address issues concerning public at fast pace and priority.

Stunt Bikers are dangerous not only to their own lives but also to community

■ SHAKEELA ANDRABI

SRINAGAR: Despite the Srinagar traffic police is issuing many advisories to keep young boys and girls from bike stunts, many youngsters are still performing stunts on Srinagar's busiest roads, but this time with more precision.

They are using all the bikes without HSRP or Number plates so that they can manage to escape from cam eye, CCTV and video shooting of people, beyond this nobody can trace them or get the identity of these boys who they are and what are they doing on roads.

Recently some incidents related to stunts by bikers occurred in Srinagar. After the incidents there is a demand for an end to such actions on the public roads. Traffic Police Department launched a drive against the youth indulging in stunts.

Other sections of society must also help

in solving the problem. The parents, providing motorcycles or bikes to their young sons, must strictly tell them not to use those for stunts on public roads. With stunts, the youngsters are not only endangering their own lives but also the lives of other people on roads. A number of accidents have occurred since past in which some motor bikers have lost their lives or were injured while doing stunts. Some other people too have been the victim of these stunt bikers' actions.

"There is nothing wrong using motorcycles for the safe travel and it is needed also. But using the two wheelers for stunts is dangerous and has been proving fatal. For keeping their children safe, it is the responsibility of the parents to tell them not to indulge in such deadly. If they do not listen, the bike facility to them should be withdrawn," said Road transport officials.

"If proper counselling is done at homes and at colleges, and necessary awareness created, most stunt bikers hopefully will give up what they are doing. There is not a large number of stunt bikers in Srinagar, but the number is increasing and it is the cause of concern. Stunts on public roads is a serious problem and needs to be tackled strictly. Presence of such groups on the roads sometimes leads to other crimes including group fights and harassment of others," he added.

"Not only the problem of stunt bikers has to be solved, the overall travel must be made safe and secure on roads in Srinagar. For that the traffic rules must be strictly implemented. Some people, driving four wheelers and three wheelers, or those riding two wheelers keep on violating the rules, leading to accidents," a Srinagar resident said.

There is no Appointed Regulatory/Adjudicatory Authority in J&K to monitor Real Estate Industry

■ DAYA SAGAR

To be brief with the growing real estate culture and increasing scope/ demands for that in urban sector Government of India had been receiving complaints from the individual flat/apartment/ plot buyers that real estate transactions were being at places conducted on unequal footings more in favour of/ to the choice of developers / promoters and hence for ensuring equitable and fair transactions between the seller and the buyer of properties Rajya Sabha on 10 March, 2016 and Lok Sabha on the 15 March, 2016 passed The Real Estate (Regulation And Development) Act, 2016, Act No : 16 of 2016 (came in force on 1st May 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 (RERA) to exercise the powers conferred on it and to perform the functions assigned to it under this Act.

In common man language it could be said that the RER&D Act of 2016 intends to enable the transfer of undue risk liabilities from Customers to promoters, builders, developers and even the real estate agents. Since RERA clearly lays down the rights, responsibilities and functions of all parties/ stake holders in the 'relate projects /housing colonies', the RERA when appointed is expected to significantly curve the malpractices and penalise offences committed by not only the promoters but also if there any, on the part of allottees. Even he intending buyers are reasonably secured under the Act since no sale or advertisement of an un registered real estate project is permitted without prior registration with the RERA where under it is also mandatory to disclose all the



A Look through the Mist

project accounts, audit report, the details of the promoters , developers, agents, engineers, architects and approvals obtained from concerned of authorities etc, which are to be published on a single website. Not only that the Act also calls for compulsory maintenance of a separate bank account for each project of which atleast 70% must be used for the same project only thereby reducing stalling of project due to funds diversion. There has to be a timely grievance redressal process with empowered officers like commissioner regulator/adjudication officer empowered to investigate concerns regarding infringement of the Act and even Real Estate Appellate Tribunal (REAT) to be formed to deal with appeals more quickly.

A period of 60 days is specified for redressals.

But that has not been the position in UT of J&K and UT of Ladakh even after 6 years of the enactment of The Real Estate (Regulation and Development) Act, 2016, Act No : 16 of 2016.

The RER&D A Act of 2016 made mandatory for each State (except J&K State Section 1.1) and Union Territory to form its own regulations and frame the rules that will govern the functioning of the regulator. Under Section-3 of the RER&D Act of 2016 it has been made mandatory for the promoters of all commercial and residential real estate projects where the land is over 500 (five hundred) square meters or Eight (8) apartments to register with the Real Estate Regulatory Authority (RERA) before launching a project and for on-going projects yet to receive completion certificate (on the date of the commencement of the Act) to

seek registration within 3 months . Each phase is to be treated as standalone real estate project requiring new registration. How important is the existence and role of RERA for securing the interests of the buyers and even the environment in a state could well be assessed even from the roll of documents / requirements laid for registration in Section-4.

As per reports The J&K Housing and Urban Development Department had on 16-02-2021 issued an advertisement inviting applications from eligible/desirous persons for selection to the post of Chairperson and Member(s) of the RERA. The appointments, as per the notification, were to be made "in accordance with the provisions of Sections 22, 23, 24, 25, 26 and 27 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 17 of the J&K Real Estate (Regulation and Development) Rules, 2020. But no any Real Estate Regulation Authority has been appointed and is functional in J&K even 2 years after 2021 and as per information received from official sources as on 24-05-2023 "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 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."

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