

Noteworthy Highlights & Key Contributions for Rising
Ghaziabad Social Initiatives
Of
Alok Kumar , The President

Federation of Apartment Owners Association
Of
Ghaziabad

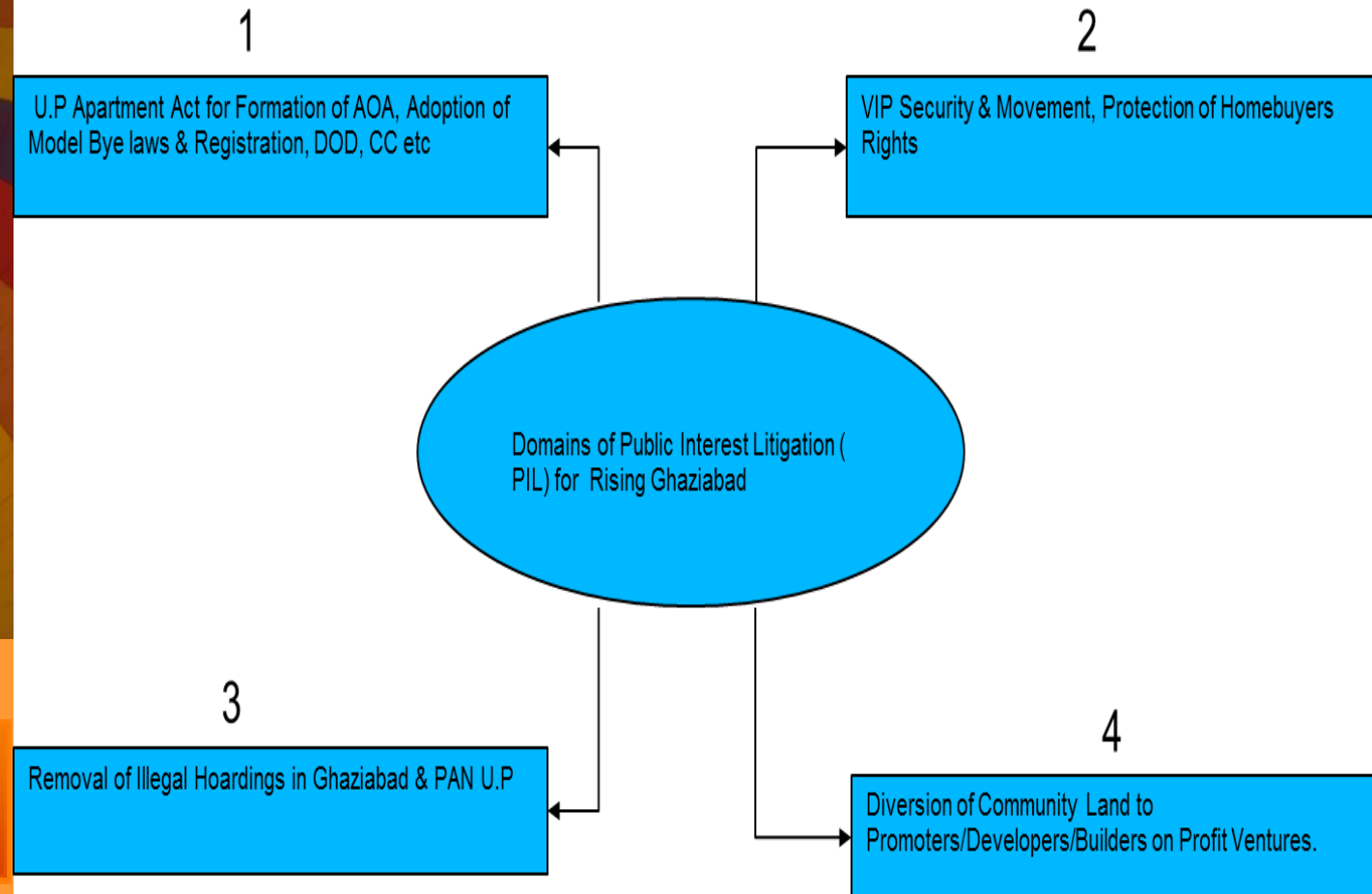


- ❑ With the introduction and formation of the Right to Information Act (RTI) in July 2006, Alok Kumar has been using RTI in many Government Departments including Police Department, Public Distribution System, Implementation of U.P. Apartment Act 2010 for protection of apartment owners & homebuyers rights and also for the VIP Security, VIP Movements and Child abuse.

- ❑ He has filed a PIL in Allahabad High Court to protect the rights of apartment owners and their association for timely formation of AOA by adoption of Model Bye-laws, Submission of Deed of Declaration and to obtain Completion Certificate by Promoters/Developers/Builders in Ghaziabad for effective enforcement of U.P. Apartment Act 2010 .

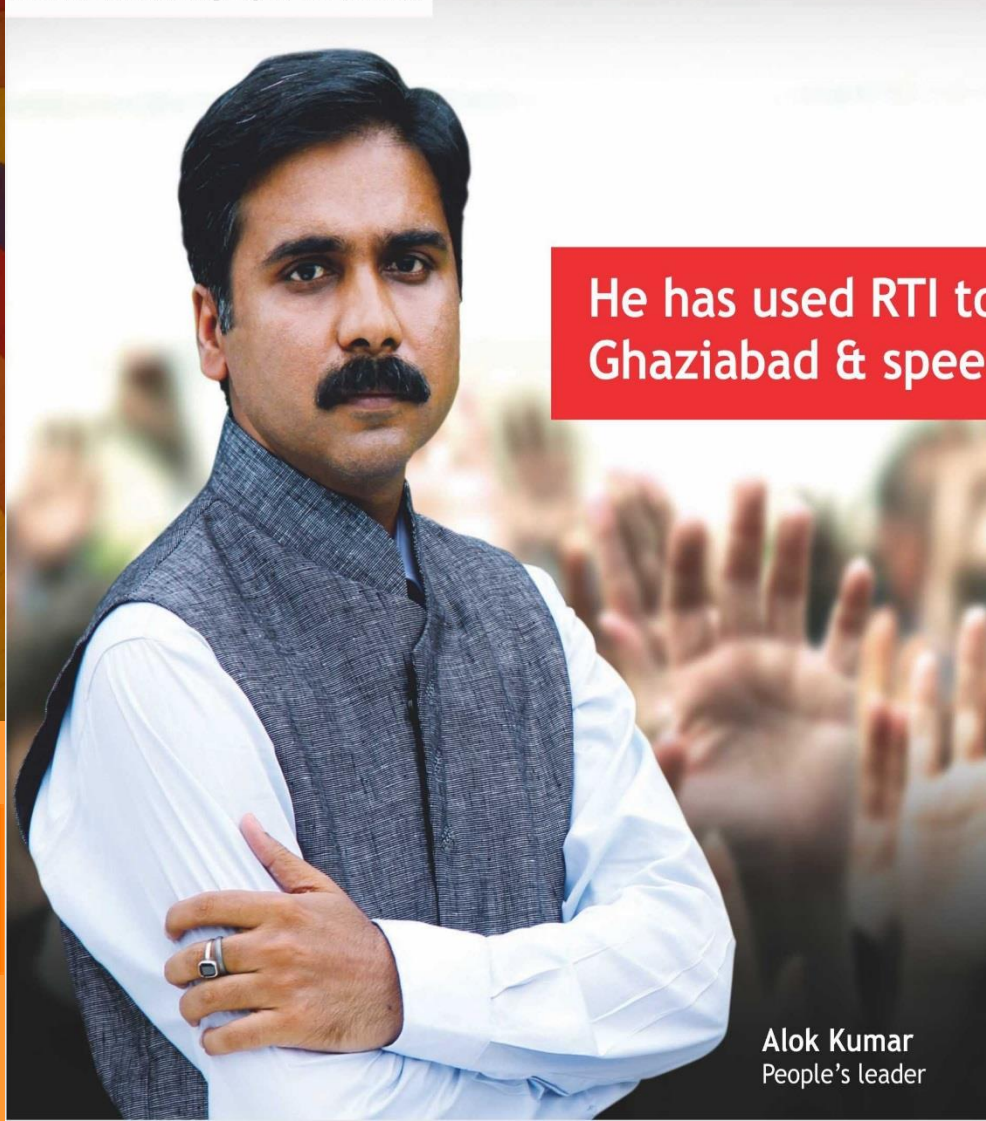


- ❑ In accordance with the section 48 of U.P. Apartment Act 2010 and in the best interest of apartment owners of Ghaziabad, he has taken an initiative to form the Federation of Association of Apartment Owners, Ghaziabad to facilitate the amicable resolution of disputes within the framework of U.P. Apartment Act 2010 and to avoid any legal crisis because in past no Federation of Apartment Owners was existed in the vicinity of Ghaziabad district.
- ❑ The U.P. Apartment Act, 2010 and the U.P. Apartment Rules, 2011 provides for a complete code for regulating the rights, duties. and liabilities and for resolving the issues and disputes between the promoters and the apartment owners.
- ❑ Recently in May, 2015 , Ghaziabad based social activist Alok Kumar has filed PIL seeking directions for the U.P state government to enact and implement the law/act for safe installation, operation & maintenance and licensing of lift & elevators in the high-rise apartments for safety of residents. On hearing the PIL, Chief Justice of High Court has directed the principal secretary to apprise the court for any existing policy for lift in U.P.





THE TIMES OF INDIA



He has used RTI to fight for
Ghaziabad & speed up bureaucracy.

Over the years, governance in Ghaziabad has improved drastically. The 28 newly opened public service centres are now providing 28 services online making life a lot easier. One of the many reasons behind this change is RTI activist Alok Kumar. He has dedicated his life to the city and its people, and for no personal benefit.

When his hands join yours, Ghaziabad will truly rise!

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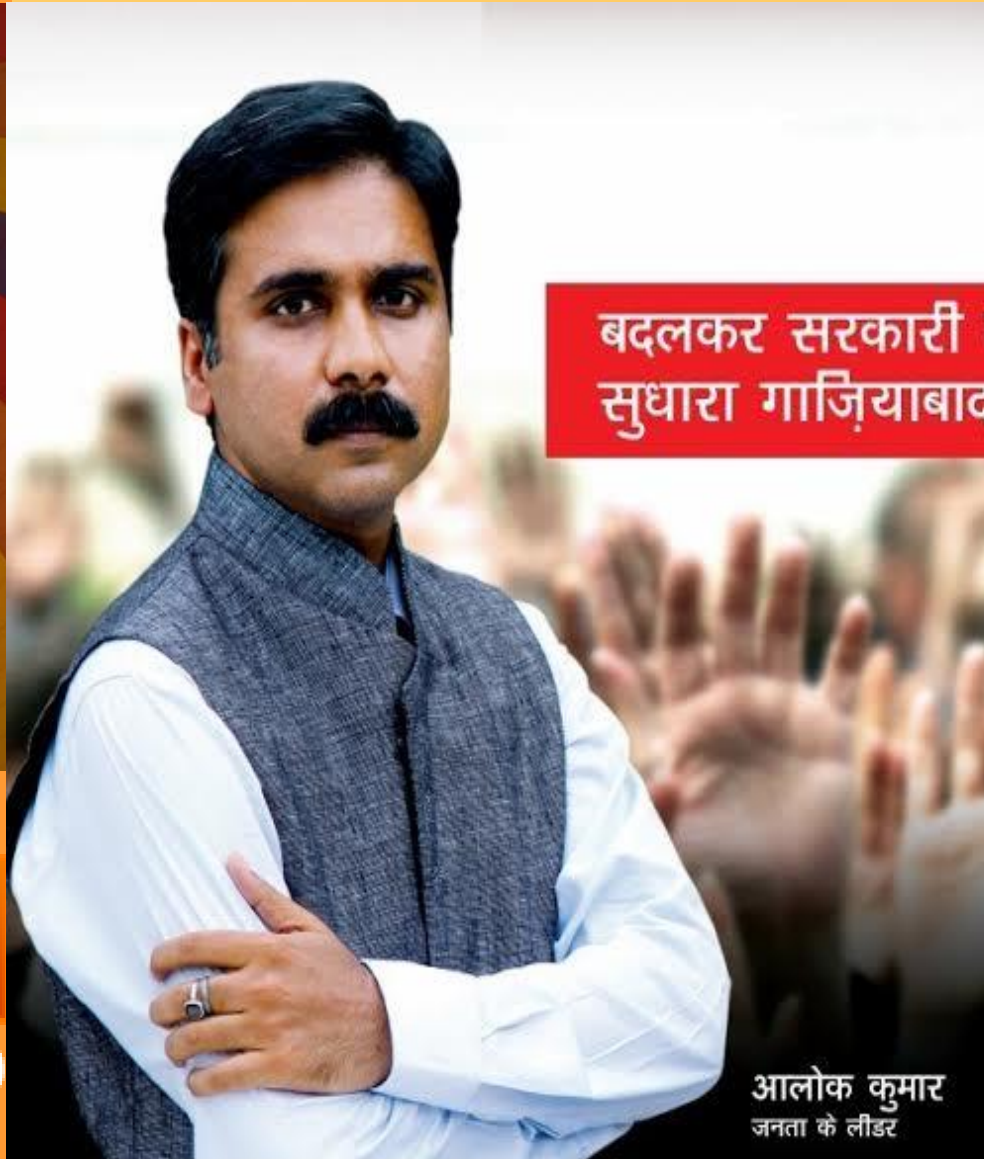
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Alok Kumar
People's leader



बदलकर सरकारी दफ्तरों की चाल, सुधारा गाज़ियाबाद का हाल!



पिछले कुछ सालों में बर से बेहतर हुईं नवभारत सुविधाओं ने गाज़ियाबाद की छूरत बदल कर रख दी है। इन तमाम सुविधाओं से शहर के लोगों में राहत की एक लहर सी दौड़ गई है। जिले में 28 स्थानों पर खुले नए जनसेवा केन्द्रों द्वारा मिलने वाली 28 ऑनलाइन सेवाएँ शिंदगी को सतृप्तिकर की राहों पर ले आई हैं। इस बदलाव के कई मुख्य कारणों में से एक है आरटीआई एक्टिविस्ट आलोक कुमार। सरकारी दफ्तरों में व्यवस्था सुधारों की वेष्टा रखने वाले आलोक कुमार गाज़ियाबाद के एक के लिए कई सख्तों से लड़ रहे हैं। यह उनकी प्रेरणा का स्रोत है कि आज गाज़ियाबाद उन्नति की नई राहों पर अग्रसर है।

जब इनके साथ मिलते-लाखें हाथ, तो शानदार बनेगा गाज़ियाबाद।

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आलोक कुमार
जनता के लीडर



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Key Result Areas/Accomplishments & Selfless Efforts reconzided by Media (Print & Digital)

THE TIMES OF INDIA, NEW DELHI
FRIDAY, SEPTEMBER 14, 2012

GDA, developers flouting UP Apartment Act: PIL

Ayaskant Das | TNN

Noida: A year after the Uttar Pradesh government laid down rules for developers and authorities under the UP Apartment Act, 2010, which contains provisions meant for welfare of owners of housing units in residential societies, a petition has been filed by an Indirapuram resident in the Allahabad high court to ensure its strict implementation.

“Despite rules laid down by the state government under the Act, they are not being followed by developers and the Ghaziabad Development Authority,” said Alok Kumar, the petitioner, resident of a housing society in Indirapuram. “In several instances, purchasers of flats are not given the amenities promised to them at the time of signing of the agreement with the developer,” added Kumar.

The PIL has urged upon the

court to ensure that developers submit the mandatory 16-point “form of declaration” as contained within the rules, which specifies all amenities to be made available to the purchaser of a housing unit. The petitioner has also prayed for the court to declare all buildings having four or more apartments as under the ambit of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Rules, 2011, irrespective of the date of construction of the building.

The rules had been notified by the state government of Uttar Pradesh in November 2011. Counsel for the petitioner, Sudipto Paul, said, “Proper implementation of the rules would ensure that arbitrary changes are not effected to the plans of any project without the consent of the authorities and the RWAs,” added Paul.



SUNDAY TIMES OF INDIA, NEW DELHI
OCTOBER 14, 2012

Court orders stay on golf course work in Ghaziabad

Ayaskant Das | TNN

Ghaziabad: Ghaziabad Development Authority (GDA) has been ordered by the Allahabad high court to maintain status quo in relation to plans for converting a 'city forest' area into a golf course. GDA has been told to halt work in forest areas marked as 'Sai Upvan' and 'Kanha Upvan' in its Master Plan 2021 after a petition was filed by residents of an upscale society in Indirapuram.

GDA has already floated an "expression of interest" and invited companies for consultation services and management of a nine-hole golf course on 32.5 hectares in the forest area known as Sai Upvan.

The PIL, filed in the last week of September, has asked for 'restoration' of the forest, in addition to a time-bound action plan for development of the city's infrastructure.

"Thousands of trees in Sai



Sai Upvan in Ghaziabad

Upvan died a slow death over a period of two years because of sewage overflowing and entering the forest area," said Alok Kumar, the petitioner, who lives in Indirapuram. "Instead of upgrading its sewerage system and restoring green cover, the authorities, in violation of the master plan, have decided to build a golf course," he added.

The decision for the golf course had been taken by GDA and the Ghaziabad Municipal Corporation in a meeting in June.. According to the terms of reference, all proceeds

from profits likely to be generated after completion of developmental work in the area are to be shared by the corporation and GDA in a 60:40 ratio. However, residents complain that reduction in forest cover at a time of population growth would be detrimental to the city's environment.

"The green lungs of the city need to be protected. Since there is a huge increase in population in Ghaziabad over the last few years, there is a greater need for increasing notified forest areas," said Kumar.

It has also been alleged in the petition that earlier the GDA and the municipal corporation had embarked upon a group housing scheme in the Sai Upvan area but it failed to take off due to paucity of funds. "The development authority should respect the sanctity of the master plan to avoid haphazard growth as ultimately the residents would suffer," added Kumar.



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Key Result Areas/Accomplishments & Selfless Efforts reconzided by Media (Print & Digital)

hindustantimes

Frequent VIP movements keep Gzb police on toes

HT Correspondent

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GHAZIABAD: Frequent VIP movements through the borders of Ghaziabad keep the district police on their toes. Even as the district police are facing acute shortage of manpower, over 1,000 police personnel were deployed during the first two months of this year to ensure that VIPs were escorted safely out of the borders.

As many as 289 VIP movements were witnessed in these two months, reveals an RTI reply. According to the RTI reply by officials of Ghaziabad police lines, on an average five VIP movements were witnessed each day in January and February. Alok Kumar, an Indirapuram resident, had filed the RTI application.

To be precise, 289 police escort duties during the VIP movements required a deployment of 1,153 police personnel for safe passage of the VIPs in and out of the district boundaries. The Ghaziabad police have a



■ The Ghaziabad police have a strength of nearly 3,800 personnel to man the district having around 46 lakh population.

SAKIB ALI/HT

present strength of nearly 3,800 personnel to man the district having a population of around 46 lakh.

Senior superintendent of police Nitin Tiwari clarified that police escort personnel were deployed out of the armed police force available at the Ghaziabad police lines and no resources and personnel were used from local police stations during these movements.

However, some police officials have a different view. "Sometimes, personnel and vehicles from local police stations are also pushed into services during the VIP movements," said a senior officer, requesting anonymity. "In cases where escort vehicles are not available, vehicles from local police stations are also deployed and assigned tasks to escort the VIPs," the officer added.



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Key Result Areas/Accomplishments & Selfless Efforts reconized by Media (Print & Digital)

Hindustan Times NEW DELHI SATURDAY, AUGUST 16, 2014

APARTMENT OWNERS' ASSOCIATIONS

Power to people

A recent Allahabad HC order has made registration of flat owners' groups easier, ensuring better protection of homebuyers' rights

Jeevan Prakash Sharma
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Independence Day this year has special significance for 75-year-old Mahender Chowdhary, retired government servant and owner of an apartment in the Exotica East Square group's housing project in Indirapuram. Apart from participating in the usual flag-hoisting ceremonies in his society, Chowdhary is celebrating the successful registration of the Federation of Apartment Owners Association (Federation of AOA) in Ghaziabad, something for which he and others have been fighting for over a year.

Explaining why this is a new chapter in consumer rights, Chowdhary says, "When people take possession of their apartments in any multi-storey group housing project, an important issue they have to deal with is maintenance of common areas and facilities. Many developers want to retain their hold over the facilities because of the lakhs of rupees collected as monthly maintenance fee from the residents (depending on the size and number of flats in a project). A federation will ensure that AOAs can campaign effectively for apartment owners to get a fair deal when it comes to maintenance charges, common areas and facilities.

"This is the first federation ever registered under Uttar Pradesh Apartment Act 2010 in Ghaziabad, and around 80 apartment owners associations (AOAs) have come under its umbrella. Formation of AOAs in other group housing projects will now be expedited and

other UP districts can also form an apex body on the line of the Federation of AOA of Ghaziabad," says Chowdhary.

According to the UP Apartment Act 2010, a developer has to help apartment owners in their projects to form an AOA. Once the AOA is registered, the common areas and facilities shall be 'deemed as transferred' to it.

Now the Federation of AOA will look after the interests of the 80 AOAs registered in Ghaziabad and help in the setting up of

other AOAs in group housing projects.

Campaigners for the federation had filed a contempt petition in the Allahabad High Court on July 9, 2013, after the deputy registrar (firms, chits and societies) of Meerut refused to pay heed to the demands of many AOAs in Ghaziabad to register the apex body (federation). This, the campaigners alleged, was a violation of the Allahabad High Court judgment dated November 14, 2013, on registering AOAs. The court had said, "In our view, after the enforcement of the UP Apartment Act, 2010, no builder or promoter can resist or delay the formation of association of apartment owners under Section 14 of the Act. If the promoter does not get the association registered, the apartment owners can get such an association registered after a notice giving reasonable period to the promoter, say a month, and adopt model bye-laws, if they have not adopted earlier."

Continued on page 5

Power to people

In such case, the Registrar of Societies shall not refuse the registration of the association of the apartment owners."

Upholding the plea, the Allahabad High Court, on July 21, 2014, ordered both the registrar and deputy registrar to comply with the November 14, 2013, directive within a month, failing which they would have to appear in person before the court and explain the reason for the violation. The court said, "Considering the public importance of the judgment dated November 14, 2013, in writ petition No 33826 of 2012, it is directed that OP No 2 (deputy registrar, firms societies and chits, Meerut, UP) shall file his affidavit stating therein as to how many applications for registration have been filed before assistant registrars of the districts of the state under the provisions of UP Apartments Act, 2010, for registration of respective association of apartment owners and how many such associations have been registered. In the light of order of writ-court dated November 14, 2013 in writ petition No 33826 of 2012."

Within a week of the July 21, 2014, order being passed, the federation was registered, says Alok Kumar, president of the Federation of AOA, Ghaziabad. Not only that, AOAs in more than 15 group housing projects have also been registered in just a few days. Besides that, many old FVAs in existence before the UP Apartment Act 2010, now want to be changed to AOAs to remain legally valid bodies of residents' representative.



HINDUSTAN TIMES, NEW DELHI
THURSDAY, DECEMBER 04, 2014

hindustan

HC order prompts civic body to remove illegal hoardings in Gzb

CRACKDOWN Corporation removes 150 illegal banners and 76 hoardings in two days

Peeyush Khandelwal

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GAZIABAD: In a massive crackdown, the Ghaziabad Municipal Corporation (GMC) has removed 150 illegal hoardings and other publicity materials from different areas in the past two days.

The move came after the Allahabad High Court, while hearing a plea, came down heavily on the civic body.

Tuesday onwards, officials of the corporation removed around 150 unauthorised banners and 76 hoardings from different locations. Many such hoardings also covered road signage, causing inconvenience to motorists.

"The entire exercise was video-graphed. The drive will continue in other zones and a due reply will be filed before the court," municipal commissioner RK Singh said.

Last week, a bench of the Allahabad high court came down heavily on the corporation and asked it to file a report about the steps taken to remove such unauthorised hoardings, banners and other publicity material across the city. The order came after a



■ At present, the corporation has given the advertising rights to a private firm which is entrusted to put up publicity material along the roads.

SAKIB ALI / HT PHOTO

PIL (public interest litigation) was filed by Indirapuram resident Alok Kumar.

In his petition, Kumar had sought the court's intervention for removal of unauthorised hoardings, posters, banners and advertisements from all highways in the city and take appropriate action against installers.

At present, the corporation has

given the advertising rights to a private firm which is entrusted to put up publicity material along the roads.

The corporation has also awarded contracts for advertising on central verges of major roads on build-operate-and-transfer basis.

Earlier in June, the corporation had cleared a proposal for an advertising policy where it

was decided that contracts under various corporation zones would be put on tender instead of allotment of advertising rights to a single agency.

However, at a board meeting held recently, the officials stated that the newly proposed advertising policy had been challenged in the high court due to non-framing of rules required under the policy.



Plea in HC against diversion of community land in Gzb

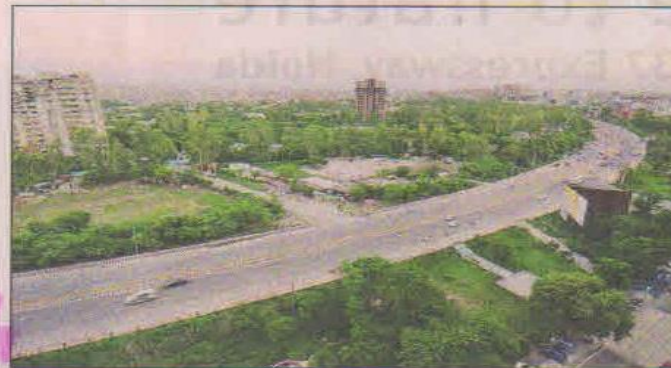
Residents' Body Slams GDA For Focus On Profit Ventures

Ayaskant.Das@timesgroup.com

Ghaziabad: A public interest litigation (PIL) has been filed in the Allahabad High Court by a Ghaziabad residents' body seeking a ban on diversion of land reserved for community facilities like playgrounds for children, particularly in Trans-Hindon areas like Indirapuram.

The PIL was filed by the Federation of Association of Apartment Owners of Ghaziabad on Friday. In the petition, the residents have demanded that the high court issue directions to the GDA to immediately halt construction work under way in the plots, earlier reserved for community facilities, in Indirapuram.

They have also demanded development of social infrastructure facilities like community centres, colleges, playgrounds, hospitals and



HOLISTIC DEVELOPMENT: Residents want hospitals and playgrounds

libraries on sites reserved for community facilities in Master Plan 2021.

Moreover, the Federation has sought a probe against officials of Ghaziabad Development Authority (GDA) who have facilitated unauthorized conversion of land use in the past, thereby leading to shrinkage of public places.

The petitioner has high-

lighted three specific cases, which it claims to have found out through RTI queries, where land use of a number of plots were arbitrarily changed by the GDA in violation of the regional plan of the NCR Planning Board and its own Master Plan.

All the three instances of arbitrary land-use change have been cited from Indirapu-

ram where plots earmarked for community facilities were diverted to residential or residential-cum-commercial use.

In the PIL, the Federation has alleged that GDA has only been "emphasizing on developing profit-making ventures viz. shopping malls, cineplexes, commercial and residential" apartments and has shown total ignorance towards developing social infrastructure and community facilities viz. community centres, children's playground, govt. hospitals, schools, libraries etc. which are necessary for holistic development of residents".

The petitioner has claimed that the nearest plot now available for developing community facilities is in Karpuri Puram Yojana area, located at least 15 kilometers away from the Trans-Hindon area, according to information shared by the GDA last year.



THE TIMES OF INDIA, NEW DELHI / NOIDA / GHAZIABAD
SATURDAY, NOVEMBER 29, 2014

HC slams Gzb agencies on hoardings

Abhijay.Jha@timesgroup.com

Ghaziabad: Taking a serious view of the illegal hoardings defacing the city, the Allahabad high court on Friday lambasted the civic authorities for "turning a blind eye" to the menace.

The court directed officials of the Ghaziabad Nagar Nigam (GNN) and the district magistrate to list the steps taken by the civic body to remove the illegal hoardings at the next hearing, scheduled for December 10.

The court also sought a response from the civic bodies of Allahabad, Varanasi and Kanpur on the issue of illegal banners in those cities, taking cognizance of a plea filed in September by a social activist.

The Ghaziabad-based petitioner, Alok Kumar, alleged that unauthorized banners, hoardings and posters, installed at public places across the city, have been obstructing road signs and impeding traffic movement, leading to a higher risk of road



BLIGHTED VISION: A signboard on NH-24 covered by posters

accidents.

When contacted, GNN commissioner RK Singh said that the civic body would study the court's order carefully and then present its case. He said the corporation has prepared a complete list of legal hoardings in the city as "it is important to first make the distinction between them and illegal hoardings".

According to Singh, there are current-

ly 1,400 major hoarding spots in the city for which the corporation floats tenders every two years.

"As per GNN 2002 guidelines, religious or political hoardings cannot be called illegal if displayed three days before an event and removed within 24 of the completion of the event," he said, adding that GNN will shortly take action against all illegal hoardings.





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प्राइम टाइम : रियल एस्टेट बिल पर क्यों ठीली पड़ी सरकार? वीडियो



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पंजाब: VIP सुरक्षा पर 5,410 जवान



सेहबा फ़ारुकी



आलोक कुमार



पी एल पुनिया



जावेद अख़्तर



अभिज्ञान प्रकाश

विरोध प्रदर्शन का असर होता है?



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TIMES CITY THE TIMES OF INDIA, NEW DELHI / NOIDA / GHAZIABAD
TUESDAY, MAY 19, 2015

Gzb activist files PIL for lift safety

Says High Time UP Had Guidelines Like Neighbours Delhi, Haryana

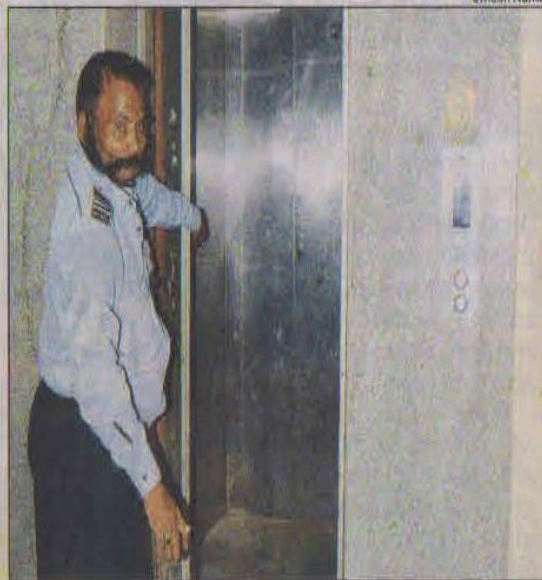
Ayaskant.Das@timesgroup.com

Ghaziabad: In the wake of lift accidents in the city, a Ghaziabad-based social activist has filed a PIL seeking directions for the state government to formulate and implement comprehensive regulations for safe installation, maintenance and licensing of lifts and elevators.

Petitioner Alok Kumar has sought formulation of bylaws to ensure safety in Ghaziabad, Noida and Greater Noida.

According to Kumar, the absence of a proper policy for maintenance and operation of lifts in Uttar Pradesh has jeopardized the safety of residents in the highrise apartments in the state.

The petition says that UP



Umesh Kumar

SAFE LIFTS: The PIL calls for regulations in lift installations and licensing

PIL sought directions for the state government to formulate and implement regulations for safe installation, maintenance and licensing of lifts

Assam, West Bengal, etc have separate legislation for regulating the installation and operation of lifts in their respective states, yet no public policy, or subordinate legislation has been formulated to govern lifts and escalators installed in the state of UP," the petition says.

Besides the state government, the PIL also holds the Ghaziabad Development Au-

thority, Noida Authority and Greater Noida Authority, among others, responsible for failing to ensure that lift users in these cities are devoid of risks.

The petitioner has highlighted that rapid development in the NCR has brought about a considerable increase in numbers of high-rise residential and commercial buildings. Development authorities of Allahabad, Kanpur and Lucknow have been also held accountable for formulating a lift Act in the state.

The petitioner has further demanded that development authorities be directed to ensure that all lifts installed in buildings comply with the standards prescribed in the National Building Code.

does not have a clear policy pertaining to lifts, despite neighbouring states of Delhi and Haryana having their

own guidelines.

"Major states like Delhi, Haryana, Maharashtra, Kerala, Karnataka, Tamil Nadu,