

Illegal temple up at Okhla sanctuary

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Noida: For decades, the Okhla Bird Sanctuary has been in the eye of a storm over the issue of preserving its buffer eco-sensitive zone. Now, the sanctity of the sanctuary is threatened from within its limits.

Villagers living on the fringes of the sanctuary have forcibly constructed a shrine and established a big black Shiva Lingam at the sanctuary's crematorium recently, and are making frequent visits without tickets on the pretext of performing rituals. Forest guards told TOI on Monday their protests have so far been futile as the villagers, who usually turn up in big groups, tend to get hostile. Officers said there had been a scuffle between forest

guards and villagers over the latter's forceful entry into the sanctuary a few days ago.

"The only route to the crematorium is through the sanctuary gate. Visitors buy tickets to enter the sanctuary, but the locals have started demanding free access to the crematorium, claiming it is ancient and was present much before the sanctuary was declared a restricted area," IC Singh, range officer of Okhla Bird Sanctuary, said.

"The villagers have been coming to visit the temple at odd hours. If we protest, they threaten us. We had informed cops, but these people keep coming in big gangs and force us to open the gates. They have even beaten up the gatekeepers. The Shiva Lingam has now become an excuse for them to enter the sanctuary," said a forest guard.

US shows how railway stations can put realty growth on track

Hudson Yards Redevelopment In NY Ideal Model Of TOD, Say Experts

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New Delhi: In giving its station a makeover, the Indian Railways can learn a lot from projects in developed countries that make optimal utilisation of real estate. This realisation was put to practice at the day-long workshop on Monday organised by the Indian Railway Station Redevelopment Corporation (IRSDC) and World Resource Institute (WRI)-India, where the Hudson Yards redevelopment project in New York was discussed.

The Hudson Yards project involves five 50-90 storey commercial-cum-residential towers, malls and large public squares on a 28-acre expanse. The entire complex is being constructed over an operational railway yard. Urban development experts cite this as an example that can be emulated by Indian railway networks.

One of the most important aspects of the New York project is its integration with the rest of the city. "The rail yard was considered a big hole in the city. It was dead area. But this project will bring vibrancy to the area, as we will have commercial and residential spaces here," said Charlotte Matthews, vice-president, Related Companies.

The integration with public spaces is an interesting angle of the redevelopment. "The iconic structures, which will be used for commercial and residential purpose, will become the nerve centre of the city," said SK Lohia, CEO, IRSDC.

This American project can be the inspiration for the Indian Railways, which too is planning to redevelop the stations and the areas around them. Experts say it is

WHAT INDIA CAN LEARN FROM THE US

Hudson Yards redevelopment project | Jointly planned, funded and constructed by the City of New York and the Metropolitan Transportation Authority, it's aimed at encouraging development along the Hudson river in Manhattan, NY

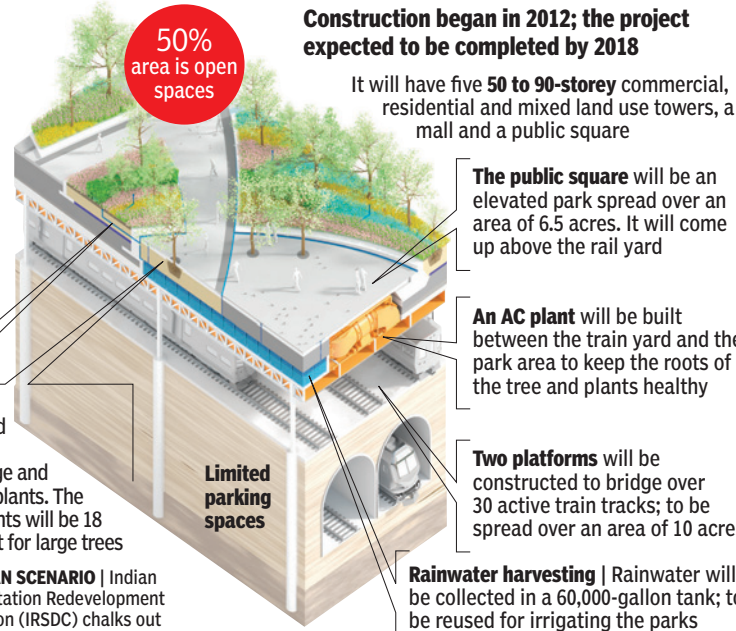
TOTAL AREA | 28 acres; it's being built over the rail yard using technically advanced network of steel beams, concrete and tunnels

Effective waste disposal system
Smart soil | Specially-created soil to provide effective drainage and nutrient for the plants. The soil depth of plants will be 18 inches and 4 feet for large trees



Takeaways from the NY project

- Use of green technology, especially during construction, to increase efficiency
- Making residential component a part of its station redevelopment project
- Integrating the railway stations with the city by providing better transport connectivity
- Bring down the parking spaces
- Focus on public spaces



Construction began in 2012; the project expected to be completed by 2018

It will have five 50 to 90-storey commercial, residential and mixed land use towers, a mall and a public square

The public square will be an elevated park spread over an area of 6.5 acres. It will come up above the rail yard

An AC plant will be built between the train yard and the park area to keep the roots of the tree and plants healthy

Two platforms will be constructed to bridge over 30 active train tracks; to be spread over an area of 10 acres

Rainwater harvesting | Rainwater will be collected in a 60,000-gallon tank; to be reused for irrigating the parks



possible to plan real estate development above the tracks. IRSDC, which is in the advance stages of planning its first few redevelopment projects in Bhopal and Delhi, can implement a lot of the things being done at the Hudson Yard. "For instance, the extensive use of green technology," pointed out Lohia. "All the structures have LEED (Leadership in Energy and Environmental Design) ratings."

While housing is a crucial component in the Hudson project, IRSDC is not focu-

sing on it in any of its project. As most of the projects will be rented on lease for 45 years, ownership issues will prevent housing from being considered. However, urban planners pointed out that Transit Oriented Development (TOD) without housing is a futile exercise. "The redeveloped space will be dead after 8 pm," said Amit Bhatt, director Transport, EMBARQ India. "Housing will not only provide dedicated clientele to the commercial complexes in the project, but also

add vibrancy to them." Urban development experts said they would be happy with as limited a provision for car parking as possible as in the Hudson Yard project. "The whole purpose of TOD is defeated if we provide parking," said Matthews. "The project area in New York is well-connected with the rest of the city. There are excellent public transport facilities 5-10 minutes' walk away." It is for this that experts in India say there is a need to amend TOD policies, which force

developers to construct adequate parking facilities.

Another change that planners want is about open spaces. In India, they said, there is no clarity on the concept of public spaces. The TOD policy stresses on 20% of the total area being developed as open spaces. But urban planners say this percentage needs to be increased. "Look at the Hudson project, they have redeveloped 50% of the area into public space. We too have to provide people with active open spaces," said Bhatt.

Delhi gets March rain quota in first 15 days

TIMES NEWS NETWORK

New Delhi: In a change from the past several months, Delhi is finally experiencing a month in which rainfall in the first fortnight has already crossed the normal for the entire month.

Till 8.30pm on Monday, the city had recorded 17.9mm rain, 2mm more than the normal for March.

The rain is due to two active western disturbances (WD), one of which continues to affect some parts of the northwestern plains. On Monday morning, large parts of the city woke up to moderate showers though Delhi officially recorded 0.3mm rain till 8.30am and trace in the next 12 hours. Ayanagar was the wettest area with 13.3mm rain in 24 hours till 8.30am.

The morning showers resulted in a largely pleasant day with both maximum and minimum temperatures falling.

"During the two days of the first WD, Delhi recorded 6.2mm rain while during the second WD, from March 12 to 14, it got 11.7mm. Another WD is expected to impact north-west India from March 17 to 18. There is possibility of light rain or thunderstorm on March 18 with mist or haze in the morning. The partly cloudy sky will start clearing from March 20," said a Met official.

The city experienced a 96% deficit in rainfall between January and February, recording 1.3mm rain against a normal of 32.7mm.

WEATHER

Max 27.4°C / Min 17.1°C
Moonrise: Tuesday - 11:24 am
Moonset: Wednesday - 1:14 am
Sunset: Tuesday - 6:30 pm
Sunrise: Wednesday - 6:29 am
Mainly clear sky. Maximum & min temperature on Tuesday will be around 29°C & 17°C. Max Humidity Monday was 94% and min 52%

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SEARCH FOR MISSING GIRL

General public is hereby informed that one Girl namely **Shivani D/o Jad Veer Singh R/o Qtr. No. 9/8, Kabul Line, Delhi Cantt., New Delhi.** Age 14 years, Height 5'5", Face Round, complexion fair, wearing coat & Jeans has been missing since 13.02.2016 from the area of PS Delhi Cantt., New Delhi.

SHIVANI In this regard a FIR No. 62/16 U/s 363 IPC dated 22.02.2016 has been registered at PS Delhi Cantt., New Delhi.

Any person having any information or clue about this missing girl may kindly inform to the undersigned at the address or telephone nos given below.

E-mail: cic@cbi.gov.in S.H.O.
Tel.: 011-24368638, 24368641 PS Delhi Cantt., New Delhi
Fax: 011-24368639 Ph: 011-25693161, 25694136
DP/477/SW/16

Rehabilitation Council of India
(A Statutory Body Under the Ministry of Social Justice & Empowerment, Govt. of India, Department of Empowerment of Persons with Disabilities)
B-22, Outub Institutional Area, New Delhi - 110 016.
Tel.: 011-26532408, Fax: 011-26534291
E-mail ID: rehabst@nde.vni.net.in, Website: www.rehabcouncil.nic.in

No. 7-8/2015/RICI

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Due to incorrect, incomplete or change of address, large number of Registration Certificates of CRR has been undelivered and returned to the Council by the Postal Department.

Certificates where correct address could be traced have been resent. Also details of such registration certificates, candidate's name, their CRR No., date of dispatch have been displayed on the Council's website www.rehabcouncil.nic.in/writereaddata/UNDELIVERED%20CERT.PDF

All concerned are hereby advised to access the information from the Council's website. In case of non-receipt of the registration certificates, candidates may send their request to the Council through e-mail for dispatch of certificates on their latest address.

(S.K. Srivastava)
Member Secretary

CENTRAL COUNCIL FOR RESEARCH IN UNANI MEDICINE
(Ministry of AYUSH, Govt. of India)
Jawahar Lal Nehru AYUSH Anusandhan Bhawan, 61-65, Institutional Area, Opp. D-Block, Janakpuri, New Delhi-110058 Ph: +91-11-28521981, 28525982

Advertisement for Inviting Expression of Interest for Collaborative Research Programme

Central Council for Research in Unani Medicine is an autonomous organization under Ministry of AYUSH, Government of India. Expressions of Interest are invited from reputed institutes/organizations (Govt./Non-Govt./Registered NGO) having adequate infrastructure in terms of equipment and manpower to conduct high quality research for the under mentioned broad study areas in collaborative mode. Details of scheme of Expression of Interest are available on the Council's website: www.ccrum.net

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Poor infrastructure, unruly drivers trigger frequent jams

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New Delhi: The city has been coming to a near-standstill quite often due to the complete mismanagement of traffic. Signals stop functioning almost daily and there is limited presence of traffic cops. This has been occurring even after Delhi Police commissioner Alok Kumar Verma ordering policemen to be visible on the roads immediately after taking over. Traffic officials blame shortage of personnel for this problem.

Around 9.30am, a brick laden truck broke down at the mouth of a U-turn on Ring Road near Pamposh Enclave causing a crippling traffic jam on the carriageway heading towards the airport for nearly an hour. And this happened even though the truck took up only part of a carriageway of the wide road. Only two traffic policemen were tasked to control the movement of vehicles.

At least 15-20 such major vehicle breakdowns are reported daily on the city's arterial roads. Matters turn worse when the breakdown is coupled with the never-ending construction work, faulty traffic signals and rampant violation of traffic norms by motorists.



JUST ANOTHER JAM IN SOUTH DELHI: A truck broke down at Pamposh Enclave triggering a jam

What aggravates the problem is the Delhi driver's complete disregard for traffic rules. They cross dividers, drive on the wrong side and squeeze in the slightest space available to be the first to move ahead. Experts say that this traffic obstruction sets off a chain reaction leading to congestion.

Traffic jams are not a fallout of just major breakdowns - even small accidents or a carelessly parked car can throw the traffic out of gear. Moreover, there is no policy to deal with spontaneous protests that lead to massive snarls.

Delhi businessman still waiting for Ggn flat booked in 2004

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Gurgaon: In 2004, Delhi-based businessman Ramesh Uppal, now 71, booked a premium flat in Sector 53, one of Gurgaon's poshest localities. Twelve years later, after having paid 95% of the price, Uppal is still waiting to be handed possession of his dream home.

Uppal's story exposes the dark side of the real estate boom in Gurgaon in the early 90s, when many people booked homes, only to have their dreams shattered by indefinite delay. Buyers now hope enactment of the Real Estate Act will provide them some protection from such practices.

The flat Uppal had booked was in Parsvnath Exotica. The developer had promised possession by September 2008, with a six-month grace period, and claims he regularly made all the payments as required under the terms of agreement, completing 95% payment by 2008.

Uppal can be found running from office to office, urging authorities for help in getting his flat delivered. Finally, he submitted a complaint with Gurgaon Redressal Authority. The Department of Town and Country Planning (DTPC) has now issued a notice to the developer to hand over possession of the flat within 45 days, and also compensate Uppal for the delay.

"As per the contract, the flats were supposed to be completed and handed over by September 2008, with a six-month grace period. But we have not the possession till now," said Uppal, adding that the tower is still incomplete and that the developer is unwilling to provide a concrete timeline for completion of the project.

Uppal is not alone. A DTPC official said there are 164 flats in blocks D-4, D-5 and D-6 of Parsvnath Exotica yet to be delivered. "We have given notice and asked the developer to meet the complainants at our office on Thursday to resolve the issue," said planning officer Jaibir Sharma, adding that the compensation amount will be decided then. Sunit Sachar, vice-president of Parsvnath, admitted that progress on the project has been slow, adding four towers are in an advanced stage of completion, and that they hope to start giving possession soon.



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