On The Governmental Policy Of Acquiring And/or Purchase Of Individual Citizen Property For Governmental Reforms {Version I}

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Abstract

In this research manuscript, the author has presented a Fair Scheme using which any ‘Governmental Policy Of Acquiring And/ Or Purchase Of Individual Citizen Property For Governmental Reforms’ can be founded and/ or created, especially during the situations when the Government wishes to Acquire and/ or Purchase Individual Citizen Property for implementing Governmental Reforms, for example, as those of Extending the Width of a Highway and/ or Sub-Highway, Construction of the State Citizen Office and City Infrastructure, Government Offices, Hospitals, Schools, Colleges, etc.

Theory

In this research manuscript, the author has presented a Fair Scheme using which any ‘Governmental Policy Of Acquiring And/ Or Purchase Of Individual Citizen Property For Governmental Reforms’ can be founded and/ or created, especially during the situations when the Government wishes to acquire Individual Citizen Property for implementing Governmental Reforms, for example, as those of Extending the Width of an Existing Highway and/ or Sub-Highway, Construction of the State Capital Office and City Infrastructure, Government Offices, Hospitals, Schools, Colleges, etc.

At times, the Government may need to acquire Acquire and/ or Purchase Individual Citizen Property for implementing Governmental Reforms, for example, as those of Extending the Width of an Existing Highway and/ or Sub-Highway, Construction of the State Capital Office and City Infrastructure, Government Offices, Hospitals, Schools, Colleges, etc.

However, because of Gross Economic Asymmetry with regards Consumerism Per-Citizen Index, Per-Citizen Income, Purchase Parity Index Per Year for Each Set Of Items that Span Every Citizen’s Complete Life Style and/ or Summarily Every Group of Citizens’s Complete Life Style (with respect to one’s Per-Citizen Income) wherein such Grouping is done on Per-Citizen Index Demarcations (Groupings) for the entire State and/ or Country, Rate Of Inflation Per Year and the Asymmetry of the same with regards Each Set Of Items that Span Each Citizen’s Complete Life Style and/ or Summarily Every Group of Citizens’s Complete Life Style wherein such Grouping is done on Per-Citizen Index Demarcations for the
entire State and/ or Country {especially also, Inflation in the Real Estate Arena}, Impact Index of Environment (inclusive of Media) on Unit Shift of the Complete Life Style of Each Citizen and/ or Group, such Acquiring of Individual Citizen Property founded on Governmental Rates may be Grossly Unfair to the Individual Citizen of concern.

By Grouping, we mean calling a Large Group of Citizens Bounded by a Certain Chosen Interval of the Aspect Value of concern. We need to consider such Grouping for Reducing Statistical Complexity of our Analysis, especially when we deal with cases of Mathematical Statistical Modeling involving Large Populations. One can do this in a Rationally Colloquial Manner based on One’s Life-Style.

By Asymmetry, we mean the Askewness present in the Plots of

1. Curve of Consumerism Per-Citizen Index Vs. Group Class after appropriate Grouping.
2. Per-Citizen Income Vs. Group Class after appropriate Grouping.
3. Purchase Parity Index Per Year for Each Set Of Items that Span Every Citizen’s Complete Life Style and/ or Summarily Every Group of Citizens’s Complete Life Style (with respect to one’s Per-Citizen Income) wherein such Grouping is done on Per-Citizen Index Demarcations (Groupings) for the entire State and/ or Country Vs. Group Class after appropriate Grouping.
4. Rate Of Inflation Per Year and the Asymmetry of the same with regards Each Set Of Set Of Items that Span Every Citizen’s Complete Life Style and/ or Summarily Every Group of Citizens’s Complete Life Style wherein such Grouping is done on Per-Citizen Index Demarcations for the entire State and/ or Country {especially also, Inflation in the Real Estate Arena} Vs. Group Class after appropriate Grouping.
5. Impact Index of Environment (inclusive of Media) on Unit Shift of the Complete Life Style of Each Citizen and/ or Group Vs. Group Class after appropriate Grouping.
Therefore, the author feels that there is an Urgent Need to Input Fairness into this System of Acquiring.

To this end the author proposes the following:

1. Firstly, the Individual Citizen’s Property must be valuated at the Local Commercial Business Value, that is that Value that the Citizen would have to Pay then (during the Time of Proposal of Acquiring) if they were to fictitiously Buy the Same and/ or Similar Property in the Same Location. This must be ensured because Fairness must be on both sides, the Seller and Buyer. Interestingly, this can be quite a Large Value because of Local Real Estate Inflation Index that the Real Estate Folk have thoroughly contributed to.

2. Secondly, as naturally the Business Class and the Government also will feel that such high Values of Land Rate may pose Resistance towards the Fulfillment of Governmental Obligations of concern, the author Proposes a Universal Loan Scheme using which the Government can inevitably Acquire such lands of concern. The Loan Scheme must Span At Least One Generation of Duration and/ or more, a Generation of Duration usually defined by 21 Years for Males (in India) and 19 Years for Females (in India). The Buyer and/ or the Acquirer Must Get Legal Consent from the Current Generation Owner for agreeing to the Proposed Loan Scheme for One Generation of Duration. For every Additional Generation, the Buyer and/ or the Acquirer Must Enroll in a Similar Proposed Loan Scheme with the Next Possible Future Owner Generation which may be the Same Seller or Different.

3. We also project the Local Real Estate Inflation Index for Every Month through the Generation of Duration Starting from the Beginning of Acquiring. Using this Local Real Estate Inflation Index for Every Month through the Generation of Duration Starting from the Beginning of Acquiring, we Slate the Local Commercial Business Value Evolution of the Individual Citizen Property of concern through a Generation of Duration.
Generation of Duration Starting from the Beginning of Acquiring, we also Slate the Interest Rate Per Month for the Proposed Loan Scheme.

4. Using all the Critical Parameters of concern stated in \{3\} above we Compute the Net Monetary Worth of Individual Citizen Property of concern through a Generation of Duration.

5. We now Construct An Annuity Type Disbursement Scheme for the above Computed Net Worth of Individual Citizen Property of concern through a Generation of Duration which the Buyer and/ or Acquirer Has To Agree to pay on a monthly basis through the Generation of Duration and the Number of Generations Of Duration depends upon the Computed Net Worth of Individual Citizen Property of concern i.e., the thusly Computed and to be Disbursed Annuity Value.

6. For every Additional Generation of Duration of the Buyer and/ or Acquirer’s Right on the Individual Citizen Property of concern, a Similar Agreement Of Enrolling in the above thusly Proposed Loan Scheme must be Chalked Out.

Definitions

1. Consumerism Per-Citizen Index – The amount Each Citizen Consumes by One’s Complete Life-Style Per Year in terms of Monetary Worth

2. Per-Citizen Income – The amount Each Citizen Earns for One’s Complete Life-Style Per Year in terms of Monetary Worth

3. Purchase Parity Index Per Year for Each Set Of Items that Span Every Citizen’s Complete Life Style and/ or Summarily Every Group of Citizens’s Complete Life Style wherein such Grading is done based on Per-Citizen Index Demarcations for the entire State and/ or Country – The amount each Citizen has to Spend Per Year to buy all the aspects pertaining to one’s Complete Life Style with respect to one’s Per Citizen Income.

4. Rate Of Inflation Per Year and the Asymmetry of the same – with regards Each Set Of Set Of Items that Span Every Citizen’s Complete Life Style and/ or Summarily Every Group of Citizens’s Complete Life Style wherein such Grouping is done on Per-Citizen Index Demarcations for the entire State and/ or Country \{especially also, Inflation in the Real Estate Arena\} Vs. Group Class after appropriate Grouping – By Inflation Function, we mean
the Normalized Evolution Function and/or Normalized Shift Function of the Basis \{Co-Ordinate System\} of Unit Local Currency of concern with respect to Normalized Mean Standardized Equivalent Value of Unit Currencies Of All Countries Partaking in a Certain Business of concern.

5. Impact Index of Environment (inclusive of Media) on Unit Shift of the Complete Life Style of Each Citizen and/or Group Vs. Group Class after appropriate Grouping – By Impact Index of Environment (inclusive of Media) on Unit Shift of the Complete Life Style of Each Citizen and/or Group Vs. Group Class after appropriate Grouping, we mean how much the Environment inclusive of the Media is responsible for a Unit Shift of the Complete Life Style of Each Citizen and/or Group Vs. Group Class after appropriate Grouping, has Contributed to.

Moral

The Foundation Of All Good Actions Must Be Based On Positive Consciousness And Positive Conscience.

It is very important for everyone to conform to this above stated Law because, otherwise upon Evolution, Negative Consciousness and Negative Conscience grows Larger and Larger with Time and will face us in the Near Future with which we would have to come to terms with. However, if we conform to this above stated Law, with the passage of Time, we would be only rewarded with Larger and Larger Positive Consciousness and Positive Conscience and the consequential benefits of Positivity, i.e., Godliness.

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