

*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 Citizenl 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 valued 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*. Using this *Local Real Estate Inflation Index* for *Every Month* through the

*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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