

Asset Monetization Mechanism For Indian Gram Panchayat Raj



Gati Shakti Se Pragati ...

Milind M. Deshpande

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Preface

India has entered the Amrit Mohotsav year! The Indians have faced lots of ups and downs since the past 70 years. The standard of living has risen along with a lot of economic burden and liability.

Various systems of operations were based on or imposed by the British. The invention of computer in 1990 brought about a change. In 1991, after devaluation of Rupees, economy survived but at a high cost. Though today we have a huge FDI reserve, we are not in a position to use it comfortably due to old policies and upgrade process. Technology processes of various changes, reforms in sectors are in a speedy process, this think tank model being one of them.

Considering the present reformative and revolutionary changes, I have worked out a concept and idea based on Land Economics through demat form, which has a digital technology support and is an effective new age requirement.

This think tank model will create awareness amongst the readers on how gram panchayat raj can strengthen the economy and become self sufficient. It gives knowledge about the hidden land economy.

The land economic strategy will speed up gram panchayat raj development on a mass scale with ease of doing business by creating a monetary endorsement with new investment platform for economy through the national social stock exchange.

The information herewith will give various sector professionals considerable understanding on how the gram panchayat raj can prosper thus participating in making our nation 'The Golden Sparrow' once again!

I am putting forth this idea to create awareness amongst all. I hope this think tank model will encourage the reader to think about the said idea, understand it, and above all, connect with it. I welcome valuable suggestions, queries and feedback.

Milind M. Deshpande

Email: gram.tdrland@gmail.com

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Atma Nirbhar Bharat Gram Panchayat Raj Through LAND Economics

Gram Panchayat Raj – GPR: We propose Government of India to make a policy to maintain GPR Balance Sheet on Land Economics. It means balance sheet on Village entire land bank area distribution of usages in that GPR. It will help the Nation to bring revenue to everyone considering the factors of Rural Economy foundation support.

Balance sheet of Land Bank will bring about a change in the GPR models by utilizing a new method of asset monetization mechanism based on my IPR idea proposed to Government of India.

Every GPR in India is having its unique quality and importance with Natural gift(s). All industries are connected and started in GPR itself, so GPR is the foundation of India where business and manufacturing establishments are origination points. A common factor is agricultural sector including cow Milk and Bossy (cow) based productive business potential being a very important economy for GPR.

Bharat Mata: India has more than 2,50,000 (two lack fifty thousand plus) GPR wealth. I have proposed to make new Balance sheet on every GPR based on Land Economics. Chief Planners in India, Chartered accountants and IAS with Good Administration need to work together to make GPR a considerable part of Atma Nirbhar Bharat. This magical potential can be worked upon with Land Economics i.e. Create Economic Planning of every GPR based on Fruits of Land viz. FSI, FAR, TDR. Connect this land economics with Capital market for trade development under Social Stock Exchange since land is a social factor, and create better Atma Nirbhar Bharat, I say Gati Shakti se Pragatiwala Gram Panchayat Raj. (Proposal submitted to Ministry of GPR).

Every GPR has its own land based valuations reserved with Natural resources as well as Government supportive economics valuations under infrastructure

developments to create corpus to citizens of GPR by acquisitions of their land for developments.

Every GPR has an area but no specific or systematic planning arrangements. I propose that every GPR appoints architects as father of design and development who will work on FSI FAR and TDR after area calculation/distribution and planning the net worth of GPR based on Land Economics. Every GPR may connect to capital market in demat form with their Land economics and trade economics balance sheets.

It's a huge potential Think Tank idea based on my IPR and Government support for making GPR Balance sheet to develop Land based Asset monetization mechanism to create own funds for Atma Nirbhar Bharat GPR listed on social stock exchange.

We have proposed the following Bond models to raise funds for GPR:

LAND Bond – Lucrative Asset Nation Development Bonds

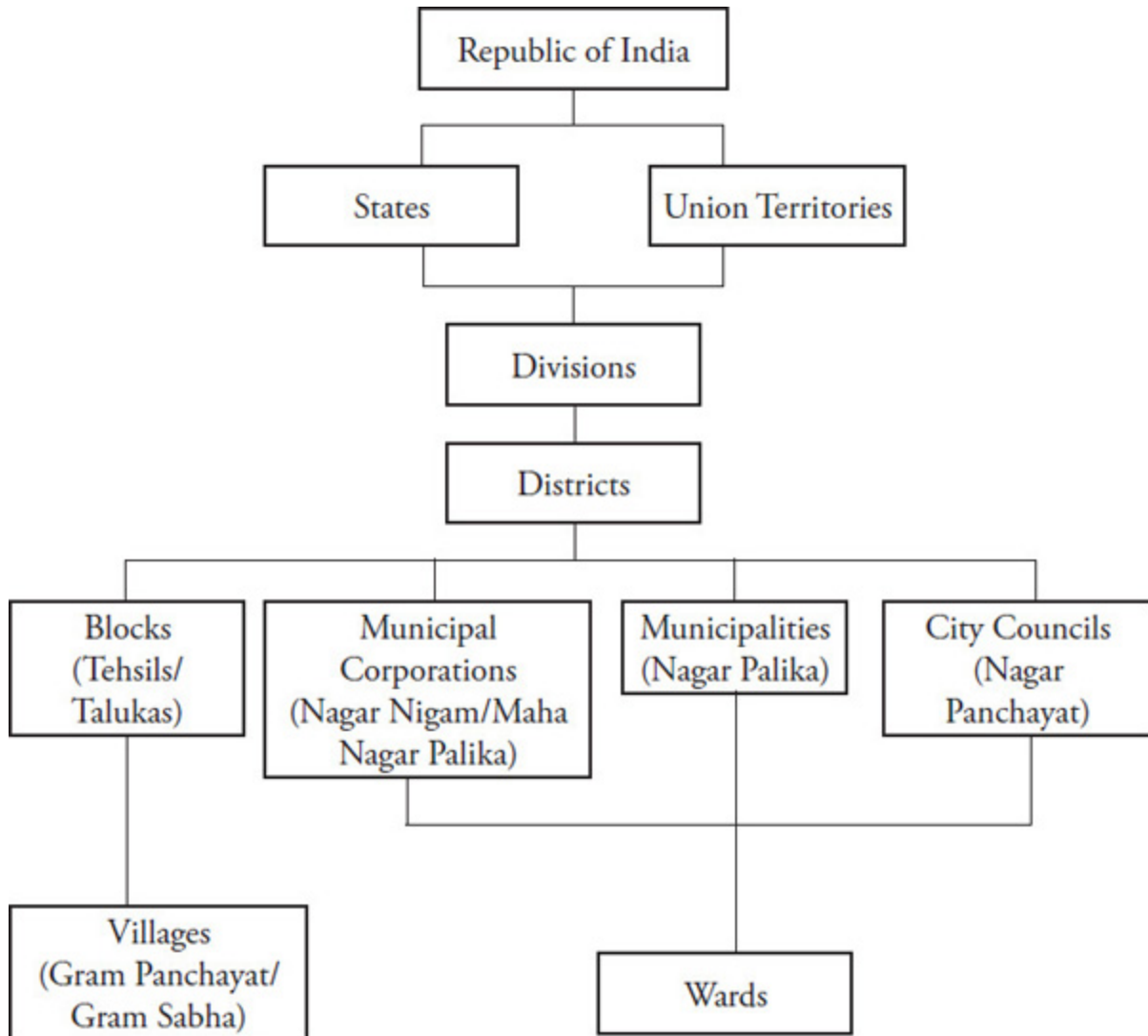
TDR Bond – Trade Development Revenue Bond

GRAM Bond – Golden Rural Assets Monetization Bond

GDP Bond – Gaushala Development Program Bond

Agri TDR Bond – Based on tradable commodity

Structure



Outline of the Policy Proposed

Transferrable Development Rights to Generate a Huge Corpus to the Nation through Capital Market Linkup with REIT InvIT too.

Hold Paid Premium FSI process. It is hampering circular economy and no transparency and accountability. Introduce and create fresh system of FSI/FAR convert into TDR Bond to help liquidity formation for every state Government from their old assets balance potential of land bank. Hence Asset Monetization Mechanism with huge liquidity model of investment platform from Capital Market will work as a new Investment Platform.

This will create State own funds to distribute to all ULB Corporations Smart Cities, GPR with the partnering with Central Government Land Bank too

Paid premium FSI formula will be a supportive model to control the TDR market in case of speculative situation.

Introduce systematic FSI FAR & TDR formula for every Gram Panchayat Raj*Micro area calculation of all GPR as per land use, under the PPP model with us.

Introduction of TDR Bond or LAND Bond and GRAM Bond for ease of doing acquisition process of various infrastructure process like 70,000 km Bharat Mala Project, Railway projects, Solar Energy, Irrigation, Industrialization, Tourism Hub, *Farmers/LAND owners may get digital certificate in demat form as TDR or LAND Bond of their land bank and will be able to sell, trade, mortgage, invest in connection with the capital market through social stock exchange for multiple options of liquidity and value their assets. *TDR is having status of negotiable instrument act

Urban Gram Development Program is more beneficial to innovate and create Asset Monetization Mechanism for National Economy as Smart Gram* Reforming In Urban Planning Capacity need to accommodate Smart GPR too

Establish Social Trading Exchange for TDR in JV/PPP Model with TDR Cluster & Estate India Ltd. to make the stock of TDR tradable at National Level as a New Investment platform.

**a Government to earn daily revenue on trading of TDR in the form of brokerage*

**b Create Employment*

**c System Process has been copyrighted*

**d Central State Revenue model similar to GST*

**Digital Technology will support this system to make Land Bond, TDR Bond and GRAM bond under PPP Investment Platform* in demat form. It may also introduce block chain.*

**CSR funds can be invested in GRAM bonds to boost the GPR economy which in turn will achieve transparent accountability of the entire CSR funds through the social stock exchange.*

**CSR funds can thus prove to be a margin of project investment to attract NGO funds as well as Foreign Direct Investment (FDI).*

**GRAM bonds, TDR Bond, LAND Bond should be made exclusively tradable similar to equity, bonds and commodity linked with FSI, FAR and TDR and listing these on National and social stock exchange.*

**GRAM bonds could also be entitled to tax exemption by the government the timeline being 7 years to 25 years.*

**All Gram Panchayat Raj may be listed on the social stock exchange.*

Following Points have been practiced for planning in Corporations, Smart Cities
1. Findings and declaration: Supply of TDR Smart Cities pilot program a success. TDR is in the public & National interest.

2. Transfer of development potential between municipalities & Corporations permitted including planning authorities.

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