

## Basic people's verification Code of Governance: Spheres of Undemocracy-Center of Development

Note: This is a modelling, done based upon analysis of existing facts and evolving reasoning, as to how the 'Government' and 'Constituents of Governance' are likely to behave and function 'influenced by normal human attributes' under different 'probable conditions' and does not imply projection or criticism of 'any particular government system or individual in the world'. Any explanation in this 'coinciding with any working Government system or person' shall be an unintentional coincidence only.

### Sphere of undemocracy-Center of Development

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*NOR-Nation's (owned) resources; FARNR-Full Absolute release of Nation's resources; DOSG-Domains of selfish gains;*

#### Government policy decision dissection

Government policy making describe TSTS analysis to be done with a decision effecting citizen	Yes=100; No(-)150
TSTS analysis done with each government policy and made public	Yes=100; No(-)150
Government policy making brings out the potential benefits to government in DAVM terms	Yes=100; No(-)150
Government policy making brings out the potential benefits to citizen as a whole in DAVM terms	Yes=100; No(-)150
Government policy making brings out the potential benefits to any specific group of people in DAVM terms	Yes=100; No(-)150
Government policy making does not brings out benefit to a specific group but it yields benefit to a particular group in reality	Yes=(-)100 each case
Objectives of policy decision/GOSIP mentioned in DAVM terms	Yes=100; No(-)150 DAVM=100 ; Non-DAVM=(-)150
objectives of policy as regards to benefits to nation detailed-DAVM or No/Non-DAVM	Yes=100; No(-)150 DAVM=100 ; Non-DAVM=(-)150
The results & outcome of similar policy/decision GOSIP of the past, last two GOSIP, analyzed and notified or not.	Yes=100; No(-)150 DAVM=100 ; Non-DAVM=(-)150
The results & outcome of similar policy/decision/GOSIP of the past analyzed in DAVM or Non-DAVM form	DAVM=100 ; Non-DAVM=(-)150
The results & outcome of similar policy/decision of the past analyzed in DAVM or Non-DAVM form from citizen side (that side for government)	DAVM=100 ; Non-DAVM=(-)150
If government presents the adverse results of last decision and evidence to have taken care of in current GOSIP policy proposal	Yes=100 ; No(-)150 DAVM=100 ; Non-DAVM=(-)150
If government presents the adverse of last decision and evidence to have taken care of in current GOSIP policy proposal evidenced with DAVM parameters	Owning responsibility =100 ; Superficial=(-)150
Is the declaration of government to citizen positive, ascertaining and assigning responsibility to MOG, Top MGG or superficial/vague in slogan-speech form	

	Has government notified Nation's resources (NOR) as : all natural resources like, land, ores, mines, coal, petroleum, water, air, space, forests etc.; Government treasure, government resources/property/assets etc.; any service making use of above with no recurring financial burden on the government but resulting continuous earnings to the occupier like advertisement space, space for wireless communication channels, madiak like TV channels, newspaper etc, parking lots; the 'let out assets' like highways, pipelines, energy sources, electricity, petroleum, natural gas, government companies, which are 'outsourced' by government to 'business domain' under any consideration and terms.	Yes ALL=200 ; No=(-)100 each missing
	Has government declared that Nation's resources are under 'statutory ownership' of the nation and citizen and government/GPP are in the caretaker role and accountable for absolute transparency and selfless character	Yes=100 ; No=(-)150
	Has government /each HOG, MOG, OIG and MGG endorsed statutory commitment to use Nation's resources without any self interest	Yes=100 ; No=(-)150
	Has government notified the policy for use of nation's resources cofirming goals, objectives, transactions, consumptions, availability in DAVM terms that no self interest is possible	Yes=100 ; No=(-)150
<b>Transactions</b>	Has government notified the objectives, goals in DAVM terms assigned to business domain for releasing nation's resources	Yes=100 ; No=(-)150
	Has government assigned responsibility and accountability to MOG and top MGG to exhibit absolute transparency in any transaction of nation's resources	Yes=100 ; No=(-)150
	Has government instituted laws and rules that government stands accountable to present/notify nation's resources transactions vis-a-vis results/goals achieved every three months on public domain	Yes=100 ; No=(-)150
	Has government notified the cost and volume/size of nation's resource while presenting is to business domain	Yes=100 ; No=(-)150 each not done
	Has government notified the cost of nation's resource while presenting is to non-government unit with clear analysis of quantities and unit cost and time frame and end use by the non-government unit	Yes=100 ; No=(-)150 each not done
<b>FARNR</b>	Government notify DAVM objectives and goals stipulated for self and for business domain in each GOSIP	Yes=100 ; No=(-)150 100%=100;
	% of GOSIP which were announced alongwith notifying DAVM Goals	(-)10 each % less
	Government notify the laws and rules to be complied by GPP for assigning responsibilities to business domain	Yes=100 ; No=(-)250

Government notify the laws and rules to be complied by business domain for assigning responsibilities regarding public services	Yes=100; No=(-)150 each not done
Government notify the laws and rules to be complied by GPP for handing over nation's resources to business domain	Yes=100 ; No=(-)250
Government notify the laws and rules to be complied by business domain for taking over nation's resources	Yes=100 ; No=(-)250
Does GPP validate and evidence that the handing over of nation's resources/ government powers done with ensuring the requisite competition of minimum five ..... companies	Yes=100 ; No=(-)200
Does GPP validate and evidence that the handing over of nation's resources/ government powers done with ensuring government company working in 'role model' frame with best quality and minimum cost of products	Yes=100 ; No=(-)200
Does GPP validate and evidence that the handing over of nation's resources/ government powers done with the rule/regulation enforced regarding compliance of POMIE and LPB by business domain	Yes=100 ; No=(-)200
Does GPP validate and evidence that the handing over of assets handed over to business domain were not created using nation's resources	Yes=100 ; No=(-)200
Has the government instituted laws and rules assigning responsibilities to HOG, MOG, Top MGG for compliance of FARNR norms for every GOSIP handing over nation's resources to business domain for DOSG fields	Yes=100 each case ; No=(-)200 each missing
Has government instituted laws and rules that the reasons for selecting business domain for public services are notified explaining why government/GPP would not do it	Yes=100 ; No=(-)200
Has government instituted laws and rules that the reasons for selecting business domain for any partnership are notified explaining why government/GPP can not do it	Yes=100 ; No=(-)200
Has government instituted laws and rules that the reasons for selecting business domain for any contract/work/project are notified explaining why government/GPP can not do it	Yes=100 ; No=(-)200
<b>Government actions</b>	
Is government using the resources by itself or employed/deployed non-government units	Itself=100 ; others=(-)150
Is government using the resources by itself and produce DAVM analysis how it would help economy	Yes=100 ; No(-)150

Is government using the resources by deploying non-government units and produce DAVM analysis how it would help economy	Yes=100 ; No=(-)200
If it is long term(>6months) extraction of benefits by government or Non-government; is a regular analysis made public by government every 3months, how it is helping economy in DAVM form	Yes=100 ; No=(-)150
If government using the resources by itself is it notified to be the best by presenting the analysis in DAVM	Yes=100 ; No=(-)150
If government using non-government agenices for using resources- If yes-Is the government transaction cost notified	Yes=100 ; No=(-)150
If government using non-government agenices for using resources, the non-government agencies picked up in transparent/ open cometitive way	Yes=100 ; No=(-)150
If public notification done with scope & government transaction cost for selection of non-government agencies	Yes=100 ; No=(-)150
If benefits to government notified with decision of selecting non-government agency vis-à-vis using resources government itself	Yes=100 ; No=(-)150
If benefits to the Non- government agency worked out and made public	Yes=100 ; No=(-)150
Are laws instituted for Government/GPP statutory declaration on public domain that none of MOG, HOG, ICE, OIG, MMG and their family members are direct beneficiaries (having purchased assets) fromgovernment real estate scheme	Yes=100; No=(-)250
Are laws instituted for Government/GPP statutory declaration on public domain that none of MOG, HOG, ICE,OIG, MMG are indirect beneficiaries (having purchased assets indirectly or got money value based benefits by using government authority for undue benefit to beneficiaries of scheme) from the scheme	Yes=100; No=(-)250
Has government instituted laws and rules that the responsibility of notifying goals jointly signed with business domain remains with GPP/HOG/MOG/OIG/MGG for GOSIP even for schemes/projects under execution with business domain	Yes=100; No=(-)250
Has government instituted laws and rules that the responsibility of achieving notified goals remains with GPP/HOG/MOG/OIG/MGG even for GOSIP under execution with business domain	Yes=100; No=(-)250
Are laws instituted that builders/developer company must confirm and notify no direct- indirect link with any GPP/HOG/MOG/OIG/MGG	Yes=100; No=(-)150

#### Selfish benefit (factor)

Any sharp increase any year compared to preceding year,  
(more than the industrial growth) in the business using  
land; number of times during last 10 years  
Real estate- Residence/housing construction ->4times Yes=(-)100

Commercial/shopping complex/offices construction>4times Yes=(-)100  
Industrial Construction >4times Yes=(-)100

Is there any Schemes of providing subsidy on land for  
commercial/industrial construction Yes=(-)100

If any subsidy granted on land for commercial/industrial  
construction to private/ non-government people, it is  
mandatory for GPP to present DAVM analysis for benefit to Yes=100;  
nation and citizen and made public No=(-)200

Does government/GPP notify cost split analysis of such  
schemes with subsidy, with details of land cost, construction Yes=50; No=  
cost, material cost, labour cost and selling price (-)100

#### Vicious circle of undemocracy

Is cost of a particular nation's resource is increasing despite Yes=(-)150;  
inflation during last four years No=50

Is cost of a particular nation's resource is increasing more Yes=(-)150;  
than the growth rate of economy during last five years No=50

Yes=(-)20;  
No=20  
Yes=(-)200;  
No=50  
If purchaser need to take loan for purchase of assets (-)10 for each  
% of cost

If loan is 40% of the cost of assets being purchased or more >40%  
(-)5 for each

If loan is 25% to 40% of the cost of assets being purchased % of cost  
or more. >25%

If repayment is 15% of monthly income or more for 36 More=(-)150;  
month period Less=100

Government bad decisions: Any project remained >10%=  
incomplete after 24 months, Number of projects x amount (-)100each  
blocked- % of cost of the completed & occupied schemes- 10% ; <10%=0

#### Housing

For real estate, All constructed units physically occupied Yes=100 ;  
within 6 months or not after 1st occupant moves in No(-)200  
Nil-100,

Any units remained unconstructed against original <10%=0,  
projection six months after 1st occupant moves in >10%=(-)200  
<10%=50; 10-

Number of units incomplete or unoccupied after 1st 15%=0;  
occupant moves in >15%=(-)150

Does government, after obtaining from builder, notify on public domain regarding schedule of completion of any real estate scheme	Yes=100 ; No=(-)150
Has government instituted laws and rules that every real estate project/scheme must be placed on government public domain with details of project and details of the owners	Yes=100 ; No=(-)150
Does government declare and notify DAVM progress figures of each government real estate projects every 3months	Yes=100 ; No=(-)150
Does government declare and notify DAVM progress figures of each Non-government real estate projects every 4months	Yes=100 ; No=(-)250
Government notify the government assessed cost of land, cost of material, cost of labour and profit for every real estate project in different regions/unit regions	Yes=100 ; No=(-)250
Government notify the builders notified cost of land, cost of material, cost of labour and profit for every real estate project in different regions/unit regions	Yes=100 ; No=(-)250
Government made regulation for builder to publish cost of construction DAVM form vis-a-vis money to be taken from people to evidence the profit margin	Yes=100 ; No=(-)200
Government assess and notify % of schemes in which builder furnishing detailed break up of costing on public domain	100%=100; <100%=-)10 each% less
Does government brings out that a builder not furnishing/notifying costing details/breakup CL, CC, CB, PR is considered as cheating as per government regulations	Yes=100 ; No=(-)150

### Centre of development

Presuming at least 50% population(=0.5*population=Ph) availing high level livelihood HDR (PP level), number of metropolitan cities= Ph/5million=say C1 Number of cities with population of >0.5% (metropolitan city) of country's population=C2	one=150; 1 to 1.2=0; >1.2=(-)100 each 0.2 higher
Ratio C1/C2 Number of cities amongst C2 which exhibit CMOGE maps for at least 70% of area with HDR (PP) public amenities say=C3	100%=100; less=(-)150 each one less

Ratio C3/C2	one=100; <one=(-)100 each 0.1 less
Are metropolitan cities Cm, with certification by government for having PP level of public services, equal to the number of regions;	Yes=100; No=(-)150
Total value of funds allotted against GOSIP in metro cities say M1	
Total value of funds allotted against GOSIP which are spread over in metropolitan city and surrounding area/zone/region say M2	
Total value of funds allotted against transportation/travel/tourism projects-GOSIP located in non-metro area/zone but for providing connectivity or business or trade benefits to metro city say M3	
Total value of funds allotted against GOSIP in metro cities say $Mm=M1+M2+M3$	
% of Mm compared to the total allotted funds over the nation= % of area of metro cities to the total area of nation	Yes=100; No=(-)200
Total GOSIP value of say Mm, and Total population of metropolitan city area (say P1); Ratio $Mm/P1$ =Funds per person F1	
Is F1 rising compared to preceding year; number of times during last 10 years	(-)150 each time
Total GOSIP value of GOSIP in non-metro cities (say M2) and total population of non-metro cities (say P2); Ratio $M2/P2$ =Funds per person F2	
Is F2 rising less than two times, compared to preceding years; number of times during last 10 years	(-)150 each time
Is ratio of F1/F2 rising compared to preceding years; number of times during last 10 years	(-)150 each time
Total GOSIP value for agriculture, irrigation, food grain preservation say Ma	
Is ratio of Mm/Ma in the ratio of land areas or rising compared to preceding years; number of times during last 10 years	rising=(-)100 each time
Increase in number of PP marked metropolitan cities during last 20 years	150 each one
Number of new cities with PP status public services developed of above size during last 20 years isolated by at least 5%(km) of the maximum dimension (in Km) of the country from nearest such city	150 each one
If less than 25 % of the previous number of cities, than government is creating centre of development	

Is population of metropolitan cities rising >2% compared to preceding year; number of times during last 10 years	(-)100 each time
Is the area in metropolitan cities not provided with PP status public services is increasing >2% compared to preceding year; number of times during last 10 years	(-)200 each time
Average Increase in population of metropolitan town during last 10 years- >2% per year (COD)	Yes=(-)150
% of population increase because of migration during last 5years (people settling down not belonging to the city/town originally for >50years)	<2%=0; >2%=(-)100 each % higher
Number of people migrated from distance more than 100Km, 5% or more out of total people migrated-	<5%=0; >5%=(-)100
Any crisis of- less water supply, less electricity, traffic congestion, less sewage, less drainage, low sanitation, streets<20' wide Ineffective; garbage disposal (each of these would add (-) if the property development happening where these exists)	
→ Does government propose housing development where there are	
→ Low drainage- No covered drainage system for 100% preoccupied area, any water logging, any overflowing drainage	Yes=(-)100
→ Low sewerage system- No covered/underground sewage disposal network in 100% preoccupied area,any human waste disposal in open ground, any human waste disposal in open drains	Yes=(-)100
→ Less water supply-100% preoccupied area not with treated water supply taps	Yes=(-)100
→ Less electricity-any power cut more than 15minutes in a week	Yes=(-)100
→ less energy sources availability-any pre-booking required for cooking gas, petroleum products, fuel oil,	Yes=(-)100
→ Ineffective garbage disposal-visible garbage at any public place	Yes=(-)100
→ Schools in 4Km circle not housing all students	Yes=(-)100
→ Hospitals in 5Km circle not housing 5% population	Yes=(-)100
→ Average speed of travel over any 10Km is <40KMPH in private vehicle	Yes=(-)100
→ Average speed of travel over any 10Km is <25KMPH in government transport system	Yes=(-)100
→ There are more than one obstruction(traffic signal, barrier, ditch more than 1inch deep, uprise not more than 1inch, on road in any 1Km road length	Yes=(-)100



Less supply of food stuff-any booking required to get any food item, anytime second visit to get same food stuff in 15days, any shortage in the area of vegetables, Yes=(-)100

### **Sale of possessed Authority**

Government has Authority to grab land resources under the laws Yes=(-)100;  
No=50

It there is a city/ sub-city/housing complex for housing 0.2million people under development not more than 35 Km away from nearest metropolitan city, Yes=(-)250  
each case  
Yes=20;  
No=(-)20

Government announcing land allotment schemes with earmarking/notifying DAVM benefits to government Yes=100;  
No=(-)150

Government announcing housing Property development of large quantum, for 0.2million people or more, on land presently used for agriculture Yes=(-)150  
each  
occassion

Government announcing housing Property development of large quantum, for 0.2million people or more, on land presently used for agriculture projecting as social service or public welfare Yes=(-)150  
each  
occassion

Government announcing industrial property development of large quantum, for 0.2million people or more, on land presently used for agriculture Yes=(-)150  
each  
occassion

Government announcing housing Property development of large quantum, for 0.2million people or more, on land presently used for forests Yes=(-)150  
each  
occassion  
Yes=(-)150

Government announcing industrial Property development on land presently used for forests each  
occassion

Government announced base cost (regulated cost) of property development in DAVM for diferent zones alongwith assessment basis Yes=100;  
No=(-)150

Is there a law making it compulsory for government to announce the regulated cost Yes=100;  
No=(-)150

Is it evidenced by builder that government announced DAVM cost (regulated cost) is criteria of every development scheme to decide their cost Yes=100;  
No=(-)150

Are the procedures notified on public domain regarding approval of land, approval of plan, norms for plan layout, construction inspections, construction approval Yes=100;  
No=(-)150

Does government notify that it is responsibility of GPP to keep vigil regarding compliance of norms/rules and GPP would act and keep vigilant of its own Yes=100;  
No=(-)250

Does government notify that it is responsibility of GPP to keep vigil regarding compliance of norms/rules and no action can be taken against builder if GPP failed to serve notice in time to stop irregular happening	Yes=100; No=(-)250
Government announcing Property development of large quantum projecting as social service or public welfare at cost >60% of market cost	Yes=(-)100 each case
Government agencies for land related development furnishing DAVM cost/ break Cost of land, Cost of materials with material details, cost of labour and profit	Yes=100 ; No=(-)200 each case
Cost of construction break up with land cost, different material cost, labour cost and profit published by the builders for land related development	Yes=100 ; No=(-)200 each case
Land taken over by government in 10years for development of housing(L1) in the area in the surrounding circle of 20Km from metropolitan city boundaries-% area compared to metro-city area	<10%=0; >10%=(-)50 each % more 100%=150; (-)100 for each 10%less
% of L1 area where construction completed and premisis occupied fully within 4 years after taken over	
Any housing scheme approved by GPP reg housing development where there are	
Low drainage- No covered drainage system for 100% preoccupied area, any water logging, any overflowing drainage	Yes=(-)100
Low sewerage system- No covered/underground sewage disposal network in 100% preoccupied area,any human waste disposal in open ground, any human waste disposal in open drains	Yes=(-)100
Less water supply-100% preoccupied area not with treated water supply taps	Yes=(-)100
Less electricity-any power cut more than 15minutes in a week	Yes=(-)100
less energy sources availability-any pre-booking required for cooking gas, petroleum products, fuel oil,	Yes=(-)100
Ineffective garbage disposal-visible garbage at any public place	Yes=(-)100
Schools in 4Km circle not housing all students	Yes=(-)100
Hospitals in 5Km circle not housing 5% population	Yes=(-)100
Average speed of travel over any 10Km is <40KMPH in private vehicle	Yes=(-)100
Average speed of travel over any 10Km is <25KMPH in government transport system	Yes=(-)100
There are more than one obstruction(traffic signal, barrier, ditch more than 1inch deep, uprise not more than 1inch, on road in any 1Km road length	Yes=(-)100

- Less supply of food stuff-any booking required to get any essential foodgrains item, anytime second visit to get same foodgrains stuff in 15days, any shortage in the area of vegetables, cooking oil Yes=(-)100
- Are there laws and rules that the list of allottees, beneficiaries, purchasers are notified by each government/ non-government developers must be notified on public domain before starting construction Yes=100; No=(-)200
- % of non-government developer/builder compared to total projects, for which the list of allottees, beneficiaries, purchasers not notified with their details before starting construction (-)100 each case
- Are there laws and rules that the builder/developer shall be solely responsible to ascertain identity of each allottee, purchaser and certify Yes=100; No=(-)200
- % of schemes/projects compared to total, in which the builder/developer did not certify and notified the identity of the purchaser, allottee, certified on public domain (-)50 each % not certified
- Are there laws and rules that the builder/developer shall be solely responsible to ascertain the correctness/legitimacy of payments of each allottee, purchaser Yes=100; No=(-)200
- % of schemes/projects compared to total, in which the builder/developer did not certify and notified the legitimacy of payments of the purchaser, allottee, notified on public domain (-)50 each % not certified
- Beneficiaries of real estate schemes selected through open lottery system/ recognized Random selection method with on the spot declaration of selected people Yes=100; No=(-)150
- Beneficiaries of the scheme are announced and put on public domain within 10days of transaction Yes=100; No=(-)150

#### Uneven development index

- Escalation in the Cost of property asset vis-a-vis inflation - published every six months by the government for metropolitan city area vis-a-vis area in surrounding 20Km from metro-city boundary yes/no Yes=100; No=(-)150  
<Inflation=100;  
>Inflation upto 10% more over inflation=(-)150;
- Escalation in the Cost of property asset vis-a-vis inflation - published every six months by the government for metropolitan city area and area in surrounding 20Km from metro-city boundary >Inflation upto more than 10% more over inflation=(-)250

	Does government notify the Cost differential between market value and assessed construction cost by non government and non-construction business analytics agency	Yes=100; No=(-)150
	Does non-government developer/builder notify the Cost differential between market value and assessed construction cost by non government and non-construction business agency	Yes=100; No=(-)150
	Is any registered expert's panel or government approved agency recognized/available to notify Cost differential between market value and assessed construction cost	Yes=100; No=(-)200
Money lending	Government has policy guidelines for providing funding /loans to people for buying housing assets-	Yes=(-)150 <40%=50; 40to70%=- (-)100; >70%=-)150
	Government has policy guidelines for providing funding /loans to people for buying housing assets- - % of total asset cost	<40%=50; 40to70%=- (-)100; >70%=- (-)200each 10% higher
	% of people availing loan for housing government providing relaxation on taxation and government levies on investment in land property (this provides an excuse to government to keep property cost high)	Yes=(-)150
	Has government provided schemes to benefit business related use of government assets by non-government entity	Yes=(-)250
	Has government provided schemes to benefit business related use of nation's resources by non-government entity	Yes=(-)250
	Specify Average size of first ... numbers (Total population/ cities-Area per 10000 Population, total area, number of vehicles, total roads area, total water consumption, total petroleum consumption, total electricity consumption, total cooking gas consumption	
	Increase in size of metropolitan cities individually Area per 10000 Population, total area, number of vehicles, total roads area, total water consumption, total petroleum consumption, total electricity consumption, total cooking gas consumption, total sewage pipe during last 15 years If > 20%-government creating centre of development	

Specify Average size of first four cities Industrial output at state level.

If citizen purchasing cost increasing more than the average increase in citizen earnings

Difference of increase in citizen purchasing cost vs average increase in citizen earnings

Schemes providing benefits of taxation, low government selling price but not within reach of common citizen

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