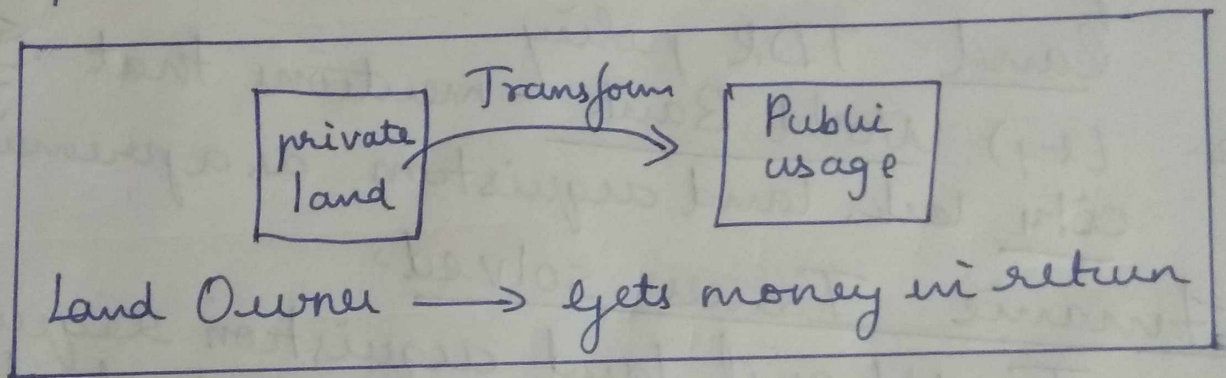


What is meant by Transferable Development Rights? How does it contribute to the development of the urban areas in the country? Explain

Transferable Development Rights is a deal, where property owners will get market-based returns from their property from urban local bodies who use the space land to provide public facilities without much expenditure.



### Urban amenities

1. Every city space needs certain amenities like park, lakes etc, for the health of its citizens and environment
2. Due to lack in space, TDR policy can achieve by conversion of private pool lands
3. (e.g) Hydrabad constructed various park in its Smart city scheme through TDR.



## Urban infrastructure Requirements:

1. Metro cities has very less space for school construction, Service Centre etc,
2. Asper Ministry of Housing, there is a lack of 60% in school ground spaces aper standard
3. TDR policy, land can be used for a conversion factor where the vacant land used.

## Problems in land acquisition rectified:

1. Delay in acquisition, land availability problems can be solved through private land TDR policy.
2. (2-9) World Bank - mentions that Smart city lacks land acquisition as a primary feature.

## Finance Issues solved:

1. Traditional land acquisition requires huge funds resulting in short of finances during development delaying it
2. In TDR, the specific time frame usage reduces the financial pressure.

MITI Rayog documented the TDR in its 15 year strategic document as an alternative to the problems of development of urban spaces thereby contributing to developed India.