

Transferable Development Right (TDR) is a right gained by an individual or a group when it transfers its means for developmental goals to the authority.

TDR is a mechanism which gives shape to shared responsibility between public and government.



Today Indian city like Mumbai, Chennai etc lack the development like hospitals, roads etc according to the need of population which is going to be 41% urban by 2040.

The flagship schemes like - Housing for All  
Smart city, swachh Bharat Abhiyan, AMRUT etc  
are facing delays due to issues like land-acqui-  
sition, land disputes. People having surplus  
land refused to sale it, making the land idle.

Thus TDR, which is successfully tested  
globally like in Newzealand can solve to puzzle.  
many cities in India like mumbai & Hyderabad  
have adopted the method. It provides

(i) Ownership right - Development for  
people by government without change in ownership.

(ii) Responsible citizen - it asserts a  
duty upon people - 'have's' over 'have not's'.

(iii) helping state - who lack finance

to buy the land.

(iv) helping people by utilizing land  
and gaining finance from idle land.

But, there are challenges also -

(i) Trust deficit between Authority and people specially in case of land where people fear to loose ownership.

thus like Hyderabad - Transparency and easy contact through online should be the norm.

(ii) Municipality and URs already have large pocket of land which is 'idle'.

thus, not only land but investment also needed to create infrastructure.

(iii) contract enforcement is abysmal in the country. which takes 1465 days in general.

thus, easy-affordable dispute redressal mechanism should be in place first.