# Geography · GS - III

**Examine the role of Transferable Development Rights and digital governance in promoting sustainable urban infrastructure development.**

| EXAM YEAR | PAPER | SUBJECT |
|---|---|---|
| DAILY PRACTICE 02/11/2026 | GS - III | Geography |

| MARKS | WORD LIMIT |
|---|---|
| 10 | ~150 words |

## Answer Hint

**Transferable Development Rights; land acquisition; urban planning; road widening; digital governance; transparency; transaction records; citizen grievances; sustainable urbanisation**

## Model Answer

### Introduction

Rapid urbanisation increases demand for roads, public transport and civic infrastructure. Transferable Development Rights (TDR) offer an alternative planning mechanism for obtaining land or development rights for public projects.

### Role of TDR

#### 1. Facilitating Infrastructure Development

Eligible landowners may receive development rights in exchange for surrendering land required for public purposes. This can support road widening and other infrastructure projects while reducing dependence on direct monetary compensation.

#### 2. Improving Administrative Efficiency

A unified digital portal can simplify certificate issuance, transfers and utilisation. Digital records can improve traceability, reduce paperwork and limit opportunities for intermediaries to cause delays.

#### 3. Supporting Planned Urban Growth

When properly regulated, TDR can help redistribute development potential according to a city's planning objectives and infrastructure capacity.

**Challenges**

Unclear valuation, ownership disputes, uneven implementation and excessive development pressure in receiving areas can undermine effectiveness. Digital systems also require cybersecurity, reliable records and accessible grievance redressal.

**Way Forward**

Authorities should establish transparent valuation rules, independent audits, clear eligibility criteria and effective public consultation. Digital access must be supported by safeguards for citizens who face technological barriers.

**Conclusion**

TDR combined with accountable digital governance can accelerate infrastructure delivery, provided transparency, equitable compensation and sustainable land-use planning remain central.

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