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**Strategies in Strengthening the Implementation of Governor Regulation No.31 of 2022 for
Transit-Oriented Development in MRT Jakarta**

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LIST OF GLOSSARIES

Name	Definition
Governor Regulation No. 31 of 2022	A regulation issued by the Governor of Jakarta that governs the implementation of Transit Oriented Development (TOD) in Jakarta, providing legal and policy frameworks for integrated urban and transportation development.
Transit Oriented Development (TOD)	An urban development concept that promotes high-density, mixed-use neighborhoods designed around public transportation hubs to encourage walkability, reduce car dependency, and improve urban sustainability.
Floor Area Ratio (FAR)	A regulatory measure that defines the maximum allowable floor area of a building relative to the size of its land plot, used to control building density and intensity.
Derivative Regulations	Specific rules and technical guidelines developed based on a primary regulation to provide detailed procedures and standards necessary for effective implementation and enforcement.
Public-Private Partnership (PPP)	A collaborative agreement between public sector authorities and private entities to jointly finance, develop, and manage infrastructure projects, sharing risks and benefits.
Value Capture Financing	A funding mechanism where increases in property values generated by public infrastructure investments are captured to finance those investments or related urban development.
Mixed-Use Development	A type of urban development that combines residential, commercial, cultural, or recreational uses within a single area to create vibrant, multifunctional neighborhoods.
Zoning	The process of dividing land into zones with specific regulations on land use and building standards to guide urban development and land management.