



MHUPA CHAIR ON URBAN POOR AND THE LAW

NATIONAL LAW SCHOOL OF INDIA UNIVERSITY, BENGALURU



TWO DAY NATIONAL SEMINAR

ON

“LAW AND PRACTICE IN REAL ESTATE IN INDIA”

Date : 7th and 8th January, 2016

***Venue: Sri Krishnappa Memorial Hall
Academic Block, NLSIU Campus***

Conference Organising Committee

1. Patron-in-Chief: Prof. [Dr.] R Venkata Rao
2. Patron : Prof. [Dr.] M K Ramesh, Professor of Law, NLSIU
3. Coordinator : Dr. Sairam Bhat, Associate Professor of Law, NLSIU
4. Seminar Coordination team:
Mr. Manjeri Subin Sunder Raj, Assistant Professor of Law, NLSIU
Ms. Veada Noopura, Research Officer, NLSIU
Mr. Divyesh Pratap, Research Assistant, NLSIU

Seminar Concept Note

Real estate involves the purchase, sale, and development of land residential and non-residential buildings. The main players in the real estate market are the builders, landlords, developers, Investors and real estate agents.

The Real Estate Sector has been one of the few sectors that had experienced a boom in India both in the Retail as well as Commercial Space. Recognising the potential that it had, within, people are ready to invest huge sums as the market is such that it would reap in profit and that too in a short time span. This, quite naturally, led us to a situation wherein law has to respond in terms of unfairness, arbitrariness and unreasonableness and also restrict monopolistic and restrictive trade practises. The whole object behind a welfare society, which starts from *roti, kapda aur makaan*, stepped in with a broader objective of promoting housing for all.

With the boon in the real estate sector, having plenty of scope for Foreign Direct Investments, the law, being in a nascent stage, is unsure of how to control the developments which cut across various sectors, raising complex set of issues and pose a huge challenge to the social welfare model of the State.. The need to have an Independent Regulator, as is the case with quite a large number of other areas that we have, came to the forefront. With people grappling in the dark, promotion of affordable houses and schemes to meet those ends got launched. Getting entangled in a variety of legal and related issues, the real estate

sector needs a review of the legal system which governs rights, duties and liabilities. Newer concepts, including that of Smart cities, Housing for All, Affordable housing and the like have emerged and have contributed to the development of the real estate business, not only in Urban areas but also semi urban areas. With this as the backdrop, it would be interesting to examine how this sector would envisage appropriate strategies and devices to reduce the vast disparity between the haves and the have-nots and help the government realise 'right to housing' as a basic human right.

A widespread sentiment that the Real Estate business, which surely has turned into a business, need be regulated, led to The Real Estate (Regulation and Development) Bill, 2013. This Two Day National Seminar intends to delve into various aspects of the Real Estate business; law, policy and development, and to study the path that would foster a better legal regime in regulating and advancing the real estate sector while not losing sight of the actual objectives that it need to promote and turn into reality.

Who should be interested:

Stakeholders in the Real Estate Business/Transactional lawyers/ practitioners of law/ Researchers/ Scholars/ Government Officers/ Real Estate managers/ Policy Drafters and Researchers and Students from Public Policy, Law and Management

About the Chair on Urban Poor and the Law

The Chair on Urban Poor and the Law is established in the Law School with the vision of engaging the concerned to address the problems of the subaltern in the urban milieu & explore for solutions through law. The Chair was instituted by a Memorandum of Understanding (MoU) between Ministry of Housing and Urban Poverty Alleviation (HUPA) and National Law School of India University (NLSIU), Bangalore on 30th March 2012. In pursuit of the vision statement, chair is engaged in the following activities

- Policy Intervention: To serve as a Brain Trust and Laboratory for the development of the Jurisprudence on the subject, through research, review and refinement of legislative drafts and policy formulations and publications undertaken by the Ministry from time to time.
- Legal Capacity Enhancement Endeavours: To serve as the centre for equipping and enhancing the Legal Capacity of all those engaged in the management and administration of the subject of Endowment (by offering training in the knowledge and application of law on the subject and also expose the trainees to the best practices around the globe).
- Dissemination of Legal Knowledge and its application on the subject: To serve as the forum and medium (through conferences, seminars, round table, journal publication etc.) for the dissemination of legal knowledge on the subject and its application.
- Introduction of Course on Urban Poor and the Law in select Law Schools and Colleges in India: To carry out academic training programmes and organize reading and research materials, for the teachers of different law schools and enable them to introduce a Course on the subject, including on Housing/Real Estate Law, as part of the curriculum.
- The Chair is administered by **Prof. (Dr.) M K Ramesh, Professor of Law, NLSIU**

Tentative Schedule

DAY 1

10 AM – 11 AM	Inauguration
11 AM – 11.15 AM	Tea Break
11.15 AM – 12.15 PM	Technical Session 1 Dimensions of Right to Housing including, Affordable Housing for All by 2020
12.15 PM -1.30 PM	Smart Cities and Gated Communities
1.30 PM - 2.15 PM	Lunch
2.15 PM – 3.30 PM	Technical Session 2- The Real Estate (Regulation and Development) Bill, 2013- Open Discussion and Debate
3.30 PM – 5 PM	Technical Session 3 Real Estate Business: Regulatory and Policy Challenges Environmental Concerns

Day 2

10 AM – 11.30 AM	Technical Session 4 PPP in Real Estate- Land Acquisition- Eviction- Market Transfers- JV Agreements- JDA Agreements
11.30 AM – 12 PM	Tea Break
12 PM – 1.30 PM	Technical Session 5 FDI in Real Estate Sector- Need for an Independent Regulator- Competition Law and Real Estate Sector
1.30 PM- 2.30 PM	Lunch
2.30 PM – 4 PM	Technical Session 6 Appraisal and Challenges: Whether Self-Regulation is the Way Forward?- Regularisation-Role of CREDAI- Retail and Commercial Real Estate
4 PM – 5 PM	Valedictory and Certificate Distribution

- Seminar will allot 15-30 minutes in every session for paper presentations.

**The seminar invites participation from delegates, participants and paper presenter.
Call for Papers**

Paper presenters/ authors can make submissions under the following heads:

- Scholarly articles and research Papers (5000-8000 words, inclusive of footnotes)
- Short Articles (3000 -5000 words, inclusive of footnotes)
- Case notes and comments

Submissions are to be made only in electronic form. The same may be e-mailed to bhatsairam@nls.ac.in and subin@nls.ac.in along with a covering letter. The covering letter should include the author's contact information and a short abstract that outlines the main questions or themes addressed in the paper. Co-authorship is allowed (**Maximum two authors**). All submissions will go through an initial round of review. We encourage potential contributors to adhere to a uniform mode of citation throughout the whole work.

1. Submission of Abstract (up to 500 words) – **Last day- 18/12/2015**
2. Communication of abstract acceptance -**21/12/2015**
3. Submission of Full Papers - **Last day- 4/01/2016**

Publication of Papers:

NLSIU proposes to publish all papers selected in a Special Issue of the **Journal of Law and Public Policy (JLPP)** (ISSN 2350-1200) Special Issue titled 'Law Governing Real Estate in India' in June 2016. JLPP, launched in 2014, has already come out with two volumes with contributions from renowned academicians and practitioners, including internationally acclaimed ones.

Registration:

The Registration Fees for all participants shall be: **INR. 2000/- per participant / per author [non-residential]. Participants are required to make their own arrangements for travel, local conveyance and accommodation.** We encourage delegates, participants and paper presenters. Demand Draft should be in the name of National Law School of India University, Payable at Bengaluru, to be sent to

Ms. Baba R S
National Law School of India University,
Nagarbhavi, Bengaluru-560072
along with the Registration Form

A scanned copy should be sent to baba@nls.ac.in. **LAST DATE FOR REGISTRATION: 31.12.15**

Correspondence Details

Ms. Baba R S
Conference Secretary
National Law School of India University
Nagarbhavi
Bengaluru 560072
Phone: + 91 80 23160527 / + 91 80 23160532-34 Telefax: + 91 80 23160527 / +91 80 23160534
Email: baba@nls.ac.in / bhatsairam@nls.ac.in / subin@nls.ac.in

TWO DAY NATIONAL SEMINAR ON“LAW AND PRACTICE IN REAL ESTATE IN INDIA” AT NLSIU, BENGALURU ON 7th and 8th JANUARY, 2016

REGISTRATION FORM

Name in Capital Letters : Ms./Mrs./Mr./Dr./Prof	
Company / Organisation	
Designation	
Communication Address	
Email :	
Contact Number	Mobile : Office : Residence:
Demand Draft No & Date	