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# Regulatory & Compliance Advisory

Real Estate Regulatory and Compliance Law Firm in India for RERA and Zoning

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PRACTICE PROFILE • MAY 2026

## Overview

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We offer strategic legal counsel to a diverse clientele, including real estate developers, infrastructure companies, institutional investors, individuals, and businesses in sectors such as finance, healthcare, and technology. We provide end-to-end support across the real estate lifecycle—from land acquisition and project structuring to redevelopment, regulatory compliance, and post-completion advisory—ensuring that our clients remain compliant in a rapidly evolving legal environment.

## Our Services

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### Land Use & Zoning Compliance

We advise on land use regulations, zoning codes, floor area ratio (FAR), density norms, and land conversion requirements for greenfield and brownfield projects. Our team helps clients navigate approvals from planning and zoning authorities.

### Legal & Regulatory Updates

Our experts provide continuous counsel on legislative and regulatory developments, such as amendments to land acquisition laws, urban development policies, and environmental regulations, enabling clients to stay ahead of compliance risks.

### Local Body & Municipal Compliance

We assist in securing necessary permissions, including building permits, No Objection Certificates (NOCs), occupancy certificates, and other local authority clearances critical to lawful project execution.

### Development & Redevelopment Advisory

Our legal team supports complex real estate projects, including slum rehabilitation, redevelopment of brownfield sites, and PPP models. We assist from acquisition through to regulatory clearances and final compliance.

### RERA Compliance

We provide full-spectrum RERA compliance services, including project registration, promoter disclosures, escrow account advisory, authority reporting, and portal compliance.

### Title Registration & Stamp Duty Advisory

We advise on property title registration strategies and accurately calculate stamp duty and registration charges based on transaction structure and applicable state laws.

### Incentives & Regulatory Schemes Advisory

Our team advises clients on leveraging incentives under government schemes related to affordable housing, SEZs/IT Parks, infrastructure status, and additional FSI/TDR benefits.

### Digital Compliance & E-Governance

We guide clients in complying with e-governance mandates, including digital land records management and initiatives such as the Digital India Land Records Modernization Programme (DILRMP).

### Advisory for Individual Clients

We provide tailored legal counsel to individual clients on matters involving inheritance, succession laws, and estate planning—including the drafting of wills, family arrangements, and trusts. Our services also cover assistance with entering into deeds for property purchase, sale, lease, or rental agreements. We ensure that all transactions comply with statutory requirements and safeguard long-term ownership and financial interests.

## Key Professionals



**Shiju P V**

Managing Partner



**Vinod P.V.**

Senior Partner



**Suresh Palav**

Partner



**Shweta Tiwari**

Associate Partner



**G.P. Yash Vardhan**

Associate Partner



**Pranava Charan MG**

Associate Partner



**Asav Rajan Arora**

Associate Partner



**Tannya Baranwal**

Associate Partner



**Nim Dem Dorjee**

Associate Partner



**Shrishail Kittad**

Senior Partner



**Arun Mani**

Partner

## Frequently Asked Questions

### Q1 What does regulatory and compliance advisory cover in Indian real estate?

It covers land use and zoning approvals, RERA registration, municipal permits, stamp duty structuring, environmental clearances, and ongoing compliance monitoring across the project lifecycle. The goal is to align every stage of development with central, state, and local regulatory requirements.

### Q2 When should a developer or investor engage a compliance advisory team?

Ideally before land acquisition. Zoning restrictions, title defects, or pending land conversion issues discovered late can stall projects and inflate costs. Early advisory also helps structure the transaction to optimise stamp duty, satisfy RERA timelines, and secure building permits without delays.

### Q3 Which Indian statutes primarily govern real estate regulatory compliance?

RERA (Real Estate Regulation and Development Act, 2016) is the central framework for project registration and promoter obligations. State land revenue codes, municipal corporation acts, the Environment Protection Act, 1986, and applicable town planning legislation also impose parallel compliance requirements.

### Q4 How long does it typically take to obtain key project approvals in India?

Timelines vary by state. RERA registration may take 30 to 60 days if documentation is complete. Building permits and environmental clearances can take 3 to 9 months depending on project scale. Incomplete filings, jurisdictional overlaps, and municipal queries are common cost and time drivers.

**Q5****What documents are needed to begin a regulatory compliance engagement?**

Core documents include title deeds, survey records, approved layout plans, prior sanction letters, land use or conversion orders, existing NOCs, and any correspondence with RERA or municipal authorities. For redevelopment projects, society resolutions and existing tenancy records are also required.

**Q6****What compliance mistakes do real estate developers most often make?**

Common pitfalls include missing RERA disclosure deadlines, failing to deposit collections in the designated escrow account, overlooking zoning reclassifications, and not updating approvals after plan amendments. Each of these can trigger penalties, project freezes, or litigation from allottees and regulators.

## Related Practice Areas

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Real Estate