

# GRADUATE DIPLOMA IN BUILDING & INFRASTRUCTURE CONTRACTS AND REAL ESTATE MANAGEMENT

(Under Distance Education)

Prospectus 2011

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**NALSAR**  
UNIVERSITY OF LAW



**CDI**  
**CONTRACTORS DEVELOPMENT INSTITUTE**  
(A constituent Unit of (NAC) National Academy of Construction,  
established by Government of Andhra Pradesh)

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NALSAR



CDI

Graduate Diploma  
in  
**Building & Infrastructure Contracts And  
Real Estate Management**  
(Under Distance Education)

Collaborative Programme

Offered jointly by

**National Academy of Legal Studies and Research (NALSAR)**

University of Law, Hyderabad, A.P

and

**Contractors Development Institute**

(A constituent Unit of (NAC) National Academy of Construction,  
established by Government of Andhra Pradesh)  
Hyderabad, A.P

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# Welcome to

## The Vice-Chancellor Message, NALSAR



NALSAR as an institution constantly metamorphoses the face of legal education, thereby culminating into a confluence of thought, knowledge and practices to facilitate the fullest development of the individual. Established with a mandate to impart knowledge that equips and empowers an individual to take charge of the world around him or her, we have hitherto realized the same in promoting the internalization of values that make legal education stand out significantly from the rest. Our nation requires a lot to be done in terms of rejuvenating whole gamut of legal education and research so as to tackle several contemporary issues of national and international importance.

I am extremely happy to inform you that NALSAR in association with National Academy of Construction is offering a Graduate Diploma in Building & Infrastructure Contracts and Real Estate Management exclusively for students of engineering and engineering graduates.

I hope, this course will enable the engineering graduates to manage the construction and reality sectors more efficiently.

With best wishes,

A handwritten signature in black ink, appearing to read 'Veer Singh'.

(Veer Singh)  
Vice-Chancellor

# Message from

## The Director General NAC



I am extremely happy that National Academy of Legal Studies and Research (NALSAR) University of Law, Hyderabad and Contractors Development Institute (CDI), a Constituent unit of National Academy of Construction (NAC), Hyderabad are jointly offering an interdisciplinary programme of studies especially designed to the requirements of Engineers, Architectures, Contractors, Students of Engineering and Architectural colleges, Real Estate Developers and aspiring entrepreneurs. I hope that this Graduate Diploma in “Building & Infrastructure contracts and Real Estate Management” especially designed keeping in view the concept of imparting education through “Distance Mode” would provide sufficient inputs to develop mature and responsible engineering professionals with sufficient knowledge of relative laws.

I heartily welcome you to NALSAR and NAC (CDI) family for an exciting and personal growth.

A handwritten signature in black ink, appearing to read 'Er. F.C.S. Peter'.

Er. F.C.S. Peter,  
Director General, NAC.

# From the

## Registrar's Desk, NALSAR



NALSAR University of Law is dedicated to the training of budding lawyers with uncompromising standards of excellence in service to their clients and to society. In my two decades of teaching experience, I taught various professionals and executives including those who are working in engineering departments. In most of the construction and engineering companies, the contract administration and purchase departments are usually managed by engineers.

With a view to provide legal knowledge and expertise to the engineering graduates, NALSAR University of Law in association with National Academy of Construction has launched a Graduate Diploma in Building & Infrastructure Contracts and Real Estate Management through proximate education.

I hope, students of engineering and engineering graduates will immensely benefit in their future endeavours from the high value-addition course in Contract Administration and Real Estate Management.

A handwritten signature in black ink, appearing to read 'K.V.S.' followed by a horizontal line.

K.V.S. Sarma  
Professor of Law & Registrar, NALSAR

# From the

## Desk of Chairman, CDI

Contractors Development Institute (CDI), is a constituent unit of National Academy of Construction (NAC) and has been promoted by Builders Association of India (BAI) A.P. Centre. CDI is a training Institute, established in the year 1999, with a vision to professionalize the business of contracting in construction and Infrastructure Industry. CDI has been training contractors, builders, engineers, architects, entrepreneurs in the field of real estate and infrastructure development. CDI is committed to enhancing the skills of Indian construction fraternity.



The construction industry in India is increasingly going global. Global construction companies have already made a presence in our country. The Indian construction industry has to compete with its counterparts globally in an emerging level playing ground. Since ignorance of law is no excuse, to empower the contractors, engineers, and technocrats in the field of construction industry, with a working knowledge of the laws relevant to their field, CDI in association with the prestigious NALSAR Law University is launching the following educational programmes through proximate (distance mode) education;

1. Graduate Diploma in "Building & Infrastructure Contracts and Real Estate Management".
2. Post Graduate Diploma in "Law of Infrastructure and Disaster Management".

Desirous candidates are welcome to avail this unique facility and upgrade their skills and knowledge.

A handwritten signature in black ink, appearing to read "Sachitanand Reddy".

(N. Sachitanand Reddy)  
Chairman, CDI (NAC)

## About

# NALSAR University of Law and CDI

NALSAR University of Law, Hyderabad, an institution of national eminence in the field of legal education and research, was established as an exclusive residential University on 15th June, 1998 at Hyderabad under the National Academy of Legal Studies and Research University Act, 1998 (Act 34 of 1998) passed by the Andhra Pradesh Legislature. The Chief Justice of Andhra Pradesh High Court is the Chancellor of the University. Senior Judges of the Supreme Court and High Court, eminent Lawyers and Academics are on its General, Academic and Executive Councils. Amongst its various objects, the University is committed to: undertake study and training projects relating to Law, Legislation and Judicial Institutions: organize advanced studies in all branches of law and liaise with institutions of higher learning in India and abroad. This Graduate Diploma Course is being instituted in furtherance of the basis commitment of the University to spread the relevant legal education and knowledge necessary for engineers, builders and contractors in collaboration with NAC/CDI.

Contractors Development Institute (CDI), is a constituent Unit of NAC, National Academy of Construction established by Government of Andhra Pradesh. The

Honorable Chief Minister of Andhra Pradesh is the Chairman and Honorable Minister for Roads & Buildings is the Vice Chairman of NAC. CDI is managed by Builders Association of India (BAI)-AP Centre. CDI is a unique training institute of its kind in entire Asia, established in the year 1999 with a vision to professionalize the business of contracting in construction and infrastructure Industry. CDI trains contractors, builders, engineers, architects, real estate developers, aspiring entrepreneurs, students of engineering/architectural, technical and non-technical staff in Construction Industry with the latest technology, knowledge and skills.

The institute has academic collaboration with NALSAR University of Law, a reputed University with excellent academic record. It has number of on going academic activities with the association of eminent faculty members from Osmania University, UOH, JNTU, NICMAR, ICFAI and other educational institutions. The institute also initiates several programmes with the support of Government of A.P. The Institute also invites experts especially from construction industry, engineering, governmental and non governmental organizations for academic programmes.

## Objectives of the Course

- This Graduate Diploma, an interdisciplinary programme of studies is designed considering the requirement of Engineers, Contractors, Students of Engineering/ Architectural Colleges, Architects, Real Estate Developers and Aspiring Entrepreneurs.
- This programme has been build up with the concept and methodology of Law, Engineering and Management. It is especially designed keeping in view the concept of imparting education through "Distance Mode".
- The objective of this programme is to develop mature and responsible engineering professionals with the sufficient knowledge of relative laws governing the Building and Infrastructure Contracts and Real Estate Management.





## Teaching Methodology

The Course aims to impart education through **Distance mode** with the help of especially designed instructional material for the benefit of students.

There shall be contact classes for four days each time and four times during the period of the course at the centre prescribed by NALSAR/CDI from time to time. Subject experts will deliver the lectures.



## Eligibility and Admission Procedure

- ◆ **Eligibility for Admission:** To be eligible for admission a candidate must either be an Engineering Graduate or pursuing B.E./B.Tech. and B.Arch. or its equivalent course from any recognized university.
- ◆ **Admission Procedure:** Eligible candidates may apply directly.

Eligible candidates may obtain the prospectus-cum Application form either from **NALSAR University of Law**, 3-5-874/18, Hyderguda, Hyderabad - 500029, Andhra Pradesh (India) Tel : Ph : 040 - 23210253 / 62, Fax : 040 - 23210252

OR

**Contractors Development Institute**, NAC Campus, HITEX, Kondapur (Post), Hyderabad – 500084, Andhra Pradesh (India), Ph: 040-23116303, on payment of Rs. 1000/- through Demand Draft payable in favour of Registrar Nalsar University of Law (REM) A/c.

Eligible Candidates may also download the application form from the website of NALSAR, University of Law ([www.nalsar.ac.in](http://www.nalsar.ac.in)) and CDI ([www.cdinac.org](http://www.cdinac.org)).

In case of downloaded applications candidate shall enclose a Demand Draft of Rs.1000/- towards the cost of prospectus – cum – Application along with the application form.

Completed application form may be submitted to either NALSAR University of Law, 3-5-874/18, Hyderguda, Hyderabad - 500029, Andhra Pradesh (India) or CDI Contractors Development Institute, NAC Campus, HITEX, Kondapur (Post), Hyderabad – 500 084 on or before 15<sup>th</sup> October, 2011.

Accommodation will be provided on payment basis to the desirous candidates for the contact classes at NAC Campus.



**3. Duration of Course:** The duration of Course is one year.

## Teaching Hours and Fees etc

- ◆ The Graduate Diploma Course shall comprise of 96 contact teaching hours. The contact classes shall be held four days each time and four times during the period of the course from 10:00 AM to 05:00 PM at CDI, NAC Campus, Hyderabad-84.
- ◆ The tuition fee shall be Rs.25,000/- to be paid at the time of admission in one lump sum.
- ◆ The total fees for the examination for the 1st time shall be Rs.500/-
- ◆ The total re-registration Fee shall be Rs.2000/- Per Year & examination fee shall be Rs. 300/- per paper

## Subjects Offered

There shall be five papers spread over one year. The subjects for the said course are as follows:

Subject Code	Name of the Subject	Subject Credit	Max. Marks
101	Building and Infrastructure Contracts	4	100
102	Special Contracts	4	100
103	Corporate Law	4	100
104	Industrial and Social Security Legislations	4	100
105	Transfer of Property Act and Registration Act	4	100
106	Any other relevant subject as optional may be added from the time to time	-	-





## Attendance

A Candidate shall attend atleast 50 percent of the total contact classes to be eligible to appear for the examination to be conducted after completion of the course.

## Marks for Attendance

There shall be (10) marks for the attendance at contract classes.

Percentage of Attendance	Marks
90 and above	10
80-89	8
70-79	6
60-69	4
50-59	2



## Allocation of Marks

Total Marks	:	100	each paper
Attendance at contract classes	:	10	marks
Written Test	:	90	marks

## Passing Minimum and Award of the Certificate Course

- The Performance of the candidates in all the papers shall be evaluated on a six points scale with the corresponding Grade values as follows.

Percentage of Marks	Grade	Grade value
80 and above	O (Excellent/Outstanding)	8
75-79	D (Distinction)	7.5
70-74	A++	7
65-69	A+	6
60-64	A	5
55-59	B+	4
50-54	B	3
Below 50	F	0

A candidate to be declared successful has to obtain a minimum of 50% marks or the grade equivalent to that i.e. B in every Paper.

### Re-Registration

Candidates who fail to complete the course during the year of admission shall pay the re-registration fee as prescribed above and shall re-register for the course. Candidates will be allowed to re-register for two more academic years beyond the year of admission.

If any candidate fails to clear the course in a maximum period of three years including the year of admission, no further extension will be granted beyond three years.

## Course Details

**Paper I : Building and Infrastructure Contracts.**

**Paper II : Special Contracts.**

- ◆ Contract of Indemnity and Guarantee
- ◆ Contract of Agency
- ◆ Contract Bailment (Indian Contract Act,1872)
- ◆ Sale of Goods Act,1930
- ◆ Partnership Act,1932
- ◆ Negotiable Instruments Act, 1881
- ◆ Basic Principles of Insurance Law

**Paper III : Corporate Law**

- ◆ Companies Act, 1956
- ◆ Securities Exchange Board of India Act, 1992
- ◆ Securities Contract Regulation Act, 1956
- ◆ Foreign Exchange Management Act, 1999
- ◆ Depositories Act, 1996

**Paper IV : Industrial and Social Security Legislations.**

- ◆ Industrial Disputes Act, 1947
- ◆ Workmen's Compensation Act,1923
- ◆ Apprentice Act,1948
- ◆ Employees State Insurance Act, 1948



- ◆ Factories Act, 1948
- ◆ Payment of Gratuity Act, 1972
- ◆ The Payment of Bonus Act, 1965
- ◆ Payment of wages Act, 1948
- ◆ Minimum wages Act, 1948
- ◆ Employee Provident Fund and Miscellaneous Act, 1952
- ◆ The Industrial Employment (Standing Orders) Act, 1970
- ◆ The Building and other Construction workers (Regulation of Employment and Conditions of Service) Act, 1996
- ◆ The Contract Labour (Regulation and Abolition) Act, 1970
- ◆ The Employers Liability Act, 1938
- ◆ The Environment (Protection) Act, 1986
- ◆ The Equal Remuneration Act, 1976
- ◆ Fatal Accidents Act, 1855
- ◆ The Industries ( Development and Regulation) Act, 1951
- ◆ The Inter - State Migrant Workmen (Regulation, Employment and Conditions of Service) Act, 1979
- ◆ The Maternity Benefit Act, 1961
- ◆ The Trade Unions Act, 1926.

**Paper V : Transfer of Property Act, 1882 and Registration Act, 1909**



Prof. K. Purushotham Reddy, Director-CDI, Addressing International Seminar





Cost of Application and  
Registration Fee Rs. 1,000/-

SI. No. \_\_\_\_\_

Last Date of Receipt of  
Application: 15-10-2011.



## NALSAR UNIVERSITY OF LAW, HYDERABAD

(in collaboration with (CDI) Contractors Development Institute a  
constituent Unit of (NAC) National Academy of Construction,  
established by Government of Andhra Pradesh)



### APPLICATION FOR GRADUATE DIPLOMA IN BUILDING & INFRASTRUCTURE CONTRACTS AND REAL ESTATE MANAGEMENT (Under Distance Education)

Application No:

Read the Prospectus and instructions carefully before filling up the application form.

1. Name of the Student (same as in the SSC/Matriculation Certificate) in capital letters

Mr./Ms./Mrs:.....

2. (a) Father's Name:.....

(b) Mother's Name:.....

3. (a) PERMANENT ADDRESS:

(b) PRESENT ADDRESS

.....

.....

.....

.....

.....

.....

.....PIN.....

.....PIN.....

Phone No..... Mobile No..... e-mail:.....

4. (a) Date of Birth (.....) (.....) (.....)

(b) Nationality Indian / Foreign

If Indian, mention your Home State .....

If foreign national, name of the country .....

(c) Sex: Male / Female (d) Martial Status : Married / Unmarried

If married, name of your spouse:.....

Specimen Signature of the student

(Sign within the box)

Affix a Recent  
Passport photo

5 (a) Particulars of past academic record

(Attach a separate sheet, if the space provided below is not adequate)

Exams. Passed	School / College / University	Month & Year of Passing	Subjects studied & Passed	Max. Marks	Marks Secured	Percentage	Class / Division
SSC or equivalent course							
B.E./B.Tech/ B.Arch.							
Others (Specify)							

(b) For candidates studying B.E./B.Tech./B.Arch. or its equivalent course.

Course / Branch studying	College / University	Year / Semester

(c) Any other information (Like proficiency in sports, games: histrionics and awards / Certificates earned)

(d) Information regarding previous professional experience, If any (not mandatory)

6. DECLARATION BY THE APPLICANT:

I here by declare that all the information furnished by the in this application and in the documents submitted in support of my application are true, complete and correct to the best my knowledge and belief.

If admitted, I will abide by the rules and regulations of NALSAR University of Law.

Place:

Date:

SIGNATURE OF THE CANDIDATE



**NALSAR UNIVERSITY OF LAW, HYDERABAD  
AND CONTRACTORS DEVELOPMENT INSTITUTE**

3-5-874/18, Hyderguda, Hyderabad-500 029.

Ph : 040 - 23210253 / 62, Fax : 040 - 23210252

E-mail: registrar@nalsarlawuniv.org



**GRADUATE DIPLOMA IN BUILDING & INFRASTRUCTURE CONTRACTS AND  
REAL ESTATE MANAGEMENT (under Distance Education)**

Admissions are open for the above one year Graduate Diploma in Building & Infrastructure Contracts and Real Estate Management offered jointly by NALSAR and CDI, Hyderabad.

**Eligibility:**

Candidate must either be an Engineering Graduate or pursuing B.E./B.Tech and B.Arch. or its equivalent course.

**Course Fee:**

The tuition fee shall be Rs.25,000/- to be paid at the time of admission in one lump sum.

**Prospectus and Application Forms:**

Available at the Coordinator's office at a cost of Rs.1,000/- payable in cash or by draft drawn in favour of Registrar, NALSAR University of Law (REM)/A/c. on any scheduled bank payable at Hyderabad. Applications downloaded from NALSAR/CDI websites can also be forwarded along with the draft for the prescribed amount.

The last date for receipt of completed application is 15<sup>th</sup> October, 2011.

For details visit: [www.nalsar.ac.in](http://www.nalsar.ac.in) or [www.cdinac.org](http://www.cdinac.org)

REGISTRAR  
NALSAR UNIVERSITY OF LAW

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