



Panel Discussion 3

Real Estate Transformation in Smart Cities

Panel Brief

The next phase of India's urban growth will be defined by how effectively cities integrate real estate transformation with smart, inclusive, and sustainable development. As technology reshapes the built environment, real estate is evolving from static assets to dynamic, connected ecosystems that enhance livability, efficiency, and environmental performance.

This panel explores how smart real estate, affordable housing, green building design, and progressive governance frameworks can drive the evolution of smart cities. It focuses on leveraging digital technologies, sustainable materials, innovative financing, and regulatory reforms to create urban spaces that are intelligent, inclusive, and resilient.

Key Discussion Points

How can technology integration—through home automation, energy-efficient designs, and smart township planning—redefine real estate in smart cities?

What innovative financing and policy mechanisms can expand access to affordable, rental, and co-living housing models for diverse urban populations?

How can sustainability principles and green building standards (LEED, IGBC, GRIHA) be embedded into mainstream real estate development?

What strategies in land use, zoning, and density management can promote mixed-use, transit-oriented, and space-efficient urban growth?

How can governance reforms and public–private frameworks (RERA, SPVs, model tenancy acts) accelerate transparent, accountable, and scalable real estate development?

What collaborative models among developers, policymakers, and technology providers can ensure that smart city real estate is both inclusive and future-ready?