


REGULATORY AUDIT TABLE

	Responsible authority	Formal/Statutory	Informal/Customary	Constraint					Comments
									
				1	2	3	4	5	
Planning Standards									
1. Plot: Minimum area									
2. Plot: Minimum frontage									
3. Plot: Minimum depth									
4. Road width (RoW): Access									
5. Road width (RoW): Local									
6. Type of road surface									
7. Utilities: Water supply									
8. Utilities: Sanitation									
9. Utilities: Drainage									
10. Utilities: Solid waste disposal									
11. Utilities: Electricity supply									
12. Utilities: Telecoms									
13. Public open space per ha: Total									
14. POS: Primary Schools									
15. Secondary Schools									
16. POS: Religious centres									
17. POS: Health clinics									
18. POS: Public admin									
19. POS: Community centres									
20. Other (specify)									
21. Other (specify)									
22. Other (specify)									

Planning Regulations										
1. Floor Area Ratio (max)										
2. Building setbacks: Front										
3. Building setbacks: Side										
4. Building setbacks: Rear										
5. Height (max permitted)										
6. Plot use restrictions (if any)										
7. Rental/Subletting										
8. Economic activity										
9. Animals (food)										
10. Animals (pets)										
11. Land use controls/zoning										
12. Density Levels: Minimum										
13. Density Levels: Maximum										
14. Boundary definition (by type)										
15. Credit terms and conditions										
16. Public health requirements										
17. Fire regulations										
19. Environmental regulations										
20. Other (specify)										
21. Other (specify)										
22. Other (specify)										
Administrative procedures by relative costs										
1. Publication of information of administrative procedures										
2. Application procedures										
3. Issue of letter of intent										
4. Payment of Deposit (Earnest Money)										
5. Issue of allotment letter										
6. Payment of balance land cost and other necessary charges										

7. Approval of surveyed plan (confirmation plan)									
8. Lease arrangement issued and possession of land									
9. Registration of plot/ house									
11. Certificates of no objection (NOC)									
12. Obtaining outline/ detailed planning permission in case of plots									
13. Obtaining permission for commencement of construction									
14. Obtaining permission for revisions in the plan									
15. Obtaining connections to services									
17. Obtaining permission for change of plot/building use									
18. Approval of architectural/construction drawings									
19. Municipal tax assessment/service tax									