

## REGULATORY AUDIT MATRIX

**Table 1: The Regulatory Guidelines Study of Administrative procedures by relative costs**

	Informal / Customary norms	Formal / Customary norms	Constraint					Responsible authority	Comments
			1	2	3	4	5		
<b>Administrative procedures by relative costs</b>							X	District municipality	
1. Application procedures		40,000,000		X				X	“
2. Issue of allotment letter		6,000,000						X	“
3. Payment of balance land cost/other charges		20,600,000						X	“
4. Registration of plot/house		15,000,000						X	“
5. Obtaining outline/detailed planning permission for plots		12,000,000						X	“
6. Obtaining permission for commencement of construction		15,000,000						X	“
7. Obtaining connections to services		Charge for type of service per sq.m			X				“
8. Obtaining occupancy certificate		17, 500,000 for each flat						X	“

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Table 2: The Regulatory Guidelines Study of: Planning Standards

	Informal / Customary norms	Formal / Customary norms	Constraint					Responsible authority	Comments
			1	2	3	4	5		
<b>Planning Standards</b>						X			
1. Plot: Minimum area		234sq,m	X					Metropolitan municipality	
2. Plot: Minimum frontage		10m	X					"	
3. Plot: Minimum depth		13m	X					"	
4. Road width (RoW): Access		7m pedestrian access; 10m for traffic road	X					District municipality	
5. RoW: Local		12m	X					"	
6. Utilities: Water supply		Depends on sq.m/population and size of city	X					Metropolitan water and sewerage administration	
7. Utilities: Sanitation		Depends on sq.m/population and size of city	X					"	
8. Utilities: Drainage		Depends on sq.m/population and size of city	X					"	
9. Utilities: Solid waste disposal		Depends on sq.m/population and size of city	X					Metropolitan municipality and district municipality responsible for waste collection	
10. Utilities: Electricity supply		Depends on sq.m/population and size of city	X					Regional private companies	
11. Utilities: Telecoms		Depends on sq.m/population and size of city	X					Turk telecom	
12. Public open space (POS) per ha.		7sq.m/person metropolitan area; 10sq.m/non-metropolitan area	X					District municipality; for city parks, metropolitan municipality	
13. POS: Primary Schools		3,500-5,000sq.m metropolitan area; 3,000-5,000sq.m non-metropolitan		X				Central government representative in the province	

		area					
14. POS: Secondary Schools		5,700-8,800sq.m		X			“
15. POS: Religious centres		Depends on sq.m/population and size of city		X			Central government and municipality
16 POS: Health clinics		Depends on sq.m/population and size of city and types of health services		X			Central government representative in the province
17. POS: Public administration		Depends on sq.m/population and size of city and types of public services		X			“
18. POS: Community centres		Depends on sq.m/population and size of city and types socio-cultural services		X			Central government and municipality

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Table 3: The Regulatory Guidelines Study of: Planning Regulations

	Informal / Customary norms	Formal / Customary norms	Constraint					Responsible authority	Comments
			1	2	3	4	5		
<b>Planning Regulations</b>									
1. Floor Area Ratio (max)		40%						Municipality	
2. Building setbacks: Front		5 metre						Municipality	
3. Building setbacks: Side		3 metre						Municipality	
4. Building setbacks: Rear		Building height/2						Municipality	
5. Height (max permitted)		Depends on 1/1000 scale implementation plan						Municipality	
6. Plot use restrictions (if any)		Min. one side of plot serviced from traffic road						Municipality	
7. Rental / subletting									
8. Economic activity									
9. Animals (food)									
10. Animals (pet)									
11. Land use controls/zoning		Depends on 1/5000 scale development plan						Municipality	
12. Density Levels: Minimum		Depends on 1/5000 scale development plan						Municipality	
13. Density Levels: Maximum		Depends on 1/5000 scale development plan						Municipality	
14. Boundary definition (by type)		Bye-law on Principles for Plan- Making and the Amendments in the Plans						Provincial Authority	
15. Credit terms and conditions		Mass Housing Fund and Housing Certificate Law						State	
16. Public health requirements		General Hygienic Law and bye-law regarding the Establishments Harmful to health						Municipality	
17. Fire regulations		Bye-law on Protection of Building from Fire						Municipality	
18. Environmental regulations		Protection of Natural and Cultural Assets Law						Related Ministry	
19. Others (specify)		Law Amending Ordinance on Building Controls						Municipality	