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| **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 |  |  |  |  |  |  |  |  |  |