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Research Paper

Analysis of factors affecting urban construction violations (region 3 of the municipality of region 16 Tehran Metropolitan)

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Abstract

Construction activities form a major part of the entire economic and productive activities of the country. It is that the results of the factors affecting construction of construction violations in cities in the country, social, economic and legal factors have led to violations and always the continuation of the law of escapes. The conflict with regulations in social institutions of societies is gradually accepted as a general belief. Construction violations also have many consequences in cities, including demolition of city, density, and unauthorized cabaries. District 3 of Tehran Region 16 is always considered as one of the most extensive construction areas of Tehran. The present study with descriptive-analytical and applied method has investigated the factors affecting the offenses of urban construction. The statistical society of all experts The construction area consisted of 30 people according to Cochran formula. The purpose of the questionnaire and the collection of information in this way was to determine the factors affecting urban construction violations. The data analysis tool was carried out through descriptive statistics, SPSS software and regression and average regression model. Gave the most important consequences of construction violations in urban system, building safety and parking conversion to residential and commercial space, and in the most important factors affecting construction violations, the highest amount of violations associated with urban management and economic factors is.

Keywords: urban demonstration, construction violations, urban construction, urban management, region 3 region of 16 Tehran.

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Extended Abstract

Introduction:

District 3 of the Municipality of Region 16, including neighborhoods of Besat, Treasury and Ali Abad North, which, according to the Deputy of the Municipality of the Municipality of Region 16, has the most construction violations among all areas of the region 16. (Center for Urban District Studies Region 16, 1399). Equipment and electronic equipment and equipment in most buildings, lack of strength, and the creation of problems in all environmental, physical, social and motion areas, and access, etc.. According to the above, the main question of the present research This is what the most important factors affecting the increase in construction violations in the area of the 3 municipality of the region 16 include what factors and construction violations in the area of the 3 municipality of the region 16, especially in recent years, have the consequences on the physical and residential and social space of the 16 region. Is?

Methodology:

The present study in terms of nature and method is descriptive-analytical research and in terms of objective use (practical). In the present study, the statistical population of all experts, experts, employees and urban managers of the municipality of the region of 16 of Tehran are among them, 30 of them as sample size and 30 questionnaires were estimated by Cochran formula. Depending on the statistical population, various methods for sampling can be used, which in the present study was used by snowball sampling. In order to analyze the indicators and based on the results obtained from the questionnaire, field observations and official documents, the findings were analyzed using SPSS software.

Results and discussion:

In the most important factors affecting the increase in construction violations, economic factors with 4.21 equivalent to 84% of the impact and performance of urban management in construction violations with 4.14 equivalent to 83% of the impact, the most important role in the most important factors affecting the increase in construction violations in the area 3 The Tehran region is played. In the context of assessing the most important consequences of construction violations in the region 3 region of 16, this seems to be the most important construction of construction in the 3rd area with 4.81 and equivalent to 96.2 and then on the safety of buildings and transforming parking to residential and commercial parking with 4.28 is equivalent to 85.6.

Conclusion:

Based on the statistics and results of the results, the results show that in general construction violations from the years 1394 to 1398 in the region 3, total 2117 violations have been recorded and among the 995 cases in the treasury neighborhood, 43 cases in Besat's settlement and 1079 cases were recorded in the neighborhood of Ali Abad North. In the most important factors affecting the increase in construction violations, the results showed that in total, the highest amount of violations associated with urban management and economic factors and factors are also factors such as the income of the municipality from the place of crimes of construction violations, the motivation to meet family needs Through the construction or development of illegal building, the lack of observance of technical principles in order to save the financial and profitability of owners and manufacturers of construction violations were determined as the main factors affecting construction violations in the region of the 3 district of Tehran. In the context of measuring the most important consequences of construction violations in the 3rd region of Tehran, the results also showed that most of the most important consequences of construction violations were more on urban communication, building safety and parking transformation into residential and commercial space.