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The full text of this article is entitled:
Investigating the causes of
unauthorized building construction
and solutions in Marivan city
Published in the same issue.

Investigating the causes of unauthorized building construction and solutions in Marivan city

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Introduction

Violation of urban construction regulations can be considered one of the most pressing issues confronting the field of urban planning (Douglas, 2006). The proliferation of unauthorized constructions and the resulting impact on urban life and the city environment are undeniable, underscoring the necessity for an appropriate response to this issue (Kapoor, 2000). Building violations occur throughout the urbanization and rapid development process of cities, taking place without obtaining construction permits, licenses, and the necessary approved plans. Such activities often occur in sites that have not been designated for construction purposes in urban planning (Hosseinizadeh Mehrjardi & Mirenjad, 2013). The consequences of unauthorized construction include the violation of national building regulations and approved urban development plans, the prevalence of law evasion, and lawlessness within this domain, ultimately affecting society as a whole, which is a significant and debatable subject in its own right (Qajar Khosravi, 2011). Given that urban construction constitutes a major economic activity and production sector for the country, its influence is far-reaching. Even in cases where the best urban planning designs, laws, and principles have been formulated and established, if they do not align with the needs and realities of society or fail to follow a logical evolution trajectory, they can disrupt the structure and functionality of the city, resulting in visual pollution. As a case in point, building violations are currently pervasive in today's cities, warranting examination and study along with the contributing factors to identify effective measures for planning and prevention (Hosseinizadeh Mehrjardi & Mirenjad, 2013). Therefore, the aim of this research is to analyze and investigate a portion of the challenges posed by building violations and unauthorized constructions in the city of Marivan, as perceived by experts in the field.

Methodology

The present research is conducted with an applied objective and employs a descriptive-analytical approach. This study relies on documentary sources to investigate the framework and background of the damages caused by the building construction system within urban spaces. Subsequently, it examines the main factors contributing to deviations from approved plans and the increase in unauthorized constructions in the city of Marivan, based on the documents and records available in the Marivan Municipality's archives. To facilitate this examination, practical components for designing research questions (items) were developed. The target population of this research includes

professionals in the fields of civil engineering, architecture, and urban planning, specifically among the employees of the Marivan Municipality. Utilizing the Morgan formula, a sample size of 36 individuals was determined. Questionnaires were distributed online to Marivan Municipality employees through social media platforms such as Telegram and WhatsApp. The online distribution of questionnaires was chosen to optimize time and costs. Additionally, the "Pars Online" platform was used, which allows for the quick coding of items and direct conversion into Excel files or other desired output formats for data analysis. After collecting the samples, the obtained data were analyzed using SPSS version 26 and Smart PLS version 3 software. Furthermore, practical operational solutions for reducing unauthorized construction and building violations in the city of Marivan were presented through a case study approach.

Results and Discussion

To analyze the causes of unauthorized construction based on Spearman and Friedman correlation tests, the normality of data distribution was assessed using the Kolmogorov-Smirnov test. The results of this test indicated that the data for all variables were non-normally distributed. Therefore, non-parametric tests, specifically the Spearman and Friedman tests, were employed to evaluate the data. To determine the relationship between dependent and independent variables, the Spearman correlation test was used, and the results are presented in Table 3. According to the Spearman correlation test, a significant and meaningful relationship (correlation coefficient of 0.37) was observed between the causes of unauthorized construction and economic incentives. This relationship is confirmed at a 95% confidence level. Subsequently, the significance of the items related to this variable was determined using the Friedman test. Encouragement for unauthorized construction by brokers and profit-seekers, with an average rank of 3.09, reluctance of property owners to obtain plans due to high design, supervision, implementation, and insurance costs, with an average rank of 2.39, lack of facilities for low-income groups, with an average rank of 2.36, and the municipality's budget dependence on income from building violations, with an average rank of 2.17, were identified as the most influential factors in descending order. The results of this test, with 3 degrees of freedom at a 99% confidence level and a significant coefficient of 0.003, confirmed this finding. Furthermore, a significant and meaningful relationship (correlation coefficient of 0.02) was found between the causes of unauthorized construction and the weakness of municipal authorities in dealing with unauthorized and unpermitted construction. This relationship is acceptable and confirmed at a 95% confidence level. To identify the most effective factors in this component, the items were subjected to the Friedman test. The results indicated that the lack of resolute confrontation with illegal land division operators, as well as factors related to unauthorized and unpermitted construction, with an average rank of 3.04, weakness in the enforcement of the decisions of the Article 100 commissions, with an average rank of 2.43, inadequacy in guaranteeing the implementation of Article 100 decisions, with an average rank of 2.41, and the inefficiency of laws over time and changes in construction patterns, with an average rank of 2.11, were the most influential factors involved in unauthorized construction in the city of Marivan, ranked from highest to lowest. The results of this test,

with 3 degrees of freedom at a 99% confidence level and a significant coefficient of 0.000, confirmed these findings.

Conclusion

Unauthorized urban construction and the failure to implement urban plans and programs are among the most significant challenges faced by urban planning. Unauthorized construction is not exclusive to large cities; it is even more acute in smaller towns and is influenced by a multitude of factors, including economic, political, social, cultural, and issues related to urban planning. The increase in unauthorized construction and the associated damages to urban life and the city environment cannot be ignored, emphasizing the necessity of appropriate measures to address this issue. Any deviation from the rules and regulations in the realm of construction within a city should be met with the enforcement of municipal laws. In this study, the causes of unauthorized construction in the city of Marivan were examined from the perspective of municipal experts, aligning with practical components. The results of the research revealed a significant and meaningful relationship between the causes of unauthorized construction in Marivan and economic incentives. Notably, factors such as encouragement of unauthorized construction by brokers and profit-seekers, property owners' reluctance to obtain plans due to the high costs of design, supervision, implementation, and insurance, the lack of facilities for low-income groups, and the municipality's budget dependence on income from building violations were identified as the most influential factors in descending order. Moreover, a significant and meaningful relationship was found between the causes of unauthorized construction and the weakness of municipal authorities in dealing with unauthorized and unpermitted construction. Within this context, the lack of decisive measures against illegal land division operators, as well as factors related to unauthorized and unpermitted construction, the weakness in enforcing the decisions of Article 100 commissions, the inadequacy in guaranteeing the implementation of Article 100 decisions, and the inefficiency of laws over time and changing construction patterns were ranked from highest to lowest as the most influential factors in unauthorized construction in the city of Marivan. These findings align with previous research conducted by Glomera (2017), Lalepour (2018), Sarkhili et al. (2016), and Manochehri Miandoab (2018). The study underscores the importance of addressing unauthorized construction and the need for effective measures to tackle this issue, emphasizing the role of economic incentives and the responsiveness of municipal authorities in the context of urban development and planning.

Keyword: Urban Planning, Urban Development Plans, Unauthorized Construction, Marivan

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How to refer to this article:

Rastkhadiv, Heydar & Rastkhadiv, Arman. (2023). Investigating the causes of unauthorized building construction and solutions in Marivan city, *Iranian Urbanism*, 6 (10), 1-15.

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