Introduction

Necessity of development and solving economic problems has been faced human to a reality called scarcity. Certainly the goal of economic growth and development in human society is the increasing prosperity of the people. One of the determinants of well-being, enjoyment level of people, is the resources available in the community (ie goods and services. The amount is so-called level of life. Thus optimal use of available resources, to achieve prosperity and respond to the expectations and needs of the growing human needs is a crucial issue, therefore, increase efficiency and productivity without any economy can not wait promote life, prosperity, peace and comfort that people have always been considered to be involved in politics and economics.

Among the various economic institutions, including municipal entities that use terms such as revenue, staff and their service area, they will a waste of human resources and low efficiency in economic activity has led to the high cost of population. Therefore, the high efficiency of the municipality has to be able to do better than what it costs shall urban development. It is necessary first to measure the performance of the municipality and the municipality must be efficient, then according to the type of application used, in order to implement the policy guidelines for efficient municipalities in the city.

Materials and methods

Technical efficiency of municipal centers in 30 provinces during the years of 1385 to 1387 by "nonparametric method" multi-stage data envelopment analysis are calculated. This method yields a model with both fixed (CCR) and variable (BCC) to scale, and both input and output axis are applied. Since the main task of technical efficiency costs as output Urban municipalities will, in this section we examine the results of the output shaft. In this study, the inputs and outputs of the 3 years of the study are as follows.

Inputs include:

- An annual operating income of 30 municipalities in the province;

- Number of staff 30 municipalities for three years;

- The service area of each municipality.

And the output is the total annual operating costs for urban development task.

Finding and results

Municipalities use the Interior Ministry's budget revenues and costs are the responsibility of their acquired Urban secure. The total income is used as input to produce output as a function of urban development. One of the most important factors is determining the degree of responsibility of urban development of cities and municipalities, therefore, it necessary to consider them as output and is strongly recommended. In addition, cost of revenues primarily the responsibility urban development and if this is not enough source of revenue flows will be provided. Therefore, the output of total revenue and number of employees and service area are considered as inputs.

Conclusion

The results of measuring efficiency using DEA ¬ constant and variable returns to scale models and output shaft for the 30 municipalities of the province centers during 1385 and 1387 is provided below**:**

1) Generally, the centers of the 30 provinces, municipalities and output-oriented CCR models using 1385 and 1387 were 16.67%, 23.33% and 16.67% of the municipalities and the BCC model based Vstandh 30%, 36.67% and 30% of municipalities are technically very efficient. The results show that the efficiency using the CCR model, the BCC is low, the municipalities do not operate optimally.

2) Municipalities that are one hundred percent efficiency can be considered as a model for inefficient units. Thus, for each year and for each of the inefficient municipalities, municipal model is specified. In addition, the municipalities more efficient than other municipalities' patterns are inefficient units. Have been identified as the most efficient

municipalities for each year, respectively for the years 1385 to 1387, using the CCR model Ilam Municipality, Qazvin, Iran and Tehran Municipality of using BCC model in Ilam, Qazvin, YASUJ Iran and Tehran municipality has been efficient. It is interesting to note that in none of these years are not equally efficient municipalities.

3) If a municipality CCR and BCC efficiency of the two values are different, it is suggested that the municipality has scale inefficiency. In other words, the scale is not the best practice. In addition to the input shaft and output shaft, with values of technical efficiency, returns to scale type is determined. Overall, the economy, firms have increasing returns to scale with the increasing scale and decreasing returns to scale with scale reduction, increase their efficiency, and the constant returns to scale are increasing or decreasing the scale and efficiency of does not change the outcome of any municipality to achieve optimal scale can be set to change the type of returns to scale.

4) Changes in inputs and outputs for inefficient municipalities specified. In fact, these units can be used to increase efficiency and optimal performance with the same income, personnel and services, the cost of development and prosperity of the city seems to spend more urban development. Some municipalities in addition to the higher cost of urban development, they need to reduce the amount of inputs that it has a surplus.

5) During the municipalities of Ilam, Qazvin, Iran, and Tehran has always been one hundred percent efficiency and the need to do any change in its inputs and outputs. In the city of Urmia, Ardabil Bushehr Bojnoord Branch, Zahedan, Sanandaj, Kerman, Gorgan, Rasht, Sari, Arak, Bandar Abbas, Hamadan, Lorestan, Qom, Shiraz and over 3 years and have never had full performance.

6), it is suggested that model Municipality can be introduced to each of the inefficient municipalities, and the executive authorities for the cost of urban development planning for increased efficiency and optimal performance can be inefficient units, Thus, for each municipality, non-optimal values specify the cost of urban

development and if these units can achieve the full performance of its inputs and outputs to determine exactly the amount of change.

7) Municipalities can form a group of experts in the field of performance measurement, for each municipality and its affiliated organizations, such as the bus and parks and green space, etc., to identify inefficient units and define the rate of change of the inputs and outputs of these organizations to increase their efficiency.