Introduction

Building violations is on of the existing problems in the cities; especially in developing metropolises which solve this problem in inefficient management system simply is not possible. One possible solution to deal with this problem is efforts to prevent and reduce the occurrence of this disorder in the city. So to prevent this abuse, it is essential that the causes and contexts in which they occur the areas of legal, social, economic and physical differences can be different, to be identified. Violation of building in urban systems can take different definitions and different levels. However, violation of can be defined as not regarding to building rules and regulations of urban construction, which have been developed to ensure the quality of life in urban and building justice and the public interest. Constructions of buildings in violation of literature in different communities, depending on the laws governing society, have been defined with different terms, such as Illegal, Unauthorized, Uncontrolled, Informal, Unorganized, Unplanned. Illegal buildings, which are buildings without permits, licenses, regulatory and administrative and engineering controls commonly used in most cases. Illegal buildings can be made with various reasons. Condone illegal buildings can cause further exacerbated the illegal constructions. Illegal buildings in the state legally can change over time. What today is called illegal building can be considered legal under the conditions tomorrow.

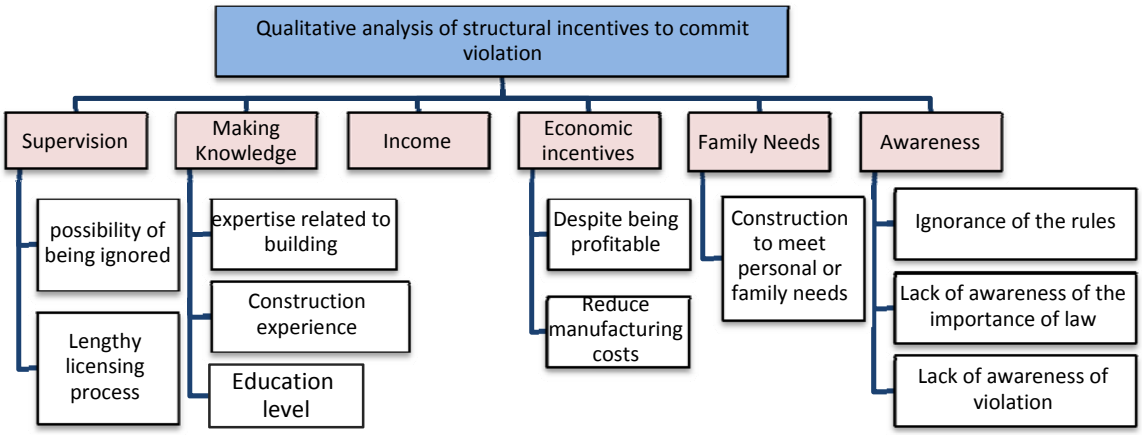
Materials and methods

As mentioned, the existing literature in four areas of building violations considered are listed, Except that those violations cause structural defects such as building codes and regulations that apply to violations of building by citizens are not motivated, incentives can be mentioned like violate the rules to awareness building, Social motivation needs (family problems due to lack of space for family members or employment or assignment to make room for family expenses), despite the economic benefits, income level, education level (experience, expertise, and education), lack of

adequate supervision on construction problems, lack in proposed management system of building codes and permits.

Thus, six parameters were measured by quantitative methods, including knowledge of building regulations, incentives for household needs, economic benefit, knowledge of building regulations, building the level of income, level of education in relation to the construction (building, manufacturing expertise, and level of education) and quality control of construction. Therefore, after the initial interview with citizens were referred to the Tehran municipality to pursue their cases, Some questions assessing the value of each parameter was considered a violation of building density in excess of the graph are provided.

Chart 2. Selected indicators for assessing the quality of research misconduct motivated excess density, (authors)



The simplest analysis of the relationship between the measure and the constructional violation excess density is Vicariate Analysis, where the emphasis is on the relationship between two variables. In this study, quantitative study of the impact (severity and impact) of various factors on the spatial correlation is done through building violations. Considering that in this study is focused on the structural causes of violations, causal analysis that requires several variables to consider. Multivariate analysis techniques in social and economic studies that have examined the effects of

and relationships between variables are studied. These methods are mostly direct effects of one variable on another variable to consider. However in the meantime, the analysis of multivariate techniques is that in addition to direct effects of the independent variables on the dependent variable, the indirect effects of these variables will also be considered accordance with the facts and the relationships between variables in the analysis. Therefore, to survey the research hypotheses, path analysis, are a useful technique.

Appropriate sample size population through Cochran formula, with a level of accuracy and confidence level of 10% ± 95% and P = 5, is 100 people. In this study, the city of Tehran is divided into five districts, a total of 150 questionnaires were distributed equally in these areas and data analysis was performed by SPSS and Excel software. To assess the relationship between building violation of excess of permissible density and pre defined indexes, the data were collected through interviews of the people who had building violation cases in 1388 and were referred to the municipality.

Finding and results

Evaluation of the relationship between building violation of excess of permissible density and pre defined indexes revealed that this violation has significant relationship with their income levels, motivation of satisfying family needs and level of knowledge with a 95%. For detecting the reasons of acting construction violation with the assumption effectiveness of social and economic situation of manufacturers or construction authorities on criteria such as level of knowledge, social and economic incentives to act violation the relationship between the two factors was investigated using Pearson correlation. Based on the survey results, expertise and level of knowledge have been effective with 0.679 and 0.209 beta coefficients, respectively and level of knowledge affects social motivation with 0.290 beta coefficients; also, education level on income has 0.934 beta coefficients; and income on social motivationwith 0.728 coefficients. Due to the lack of direct impact of experience, expertise and education level on violation of density excess were not considered in the

final calculation factors. Similarly, the impact each factor on violation of density excess by calculating the direct and indirect effects of the factors were calculated.

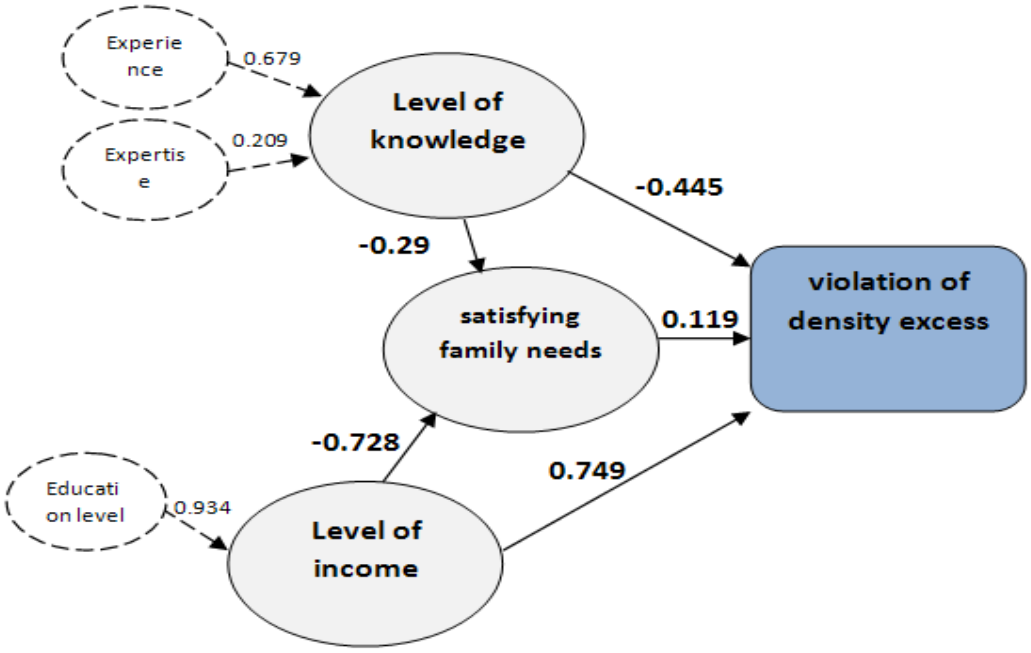


Chart 1. Result of various factors on the construction of the violation of density excess in excess of permissible density, (authors).

The above chart shows the most important factors that influence construction violating surplus population, is knowledge of building regulations. In other words, the level of awareness of regulations and building standards and urban construction have been lower, abuse of surplus building density and the low level of awareness, motivated by the needs of families through unauthorized construction has increased. Thus, in general, knowledge of the occurrence of violations of regulations and building standards by a factor in excess of 0.616-density construction is effective in Tehran. Excess of the density is the second factor affecting the income level of the building construction violation. The higher the income level the lower the incentive structure governing the construction of the family needs to be illegal. According to the study, those in the top income groups have been constructed in violation of building additions have taken on greater density.

Conclusion

This study attempted to examine the motives and reasons of building congestion violation in Tehran based on the opinions of people who their construction fraud case under consideration is found in Article 100. So all factors in non-compliance with regulations, such as urban management policies, monitoring the quality of construction and the rules and regulations of construction defects, were not examined. In this field following strategies can be noted:

- Awareness building density breach in the past decade reflects inadequate knowledge of building regulations and standards of the majority of developers and administrators. Unfortunately, the construction activities conduct in Tehran by a group of largely unskilled physical aspects of quality and strength are important buildings for them, meanwhile, the city has a lot of expertise and experience in building. Therefore, more effort is needed in the areas of civil administration led forces have trained and experienced in construction activities in the city, and prevent construction activities by non-expert groups.

- Large numbers of people, who are motivated by the need to build a family or to have the unauthorized development, not show a satisfactory response or lack of housing policies for different segments of society. Thus, the social conditions are necessary for the enforcement of building codes and standards, economically and culturally diverse community effort to meet the needs of residents and building solutions will be explored.

- The results showed that there has been some building fraud by people who have high income groups. These are groups of people who work in construction or extensive detail, they are professionals. Unfortunately, non-compliance with the rules and regulations of construction, reduce manufacturing costs and increase the quality of the building without spaces or units sold illegal building, this activity has dramatically profitable. Monitoring the quality of construction and promotion of the spirit of the rule of law among citizens can be effective in controlling these illegal activities profitable.

Based on these results, can be pointed to reducing fraud, improving the quality of construction, monitor the construction process, emphasis on the use of expertise and experience in construction and supervision of construction, educate and inform citizens and groups involved in the construction of the consequences of building violations, qualitative evaluation of buildings (in different strength, architecture and energy consumption)and update building regulations to suit the changing needs of families and objectives in constructions.