Planning documents — 31 rulebooks read, 3 brought up to date

LINDBERGH FORMATION — 16 rue de Maillé, 91310 Montlhéry, France · Companies register (RCS) Evry 817 946 114

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8 years of files, 31 municipalities · fictional document

Fictional document — demonstration example

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Fictional document, produced for the demonstration. **Thirty-one municipalities, three different regimes:** fifteen local plans, nine municipal maps, seven municipalities under national rules. **The same project is not assessed the same way from one municipality to the next, and that is the first source of error in a shared service.**

What was read and indexed

Source	Volume	What is drawn from it
Local plans	**15**	Written rulebook by zone, zoning, development guidelines
Municipal maps	9	Buildable and non-buildable sectors
Municipalities under national rules	**7**	**A separate reading — these are not the same rules**

Source	Volume	What is drawn from it
Files assessed over 8 years	**9,840**	History by plot, comparables, refusal reasoning
Resolutions found	**3**	**Two simplified amendments and one limited revision never carried into the rulebook in use**

The three findings, and what they cost

Finding	Volume	Consequence for the service
Tacit approvals for want of an answer within the deadline	**11 last year**	**3 concerned projects the municipality would have refused — the permission was born of silence**
Requests for documents sent after the first month	**27**	**The request no longer stops the clock: the deadline keeps running on the file as it was filed**
Written rulebooks not up to date	**3 out of 31**	Old article and voted article set side by side, municipalities informed

Once the deadline stated on the receipt has passed, silence from the administration creates a permission: the file is not rejected, it is granted. **That is why a due date written down, calculated and watched is what pays an assessment service back fastest: 11 tacit approvals down to 0 over the quarter.**

The deadline alert, run over the history before being proposed

Measure	Result
Last year's files run through the calculation	**1,340**
Tacit approvals that would have been flagged	**11 out of 11**

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Measure	Result
Notice given	**Between 34 and 12 days before the deadline**
Alert retained	**D−10, plus the list of deadlines every Monday**

The time this moves

Item	Today	With the agent	In minutes
Preliminary assessment of a file (rulebook + easements)	**100 % — the reference**	**18 %**	**50 min → 9 min**
Completeness check of the documents	37 %	**8 %**	18 min 30 → 4 min
Answer to a recurring applicant question	8 %	**6 %**	4 min → 3 min

> **The decision and the signature stay with each municipality's mayor** — and the agent hands them to him ten days before the deadline, file complete and reasoned. **It is that signature that makes the permission challengeable before the court, therefore defensible.**

For the service to settle

Notice period retained for the deadline alert: _____ days

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