-- Create the database

CREATE DATABASE general\_regulations;

-- Connect to the database

\c general\_regulations;

-- Create the regulations table

CREATE TABLE regulations (

id SERIAL PRIMARY KEY,

clause\_number TEXT NOT NULL,

category TEXT NOT NULL,

full\_text TEXT NOT NULL,

summary TEXT,

created\_at TIMESTAMP DEFAULT CURRENT\_TIMESTAMP

);

-- Insert all regulations into the database

INSERT INTO regulations (clause\_number, category, full\_text, summary) VALUES

('1.1', 'Planning Clearance', 'A Preliminary Planning Clearance (PPC) must be obtained from the Urban Development Authority (UDA) before initiating a development activity.', 'PPC required before any development.'),

('1.2', 'Planning Clearance', 'PPC applications must include a survey plan and all relevant approvals from government agencies.', 'PPC requires relevant approvals.'),

('1.3', 'Planning Clearance', 'PPC is required for land subdivisions exceeding 1 hectare, residential developments over 1,000m², and non-residential developments over 400m².', 'PPC required for large developments.'),

('1.4', 'Planning Clearance', 'PPC is valid for one year, with a maximum extension of two additional years.', 'PPC valid for up to three years.'),

('2.1', 'Land Subdivision', 'Any land subdivision exceeding 0.5 hectares or involving more than eight lots must comply with planning regulations.', 'Large land subdivisions require approval.'),

('2.2', 'Land Subdivision', 'Survey plans must be prepared to a minimum scale of 1:1000 and indicate roads, open spaces, drainage, and existing buildings.', 'Survey plans must meet scale requirements.'),

('2.3', 'Land Subdivision', 'The minimum plot size is 150m² unless otherwise specified.', 'Minimum plot size for subdivisions is 150m².'),

('2.4', 'Land Subdivision', 'Road access must be at least 9m for non-residential developments; residential access roads must comply with Schedule 4 standards.', 'Non-residential developments require 9m road access.'),

('2.5', 'Land Subdivision', '10% of the total land area must be reserved for community or recreational purposes if subdivision exceeds 1 hectare.', '10% land reservation required for large subdivisions.'),

('2.6', 'Land Subdivision', 'Reserved space may be replaced with an equivalent monetary contribution to the relevant authority if the reserved area is under 300m².', 'Monetary compensation allowed for small reserved spaces.'),

('3.1', 'Building Development', 'All building construction, renovation, or alterations require a Development Permit from the UDA.', 'Permit required for building alterations.'),

('3.2', 'Building Development', 'Development Permits are valid for one year and may be extended for a maximum of two additional years.', 'Permit valid for up to three years.'),

('3.3', 'Building Development', 'Applications must include floor plans, site plans, and approvals from relevant agencies.', 'Applications require proper documentation.'),

('3.4', 'Building Development', 'Developers must adhere to environmental and safety standards, including fire protection measures for buildings exceeding 15m in height.', 'Fire safety required for tall buildings.'),

('4.1', 'Safety & Infrastructure', 'Buildings exceeding 15m in height or containing more than five residential units require fire safety clearances.', 'Fire safety clearance needed for large buildings.'),

('4.2', 'Safety & Infrastructure', 'Structural engineering plans must comply with the National Building Code and be certified by a Qualified Person.', 'Engineering plans must meet safety standards.'),

('4.3', 'Safety & Infrastructure', 'Drainage, wastewater, and stormwater systems must be integrated into the development plan and approved by the relevant agencies.', 'Drainage systems must be planned and approved.'),

('4.4', 'Safety & Infrastructure', 'Minimum street width requirements apply to all subdivisions, ensuring safe vehicular and pedestrian access.', 'Street width regulations must be followed.'),

('5.1', 'Environmental Considerations', 'Subdivisions exceeding 10 acres must display a public notice board containing project details and developer contact information.', 'Public notice required for large subdivisions.'),

('5.2', 'Environmental Considerations', 'Developments near environmentally sensitive areas (e.g., wetlands, archaeological sites) require additional clearances.', 'Extra approvals needed for sensitive areas.'),

('5.3', 'Environmental Considerations', 'Industrial developments must comply with the National Environmental Act and undergo Environmental Impact Assessments (EIA) when applicable.', 'EIA required for industrial projects.'),

('6.1', 'Compliance & Enforcement', 'No development may proceed without a valid Certificate of Conformity (CoC) from the UDA.', 'Certificate of Conformity required for development.'),

('6.2', 'Compliance & Enforcement', 'Violations of development permits may result in penalties, suspension of approval, or legal action.', 'Permit violations can lead to penalties.'),

('6.3', 'Compliance & Enforcement', 'The relevant authority may conduct inspections at any stage of the development process to ensure compliance.', 'Authorities can inspect developments.');