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Urban Development Process in Iran from the Management and Urban Planning View of Point

Lotfali Kozegar Kaleji

Assistant Prof., in Geography & Urban Planning, Shahid Beheshti University, Tehran, Iran

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Abstract:

the Iranian civilization according to different studies was a harbinger of urbanism and, at least until the last centuries, formation of urban centuries, though coming from political power canons, but the urban growth in an organic order was related to the surrounding environment, and in quoting from majority of scientists of urban-planning the post share of Iran had a interior generative growth. The general concordance in the writings of the wise scientists, the urbanism and urban-planning are the reasons "at least from the ecological and social point of view" are existing in the past city of Iranian and this is founded on the dependence of city to the environmental economics and "the region management from the security point of view by the governors of the city" besides the share of past was not taken form rant economy and its feeding resources are depending and the sustaining of production and continuation and social living of surrounding environment. What that was resulted from the centralized and high to low hierarchical and based on rant economy has in 50 recent years transferred the citizenry and urbanization from interior-proliferation to exterior-proliferation, in such a position the city extreme consuming of state sources has grown up in deformity and non-organized manner and the function and the environmental surroundings gets confused, and in such a situation the outpacing of urbanism commences to urbanization, and the comparison between retasded city may resemble to "a extremely fat body with a continuous metabolism without any wisdom organ and this slender body is continuously growing up, and this stender body is perpetually trying to pass its daily living and has no hope for rescue from such a molstrum and in such a situation stand in contrast to all-sides sustainable aims. Further to axlerariting role of urbanism in Iran, it stands to the national sustained development and its distance from the land is more clear daily.

Keyword: *urban development, urban planning, Iran*

Introduction

In fact the urban management is a managerial process that deals with creation and conservation of fundamental and urban services. The Iranian urban management because of special political structure is different, but in former classification it is placed in semi modern management. In Iran in spite of Islamic consults, the neighborhood independent management was not formed and all the details of central government throughout the planning process and urban development possesses presence and determining role and common benefits. In this structure the plans and urban development programs are directly under the will of urban management and the participation of citizens is non-existent. In this structure the elements of different micro and plans in an hierarchical up-to-down process stands that more than participation, is the controlling tool of urban management intentions. Further to the state role in public management (municipality), the urban management, because of semi-modern structure and nature, is not able to optimum use of methods and planning tools in urban development. In this structure, planning is both for its procedure and its content is a tool of intervention of urban management in the public sector. While planning, is a public participation collective harmony which one of its aims is the development of development management, that is: urban management.

The experiment of more than 3 decades of providing, ratification and execution of urban development plan shows that lack of harmony in all phases resulted in that usually execution of this plans in the urban environment is encountered with extreme delay related to organic change of the city, the native officials favoritism, lack of participation and even objections and serious resistance of the public.

While these categories which are directly related to the areal development are classified among executive of areal affairs and not the national sovereignty. In all of phases of city development, including preparation, ratification, and execution by the municipalities as areal governers the result may be useful and effective.

The aforesaid affairs as an introduction were successful in the countries who are looking for the guarantee of urban sustainable development, was a very successful experience, because in these conditions an infrastructure is provided by which the municipality foundation can systematize and lead the urban development with necessary strength accompanied by executions such as citizens' education and procuring their effective participation and permanent attendance and step by step of providers and planners in all executive phases, besides application of policies and macro strategies of higher levels.

Theoretical Bases

The relatedness and assimilation of Iranian economy in the last decade in the global market in this new industrial economy condition-virtually resulted in devastation of areal small markets. In such a situation, to societies of rural and urban are dreaded by nomadic societies and also the solidness of social and historical work against dividaion of work dividaion imposed by the exterior term becomes weak, and for the first time of the realm of Ghajarid dynasty through the history, the country fails of the interior and native transformation and development and accepts the change from the exterior (Habibi, 1999, p. 123). And in conclusion the organization and physical town is the first place of accepting the influences Dr. Habibi calls this era as Tehran school and names the era before that the Esfahan school of urbanization and city inhabitants. From his point of view in the city of the age of Esfahan school "Any building has got the role of a word and the collection of building makes a sentence, the neighborhoods make up the chapters

and texts and the city stands for a book (Habibi, 1999, p.122). the aim of this metaphor statement is to observe the rules of urbanization and citizenry in our own time. The rule such as hierarchic orders of services and needs the principle of collectivity, the rule of uniqueness, rule of concentration, rule of collectibility, rule of paradox, rule of connection, rule of balance, rule of proportion, rule of perpetuity, rule of territory, rule of simplicity, rule of complicatedness, rule of composition, rule of settlement, rule of time and rule of compactness all are the characteristics of this era, but by intensification of depending fashion and assimilation into the world economy and also enjoyment of national economy remainder of different sources, e.g. oil of the collective body of the region and area they were distanced and initiated a new function, but, in spite of changes in production changes, the spatial changes in the physical body of the cities, and transformation in the geographical settlement of population at the beginning of Iranian assimilation into the globalization was not attained. The era of Reza shah was the era of infrastructural foundations and bourgeois façade in Iran, and because of this same reason, this era was the beginning of all social changes and economic developments, while the development of capitalistic relations in a retarded country and assimilation into capitalistic system is needed.

Modernization and Transformation in Mutual Relations of City and Village

The reconstruction procedure, form the economic point of view entails the revision in structures and change in consumption pattern of the society, in the other words the capitalism in embryonic phase by making the domestic market the field of freedom of labor is provided, in such a situation, in contrast to the past as an element in organization of national space, as the centre for distribution of cultural wave, and social waves in the new system and a location for transfer and displacement of national income appears. And though the capitalist relations yet could not result in transformation of traditional texture of pre-capitalism in the villages, city appears the only place in national realm, the land role of different geographic realms is decreased. Generally after main directioning of civil programs towards expansion of building of infrastructural industrial and economic facilities and creation of grounds for investment of private sector of domestic of an foreign origin, the placement of imprt pattern and ommission of traditional function, the role and importance of the cities are boosted. The economic foundations and city function are changed, these factors added to increasing notice to urbanism and city-orientation, brings the city in political-administrative system shows prominent and spectacular (Sarrafi, 2004, p.47). It is to mention that replacement of rant economy learning to role of government in current conditions are concluded to the theory of government and urbanism that expresses at least in the last 50 years leaning into oil rant resources, has opened a new window to Iranian urbanism based to job creation of the government has been created, that shows any place that the spatial organization is under the attention of the centralist government with democratic characteristics that part of organ would be placed as the axle of urbanism (2008,123 Habibi).

Therefore in such a situation the city has got a new motivation of village. The urban living live-making then gets another nuance and is transformed to a fair of modernism and a centre of new functions. Also it should be suggested that based on some statistical studies and the term of macro decision-making, the nuts of break out growth of population with land improvements is intangible. So that the echo of high-velocity grant of urbanism in a 20-year course (1966~ 1986) has culminated in 3 times grows of urban places, 4/5 times of population of cities. The analysis from statistics view shows that until 1956 the expansion of urbanism in Iran was of balanced process, the fact that before this age, 79% of population in village societies or nomads lived which was rooted in powerful indicators of national economy i.e. agriculture,

that by oil exploration in 1908 in Masjed-e-Soleyman gradually the grounds for changing of indicators of national economy was prepared the economics learned to oil and the produced benefits changed the economic environment of the country and it was accidentally supported by the modern capitalists system and this process was backed up by the dictatorial states.

Any way following the assimilation process in the global economics, the national actions under the title of the white revolution of Shah in the past decades and then the civil and development progress, were following organizing properly suited to the social, economic and political situation, separated from the activities which seem important, distance from the land and using all parts of the country in the last century.

The perpetual growth of the ability of Tehran. Mashhad. Eafahan and Tabriz regions living and other megalopolises is so clear to every body that goes to the agenda of the politicians and separately the city experts, any person, regarding the mental background and his own specialty, has access to a long list of the non stability in civil residence and points to it and against that, some people talk about the non stability of little residential places in the villages and recommend to pour out the remaining oil to the tables of public, but the fact is that the content of Iran society in the last years was caused from the external development which searches the action not in production field and a producing society but in a consumer society. Our present cities are the crystallization of this kind development, the disorders and disconformities of such a development with the infrastructure of the society gives its own spatial expression to the city, the external position of the economy and superficiality of development activities on the one hand and circulation of goods and investment has made a deceiving face to the city "city of consumption" which finally is changed to the city of deception (ibid: p. 122). And even the plans of consulting engineers of technocrat nature who are filtered by the supreme consult of urbanization and Architecture have no solution in the growth of accelerated growth of Iranian urbanism and more interestingly some of the experts relate the non-stability of Iranian city to the city plan and they are of the opinion that the technological, mathematical, lax regard of these technocrats to the problems of the city.

By this way the fast urbanism appears as a problematic phenomenon, neither the private sector nor the creative human-power by the civil budget can meet its needs. The development of capitalism relations in the heart of a single production economy leaned to the export of oil, marginalized the agriculture on the one hand, and caused the growing of the cities and urbanism on the other hand. The result of these two process was immigration to the cities which finally accompanies the growth of capitalism. Secondly the urban problems and its intensification was the results of the economic development itself. In this way the responds to the needs of urbanism entails change in the pattern of economic development. Because otherwise the urbanism always outpaces the growth of creative powers and the needs outpace the abilities (Nazarian, 2002, p.62).

Though there is a significant relation between urbanism and economic development in the world-wide samples and especially in developed countries, but the structural difference between urbanism process in Iran and developed countries culminated in different results in these two. The economical changes occurring at the realm of Reza Shah and also execution of first program to fifth before Revolution and even civil programmers of post Revolution era none could affect on the civil network structure and organic one of Iran (ibid: p.67). in the other words the collection of civil programs of pre-revolution era could not balance between the regions and resulted in intensification of imbalances and spatial polarization and

also in the post-revolution era, in spite of all attempts, the regional and urban planning in Iran, in relation to the national plan and areal plan does not enjoy any legal position or proficient role, having a long way before.

The social-economic change in the last decades apart from the fact that resulted in new formation of relation, generally, and made another form, but because of the divestiture of historic process of city in a certain moment which is taken from exterior, but this form is not the same that was expected to be born from the city itself (Rehnamia, 2002).

The Meaning of Development and Urban Development

Here a definition of development is given and attempts were given to express the difference between development and growth. The question is what we had in our country was development or growth? Development is a qualification concept and includes the concept of quantity also. The main meaning of development, i.e. proper use of possibilities and dormant capacities and attempts in making them active, then with regard to the economic, social and cultural conditions governing the society, that is, leaning to the have of oneself and making them proliferate. Development means the increase in capacity not in the income. While growth has a quantitative meaning and is presented in a lower level of development, and has got a world countable and without the development back up has no result at all. The restriction of growth is that has got a structural nature, i.e. it is related to the complication of the object the main restriction of growth is external and imposed from the outside while the restriction of development is interior and self-impositional.

What is urban development and it is to be understood? And from which aspect we should look at it? What development in the urban society is development? If we want to see a 20-year horizon, we understand that our cities have got bigger in physical sense, they accommodated more population, a heavier traffic is imposed to the streets, the access are more restricted, there is no calmness and rest in our neighborhood. The neighborhoods separatist regard from ethnic-religious was charged to economic-social. The identity and feeling of belonging to the neighborhood and accommodation-place has died. The responsiveness to the conditions has annihilated. Breachan crime have increased the feeling of security decreased. So the problems are agglomerating. The change in the cities was only in size not any amendment in the living of our citizens. By the most optimistic prediction we have a 100 million population in 1400 and with the present growth efficient, we need, at least 2 times of the present area of the cities. Today the natural and rustic areas in the margin of the cities are regarded as raw material for urban development.

Always there is a direct and clear relation between the quality of urban development guidance system and the quality of urban environment. That is, for realization of urban development with the popular view, noticing the environment of people living place is of the highest importance.

The city can be regarded developed and its effects embrace the higher levels that have a clear and direct relation between higher and lower groups of the society. The just distribution of services and capabilities amongst different strata of people of the city and precise notice to the rights of the citizens and enjoying a high level of living is crucial.

The urban development can take a role in the national development only if it meets its own so that their activities result in the urban development. "city is a place for producing thought", i.e., if there is a cost in the city it should have an outcome of the same amount so that it may be called development.

Unfortunately our cities are mainly consuming rather than producing. In our cities, there is always and divestiture and lack of overlap amongst related foundations.

Many of basic crises which endangered a lot of our cities and especially Tehran, are resulted from the disregard or failure in seeing of the public, managers and related experts in the last years. In this line we can point out to the expansion of ecological, traffic, population, economic and evaluative problems in the cities.

The Process of Civil Plans for Development in Iran

We have 30 years passed the civil development in Iran, many years have passed and very different plans were procured in this case but what is observable is that only 5 to ten cases of them were performed and have shown their effects. These plans were either aborted in half-executional phase, or were put to oblivion. It is known that only execution of preparing plan is not enough. Essentially the civil programmings are usually known as legal ratified compulsory document and its performance needs a lot of time. Its emendation and improvements are essential. None of the high or low ratifications should contrast to each other.

The plans and programs were not successful in Iran, because they were not placed in one solid sustained thought system, i.e they were successful because none of them could be performed wholly. Urban planning is to find the manner of city growth in the future and leading it to optimum development. This development includes optimum development. This development includes formation and physical expansion and also social and economic redress of the city. The political factors of one of the fields of initiation, development and continuing of the city life. The population centers occur whenever they find the capability of production and job occupation. The urban planning of Iran in process of the plans for development and urbanization of Iranian cities from in the process of development plans, and the pilot-plans of the lesser cities are model for such a development. Although, theoretically, the economical factors are recognized, but practically the economical more of the cities are usually forgotten and the results of economic studies are not taken into account.

One of the aspects of urban planning evaluation from the sustained development is the study of urban plans. If we study these documents we will understand that they lack any view to infra-national, national, regional and city planning methods. In such a case there is no expectation other than inefficiency and resorting to numerous circular-letters without a defined program. And also there are circular- letters which are not conformity to each other, and at micro-level there is no detailed document and instead of having a clear mapping nature, are mostly a long paper-roll just to release from the job itself.

The comprehensive detailed plans for the country cities, not only have no correct relation to each other but also they interlope to the limits more than their defined restrictions. Therefore the lack of correspondence between intervention and the object of intervention are of first reasons for lack of effectiveness.

Of the other problems are leaning towards a series of past plans, records and view which are not valid any longer while in successful societies these cases are in oblivion and no referred any longer. What it should be called when they do not adopt these plans we persist on using them. One sample of such persistence is the theory of zoning that for the last 40 years could not respond to the Iranian problems. To solve these problems and attaining the sustained development is depended on noting to urban societies, i.e. noting to public and citizens as the initiating pillar of the city.

We need a concentrated organization with ratified powers so that by leaning to legal tools and benefiting a concrete system can device a remedy for the problems, and of course the participation of the public themselves is valuable, and the views of people be used, because the city is formed by people for people.

The problems and lack of success of urban planning in Iran may be represented in these categories:

- *The stability and stagnation of urban planning in Iran for a long time,*
- *The private possessorship of the civil properties and lack of possessorship by the municipalities because of private sectors` personal interloper, the intervention of administrative agencies and numerous civil organizations.*
- *Presence and crowding of people in the margins of the cities, and unauthorized constructions and resistance to against responsive foundations.*
- *Lack of disposition of a solid program in the plans for halting the change of function of the land.*
- *Lack of support of the individuals and responsible foundations in execution of the plans that eventually terminates with a deadened.*
- *Lack of notice to the weaker and low-income strata and ignoring their rights because of benefiting the executive officers of some powers which its result is resistance against individual rights,*
- *Presence of persons and organization unrelated to the civil affairs in decision making for the projects which is meant of self-benefits who, by just a hint of orders, interlope to the project collaboration and sell their own lands in a much higher prices. And at the same time a one hundred m² of land may be taken from him. This action results in shantysm and marginalization and also a discussion non-official residence,*
- *To prevent construction of several-storey building in a 100 m² land based on the defined intensity of the municipality which possesses its own legal reasons, and on the other hand issuing the license for the units of several stories in the north-city on a latitude more than 2000 m,*
- *Change in function easily and by the responsible foundations themselves because of presses of the high, which change from green to yellow and finally to red,*
- *Lack of harmony amongst ratification executive references and performer of the maps and projects which the signer is following to get rid somehow and the executions who want to escape from the impossibility of the maps and their function.*
- *The democracy of thought and in its real crystallization function dictatorial and/or democratic.*
- *The challenges to urban development in Iran for realization of planning objectives, need a review and updating of the regard and views in planning method, viewing with an open eye and realistic view to the policy making methods of the city and innovation in the methods of preparation and execution of civil plans.*
- *The urban development should be regarded that be significant some which the meeting of the citizens need and heightening their level of living, other wise, this is not development. The development without regarding public and disregarding the society as the pillar of development, not only is not a*

development, but also what happens in its heart is not planning at all. We should regard the matter by an open and global view and then understand the realities and think about the question that "is the physical change of our cities really development?" perhaps we think about the fact that our condition is very different from that of 30 years ago, and we have a lot of advantages which lacked in the past, but do we think that from this point of view, how much we were harmonized with the world? The facilities we attained now, belongs to what time of their development? Regarding these matters it is correct that a development, though small, has happened in our living, but, if these changes have moved with the population growth? So it is not called development. '

The level of people life be upgraded, in proportion of the level of facilities the population adoption of the cities be noticed. Where, with the accounting the green spaces were noticed as the population adoptions increases?

In the Iranian urban development, because of structural reasons, is restricted to the functional plans of land, tables of function per capital, and the rules of zoning. So the economical, environmental, legal, social dimensions use of land were forgotten. On the one hand because of lack of necessary presupposition, and on the other hand because of wrong application of the methods and lack of correspondence of them to especial conditions of the Iranian cities, there is no real and practical crystallization of development. One of the important levels of city development is the proper use of the urban lands which results in development in higher levels that is: the more the uses are ruled and regular the more comprehensive its results. In Iran one of essential reasons in lack of success in urban development is the existence of different kinds of possessorship, numerous referents of laws, and observations related to application of sovereignty.

Any thing done in the grounds of urban development should have real demand for it also development should be controlled that who has decided on the plan preparation and who is the supporter? This demand so far was virtual in our country. For example the building, and installation project have begun in one point of the country but released half done. Part of city is digged, part of building is done and then the project is forgotten. Samples of these projects are abundant in different parts of the country. What are the reasons? Of course there was not sustained and real demand for it. If there is real demand for any thing and then these happens a mistake, that complex should improve itself instantly. The system of urban development of one city is not a self-amending system, because it lacks demand.

Conclusion

In one country the meaning and concept of city was disregarded. Also its importance in leading the national and regional development process was ignored. Today in our crisis-stricken and alienated face of our country the most important trends are: trend of more concentration and polarization in higher levels of the society, trend to more imbalance in different levels of the society and ever-increasing gap in higher level to lower levels, trend of more to more divestiture among cities because of their roles and lack of necessary instruments with that national and regional duties and also trend of lack of proportion between measure and cities functions and their outpacing to the effective probable functions. The result of this state was decrease in per capita outcome, expansion of beneficiating activities, the gradual domination of non-official part to official sector, expansion of non-creative occupations, and also expansion of social and cultural crisis, which is eventually made the cities colossal enormous bodies of no use nature, which devour their surrounding and instead of being at service of national and regional development, consume the resources and capabilities of the country and the dominated environment (Aghaii, Firouz, 1997).

The halts before the urban development plans in Iran

One of halts before the realization of urban development is the conservative mentality and a current of personal benefits of VIPs with ignoring the current laws and resistance against new ideas. These currents are somehow attempting to keep the urban frame-work of the country in its stand-still position, so that nothing happens in menacing their benefits. These benefits are somehow individual and at the same time somehow organizational. That is, the different organization interfere in various processes and some times by checking and changing the laws wanted to controlit, and they do not notice what happen as the aftermath of such an action (Magazine of Municipalities, 2nd year-No. 13).

In order to be placed in urban development we should go to area with a solid, concentrated program. The urban plan should be prepared with regard to the dominating plans. The logics says that we should make first on exposition of the land, then the regional provision, and finally the plans of development and regional civil and instantly change them to the executorial plans and urban development plans.

In fact if we want the urban development to attain the favorite results, we can forget the ozalid planning and want the public to enter to the area and dispose whatever they deem good for all. But the citizen of our cities is deprived of all aforesaid rights and we should talk about the city-mat, or city inhabitant rather than citizen, and this word has got more political, as the main owner of the city and any plan at first its aftermaths are attested by them. We should restrict our plans to a neighborhood and have the inhabitant view in the top.

Another necessary presumption for recognizing the city development is that: the system and structure of thought of municipalities which was in part and present governmental be charged to a public one. Perhaps we have here the discussion consultant of the city while consul exists in the city.

The city consulate is present at all the city, while we want each neighborhood be managed and conducted by the people of the same neighborhood. All costs be collected by the people from the public so that they be liable against the money. The planning would be a great step towards objective regional consultative while from each region, a deputy or deputies go to the city consultative, and then the Assembly consultative is formed, so that the citizen get a knowledge about his rights in the city. In the approach of city development, the comprehensive traditional plan is of not avail. Any city should have its own strategic-structural plan and fact instead of map, plan, black paper and a collection of policies and a cumulative orderly plan.

As said before in our country the evaluation of public participation is not high. The city may be taken into account as a house. Now, how can you plan for this house without taking into account the people of that house? People should be shaved in the city, they should be aware of the facts. They should know that what standards are needed for the city. We should give them the awareness of citizenry and city making. The power of decision making should be entrusted to them, because they live in the city. The neighborhood consultancy plan which is currently under way, is a very good plan. It is not possible some people on the apex decide about all others without knowing what the people need. The right position of the higher foundations, like ministry of housing and urbanization and government that make perusal and adjust the neighborhood with the regional one. So there should be a relation (communication) between the referent of agglomeration and of this communication now is absent in urban structure and at the first step for urban development it is necessary.

One of the structural defects now present, is that, municipally and city counsel have no communication with the ministry of housing and are related by the other department of Ministry of Interior. This is a negative point in our current encounter the cultural, political and security problems, the department which should deal with political, cultural and social problems can not deal with the matters of civil and development aspect.

The numerous problems of our cities are:

1- City Traffic: in this discussion which is one of most important problems of Tehran city, different impede such as lack of proper infra-structure and structure of the veins, cheapness of fuel, lack of payment of tax in construction of the streets and autobahns by automakers, lack of planning a competition in auto-making which culminated in its exclusiveness, lack of acceptance of the public vehicles that refers to the culture, scarcity of public vehicles, lack of access and crowded streets.

Lack of expansion of metro network for encountering the traffic problem of city interior veins,

2- The citizenry tax and lack of submission of power of decision-making, deciding to the citizens;

3- Lack of view of aesthetics in the officials and laymen;

4- Lack of recirculation of city garbage and beside than training of the people for analyzing the garbage, and making a series appreciation-punish levers

5- Lack of management in the sector of city lands which through the last few years resulted in the worst problem of the city of Tehran and then the ever-increasing price of city housing. This problem can be traced in allotment of land to governmental and military sector in a very low price, and their misuse of this condition, assignment of low-benefit, long-time loans to the VIPs, lack of supervision on the regulations of the construction, colossal inflation in the price of the housing which has got 2 to 6 times in the few 2 last years!

6- Lack of education in line with flat residing

7- Lack of proper facilities to pass the pastime including cultural and recreational facilities such as house of culture, house of writing, neighborhood kitchen, to hold variety and gaiety programs for the neighborhood, in line of calmness, and psychologic release for the citizen for better rendering of the duties, and observation of all formal rules, cinema, house of culture which all of them need people to be education that how they may use them

8- Lack of realization of conditions for encountering back grounding for appearance of neighborhood foundations like women of neighborhood.

9- Lack Greenery

10- Shortcoming in doing the entrusted duties in the organization chart of engine services of Tehran municipality in the cleaning of the alleys and roads.

11- Improper physical body, lack of harmony among neighborhood, lack of symbols for realization of neighborhood identity, lack of responsiveness amongst citizens towards existing conditions, lack feeling of belonging to the neighborhood and living place;

12- Lack of participation and investment in order of realization of participation culture in the people, lack of evaluation to the people as the main owner of the city resulting in enmity between people and municipality.

13- Lack of supervision on the distribution of the price and labeling for the essential goods because of disharmony of municipality and ministry of trade rooted in a greater problem such as solid urban management;

- 14- *Overlapping of duties and lack of harmony with each other because of "solid management"*
- 15- *Lack of citizenry morality and education of citizenry*
- 16- *Lack of rights and citizenry education and unawareness of the citizen of his rights, expectations, responsibilities, duties as a city inhabitant*
- 17- *Lack of productivity in the city and source of income for the housewives by establishment of kitchen, house of writing and so...*
- 18- *Absolute culture of consumption*
- 19- *Lack of justice*
- 20- *Problem of ecosystem of city and lowness of hygienic*
- 21- *Lack of supervision on production preparation, ratification, execution, and supervision on city plans by the citizens*
- 22- *Lack of defining the proper plans suitable to the needs of citizens that by lack of decision-makers recognition*
- 23- *Lack of assignment and identification-making to the neighborhood consulate as the closet foundation involving and knowing their problems*
- 24- *Lack of intervention of different disciplines in leading the development of the cities such as sociology, geography and planning, psychology, and sheer evaluation of architecture*
- 25- *Resistance towards movement towards leading and decision-making from single dimension to participation of civil society and private sector besides municipality*
- 26- *High rate of crime and breach in city environment because of*
 - *Disharmony between security and police*
 - *Lack of recirculation of hidden spaces*
 - *Problem of unemployment*
 - *Lack of production and sovereignty of consumption culture*
 - *Lack of physical security*
- 27- *Lowness of level of hygiene and health factors in their life*
- 28- *Lack of social interaction and mutual relation between people and municipality*
- 29- *Misuse of social capital, and dormant capabilities*
- 30- *Lack of social view, and sociological knowledge against problems and city abusement and having a sheer physical view because of absence of experts of various fields in organization chart of municipalities, customization to wrong regard that municipality is physical entity not sociological and planning though theoretically through these years the problem was assessed but not crystallized*
- 30- *The problem of quality of servicing*
- 31- *Lack of identity and social control*
- 32- *Lack of neighborhood feeling*
- 33- *Poverty of citizenry*
- 34- *The clear opposition between members of neighborhood in 37/ neighborhood of TEHRAN*
- 35- *Lack of a background for income making by the municipality*
- 36- *The problem of rotten and old texture of Tehran city which is currently one of other problems of Tehran possesses another potential of crime and breach. In these texture the hygienic factors are at low level while the social supervision on them is low*

The public idea, individual on them, the culture of citizenry and flat living at a low level, high resistance against physical and social changes, very narrow roads, the lighting weak, the population tense, while all of these items at the time of natural disasters are much hazardous and problematic.

37- Scarcity of pavements at the city the main aim in this discussion is the priority of on-foot against motorists so that the citizen can access to places of public daily and weekly needs. Besides this on-foot route the citizen has access to familiarity with the inhabitants.

Regarding all expressed items which are objective samples of lack of success in programs and plans in better condition of inhabitation, procurement of primary installation of the citizens including clean clear water, and sewage system and hygienic installation, decrease of poverty level, mal nutrition, misemployment, and etc. we can daresay in our country we do not have any urban development!

Conclusion:

City and urbanism as important center of national land following economic and cultural assimilation has appeared and lean towards rant sources and abstention from back up economics of region has demonstrated the role of city related to the past and prepared the grounds for consolidation of domestic market, penetration of industrial production in the village and conservation of human-power of the village for the developing industries of the urban places. All of these factors have prepared the causes for immigration from village to city.

So that the city found access to spatial development in all aspects.

The enormous rush of villagers and people remained from redressing programs, has questioned the whole structure of the city so that the new era of city development has begun. While this growth is problematic and if we scratch the superficial area it is seriously unstable.

Eventually, the city that was as quoted from mamford the city of gods and symbol of god praying and solidity of society, cultural and physical, was instantly changed to the city of deception and phantom and has lost the ability of back up and in the opposition to national stability, hierarchical system of inhabitation places was placed. Therefore the problem of urbanism in Iran is a part of lack of development like other third-world countries. While its symbol and illustrated in instant population growth, so awe some that we cannot either make any job or any housing in proportion to it. The city, the place of agglomeration of history of experiences, devastations and revolutions which are rooted to the far last, these are rooted in unknowable outsider far places. These are rooted in unknowable outsider far places. The city in its historical passage has reached from "city- temple" and "city-power" and "city-deception".

As the definitive historical answer was depending on the existing conditions of that era, this is too, an answer to date. As the government in the old time has accessed to identity and its survival was based on that phantom. The modern city of our time can not be a base for national development and these two in a vicious circle have boost each other. The planning of national unstable planning has caused in the continuation of growth urbanism and the expedited urbanism eventually would show the national planning stability in the centralized state structure with dictatorial features.

With all problems and halts are we accessing to urban development that has any role in national development?

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