



---

---

**ESLAMSHAHR CITY PLANNING AND KNOWLEDGE, IN ORDER TO FULFILL  
MANAGEMENT JIHADIST APPROACH TO SUSTAINABLE DEVELOPMENT**

**MAJID KHODAPARASTI<sup>\*1</sup>, MANOUCHEHR SADEGHI<sup>2</sup>, VAHID KHODAPARASTI<sup>3</sup>,  
SAJJAD HASSAN SHEIKHI SARPIRI<sup>4</sup>, MOHAMMAD REZA N.KALANTARI<sup>5</sup>**

<sup>1</sup>. Master of Geography and Urban Planning, Islamic Azad University Rey Branch, Tehran Iran

<sup>2</sup>. Master of Geography and Urban Planning, Islamic Azad University Rey Branch, Tehran Iran

<sup>3</sup>. Student, Master of Public Administration Islamic Azad University of Boein Zahra, Qazvin -  
Iran

<sup>4</sup>. Department of Geography and urban planning, Faculty of Humanities, Najafabad Branch,  
Islamic Azad University, Najafabad, Isfahan, Iran

<sup>5</sup>. Student, Master of Agricultural Management, Islamic Azad University, Islamshahr Branch-  
Tehran- Iran

**ABSTRACT**

Considering the importance of urban life and in line with population growth of cities as complex systems, future research and understanding of the current situation a significant role in the fate of cities and planning their future will be. Therefore, in this study using the analytical method was to the full knowledge of Eslamshahr and then to conclusions and recommendations were efficient, The results show that due to its proximity to the capital city Eslamshahr and cheap housing to different areas of Tehran, the city has many immigrants from different parts of the country has attracted. However, due to the thorough understanding of various properties in the city, such as growth and physical development, demographic and social, migration, natural factors, from past to present can be efficient and useful for improving planning and organizing future bid cities a.

**Keywords: futures, efficient management, Accounting, Eslamshahr**

## 1. INTRODUCTION

21st century the century of cities and urbanization in the coming years more people will be living in cities. In 1950, only 31 percent of the world population lived in cities, and this figure rose to 45% in 1955. In 2000, for every two people, a person lived in cities. Most of the growth in small and mid-figure. "Urban growth is in itself a rogue character. So, we need to control and guide urban development policy, is a great responsibility. On the one hand, and, on the other hand, led to the removal of turmoil arises from abnormalities of specific intellectual constructions it prevents the physical dimensions (Hamidi, 1386, p. 1). Studying the physical development of the city in order to understand the problems of urbanism and the emergence of solutions to establish a balanced development of the city, along with urban facilities and financial and psychological behavior of the citizenry. Because there cannot be any left to take it any way he wants to have enough space for the development of the city in mind. To develop and grow because of population density, activities, and buildings in an area not specified. Due to rapid urban growth and development, increasing urbanization, the need to at least double the current area to the city in the next century is

uncertain, although growth within the city can be a part of the need to overcome, Statistics Development often occurs in the countryside, where development land uses Unsought not only desirable land degradation and loss of sensitive ecosystems but also to follow both natural and artificial environment makes for guidance in crisis control such developments to determine the optimal development directions, the correct location of land and conservation policies in the economic and social goals requires urban planning (Inanloo, 1388, p. 52). Urban development, supply their needs, a solution for the future development of the city, the decisions that urban problems to a minimum and finally, how logical relationship between man and his natural environment is preserved led to changes in the city. The process of urbanization not only in Iran but also in any country cannot be separated from social, economic and political review. The process of urbanization and urban development since the formation of ever faced that many ups and downs, these changes on the one hand and different circumstances of time and place has been affected by the factors causing changes in the shape and style of the Urbanism. The overall view of the process of urbanization and urban development can be

found in Iran, which has the features evolved in the wake of centuries were a few decades have revolutionized the beginning of the developments of 1300, then Urbanism in Iran following the accept new conditions and the impact of new relationships changed and took a different path.

## **2- Research Methodology**

In general, a method that has been used for this article is descriptive and analytical methods. The first extraction of documents, data and demographics, migration, natural factors and biological, geological, climate and land use changes in the Eslamshahr studied and will be discussed at the end of the forecast population and with maps and photographs of the matter is referred to the type of study is also functional.

## **3- Research purposes**

Rapid population growth and subsequent physical development of cities, the issue of regulating and guiding development in the present and for the coming decades has made, Introduction to the study area And the need to create social, economic and environmental future for generations to come as a national problem. Urbanization is a growing trend and what is important in the process flow integrity and resolve issues arising from it, Physical problems caused by the expansion of urban areas and should be

investigated and appropriate solutions for it predicts, And in line with future organizing concrete measures planned purpose of this research is to investigate the situation in Eslamshahr in line with planning and organizing the future.

## **4- Research theory bases**

### **4-1 - Sustainable Development**

So called sustainable development in early 1970 s is about environment and development using. Three fields of an important sustainable development on it issues is an environment of that time international organizations that want to achieve the proper environment and favorable for the development of useful name for it. The use of the term sustainable development since the Rio summit in 1992 became widespread in scientific circles.

## **5- The introduction of the study area**

Eslamshahr (Figure 2) is located in the area between North West Central Plateau and the geographic location of "30," 22, "51 and" 0, "10," 51 'east longitude and 30 "," 42, "34 and" 30, "27, "35 north latitude and the current floods on alluvial floodplain and alluvial fans in the southern foothills of the Alborz. Over an area of 225 square kilometers (seventh of Tehran province) occupying (Eslamshahr Governor, 1390).

Eslamshahr is located on the most important connecting axis of Tehran province or south of Iran, that is Tehran connecting axis - Saveh and rail Tehran - Qom 22 kilometers South-West of the capital (Eslamshahr Comprehensive Plan, coordinate Consulting Engineers, 1364, Part II : 1) . In the past, due to the proximity Qasmabad Village or Saveh road, Eslamshahr knew with the name of

Qasmabad or Qasmabad King, and it was also named Shadshhr for a period of time. The city has three divisions with the center of Eslamshahr.

**5-1- Studying Eslamshahr's population characteristics**

General trend of Eslamshahr population changes in different periods is as the following table 1:

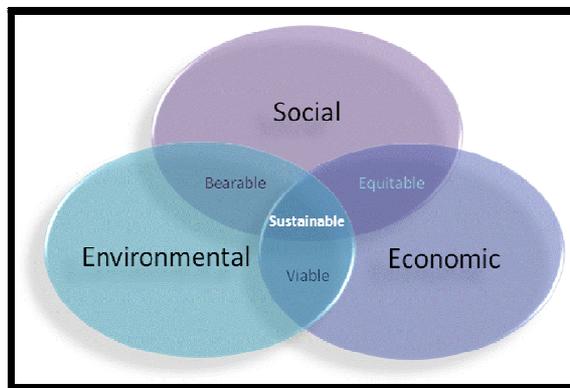


Figure 1: Model of different dimensions and indicators of sustainable urban development

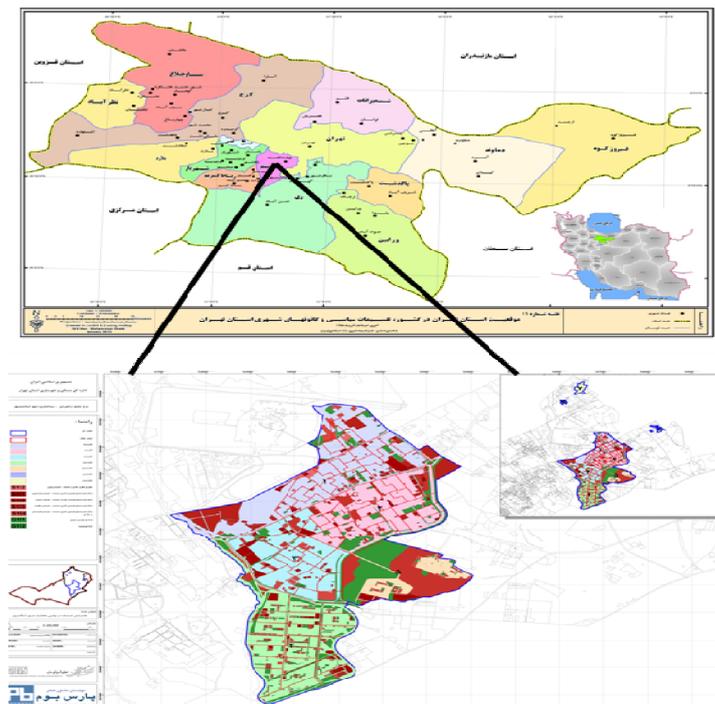


Figure 2: Map and location of Eslamshahr

Table 1: Status of Town Eslamshahr from 1345 to 1390

Year	Absolute population	Share of total population %	Eslamshahr growth rate %	The growth rate of the country %
1345	1006	0/0039	7/66	3/1
1355	50292	0/14	47/87	2/7
1365	215129	0/43	15/56	3/9
1375	265450	0/44	2/12	1/96
1385	357389	0/51	3	1/5
1390	389102	0/55	1/66	1/29

Source: (Iran center of Population and Housing Census 45-90)

## 6. RESEARCH FINDINGS

### 6-1- The history of the Eslamshahr

Apart from the creation of the Eslamshahr causes if we include old settlements like Qasmabad King, Salour ... examine, necessarily urbanization and the rise of cities and towns in Iran, which in the past two decades in the area of Tehran realized carefully examined. Necessarily urbanization and the rise of cities and towns in Iran, which in the past two decades in the area of Tehran realized carefully examined. Eslamshahr on the causes and dozens of large and small population centers around Tehran, it should be noted that these cities feature large, unlike the ancient cities of Iran, in relation to the success of a particular geographical location or formed in close to surrounding villages to come and ultimately population centers similar to the various attractions of demographic and economic metropolises new era sought. Tehran, one of the last few decades as one of the core sample density and disproportionate and disorganized urbanization has become, under the influence

of various factors such as the major financial markets of oil, and a result of a high concentration capital infrastructure and opportunities for employment, with various attractions the city has the largest population in the country has become attractive. Excessive concentration in different economic sectors, social cause uncontrolled migration to Tehran and consequently lead to the spread of high density. Inability to accept Tehran and various human needs such as housing, due to the increase in production rate of the applicants, the majority of immigrants who cannot provide adequate housing in Tehran has been sent to centers of population around. It changes all the difficulties and complexities of the urban cities such as Eslamshahr has created. The development of city roads was carried out mainly in the creation of new population centers, small and medium cities and into medium-sized towns to big cities without the inclusion of any features and relations in the city is brought.

### 6-2- Cosmo genic Eslamshahr of the past

- First period before the year 1345: structure-based rural settlements.
- Second period 1345 to 1357: the formation of urban settlements.
- Third period from 1357 to 1375: the formation of metropolitan areas in parallel with the establishment of industries and workshops.
- Fourth period since 1375 (1393) and population growth of the area, a

major rural areas to urban centers and exacerbate some of the problems and extend privacy zone. The main bone of privacy, including roads and settlements and centers its activity spine Eslamshahr, Saveh Road Robot Karim and that their basic physical structure of the region. The road is a dream role for low-income people has played.

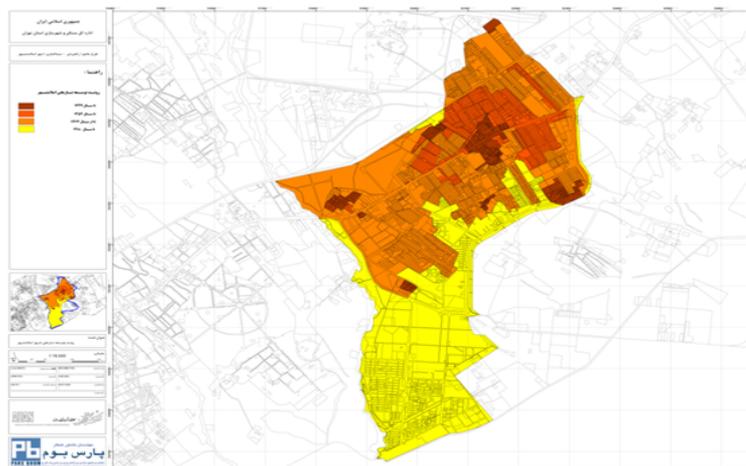


Figure 3: Historical Development Eslamshahr of the past

### 6-3- geographical factors limiting City

There are two river path Hossein Abad and Mirage and Karaj on both sides of the city can be considered only geographical factors in the development of the city in the direction of East and West that role has been limited or simply forming, noted. Construction of residential units to the border river Siab Hossein Abad mainly due to the form of the city in the eastern part of the watercourse is determined. Nevertheless, these restrictions cannot be sustained

indefinitely, so that last year construction of housing units in the opposite direction on the other side the river. In other respects, there is no specific geographical factors. But what is important is that the lack of drinking water and low water reserves and arid and semi-arid region in the long term limiting factor for the development of the city is considered. In general, the city in eastern and western sides of the watercourse above the otherwise flat land enclosure has no special effects. Special geographical factors in the city's only

form of influence, especially in the East and the continued strong expansion of the city in the future can act as a limiting factor.

#### **6-4- Agricultural land use change and green space to the city**

Of geocaching different applications during the period studied (Table 2) this information is obtained that in 1343, before the start of migration to the city Eslamshahr and turn it into a city, the agricultural lands and green spaces against 6/40% of users had been. But after the arrival of the 160,490 people displaced, the 53/16 percent and the decline in parallel with the entry of immigrants into the city Eslamshahr has continued to the point that in 1377 to about 89/9 percent. This reduces the rate of population growth, such as urban centers is unique in its kind. In the analysis it can be said that resettlement of refugees in the region, the countryside surrounding the core, and the land around these villages was based on agricultural lands and green spaces resulting in the highest conversion to other land uses have had. In this way, the result is that the migration of the last few decades has caused agricultural and green space in the city Eslamshahr Switch been sent. Since most of this migration has been changed to provide housing and changing the status of land and housing Eslamshahr of the growth process. In

this way, the Immigration poor and in need of housing in the 40's and 50 major transformation in the rural standard and created a balanced structure. This means that migration has disturbed the ecological system and rural livelihood and loss of agricultural land and green spaces and the emergence of the so-called tissue non-standard residential (overnight construction) is. This issue has affected several residential areas are as follows: The first impression that this migration is the low per capita residential building in the city is Eslamshahr, so that per capita housing in this city of the country had to residential standards is a big difference by. As in Table 5 can be seen in all decades, with per capita residential city Eslamshahr of our standard between 40 and 50 square meters for each person there is a significant difference. But look closely at the figures, an upward trend in per capita shows that the trend of improvement in the city's residential per capita, So that per capita 43/12 meters in 55 to 68/31 meters per capita in 1390 reached. The next point is that the data table can be inferred is that in the early decades of the formation of the Eslamshahr has been more intense migration, per capita housing is very low and difficult conditions. According to Census 1390 Statistical Center of Iran about 75/51% of housing units in the city less

than 75 square meters and 80 square meters if the floor area of housing units to raise the

percentage of housing units below 80 square meters covered by the 29 / 64 percent.

Table 2: Land City Eslamshahr from 1343 to 1388

Account Type Percentage	In the area 1343	In the area 1364	In the area 1377	In the area 1388
Urban	0.77	17.50	37.90	53.44
Agriculture and green space	40.06	16.53	89/9	10.36
Arid	58.85	59.59	43.31	23.59
Road	0.74	6.36	88/8	12.59

Source: (municipal Eslamshahr)

Table 3: Per capita residential area in the city Eslamshahr of 55 to 88

Residential area	Per capita residential	Residential area
1355	12/43	56. 625129
1365	18/18	22. 3911045
1380	15/59	5. 4138365
1388	31/68	52. 11322083

### 6-5- Forecasts, the population of the city Eslamshahr to Horizon 1405

To estimate and determine the outlook for the future of the city's population in general assumption Eslamshahr which is used according to the established urban centers more around this area and assimilation, growth trends in the coming years, reducing the Eslamshahr will follow. Because of the natural growth processes as in the past but faces a gradual reduction of the slope is less, but for Migration options are the various hypotheses. Due to the interaction of two factors: natural growth and migration of the following three assumptions to predict population Eslamshahr mathematical method applied in 1405 to the horizon. Population estimates between the censuses before or after it is done in different ways, that we in this method (exponential model) that is used

more and easiest way to predict the population in a short time as the following formula is used Deja. The estimates assume that the numerical increase in population between the two census years or close to the same. Thus, it can be increased or decreased by dividing the total population are the number of years away, increase or reduce the number of annual population gain, and then the crowd was one of the years in the distance, this type of method estimates or forecasts of population, forecast to mathematical method called.

**The formula used in this method is as follows:**

$$P_n = P_0 (1+r)^n$$

The variables in this formula are:

$P_n$ : Population in the required year

$P_0$ : population in the basic year

$R$ : Annual population growth

$N$ : Number of years between the base year and forecast time

**Population growth will be changed as follows:**

$$r = \left( \sqrt[n]{\frac{P_n}{P_0}} - 1 \right) \times 100$$

R: Rate changes

as a percentage of the population shows

### The first hypothesis-the minimum population growth

The continuing decline in natural growth and continuous transmission of migratory phenomena such as population growth, Eslamshahr be achieved at least a decade before. In this case, the horizon of the city's population in 1395 to 407 thousand people and 450 thousand people will be equivalent to Horizon 1405, the average annual growth equal to 1/2 cent.

### The second hypothesis - the average population growth

If you agree to stop transmission of migratory phenomena in the natural growth of the population, growth will only result and the number of immigrants with immigration

and net migration out of Eslamshahr will be zero. In this case, the number of the city's population in 1395 to 41 thousand people and 470 thousand people estimated to be equivalent in 1405, which is equal to the average annual growth of 1/4 percent. This option is recommended as an option for using in other parts of Eslamshahr's master plan.

### The third hypothesis - the maximum population growth

If the immigration phenomenon in Eslamshahr (equivalent to the average over the past twenty years) population growth in this city will be affected by natural growth and immigration which in this case, the city's population in 1395 will be about 443 thousand people and 570 thousand people in the year 1405. In this case, the average annual population growth of Eslamshahr's estimated 2/3 percent. In the following table Eslamshahr's estimated population in 1405 is presented according to a ten-year based on 1385 census data for the above three options.

Table 4: Estimates of Eslamshahr population changes in triple assumptions to 1405

Years	The first option - the minimum growth		The second option - the average growth		The third option - the maximum growth	
	Population	Growth	Population	Growth	Population	Growth
1385	357000	1.3	357000	1.4	357000	2.2
1395	407000	1.0	410000	1.5	443000	2.5
1405	450000	1.2	470000	1.4	570000	2.3
1 - Minimal growth: the continuing and continuous transmission of migratory phenomena.						
2 - Moderate growth - natural growth and to stop the transmission of migratory phenomena.						
3 - The natural growth of the phenomenon of immigration to the average of the past 20 years.						

Source: (authors analyzing)

### 6-6- Identification and characteristics of the impoverished neighborhoods and informal settlements in Eslamshahr

According to studies and analysis of statistical data and surveys, it appears that different areas of the city due to the nature of the formation of the first initially Eslamshahr and Urban Development are different from

those of classifying areas into different levels, Eslamshahr indicators studied in the show, which is located in downtown neighborhoods as communities and neighborhoods around the upper and lower marginal neighborhoods and communities as communities were above target and studied in this research is the :

**Table 5: Demographic profile of informal neighborhoods Eslamshahr**

Row	District	Ziaabad	Miayan Abad	St. Imam Hossein	mozafariye
1	Population	12703	24816	110139	10167
2	Family	2841	6035	2464	2726
3	Man	6497	12923	5248	5234
4	Woman	6206	11893	4891	4933
5	The literate	10287	18887	8573	8499
6	The illiterate	1290	3164	904	843

Source: (Riahi, 1389: 8)



**Figure 4: image of the worn out tissues and vulnerable to accidents in target neighborhoods**

As can be seen in the picture above some areas, informal settlements in Eslamshahr in addition to the ephemerality and non-normative constructions of adverse environmental conditions and vulnerability to

disasters are possible. This requires the implementation of efficient and effective city management and prevention of risks and accidents and emergency crisis time makes possible.

**6-7- Analysis model (Swot)****- Status residential neighborhoods aimed at improving crisis management (analysis SWOT)**

In order to analyze the conditions of the external and the internal state of the communities targeted in this study on the facts available, we try to analyze the findings of the SWOT technique is used so that appropriate strategies to improve the situation and reduce the vulnerability of the residential components these neighborhoods, particularly among Abad (town Imam Hossain current<sup>1</sup>) design. In this regard, descriptive statistics obtained from the harvest field in the matrix of the strengths and weaknesses (competencies, abilities, skills and lack of internal environment). Enter your username and parts residential neighborhoods (Table - 6) and also tried to develop a matrix of external factors, the opportunities and threats that indicate favorable or unfavorable the major challenges facing the urban environment - in this case as well (table – opportunities and

Threats) cases, be noted that according to population size and geographic location city.

It should be noted that the above analysis only, strategic position at a particular moment in time, makes clear. In order to follow the trend when, due to the fact that environmental factors (internal and external) are dynamic and constantly changing, it is necessary to examine developments and at different times, according to the strategies can be derived. Following this process will help to identify different modes that may occur in the future are examined and predicted.

---

<sup>1</sup> - The neighborhood is located in the South Eslamshahr Reservation belt and the main part of the neighborhood and other neighborhoods subordinate Eslamshahr is different because the neighborhood of a lower level than other neighborhoods is informal Eslamshahr. While the neighborhood due to being outside the legal limits of the city and unconventional development, with specific social and physical structure, the greater deprivation.

Table (6): Matrix SWOT, strengths and weaknesses residential neighborhoods aimed at improving crisis management

Items	Strengths (S)	Weaknesses (W)
The type of materials used in the building	- Skip to materials with low and very low vulnerability of buildings under construction.	- Residential buildings with high and very high vulnerability scattering materials in the organic tissue and irregular City (the city's original core) and lack of attention to the materials.
Residential building quality parts	- The main focus of building restoration in a specific field.	- Distribution of organic and inorganic components at all levels of destruction and abandonment
Exterior residential buildings Details	- Views with high and very high vulnerability of the poor in the city.	- No use of integrated features and style.
Area residential parts	- The extent of the breakdown in terms of having open spaces in the area of organic parts of the city.	- Focus and speed of less than 150 square meters in the context of primary and old town.
Surface occupied residential parts	- Located adjacent to the parts with high building density components with low building density.	- Increased concentration of organic materials in the context of the city and parts with less open space.
How to capture the residential parts	- Private ownership mainly in the city	- Shared ownership of residential plots with a total area of more
Number of floors of residential buildings	- Skip materials more resistant to more than one floor buildings.	- Lack of adequate strength in relation to the construction of high buildings in terms of geology in the southwestern part of the core.
How access to main arteries	- Located in the organic parts of the city along the main arteries.	- Discontinuous growth of informal settlements (that restricts access to rescue centers).
Items	opportunities (O)	Threats (T)
The type of materials used in the building	- There are government agencies that are active in the field of housing and urban construction.	- Lack of attention to lightweight materials in the building. - Due to the lack of suitable resistant materials.
Residential building quality parts	- The absence of historical buildings in residential areas of the city Eslamshahr.	- The high price of construction materials. - The high cost of the restoration.
Exterior residential buildings Details	- Having relatively good climate in Eslamshahr	- In excess of the cost of building the main part of the building Siding
Area residential parts	- There are many abandoned spaces, particularly in areas southwest of the city. - Green spaces and major agricultural areas southwest of the city.	- Lack of green open spaces and residential areas as needed domestically.
Surface occupied residential parts	- The low occupancy rate in the majority of Eslamshahr and thus access to large open space.	- High-density building in the Old Town district target areas.
How to capture the residential parts	- Personal ownership of the stomach in residential parts.	- Poor people cannot afford the basic core of the city.
How to capture the residential parts	- Good resistance to soil-resistant and high-rise construction.	- Loose soil of the city in terms of geology in the main part of town.
How access to main arteries	- There is a wide network of traffic in residential areas.	- Physical growth discrete residential areas.

Source: Field studies authors

## 7- CONCLUSION

Explores the formation and initial Appearance City Eslamshahr show that the core of the city dates back to modern times and over time expanded to its present form accordingly. In the modern era (late 1335 to present) with the new conditions prevailing social, economic, new tissue to tissue around the ancient city, there is that novelty seeking and promoting Western models in Iran. In the new tissue is woven around the old center in

the old city with loads more to offer the service to their citizens. The further spread of the husband of one hand the need for new public spaces and new elements were feeling and with increasing population and migration to new services the city needs to be intensified. This causes changes in the city and on the other hand due to the evolution or change of ideas and changing consumption patterns and the urban culture of life. In this regard, with the increase in population,

followed by the implementation of land reform and rural-urban migration and the increase in population in the city was the center of town. And consequently the physical development of the city Eslamshahr, so that the city Eslamshahr has developed in different directions and with the infinite population is facing. Which makes informal settlements in the south of the city faces so that the population of 389,102 people in 1390 to 1,006 in 1345 reached. The results of the study show that the City Eslamshahr of a hand with an increase in skeletal face and on the other hand with the rapid increase in urban population is faced with the problem of changing agricultural lands for housing. Based on population estimates by method (exponential) population in 1405 to reach 570,000 people, which required citizens to housing demand will face a major problem. Based on the results of the analysis conducted population of 357000 Eslamshahr maximum growth in 85 years to reach 570,000 people in 1405. With this process, the city has fundamental problems of housing, utilities and infrastructure will suffer. The integrated management and

efficient to deal with these problems in the coming years in the city, including the main actions that the city planners should expect to pay, And the importance of urbanization and its spread in the city, the priority is to prevent informal settlements and marginalization within and around this city is.

#### **REFERENCES**

1. Inanloo, Ali, (1388), the planned analysis of demand and supply of housing in the northern city of Qazvin, master's thesis, Azad University of Qazvin.
2. Hamidi, Malihe (1376), the skeleton of Tehran, understanding concepts and examples, Municipal Tehran.
3. Statistical Center of Iran (1375), population and housing census in Tehran, Iran Statistic Center.
4. Statistical Center of Iran (1385), population and housing census in Tehran, Iran Statistic Center.
5. Statistical Center of Iran (1390), population and housing census in Tehran, Iran Statistic Center.