AN ATTITUDE TO URBAN BLOCKS PLANNING AND DESIGN SYSTEM IN IRAN

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ABSTRACT

Countless decisions that are taken every day in every corner of this vast world, sometimes benefit a part of small or large town and sometimes damage it. The attitude of decision-makers, administrators and executors of city area and the attitude towards the concept of city and urbanization and generally urban planning in the specific concept are causing these positive and pleasant or negative and unpleasant effects. Urban planning is the main and most visible tool to guide the urban development. In this regard, there were and are different views and ideas about it that depend on the circumstances and requirements of time and place. The rapid growth and horizontal expansion of cities in recent decades has faced all countries of world including developed and developing with serious problems. The issues of this phenomenon have largely overshadowed not only the urban policies, but also its consequences have played a key role in intensification of economic, social, political, and environmental management issues of communities (Azizi, 2009, 13). Accordingly, if we consider the city as a living body, lack of coordination and coherence in the functioning of each member leads to the disease of entire body and with gradual development destroys the city. This is the same event that is occurred in a recent century in Iranian cities and has proposed the problems of urban construction as one of today's urbanization concerns (Izadi, 2001, 14).

KEYWORDS: Planning, Urban Design, Regulations Of Urbanization, Urban Block, Municipal

In current situation, urbanization and urban blocks designing actions in many Iranian cities are without the required rules, organizations and culture. In current trend, the role of private sector and how it participates in urban development plans have not been properly defined and therefore its actions are in conflict with actions of public sector. These professional organizations such as the Association of Consulting Engineers and Architects & Urbanism are only obligated to prepare plans in the framework of same contracts and they do not have very effective role in decision making, executive and follow-up management and monitoring of urban blocks designing. Also, the municipality has no effective role in this process and acts very general and stereotyped about the urban blocks designing which has no single pattern and model for urban planning and designing system in city. Municipal is an irregular structure in which some individuals based on relationships and leveraging try to obtain some concessions out of the rules.

PLANNING

Planning is defined as a sequence of actions and decisions that are organized to achieve operational objectives (Goodman, 1968). Planning as a public activity refers to the conducting a series of regulated operations...
that are formulated to achieve a goal or certain goals (Peter Hall, 1994).

Urban planning

Planning is a general human activity, urban planning primarily deals with general issues that are relevant to the different interests of social groups (Mehdizadeh et al, 2003, 30). Urban planning is the art of creating places for people which includes issues such as function of places and safety and security of the local community. Urban planning should also consider the appearance of places and its major concern is the relationship between people and places, movement and urban form, nature and artificial tissue and processes to ensure the success of villages, towns, cities. Desirable planning can help to create the living and with identity spaces, streets and safe, accessible, pleasant and humans-oriented public spaces and also contribute to create places that are inspired by creative thinking and sensitivity of their designs. The best obvious ways to promote anabiosis refers to the successful and stable preservation and creation of places that pay attention to the standard urban designing from the beginning of planning and building process. Planning systems is a tool for encouraging good design not only in the protected areas and attractive places but also in everywhere else. The most important part of planning refers to ensure of proper plan. Positive and efficient management, comprehensive cooperation, and accurate skills are necessary for effective use of the planning system in order to create conditions for more favorable and standard urban designs. Successful planning requires a thorough understanding of the conditions under which decisions are taken and development is realized and its realization depends on the following factors: Sensitivity to the local context, assessing and estimating what is possible and feasible based on the economic conditions and market position, adopting an appropriate and creative approach by development projects performers and those who manage the planning process so, gathering these factors together are crucial. If the policy not to be clear to applicants, the proposed development to optimal plan may differ from demand and aspirations of the local authority (municipalities). If feasibility studies to be ignored, the economic development may fail and if the local context to be neglected, the proposed suggestion may be in contrast to the local conditions and the result will be the moderate or poor development.

Urban Designing

Urban designing is a part of the art of organizing physical space that deals with different artistic and scientific majors such as urban planning, architecture and landscaping, anthropology, sociology and psychology, engineering, traffic and transportation engineering and also is associated with the politics and culture (Mozhdehi, Danesh, 2008, 8). In fact, urban designing is a process that leads to the physical organizing of different urban and rural tissues and with structuralism approach deals with the committed places. This process encompasses the designing buildings, spaces and landscapes and ultimately contributes to the urban development. In other words, what is concerned with the physical and spatial quality of the environment is urban designing art in three-dimensional form that its activity is placed in an area among architecture, planning engineering, and urban landscape (Mehdizadeh et al, 2003, 180).

Urban Block

It is a collection of different residential or non-residential buildings or parts, and around it is composed of way or public space or barren land. Every block has at least three and an unlimited amount of spaces (Shiae, 2011, 9). Edges and areas around the block are called that block's space. The amount of space depends on the geometrical establishment of each block and its geometrical sides such as this shapes (Bahraini, 2011, 33).

The Role of Urban Designing in Planning System

In Iran, the urban development and construction projects are typically prepared and implemented in three scales of comprehensive plan (development and construction plan) detailed plan (semi-implemented) and implementation plan (architectural) and urban designing is neglected in all of these levels and there is a gap between comprehensive and detailed plans on the one hand and implementation and architecture plans on the other hand and because of this neglect the quality of the urban environment is in problem. The industrialization process in the West led to the rapid growth of urbanization and congestion of population in cities and gradually made living conditions difficult (Kalantari, Khalil Abad & Pourahmad, 2005, 79). The urbanization regulations and acceptance of diversity in the types of executive projects in urban development pattern, despite the appropriate rules and regulations to the area in cities cause the topics and issues related to environmental...
quality, cultural values and aesthetic criteria with managers and people's participation to be included more and more in agenda of programs and urban designing. Therefore, the urban designing knowledge is more responsible and since the pattern of urban planning and designing rules are encountered in the numerous obstacles, the comprehensive efforts and actions can be done to remove the shortcomings and inconsistencies in laws and regulations related to urban designing and create a unit model or pattern for planning and urban designing system that eliminates the distinction between citizens and makes the urban landscape beautiful and same also prevents the irregularities and infractions in city. Also, the municipality decides to develop a plan with laws and regulations that makes impossible the implementation of urbanization projects without having a set of rules and regulations and the municipality should act legally in the case of violation to these rules.

The Smallest Urban Planning Scale, Urban Blocks

The last step in the urbanism is to design blocks individually, before delivering work to architects and building contractors. It indicates builders which street, public services network and locations should be considered even if there is still nothing on intended ground and this important issue is neglected in Municipal Planning of the municipality of Iran. Sometimes, due to the needs, it is referred to consulting companies with huge cost to study but it remains only on paper and in practice it is not used.

In the consideration of most studied block of Iranian cities elements that occupy the space depend on the group or individual decisions of certain individuals and does not have a legitimate program and

Urban professionals are not involved in the planning of urban blocks also, new constructions are not as enrichment as the old plans. So, statesmen and urban officials should show a strong and compassionate commitment to the quality of completion and maintenance of cities because any major city is not known without the support of its main characters and this leads to the destruction of old tissues. The ravage of block is the most important issue that does not follow any specific regularity. Maintaining the traditional identity of this block in terms of symbolic form and its general geometry should have the necessary integration and coordination and should be in the framework of municipal priority to get its own proper identity. Lack of municipal funds and budget has intensified by discontinuation of government assistance and is also considered as a threat to the implementation of municipal projects. While can benefit from this threat as an opportunity to create new financial resources and a movement towards self-sufficiency. The point that should be considered is how to choose these resources because as can be seen the new financial resources (the right to determine the user, the right to adjust the density, the complications of modernization, taxes, etc.) not only failed to encourage citizens to modernize and standardize but also has pushed them toward illegal and without the specified standards construction. The most effective management strategies that can be offered to accelerate the improvement and modernization of urban localities refers to granting of banking facilities, rebate or forgiveness of taxes and complications of modernization to owners. Encouraging to self-help and popular participation, identifying practical barriers and problems of people's participation in the development and modernization of old tissue of city and providing appropriate solutions for attracting this participation can be a great help in this area. The voluntary movement of people in certain time is necessary to realize the participation. The formation of popular movements to implement the restoration programs with their presence for accomplishment of economic interests in society is faced with structural problems, because the majority of people do not have facilities and high financial power to implement the urban restoration but they have other capabilities and capacities. Therefore, the use of these capabilities requires special management which primarily to be able to attract the public's trust. Considering that in Iranian cities, there is the background of formation of social participation, so we hope that the spirit of modernism and the sense of solidarity to be created among the residents and this factor provides the possibility of organizing and attracting residents' forces to implement the sustainable program and leads to the success of people-oriented social institutions. Currently, the decisions taken to prepare and implement urban designs are relatively unilateral and citizens have so little role in the decision. Therefore, there is no strong relationship between urban management and citizen. In this regard, there are some problems such as the preparation of urban development plans (comprehensive, detailed, etc) which are provided with no attitude to public participation and thus, their mechanism are weak in implementation. Despite the formation of Islamic Council of Arak city, the public organizations are not
organized and public participation is neglected. Consequently, the public indifference is observed in the city towards councils. On the one hand, the inequality in the distribution of facilities and lack of attention to the opportunities and needs of people with different textures in city and paying a little attention to the needs of the city on the other hand has caused the real needs of citizens to be ignored in various tissues. Hence, it appears that the relationship between the citizen-city is not understood and this prevents the further participation of citizens in the affairs and can have a negative effect on motivation of citizen participation. Other point that should be noted is that the role of women and youth, as two potential is neglected in organizing the locations of city. Considering these issues and paying attention to citizens' comment in the preparation process to the approval of project is significant points that facilitates the area to implement the urban development projects. Another important issue in the evaluation discussions of urban management system of Arak city is that the lack of Non-Governmental Organizations (NGO) or even poor role of grassroots groups consisted of the most important locations indicate indifference of citizens about management or their distrust toward sharing and influencing the management process. (Pirmohammadi, 2013, 80)

**Solutions Related to Urban Block Planning of Iran**

Four different benefits and orientations are involved in the development and formulating of each project and each urban block:

1. The interests of developers of the urban areas
2. The interests of architects of the urban areas projects
3. The interests of the organs of the project contract (organizers and trainers) that are responsible for the future financial and operational benefits of buildings, such as buyers, tenants or facility users.
4. The interests of project architects who are responsible for architecting the blocks or buildings and integration of program details and limiting parameters of the other sides of the project.

It is difficult for these teams to work together. Participants should know the reasons and arguments of other partners and are willing to compromise on specific objectives. And in addition to the essence and base of the project, should be also noted to the possibility of entering the necessary changes to provide the idea and objectives of all participants. In order to achieve these objectives, the mechanisms used to form the new cities should be so efficient that could lead those who are involved in the construction of the new city to understand and know the city. Also, it is essential to propose the various alternatives of development and different decisions of urban planning. In practice, due to the existence of different forms in each city, the information of urban planning can be composed of particular documents like the following items:

1. Project Report
2. Guidelines for urban blocks planning
3. The map of the layout of spaces with signs and symptoms
4. The negotiation between governmental development agencies and project contracting agencies should be done based on these documents.

1. The implementation of further researches in order to complete studies in urban areas, provide this possibility to determine the specific factors such as:
   * The location of each building
   * The link between public services networks (water, electricity, gas, telephone and so on)
   * Special characteristics of certain blocks.

The above factors contain the following content:

1. General map of the base
2. Borders and boundaries and the precise level of ground in each block
3. Public ownership and lines on buildings
4. The feasible regulations about the whole metropolitan area
5. Landscape Design
6. The high point of land, before and after construction however these two varieties usually do not differ much more, but their functional and aesthetic effects is important. These issues guarantee establishing sufficient link between neighboring blocks.
7. Technical guideline about the main roads, sewer lines, water, electricity, gas, telephone, street lights, cable networks, local garbage collection, organization of building workshops, current regulations relating to
disabled people, sidewalks, urban facilities and planting plants.

8. Financial and legal situation of land and construction founders influence the general appearance of city. Each building contractor wants a piece of land, they want to construct their own estate as they like. Therefore, neither any difference was not achieved between public space with urban significance, and nor any coordinated and unified architecture that by creating harmony among oneself establish important elements of urban structure. And there should be a connection between urban planners and builders and this situation requires us to develop the efficient methods that brought together different parties and force them to find solutions to targets that are in line with each other and can benefit from other people's work merits, this causes the existing energy to be strengthened and the diversity of forms gradually increase within the city through completing individual cooperation and the urban landscape caused by working methods and skills of urban planning project teams. The remarkable fact is that due to the increasing and effective reasons, many small constructions that can lead to the variation in a single location are designed by people who do not have knowledge of urban planning or have limited knowledge in this regard. The improvement of urban planning standards depends on this issue to a great extent. (Pirmohammadi, 2013, 150)

**Strategies Related to the Executive System of Iranian Urban Blocks**

1. Development of managerial and executive mechanism of selected projects:

Since the implementation of the proposed programs requires the programmed coordination and implementation, the following organizational structure can be drawn to avoid parallel actions and also for coordination of executing projects:

Municipality will be as the agent for monitoring and controlling the executing projects. Additionally, municipality can accelerate the modernization goal achievement by providing facilities such as exemptions, discounts on building density licensing in criteria limit of existing plans. City Council undertakes the coordination and conducting civil projects through appropriate interaction with the executive agencies.

Creating a facilitator and movement creator organization at the localities level on the one hand with appropriate informing creates the required motivation in owners and residents of tissues to modernize, strengthen and improve their own living spaces and on the other hand provide the area to take professional advantage of the facilities, support and discounts and exemptions of government and municipalities for residents.

Another objective of the creation of such organization is that with persistent pursuit of practical engagement of neighbors with each other and with micro and macro investors of outside the tissue regularly realizes the fair distribution of benefits among all rights holders.

In fact, this is a kind of belief to the district orientation and some authorities of the municipality are delegated to a facilitator organization for administrative decentralization and the elimination of bureaucratic maze of bureaucracy. In addition to the outlined recommendations, the observation of the following issues is necessary in modernization discussion of tissues:

A - Temporary settlement: The destroyed and modernized homes owners can be settled by paying a house deposit or in some cases by granting temporary housing to them during the construction.

B - A consulting director is determined for each modernization block to accomplish all administrative and legal actions and contracts and agreements and assist the residents from preliminary agreements to the key delivery stage and providing certain documents.

C. In modernization of tissues the involvement of governmental agencies and residents are respectively the minimum and maximum. Most of the current residents of the localities automatically and without external support would not be able to improve their houses in the tissues, otherwise, the necessary actions are done toward this issue so far which improve indicators of their life. Therefore, the encouragement policies should be implemented to encourage residents to participate in the modernization. In addition to the mentioned issues, can be pointed to the incentive actions such as: increasing size of newly constructed residential units and discount on subscription costs of water, electricity, gas, etc. In the presented recommendations, the time difference between generating revenue and the required initial investment is significant.

d. Studies reveal that the infrastructure spending by public sector are reversible through private sector participation.
and investment in commercial and official projects and by paying commercial toll and also increased toll of production units that are done through expansion of economic activities. But this takes time; actually, despite the justified investment of public infrastructure, the following steps should be taken into consideration.

Initially implement those projects that not only require low initial investment, but also have faster earning. In the area the commercial sites can be considered as the first priority.

Utilizing the private sector participation, so that the municipality can convert the future income that caused by project implementation into the investment. For this, the municipality enters into an agreement with private sector investors that in the coming years invest in the tissues as a private investor and create commercial and administrative centers. In fact, the private sector with current participation in infrastructure projects in future would be encountered to the special discounts and obtaining the royalty of commercial licenses. (Pirmohammadi, 2013)

1 - Providing the program of establishing the technical and professional committees of guidance and control system in Iranian urban blocks

Generally, the mechanism and control of project should be existed in its all phases including before, during implementation and after project completion. The control and monitoring should be possible both from outside and inside environment. The implementation of proposed designs in studied tissues should obey this general rule. The various implementation stages of regulations in the tissues including:

A- Before implementation: in this sector cases such as advertising for promoting meetings, awareness meetings with powerful groups (elders, trustful people of district, etc.) and inhabitants of tissues and so on can be mentioned. It seems that in this phase of the project the districts' council and the modernization service offices will play a major role in the guidance and control discussion. For example, the introduction of powerful groups, coordinating meetings, compilation of meetings' results and presenting them to inhabitants, etc. are necessary and useful actions for achieving the objectives of the guidance and control process which are presented by districts' council and the modernization service offices. Notably, the mentioned custodians can form a committee among themselves to monitor the conducted actions' trend.

B - During the implementation: initiating the actions relevant to the possession, demolition, architectural projects designing and starting the construction of the projects, etc. are some classified cases in the mentioned stage. In this stage, the actions relevant to the guidance, supervision and control have been more necessary and are more important than the first step. In this section, the employer (project executor) oneself conduct the regulations and also applies the control and monitoring mechanism in the relevant contract, additionally, employer also monitors and controls the various steps of the conducting contract through the inner expertise power otherwise, if do violation, will be faced to the legal penalties.

Designing and building and feasibility of the expertise power and work quality of investor by custodians (executors) have great importance. The experience of the specialized offices of the Municipal and Cultural Heritage Organization can be used to achieve this goal. Additionally, the supervision on observance of the construction regulations including: strengthening and observance of engineering principles to reduce energy dissipation by contractors is essential. The realization of this issue needs to form the specialized committees of expertise and aware engineers by responsible agencies such as the municipal in various stages of construction.

C - After implementation: achieving to the goals of efficiency and effectiveness of the proposed project requires developing the control mechanisms for after implementation. The project may occur with the lowest cost, highest revenue and other profitability criteria during the implementation, but after completion of the project, due to the lack of control and monitoring mechanisms, the spiritual goals such as: maintaining social capital does not happen. For example, there is the possibility of violations by contractors and investors in the absence of adequate supervision. Therefore, it is suggested, Monitoring Committee dedicated to this topic to be formed by responsible agencies in order to monitor the work process. Thus, preparing modernization plans is useless and futile without creating appropriate managerial mechanism for intervention in tissue. The definition of institutions and beneficiary and influential organizations' duties in the areas of intervention is one of the most important topics within the intervention management area. Accordingly,
the creation of public organizations and modernization service providing institutions and companies and also Urban Development Company are supported. People should not be wandering among the governmental agencies, municipalities and Cultural Heritage organization, etc. They should cooperate with each other to serve the people and the improvement and modernization agencies. In simple terms, the urban management should be formed in these areas and existing agencies should accelerate the modernization trend through delegating the authorities to the mentioned management. The following items are proposed to achieve the uni-management:

Creating a local office entitled a brokerage service office of district modernization aimed to answer to the questions of neighborhoods inhabited in localities. These offices should be like private or cooperative sector. By establishing these offices in each district duties are given to those with urban development, investment, legal and communications expertise. The activity of such offices in a district improves the confidence building in people and owners' cooperation in the field of construction.

In establish in g the consultant managers' office in districts that are going to be modernized and aims to provide accurate information and advice to local residents freely, it is proposed that a number of residents of each district that the project will be implemented in it, as a consultant manager can undertake a part of actions that follow the performance of modernization operations in their location through various offices and organizations if they have working experience and activity in the field of construction and friendly relationship with people. In other words, the consultant manager is determined to follow the modernization actions of owners.

To advance the expected objectives, it is proposed to contract the broker maintenance agreement. In this way that a real or legal person as contracting with municipality or housing organization begins to do the relevant works behalf of the organization according to the approved rules and regulations and for receiving the contractual salary.

The project management of areas is another useful action, in this way that an independent legal entity undertakes all or a part of employer's authorities such as ownership actions, application of investor and contractor and so on. Successful urban projects require a complete understanding of the conditions under which decisions are taken and development is achieved. Many factors influence and determine the outcome of the planning process and the type of the place that we construct influence like:

- Sensitivity to the local context
- The evaluation and assessment of whatever is feasible according to the economic conditions and market success.
- The adaption of appropriate and creative approach by those who has done the development design and individuals who manage the planning process.

If the policy is not transparent to the applicant, the proposed development may inadvertently differ with client demands and aspirations and if the planning approach to be incorrect, the existing opportunities is lost and the developmental results will be weak or moderate.

Local governments (the municipality) in several ways are able to form policies in the form of bright planning ideas for special areas and places in relation to the specific planning and designing topics and these tools not only do not create an obstacle for development but also, have a valuable role in completion of modern politics of the development program. The planning and designing principle should be introduced as a policy in the development program and it should be included in the complementary documents of urbanization which includes the following issues.

- Issues that are exposed to the frequent changes and the reasons for these changes are out of the control of the city.
- Issues which rely on the recommendations and documents produced by the council and other groups.
- Issues which are proposed as a consultation tool (advice) not a necessity.

The complementary documents of the urbanization like policies of the development program cannot be exchanged between locations because they should be based on the assessments conducted in the specific context of each location and should also be consulted publically. Also, the complementary documents of the urbanization should be considered due to the renewal (such as appeals associated with urbanization.
licenses) and the variation generated in the monitoring and review from the beginning of the document preparation and will be effective only if shape the principles of the development program in the form of a set of designing and planning ideas which is appropriate to the economic conditions and issue's context, but if the document is ignored, even the best ideas become useless and dependent to the following issues.

- The commitment degree of relevant sectors and areas of the City Council to that document.
- The special energy and force which through that the council and state officials members protect the document.
- The efficiency and effectiveness of public participation in the preparation of the document.
- The logical way to compile the structure of document, clarity on how to write the document and how to explain its optimal presentation.

An urban planning framework should contribute to the following items:

1 - The gradual formation of a common landscape and attracting consensus for action.
2 - Focusing and paying attention to the concerns and addressing the specific problems and issues.
3 - Response to the local variable conditions and the pressures caused by the development of construction.
4 - Coordinating the activities and resources and monitoring the local skills and proper use of them.
5 - The promotion of higher standards of planning and preparing a framework for controlling and monitoring the development.
6 - Identify the weaknesses and shortcomings.
7 - Create a base for stability in municipal decisions for addressing the application for urbanization licensing and also providing the negotiation base.
8 - Enables the municipality to negotiate with all individuals who are involved in preparing this program surrounding its commitment to planning.
9 - Information about how to use the people who are responsible for its preparation.
10 - The description of the high-handed policies and the relation of planner with the development program sites, documents and national guidance and relevant innovative programs like whatever is relevant to the town center management, security, and protection.
11 - The possibility of the municipality's contacting with other organizations so that there is not any problem for its representatives.
12 - The Municipality to able to guide the development actively.
13 - Providing the better and more decision making context for municipality.
14 - Providing the context or rejection of the designs with bad quality.
15 - Removing the preferences involvement in individual decisions and all people follow the laws enforcement.

The municipalities should review the result of the assistance and contribution which have in construction of the urban planning. The regular visits of the blocks and projects help them to reflect on the decisions that they have taken and also the effect of the state officials or members of the planning committee on changing plans. The municipality can be converted to a focal for promoting the urban planning and such center can provide the required information and act as the contact point of networks and skills and specialties and introduce a city and its region to residents and visitors and choose the best techniques and act as a focal point for the exchange of ideas and multilateral cooperation among people and organizations from local scale to town. This requires the precise and supportive planning of authorities and effective applying of planning system requires considerable insight and vision. Planning system should not only respond to the events but should manage the variation actively and this action depends on the type of management. The function of the planning system would be desirable since to be involved in laws really and this direct engagement leads to the incidence of the urban values. Thus, the planning objectives can be achieved and the existigt obstacles can be eliminated. (Pirmohammadi, 2013, 204)

CONCLUSION

Nowadays in Iran the topics like loss of identity, confusion, lack of appropriateness of urban spaces and collaborative activities and the drawbacks like these due to the lack of resources and theoretical foundations appropriate to the Iranian cultural structure and also the
repetition and imitation of exotic patterns can be considered as the bitter reality and acceptable affair. In current condition, many groups are involved in forming and managing cities and paying attention to proper understanding of the characteristics and coordinate of urban spaces is an undeniable necessity in the Iranian culture; in order to design the urban spaces according to it and local and Iranian foundations and organize the existing undesirable spaces to achieve the desired status. Today, the familiarity with city violations is one of the most important and most infrastructural foundations for having a healthy city and without violations. Urban violations are some cases that in addition to violating the citizenship rights disrupt the mental health and the beauty of the city and harm the city and threat social health and create numerous problems and difficulties.

Urban management duty is to identify and introduce urban violations. When citizens of a city consider themselves responsible towards urban space and identify the damages that threaten the health of this space and try to resolve them then we can talk about without violation city. Each citizen wishes to have a city with no violation and each individual can take an effective step to realize this aspiration by observance of the relevant rules. In fact, in developed countries two planning and program accepting trends have grown in linked and coordinated manner. Now, due to the formation of the necessary infrastructure in a long time, planning activities have been internalized in these countries and the role of planning institutions mostly concerned with coordinating and quality improvement and remediation of methods and procedures. But in Third World countries, like Iran, yet many of these preconditions are not realized. Therefore, planning in these countries is encountered to a lot of previously unresolved issues and a host of unknown and unpredictable phenomena which convert the urbanization activities to a busy, uncertain and risky profession that follow the daily political and economic developments. In this regard, although, the use of structured-strategic programming model is considered natural and easy in developed countries, in third world countries such as Iran, it encounters to the numerous obstacles which require long-term actions and multilateral efforts. In these countries, usually, urban development and expansion projects compelled to generate infrastructures and providing the necessary basic services and reaction to the immediate needs of citizens rather than promoting the quality of urban environment and management improvement and participation. Obviously, this condition usually leads to the program escaping and following the current trends and creates a gap and distance between the real targets of planning and conducted actions. A successful urban planning requires satisfying human behavior values. The analysis of values in urban designs includes the following issues:

- What people see, namely the ability to real understanding of the environment.
- What people praised refers to the concept of power of praise of understanding the use of the urban environment.
- What people can use refers to the existence and real access to urban spaces during the daily activities.
- What people remember means recalling the experiences of the past good memories of urban spaces.
- What people associate refers to the symbolic and cultural aspects.

Urban planning is a set of principles and rules. This expertise by containing the scientific processes extends the reflecting scope in the proposed model. When a model was selected as the proposed option for the future of the city, certainly, this model in addition to programming processes, needs to observe the rules in terms of designing, style, form and its physical content. What makes successful a proposed comprehensive plan for a city refers to the spatial organization of city and the proportions and communications between open spaces. This converts the work area to a more transformed and multi-dimensional space from the physical point of view instead of looking at a two-dimensional map. Thus, the studies trend follows many laws in urban designing that most of it is considered in urban planning. Urban designing and urban planning are linked together and aims to find ways that are efficient and fruitful and have scientific and artistic integrity in the field of natural and artificial environment. The shape of city should be good accountable in relation to the spatial performance, climate and the culture of city. Many factors are involved in urban planning like centrality, hierarchy, legibility, milestone, continuity, vision-driven, way, and something like these and regulations such as the possibility of searching in space, the possibility of using space, diversity and the possibility of selecting, maintaining and yet the landscape of nature and benefiting from it, preserving the city.
building pattern, visual communication, navigation, backbone and communication network foundation and so on.

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