The effects of land ownership system to urban development plan (in the section of the edge of Tehran city).

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Abstract

Land use planning and organized urban activities is the pivot of urban planning. Understanding patterns of urban land and property ownership is important not only because the size and configuration of land, but also affects the nature and shape of urban development by reflecting architectural and planning styles. For implementing urban development plan; must acquire lands that it isn’t an easy work for municipalities. For example the lands located along the south eastern edge of Tehran, called "Niro- daryaee", though 80% of them are abandoned and have several social and environmental problems, which was decided to provide urban local plan for it by considering spatial, visual, social, environmental, … features and using Analytic Hierarchy Process (AHP) model. But the shape, form and system of land ownership is serious and has a limitation in implementing different type of plans. Thus municipality of Tehran tries changing restrictions to opportunities; it does not interfere in form of lands because it is much cost full so decides to involve landowners to build their land, attracting public participation in successful implementation of the plan. Respecting citizens’ rights, doing in his obligations has achieved satisfaction of residences as the final and real users of the plan.

Keywords: Land Ownership, Municipality Of Tehran, Niro- Daryaee Land, Urban Development Plans
Abstract
Human society has always been indebted to artisans. In the ancient time, the artisan has received a valuable place and rewarded for his excellent work in society. The journey of craft from makers to consumers has been very interesting and lively. Artisans are major contributors in the development of India's national economy; however, their contribution remains largely unrecognized, due to lack of awareness of quality improvement trainings and advance technologies. Artisans are more disconnected from consumer needs and taste because millions of artisans don't get satisfactory education and they opt this hazardous occupation for earning their livelihood through wood carving, carpet and embroidery work and support their family economically. In this context, Saharanpur is tremendously popular for wood carving industry in the global market. A large number of artisans are engaged in this job and face problems of low wages and health issues. More recently, due to lack of awareness most of artisans are leaving their profession and adopting other occupations like rickshaw-pulling and such other menial jobs. Thus, they are neglected in society. The present study has been carried out in Saharanpur district of Uttar Pradesh state in India. Saharanpur is a challenging area for artisans. This region was purposively selected for the study because artisans are traditionally skilled in wood carving. The selected area of research is: Khatakheri which is known as a production area of wood carving in Saharanpur. To achieve the objective, the survey method was used and data was collected from the selected sample of 100 respondents. Interview schedules were used as a tool to collect the relevant information. The results indicate that the artisans involved in Saharanpur wood carving industry have principally opted for this occupation for family need rather than their personal interests. The gap between remuneration of the skilled artisan and that of the unskilled artisan is increasing sharply. The purpose of the study is to explain the current condition of artisans in Saharanpur wood craft industry. In addition, this paper also discusses the scope of improvement in the performance of artisans and proposes certain qualitative suggestions like the skill development program and modern creativity which will provide a better work environment.

Keywords:
Artisans, Saharanpur, Wood Carving Industry, Advance Technology, Modern Creativity