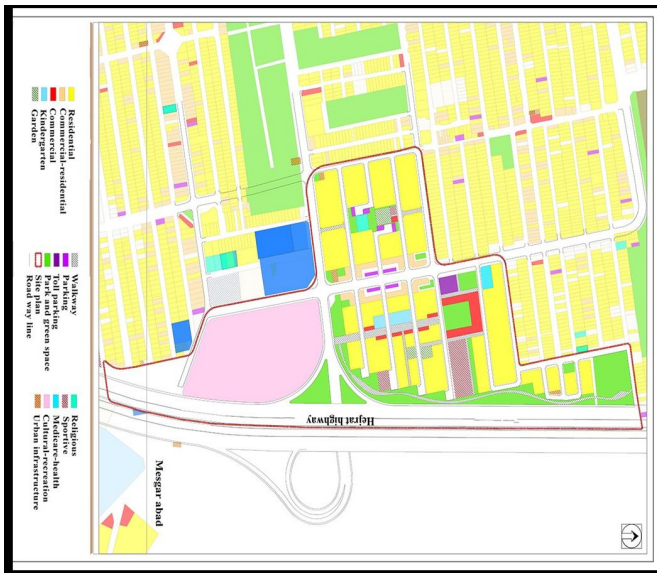


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## Research Paper

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

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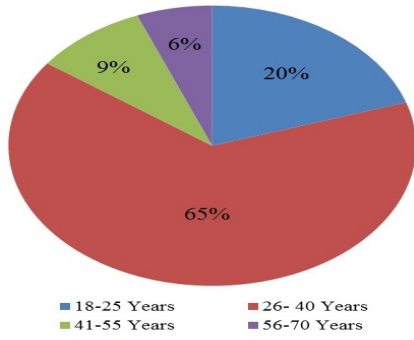
## Abstract

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- daryae", 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.

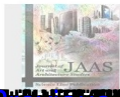
**Keywords:** Land Ownership, Municipality Of Tehran, Niro- Daryae Land, Urban Development Plans

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**Figure 1:** Distribution of respondents' according to age (source: authors' own calculations)

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