

Impact of Structural Violations on the Urban Landscape (Case Study: Tehran Municipality - Region 18)

Bahman Kohzadi Chegeni

¹Department of Art and Architecture, Urban design-Faculty of art and Architecture-Islamic Azad University-Tehran, 1416933116, Iran

Abstract

The present study investigated the effectiveness of structural violations of the urban landscape. The method used in this research, the study of documents, surveys (questionnaires), GIS analysis and field observation. The population of the research groups of citizens and officials and experts from the region 18 formed the sample size using Cochran formula 384 civilians and 15 were randomly selected from those responsible for sampling. Using SPSS software to analyze data from the questionnaires was And finding that the survey was obtained, it was shown from the perspective of both the research community, building violations affect the landscape and the urban landscape and the hypothesis was confirmed And prevent violations of city building and create a favorable image of the beautiful city plays an important role in achieving sustainable development. In addition, mapping and GIS analysis Distribution of building violations and irregularities in the construction of the separation zone 18 Tehran was shown in five areas Distribution of building violations in District 4 District 18 with a frequency of 166 building violations (26%) than in other parts of the area allocated to the building violations. After the 4th district, the area of distribution of infringing three building 135 cases (21%), then the area of a region 127 violations (20%) and the two regions, 111 cases of violations in construction (17%) and in the last five priority areas of the region with 97 violations (15%) of the region have been building violations. Finally, to provide suggestions and recommendations were discussed.

Key words: Building violations, State and municipal perspective, The analysis of GIS, The 18th Tehran

INTRODUCTION

One of the basic problems related to the construction of the officials involved in the community, the issue is under construction as a violation. Violation of regulations, urban construction can be implemented in addition to the lack of urban development plans and programs, of which the most important issues facing the city of science. People who are always just a personal interest in the context town and do not see a future for which it is drawn. Violations that occur in the aftermath of conflict with the urban development plan, the city had a negative impact on landscape design and urban chaos and inefficiency involved.

The city plans to achieve the goals of the discipline Urban and balances associated with the implementation of urban design standards possible. Based on municipal law, any violations of rules and regulations in the area of Urban Construction and unlike building permit issued by the municipality building are a violation and laws are enacted to deal with it.

Municipalities as the entity in charge of urban management, different ways to gain control of urban traffic violations and enforcement of the rules contained in the documents and urban development In the case of fundamental changes to the final planning documents (such as standards and regulations) or through the creation of institutions and monitoring patterns of urban construction Watch it if they do.

So the question is presented in this study is that what makes a building constructor (both natural and legal) Technical principles of non-interference in the running (from the

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Corresponding Author: Bahman Kohzadi Chegeni, Urban Design, Faculty of Art and Architecture, Islamic Azad University, Tehran, 1416933116, Iran. E-mail: kohzadb83@yahoo.com

foundation to exploit) Irregularities in the building do not have disturbed the urban landscape.

Not only can reduce violations of building safety, comfort and health, and to the disappearance of the person living in the building to provide a minimum quality of life, Rather, it reflects the surrounding buildings and the urban system is visible. One of the most important issues regarding all aspects is building violations and its effects. Perhaps the undermining of building violations and resolve it with the determination of the fine, countless issues arise in the building and.

A large share of the construction show city-wide structural violations of this. Furthermore, consideration should be given to non-compliance with the rules and regulations means the realization of urban planning and urban design urban waste, high costs. Urban design and the realization of the significant possibility of significant issues such as urban and irreversible environmental damage, lack of adequate infrastructure and social crises will be. Another important issue is the municipality as the governing body responsible for the implementation and enforcement of laws and regulations of urban construction and the involvement of Finance and the charge of examine the case of the building is violations, That, if the settlement of disputes, construction and even look optimistic, full implementation of Article 100 votes issued by the Commission To avoid the high costs of building and investigating violations of Article 100 of the Commission or not, need to be calculating.

Increasing the district 18 of Tehran and changes resulting from changes in social structures, economic and physical changes in the quantity and quality of building violations has changed. Thus, the structural causes of violations, social, economic and physical urban area can be named. In relation to fraud prevention and control of urban construction, despite the absence of some ineffective urban management decisions and actions in reducing some types of violations in the construction of the Tehran municipality 18, incapable controls this been urban. Increase the volume of construction in the district 18 of Tehran violations and damage to the image of the city's urban life, not negligible, and the need to adopt appropriate behavior makes it clear. Achieving the objectives of the regulation and balancing urban area associated with the implementation of urban design standards possible.

The main objective of the research, study understands of the impact of violence on landscape building urban district 18 of Tehran Case. And other sub-objectives: - to recognize and classify the most important structural irregularities affecting the urban landscape in the zone 18 of Tehran, Understand the quantities and properties of building

violations affecting urban landscape within the district 18 of Tehran, Verifying methods of controlling the spread of building violations are affecting the urban landscape.

RESEARCH BODY

Violation of Building forms and Causes the Following Parts

- A. Lack of building permits for new construction or changes in building according to the changes required to get a permit from the municipality.
- B. Ignoring the part or parts of a building permit from the City during construction or thereafter.

In other words, (violation of building disregard in the rule of law in the field of urban construction is building violations and breach building regulations.)

Although in many cases, the cause of building violations, abuse offenders and prefer self-interest, But the uncertainty of rules, laws and regulations of urbanization, people unfamiliar with the rules in force, lack of supervision and control, and the continuing inability of some citizens in the implementation of the principles and rules of construction or violations of the resonator (Qushchi, 2002).

Violations of Building

As opposed to a specified location in the building permit

1. Completed 60% off the ground.
2. Non-compliance with the permitted level of occupancy.
3. Construction of the isolator.
4. Construction of a dock and parking in the area.
5. Non-compliance with a distance of 2 meters wide in the backyard.
6. Failure to adhere to the surface of the patio.
7. Non-compliance with seam interruption

Increased infrastructure

1. Construction of an additional floor on signified license.
2. Construction of an additional floor on signified license.
3. Unauthorized construction lawyer console.
4. Construction console lawyer license signified outside the limit.
5. Increased without increasing fan base outside of the referent category.
6. Increase your balcony exceeded (Bahrain, 1996)

Convert

1. Garage converted into shops.
2. Conversion to residential pilot.
3. Converted attic floor.
4. Converted attic roof terrace.
5. Convert residential to commercial.
6. Land converted to commercial area.
7. Land converted to shops separator (Hashemi, 2008)

Increase or decrease in height

1. Increasing the height of the store and shop balcony.
2. Increasing the height of the pilot.
3. Non-compliance with the minimum height of the console from the founder

Detailed plan

1. Construction of the building without permission. 2. Unlike the use of unlicensed construction of detailed plan. 3. Non-compliance with the ferry back. 4. Unlike the signified number of non-compliance with permit parking (gharib, 2009)

Convert and increase

1. Pilot turned to the store and increases the number of shops. 2. Residential terrace converted to residential and residential-level rise. 3. Become part of the staircase to the residential and residential level rise Nejadi, 2002)

The Relationship Between the City and the Sustainable Development and Urban Landscape

Urban landscape of the city and all the things that are seen, and the ability to watch it; this means that all of these factors individually and in particular in the case of a continuous and collective action. Among the things that can be said is seen on the face of the city comes to mind is deposited, causing joy. To set up visual and structural integrity of the urban landscape art, buildings, streets and places that make up the urban environment.

Urban Landscape nothing more than a collection of buildings and spaces non-built. Both the TV and the urban landscape is mostly a concept and applied together (Mansouri, 2011). Many of the principles and criteria for sustainable development at the scale of and neighborhood can be stated that among these principles are: identity and community vitality, dynamism and adaptability of the neighborhood, residents and diversity characteristics of their activities, the readability of the neighborhood and of the availability, crowding and carrying capacity, neighborhood, neighborhood safety.

Sustainable neighborhood as well as some physical features include: an emphasis on intensive pattern of development in the neighborhood, blending and mixing of land uses, and more efficient use of land; new use of old buildings in the neighborhood (the day the old buildings), development of green spaces neighborhood, multifunctional centers

and office buildings with medium density, pedestrian and bicycle movement, Pedestrian-oriented and priorities of the communities (Abbaszadegan, 2002).

Introduction of the Study Population

The scope and breadth, with an area of 3720.74 acres south side of West Tehran (Map 1).

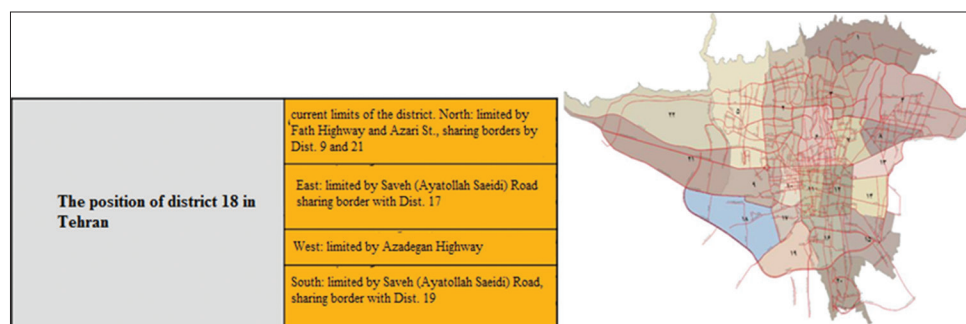
Population: 364,066 people (18 of Tehran Municipality's website www.tehran.ir.18)

LITERATURE

Ali Reza Taghizadeh (2009), a study as "Recognition of the factors in shaping the identity and image of the traditional Iranian cities, a case study Shoushtar". The main method of this research is descriptive and historical analysis with reference to a document library, which has been revised. The results of this study show that in the process of formation Shoushtar urban consumption of materials and techniques of various factors such as climate, human resources, building the economy and the final autopsy impact. Current cultural spirit of the body is affected by all of the spiritual life of the humanities and the arts, innovative, intuitive connected to the culture of the city (Taghizadeh, 2009).

Hadi Bahmani 2010 studied "The effect of Article 100 of the Commission's decisions in the management of municipal building violations". In this study, the role of the Commission under Article 100 municipalities Khoramdarreh vote rigging in inhibitory control and structural evaluation. The findings of the study, the structural irregularities within the time period from 90 to 86 near the 700 building violations were and the Commission under Article 100 of the municipality is raised, shows that structural irregularities occurred each year over the previous year. (Bahmani, 2010)

Mary and Robert (2007) studied "Participation, the notion of citizen participation and support." Effect of citizens



Map 1: The position of district 18 in Tehran. Source: Municipality of Tehran

to participate in the evaluation of the success of efforts aimed at the reconstruction of and their confidence in the management of a city in the northern city of Grand Forks North Dakota and East Grand Forks (Hall, 2005)

George Ritzer (2004) in a study to analyze “the factors affecting citizen participation in urban management in the city of Amsterdam in the Netherlands” is discussed. His findings showed that: (1) assess the impact of citizen participation is positive. 2 between the variables belonging to the location and extent of their participation in the civil administration, there was a significant relationship. Sense of place is more than willing to participate in civic affairs (Kweit and Kweit, 2007).

RESEARCH METHODOLOGY

In the present study, the method used in this research, GIS analysis and study of documents (books, dissertations, articles and outdoor, note taking, Internet), there is a field. In terms of scale, this cross-sectional study was to measure the depth of the concealed type. Using GIS maps showing the areas in which and region, building violations, most of it has been done elsewhere. Using this analysis, scope and distribution of building violations in the region 18 and the separation of five regional areas, the building violations in the areas specified.

THE RESULTS OF GIS ANALYSIS

Map 2- Map and the distribution area of building violations in the region of 18 indicates that goes on to explain in detail the five separate regions as tables and charts and maps have been expressed and indicate which areas of the region have been more violations and construction violations committed in the five areas defined by the Commission in accordance with Article 100 offenses, which have been and what percentage are devoted to the final chapter offers administrative solutions and to reduce structural violence and how to deal with violators paid.

According to Table 1, It can be seen that building violations in District 4 District 18 with a frequency of 166 building violations (26%) Most of the rest of the area is dedicated to the building violations. After the 4th district, the building area of 3 135 cases of irregularities (21%), then the area of 1 127 cases of irregularities (20%) and zone 2 area, 111 cases of violations in construction (17%) and the last priority area 5 of the 97 cases of violations (15%) of the region have been building violations.

Map 3 zoning and building violations scattering region shows an area of 18, followed by tables and graphs,

Building and zoning violations, violations of the zone 1 according to the detailed plan process.

As can be seen in Table 2, the zone R with violations of 87 (69%) is allocated to and then the M zone in violation of 38 (30%), the area S with an infraction (1%) were included in the G zone violation has taken place.

Table 3 shows the types of violations of building area is one in 18. As is clear violation of building residential building with 58 cases (46%) of the area allocated to the violations. Change the violations occurred in the area is 1 included 33 (26%) and the second priority area 1 is the type of building violations. Residual category, with 12 cases (10%) is derived from the structural irregularities. Business Development with 9 (7 %), remove the patio 8 violation (6 %) and the last priority in the implementation of infringement console with 6 (5%) have been allocated.

The following chart indicates the type of building violations (1) is 18.

Map 4 zoning and building violations dispersion map shows the area of the region 18 and the following tables and graphs, the building in the area of fraud and irregularities in the detailed plan will be explained.

Table 1: Distribution of building violations between five regional areas 18

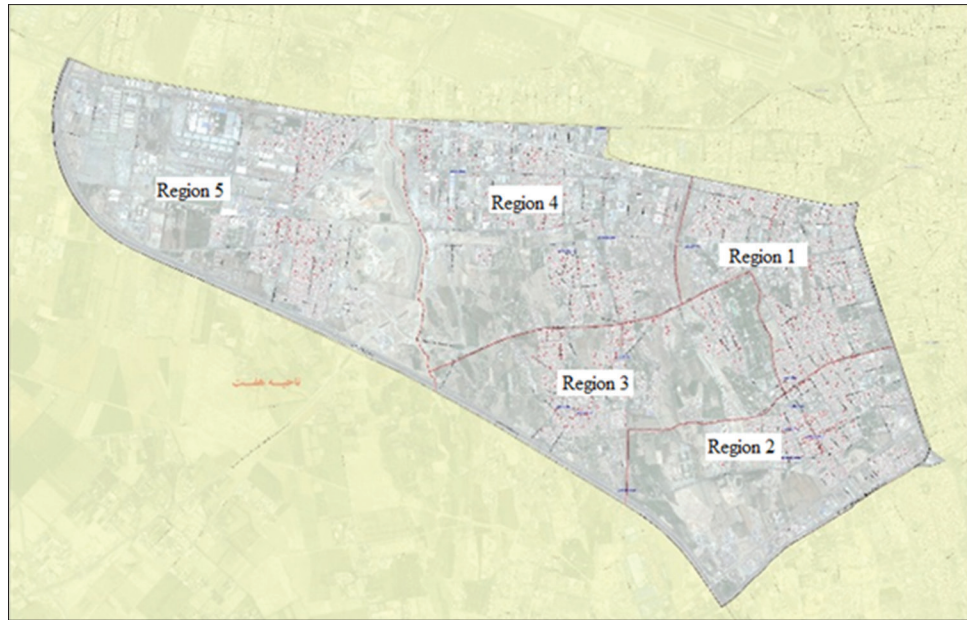
	Number	Percent
Region 1	127	20
Region 2	111	17
Region 3	135	21
Region 4	166	26
Region 5	97	15
Total	636	100

Table 2: Violations of building in the area of zone 1 on the Detailed plan

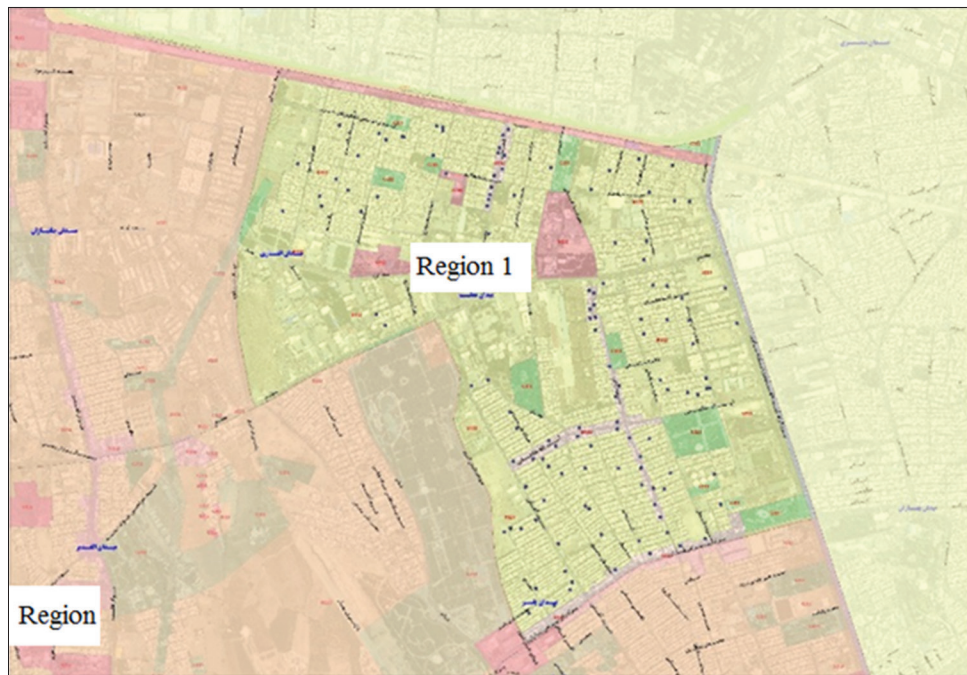
Area	Number	Percent
R	87	69
M	38	30
S	1	1
G	0	0
	126	100

Table 3: Violations of the building (1) District 18

Type of Abuse	Number	Percent
Business development	58	46
Development of residential building	33	26
Change user	9	7
Additional class	12	10
Console	6	5
Remove patio	8	6



Map 2: Zone and distribution of building violations in the region of 18 Tehran



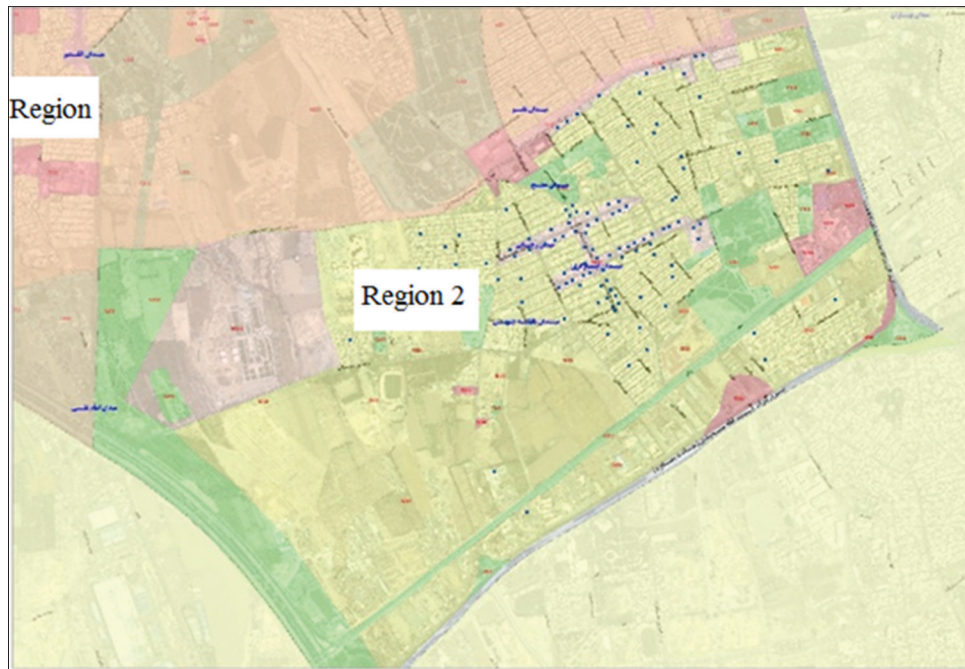
Map 3: Zoning and building violations dispersion region 1 of 18

As shown in Table 4, the irregularities in the construction zone 2 times more detailed plan of the M zone with 66 (58%) have been allocated. After that, the R zone offense with 44 cases (39%) and S-4 zoning violations (4%) of violations in construction zones have included detailed plan. And mapping G is a case not included.

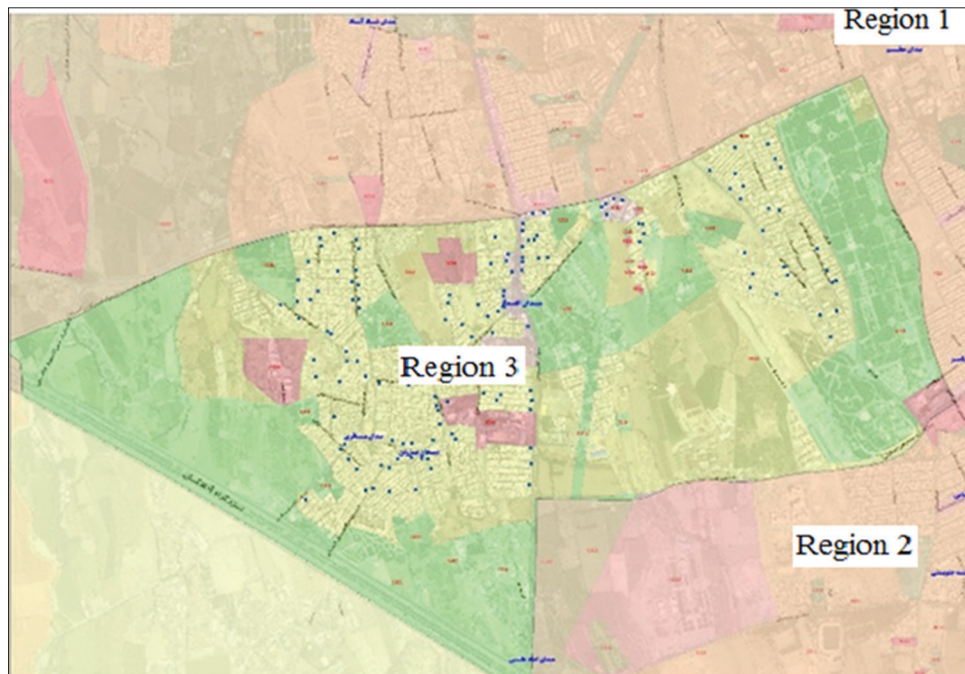
Table 5 shows the structural violations of District 2 District 18 shows. As is clear change of 78 cases (70%) included. The construction of residential building with 24 violations

(22%) is allocated to and later also to the commercial development of the 6 cases (5%), floors surplus with 2 patients (2%) and run console with an infraction (1%) have been taken at the end of the elimination patio district 2 has not been breached.

Map 5 - zoning and building violations scattering region (3) The following tables examine in detail and charts construction zone violations and violations of the zone (3)



Map 4: Zoning and building violations scattering region (2) Region 18



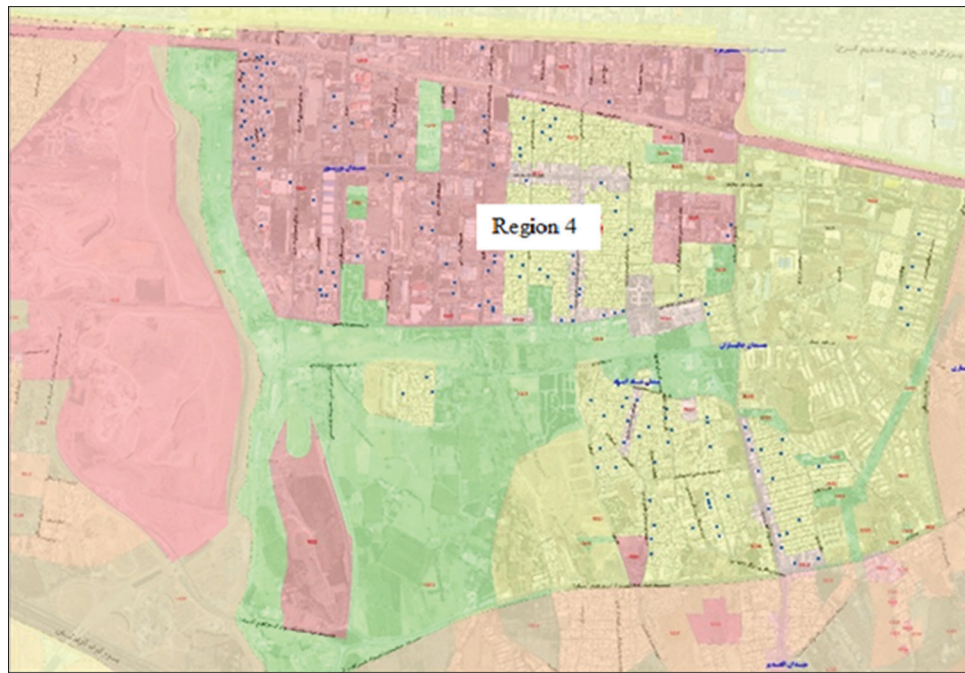
Map 5: Zoning and building violations scattering region (3) Region 18

As can be seen in Table 6, the building violations in the region (3) in terms of the breadth of the area's most comprehensive R with 106 cases (79%) have been allocated. The M Zone with 28 cases (21%) and area S includes a case (1%) to have taken and make no mistake G zone.

Table 7- Violations of building area (3) Region 18 shows. Most of the violations to the user by 49 (36 percent) the residual category of offense with 38 cases (28%) is allocated. Following

the development of a residential building with 33 (24%), remove the patio 8 (6%), Business Development infringement 4 (3%) Finally, the implementation of the console with 3 cases (2%), respectively, has been included offenses.

Map 6 - zoning and building violations scattering region (4) of 18 shows. The following tables and graphs as well as the construction zone violations and violations of building in this area discussed.



Map 6: Zoning and building violations scattering Region 4

Table 4: Building violations in the zone 2 on the detailed plan

Area	Number	Percent
R	44	39
M	66	58
S	4	4
G	0	0
Total	114	100

Table 5: Violations of building area (2) Region 18

Type of abuse	Number	Percent
Development of residential building	24	22
Change user	78	70
Business development	6	5
Additional class	2	2
Console	1	1
Remove patio	0	0

Table 6: Violations of building in the area (3) in terms of the area of the Detailed plan

Area	Number	Percent
R	106	79
M	28	21
S	1	1
G	0	0
Total	135	100

As can be seen in Table 8, The highest building in the infringement (4) according to the Detailed plan zone to zone S-71 (43%) is allocated to The R zone with 61 cases

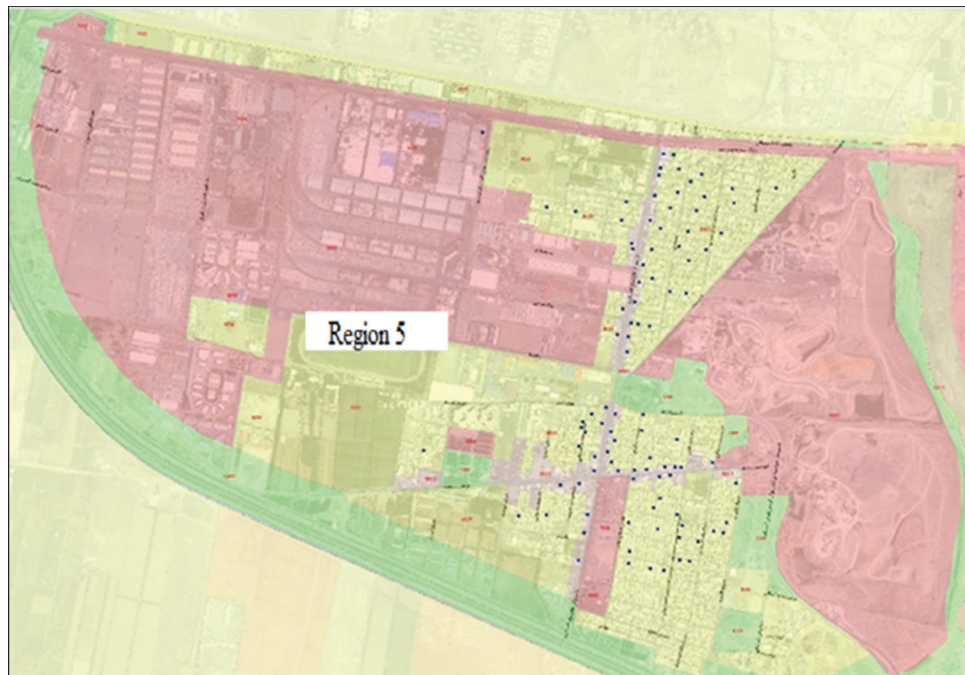
(37%) were included in the scope of their M with 33 (20%) to be derived from the G zone violation is not included.

Table 9- Violations of building area (4) Region 18. As can be seen in the table above, Most of the violations to the development of commercial building with 66 cases (40%) have been allocated. The change in 44 cases (27%), and the development of additional floor residential building, both with 19 cases (12%), remove the patio with 9 cases (5%), and finally the implementation of the console with 8 patients (5%) type of building violations in the area (4) have been included.

Map 7 zoning and building violations scattering region (5) region 18. Then the amount of fraud and irregularities in construction zones is discussed in terms of graphs and tables.

As is evident in Table 10, The building violations in the area (5) times the area of the most detailed mapping R with 61 cases (63%) is allocated to and then mapping M with 35 cases (36%) is included in the S zone 5 region 18 one (1%) is allocated and Zone G is also no violation has been done in this area.

Table 11 shows the construction of the infringement (5) Region 18. Most of the violations to the commercial development of the 22 cases (23%) is devoted to the development of a residential building with 21 cases (22%) are in second place and then change each additional class of 18 (19%) were included. Remove the patio, with



Map 7: Zone and the scattering irregularities (5)

Table 7: Violations of building area (3) Region 18

Type of abuse	Number	Percent
Development of residential building	33	24
Change user	49	36
Business development	4	3
Additional class	38	28
Console	3	2
Remove patio	8	6

Table 8: Violations of construction in the area (4) in terms of the area of the Detailed plan

Area	Number	Percent
R	61	37
M	33	20
S	71	43
G	0	0
Total	165	100

Table 9: Violations of building area (4) District 18

Type of abuse	Number	Percent
Development of residential building	19	12
Change user	44	27
Business development	66	40
Additional class	19	12
Console	8	5
Remove patio	9	5

12 cases (12%) in the latter category, and at the end of the run console with 6 cases (6%) and the lowest structural violations of Section 5 of region 18 have been taken.

Table 10: Violations of construction in the area (5) in terms of the area of the Detailed plan

Area	Number	Percent
R	61	63
M	35	36
S	1	1
G	0	0
Total	97	100

Table 11: Violations of building area (5) Region (18)

Type of abuse	Number	Percent
Development of residential building	21	22
Change user	18	19
Business development	22	23
Additional class	18	19
Console	6	6
Remove patio	12	12

DISCUSSION AND CONCLUSION

As indicated in the GIS analysis, Building violations in the region (4) with a frequency of 18 166 building violations (26%) than in other parts of the area allocated to the building violations. After the area (4) region, respectively territories (3) the violation of building 135 (21%), the region (1) 127 violations (20%) and area (2) region, 111 cases of violations construction (17%) and the last priority area (5) of the 97 cases of violations (15%) of the region have been building violations These violations have disrupted the urban landscape and

achieving sustainable development in the region, 18 are fully effective

Guidelines and Recommendations

1. Establishing Model and a model of partnership and participation of citizens through community organizations improve the integrated management of urban influence. It seems that and City Council of Tehran Municipality District 18 can be formed groups and professional associations and organizations in the voluntary participation of experts to provide improved urban management. The creation of such associations and professional groups in the municipality to participate in the affairs of the organization can reduce the cost of regulatory and official control of the organization and a sense of belonging to the community and to promote a spirit of partnership. What is necessary is to prepare and use a suitable model with scientific support provided by experts and also the use of NGOs and grassroots groups to create uniformity in performance and prevent acts of personal taste is important. Such administrative tyranny and dictatorship, and away from any citizen groups to achieve common goals, work together.
2. From the perspective of citizens, the mass media in creating a culture of public participation Induction of collective beliefs and to increase citizen participation in the development of urban management is not effective. Considering the results obtained, it seems that a lot of distrust is the result of ignorance and lack of timely notification. If Municipality District (18) Tehran and urban management, not timely notification and the implementation of the citizens openly, the result of cynicism and distrust and lack of citizen participation in municipal affairs and to the inefficient nature of urban management. Given that one of the first signs of progress, participation, knowledge is Recommended media, to inform and advise citizens and promote a culture of participation and implementation of effective measures to exercise, Such that it can be printed news publications - newsletters, special, Posters and banners specialized in participation - animated short films, and in particular, General advertising on television and computer networks possible To promote a culture of partnership to develop urban management and other measures of the kind mentioned. The investment and assistance in the collection and management of the metropolis of Tehran, in this area is essential.
3. It is suggested, the Islamic Council of Tehran metropolis cooperation with civil administration further enhance While the trust of citizens in the governing body of a city, Able to make decisions and carry out participatory policymaking institutions in cooperation with the municipal act.

Using the citizen makes use of new and innovative ideas will come that can solve many problems in the management and development of this, the city management is helpful. This leads to increase knowledge and information to interested citizens. Due to this, appropriate approach for the development of self-esteem and a conscious connection with the participation of the citizens manifested.

Use these ideas leads to good communication between citizens and municipal leaders region (18) in Tehran and cause more work to achieve the main objective of which is to develop urban management is provided. In such a case, negotiation and development capabilities and easy access faster and provides the background for understanding between the of groups.

Practical Approaches in the Urban Landscape

Legislation in the field - in the first instance, a serious transformation and optimization of image requires approval by the laws of society, macro-oriented, update and in accordance with the requirements of religious, cultural, ecological, economic, environmental and Data Engineering Sciences and Urban Planning, Architecture and meet the needs of today's urban society, it is. Tailored to the needs of the present regulation must guarantee the effective implementation of the rules adopted should be determined by the warranty.

Determination of effective sanctions for civil rights laws and regulations, This is necessary so that the face of the legal rules of dodge-work order, Particularly the consequences of violations of citizens' legal rights and environmental rules, unauthorized construction activities Urban Planning and other irregularities and non-compliance with regulations such as the barrier crossing, urban unauthorized advertising, Lack of cleanliness and hygiene in addition to the emphasis on education and urban development urban culture among the citizens of the urgent needs is legislation in this regard. Municipalities and other entities in the application of law, should the facts and legal constraints and possibilities, manage cities. Suitable solutions for the balance between management decisions and verify compliance with the law, the use of trained and experienced legal experts. The views of city managers using the capacities of existing laws, judicial procedures, legal doctrine and interpretation of them, to adapt the existing legal rules and principles. and language understandable to the decision of the administrative law lawyers have expressed and urban managers need technical opinions of experts with managerial perspective although they are not coordinated Reasonably necessary to comply with the rules of professional and sensitive and measures it against the law describes the legal experts, avoid.

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