



Investigation of dimensions and trends of the squatter settlements in Iran (Case study: Tabriz province)

Parisa AGHAJANPOOR^{1*}, Kobra ABDOLLAHI²

¹Master of Geography and urban Planning, Tabriz municipality

²MA student Geography and Urban Planning, Azad University of Malekan

Received: 01.02.2015; Accepted: 06.06.2015

Abstract. Squatter housing in the Iran should be considered twin of rapid and heterogeneous urbanization and cause it can be found more or less along living compulsory part of the process of urban development. This phenomenon followed by a poor and sick economy and, it shows face of urban areas ugly and intensifies the duality in urban areas, adds the slope class and causes many other problems. Accordingly, in this study by documental and analytical method and with the aim of investigation of dimensions and trends of the squatter housing in Tabriz as one of the metropolis has been published. Results showed that suburbanites of Tabriz are settlement and establish in the worst parts of city, in the unusable and tuberous land the city, adjacent to the watercourse and wastewater canals, in the area of discharge and the accumulation of garbage, on rugged ground, on hills, in foothill and on the fault line and in general, in the dirtiest, most dense and the worst environmental conditions. In fact, these by choosing the marginal life and work in marginal jobs, have been determined marginal fate for themselves.

Keywords: Rapid urbanization, Exogenous development, Squatter housing, Migration, Tabriz

1. INTRODUCTION

Squatter housing, slum dwellers, informal settlements, shantytown and so are many names that refer to one of the consequences of hasty and without program development in developing countries. Although the primary core of formation of these areas belong to the rural migrants that leave the low agriculture income and to the hope of higher income have been flooded to the cities, but in the next stages are the shelter for urban poor. In other words, after the formation of marginal areas, fairly substantial displacement occurs. Many villagers who were the owner of these places, by the improvement of living conditions enter to the city. And some of the urban poor due to economic pressure from the city marginalized and settle in these areas. This dilemma shows face of urban areas ugly and intensifies the duality in urban areas, adds the gap (class difference) and causes many other problems (Mashhadizadeh Dehaghani, 133: 118). Tabriz metropolis as one of the major Iranian cities has to grapple with this challenge. Although the history of the problem in Tabriz over half a century, but it is growing every day. The role of Tabriz as prince consort in next period of history and the necessity of the formation of the very first issue of squatter housing in Tabriz have been effective. In other words, Squatter housing of Tabriz was not only the result of industrial development and but also in terms of history was return to before to the industrial history of Tabriz.

2. PROBLEM SCHEMA

Investigation of dimensions and trends of the squatter housing in Iranian cities, with an emphasis on Tabriz is the general title of this study. In fact, addressing this issue arises from the fact that at present the squatter housing is one of the important issues and challenges of the

* Corresponding author. Email address: Parisa.aghajanpoor@yahoo.com

urban development system. The urban exogenous development in recent decades has led to urban population up to doubled and forecasts indicate continued rapid growth. Surpassed of urban development speed from capacity and power of government and municipalities in development of infrastructure and services and job creation, causes spread of the squatter housing phenomenon in urban areas. Statistics show that between 20 and 30 percent of the population of metropolises and even many medium-sized cities in chaotic habitats and in margin of cities have settled that these areas are the placement of the poorest urban population groups. The formation of squatter housing in Iran (with its own unique characteristics and have differences with other developing countries) it has roots in exogenous developing and very fast growth and uneven urbanization. Approximately, it is starting coinciding with the beginning of early 1821 (Hesamian et al., 1985: 37). The establishment of the government of Reza Khan and beginning of the development of the capitalism economic relationship caused changes in the methods of production and subsequent transformation in urban and rural network and ultimately, create few metropolises in the country, as the focus place of all new industrial activities. Peak of this movement which industrial investments reliance on has been from oil sales about 1956 to 1976 (Parsapjough, 1988: 2004). Result of this has been massive rural-urban migration and a sharp increase in the rural population in large cities, which leads to forms of squatter housing in some of these cities. Tabriz is one of the metropolises that involved with the issue of squatter housing and this is not limited to marginalized areas, but the whole city is affected; Hence, it seems to be addressing the issue of squatter housing in this city, and attention to the it's dimensions and trends will be necessary. Because identify the causes of this phenomenon and presenting some strategies to improve it provides equality causes in the urban texture which is indicators of sustainable development.

Squatter housing: meaning and concept

In the urban planning literature, several terms used in connection with the squatter housing, including slums, slum dwellers, shantytown, etc., each of which have its own concept. Some researchers believe that the squatter housing take from slum and some believe that there are differences between the squatter housing and slums and believe that: the first usually involves constructions that are raised illegally and violation of building regulations or land without the permission of its owners in contrast, the second, are stable buildings through series of agents such as the age of the building, work neglected and abandoned the building and dividing it into sub-sections (which imposes a lot of pressure on facilities and equipment) are in the sub-standard conditions. Accordingly, squatter housing is governing the settlement area of the urban population in the third world outside the formal land and housing based on its own rules and principles of the residents of these places are constructed (Piran, 2002: 8). Squatter housing refers to a way of life which is varies whit respect to the common three ways of life (e.g., urban, rural and nomadic) and with its own economic and social characteristics, creates certain physical texture (Hosseinzadeh Dalir 125: 1991). The famous housing expert, Charles Abrams offers from concept of squatter housing areas interpretation as follow: Building or part of the city where the destruction of health service delivery, high population density in residential units, the lack of the necessary comfort and the risks of natural factors is seen, can be introduced as a suburbanite (Jahad magazine, 1987 5). In the Other definition suburbanite in general concept is said to the person that lives in the city. However, for various reasons could not be absorbed into the economic system and cannot use the civil service. (Darkoush, 1985: 137). In general can be said that " squatter housing is the certain style of life in urban areas where the population were denied from minimum facilities and utilities, economic, social and cultural rights and this makes them marginalized and don't attract to the urban economy and society and in the most vulnerable and the poorest urban households are considered. "

3. RESEARCH HISTORY

Manuel Castells in "problem of the urban" book in 1977 about suburbanite groups in developing countries says: Urbanism rate would be accelerated while generating employment opportunities for the population of newcomers (immigrants) do not provide. He was known squatter housing as the begotten of socio-economic disparities and uneven urbanism and transmission of rural poverty to urban poverty (Aghabakhshi et al., 2003: 189). In Iran, followed by urban developments and the rapid and heterogeneous growth of urbanization, phenomenon of squatter housing, was formed first in Tehran and then in the other metropolises of the country. In 1971, according to the PBO's request, a wide plan began for study and investigation of the situation in the country by the Institute of Social Studies and Tehran University Research. This project began with the study of Tehran suburbanites also, other large cities such as, Bandar Abbas, Hamadan, Kermanshah, Ahvaz was included. Zahedani believes that existence of inequality technology governing in society, cause the formation of squatter housing and because the technology is the function of social relationships system, Therefore, presence of inequality in social relationships system is that eventually leads to squatter housing (Zahedani, 11990: 6). Dr. Parviz Piran knows squatter housing as one of the most important issues of urban planning in third world countries is the result of longstanding dependency of these countries to the global capitalist system, indiscriminate immigration, and irrational growth of urban areas. In his studies of slum dwellers in Tehran (1989), an informal settlement in Shirabad Zahedan (2002), believes that the poor people are not marginal economically but have been exploited. Are not marginal socially but have been ostracized, Are not marginal culturally but have been tarnished, and finally are not marginal politically but have been under the influenced and strangled (Piran, 2002, 1998, 1989). Gholam Reza Latifi also has been conducted study entitled "Evaluation of socio-economic of squatter housing in Tehran during 1360 - 1372". The aim of this study is to identify, matching factor and reconciliation residents with their residential environment. He concludes that squatter housing caused rapid urbanization and economic growth in urban in the large cities of the third world countries. The focus of economic decisions in the two largest cities of the country and the lack of a scheduled executive at the national level and subsequently at the regional, urban and part level, have been caused bewilderment and problems of urbanization, especially in large cities while this process will continue (Latifi, 1998). Soleyman Rezai in 1995 has been conducted research entitled "developments of city and urbanization in Kermanshah, with emphasis on squatter housing". In this study, Developments of city and urbanization in Kermanshah is studied in recent decades in the recognition of the squatter housing phenomenon. Squatter housing as a problem of economic, social and physical in Kermanshah related to 1350 and subsequent years. Due to climatic conditions and other natural factors and slums or slum dwellers in Kermanshah be seen rarely. This problem in Kermanshah as an illegal settlement in abnormal housing units has been appeared. In the settlement of Dolatabad more than 37 percent of housing units are very small and did not have building permits. Moreover, the municipality are illegal (Rezai, 1995). Ali Asghar Akbarian Aghdam in 1986 has been conducted thesis titled "squatter housing in Tabriz, comparative study of rural immigrants and immigrant in margin of Tabriz". Also, it provides general information about the suburbanites community to introduce this community in terms of population, causes of immigration, residency status, the possibilities of life, the situation of the suburbanites in terms of educational, social and economic addressed, and in each of these fields related issues, has been collected data and collected information have been analyzed (Akbarian Aghdam, 1986). Khobayand in a study entitled "Analysis of the economic, social causes of squatter housing in Isfahan" by examining the historical process of the formation of the phenomenon of squatter housing, two elements of time and place as the general conditions (required) for the development of this phenomenon and two elements of economic and social as specific conditions (sufficient conditions) to identify and understand it. He states high percent of unemployment and low average rent housing as a major cause of squatter housing in Isfahan (Khobayand, 2005). In this paper, we use the results of research done in this field; the process of squatter housing in Tabriz reviewed and analyzed its challenges.

Framework and Theoretical Principles of Squatter Housing

In relation to the evaluation and recognition of squatter housing fields, different theories proposed. These different theories, though largely a result of the different aspects of squatter housing, but scholars belonging to different schools of thought and views, has an important contribution in this area. Here we try to show the causes and trends of squatter housing examined from different perspectives:

A) Liberalist perspective: These perspective mostly of countries with free economy is managed, especially the United States. These views affected by the positivism philosophy and the study did not exceed the level of different factors. Many liberalism researchers, that of the school of functionalism believers are marginalized due to the result of the major attractions of urban and rural repellents sets. According to their views, the population growth is one of the important reasons that provides field for the migration of surplus labor in rural areas. "Lack of access migrants to economic urban jobs, along with economic poverty and lack of expertise makes them have to choose huts and slums that often lack facilities such as water, electricity and telephone, for life. "Some of fundamentalists have focused on other factors than population growth. For example, Homer Hoyt physical factors, such as land abandoned and poor urban areas, and Abrams, high price of land and housing, and some other climatic factors knows underlying the invasion of immigrants into certain areas of cities and create squatter housing and slum dwellers.

B) Structuralism perspective: Radicalisms mainly look at to the problems from the perspective of political economy, although in acceptance of this principal that the marginal settlement in developing countries is a result of migration from villages and small cities to big cities are compatible with liberals, but in contrast to liberalism, they don't know these migrations due to the functional characteristics of the cities, but know deteriorating economic structure resulting from the integration of developing countries into the world economy and international trade contribution. One of the other factors that radicalisms believed, provides marginal settlement areas, developing countries adopt development models industrial capitalist countries. These analysts believe that such patterns because they are the industry, disrupt the economic structure of developing countries. One of the logical results of such patterns (such as Rostow line development pattern and growth polar strategy) publicized and promoted by modernization school, Urban population growth and job creation in dominated cities by attractions and services, in conditions that disrupt the traditional economic structure, the agricultural sector is dominated by the service sector and construction activities and surplus rural labor force will have to migrate to big cities. Modernization perspective in the 1950s and 1960s as the dominant approach has been proposed in the literature of the social sciences. It is one of the important factors that disrupt the traditional economic structure and urbanization in developing countries. According to this view, there is a close relationship between urbanization and development, so that development can consider synonymous with urbanization. In general, political economy analysts, with the slogan that the internal structure of developing countries is part of a global system of production and consumption, trying to explain effect of structural problems, including squatter housing and urban slums.

Features of Suburban Areas

Squatter housing in developing countries, often composed of immigrants, according to various causes, big cities have targeted. Site selection for such communities, often poor or marginal land and urban land illegally take place. Economic poverty, low education levels and high crime rate and lack of infrastructural services and housing temporality and spontaneous, are the

characteristics of suburban areas. In less technical terms can be said that marginal settlement areas, certain areas of cities in terms of economic, social, cultural and physical have apparent differences with other areas of the city.

Other features of suburban areas can be refers to: (1) The destructive, old and inadequate equipment of residential units at the margin of the town, (2) Dominated the culture of poverty in the region, (3) Massive separation selection of the rural population from the urban community, (4) Residential units connected to the city with low durable building materials, (5) Isolation of people from urban life, (6) Immigration and settlement of people on the fringes of cities, villages and etc. Said conditions create space in which many from the in cultural behaviors that are abnormal and abnormal as a normal in these places will be considered. Also, about the physical characteristics and social characteristics of suburban areas can be outlined as follows: 1. The dense populations which have been placed in it, 2. lacks the most basic and simple means of health and cultural services, 3. in the most marginalized areas, three or more live in a room, 4. slum is located in lower than normal levels ground or in the wall and the settlements are not used building materials (for example, in East Tehran), 4. Dwellers made up from different old materials such as unemployed car parts, home appliances, carton, tin, nylon (Hamadan, Tehran, and Kerman), 5. Repairing the brick kiln location in home cooking oven (cooking oven of town houses), 6. Shed residential status is made almost on the mat and frame it in some areas and the felt cover it with straw. (Baluchistan, Khuzestan province), 7. Basement below the earth's surface is made of construction materials, 8. Tent is set up with a cloth and nylon and similar materials, 9. Room made from mud and bat and brick as building blocks and the same shape (Hamadan, Bakhtaran, Tabriz, Tehran), 10. Gorgin has common wall Construction materials and straw roof (Tehran, Khuzestan, Bandar Abbas), 11. shanty room of residential units built mainly from peat tin. (Tehran, Tabriz), 12. Suburban areas contain specific geographic location, 13. common interests linked people together, 14. The common patterns of social and economic relations are governed by its inhabitants, 15. They show high homogeneity and solidarity groups, particularly in the face of common problems and people outside of their own community, 16. They have created institutions for their own, 17. They control another well, 18 mostly young people constitute squatter housing populations, 19. In making of residential environment and the activities have powerful demoralizing cooperation, 20. To the non-residents persons of the region do not trust and do not participate their in own problems, 21. Due to lack of space often, spend his time mark outside of the framework of their housing, 22. The social anomalies in terms of loss of human values are developed quickly at the margin of cities and actions such as theft, addiction, trafficking, prostitution, where there is more than the original city.

Squatter Housing and Its Causes in Iran

Marginal settlement discussion in Iran must be divided into two periods, one before and the other after the Revolution. Each of these courses is different from another, but in terms of population growth and other structural causes, have similarities as well. Starting of squatter housing in Iran can be the first decades of this century and the decade of the 1340's, when the development of utility and communication networks as well as the increase in oil revenues caused thriving the cities and creation of urban attractions and on the other hand, land reform and mechanization will intensify rural repellents. After the Islamic Revolution, despite the structural changes and continue to give priority to agriculture and more attention on establishment of factors such as differences between urban and rural wages and welfare facilities, There are other reasons for that, including the division of land in urban areas and increase awareness of villagers can be named. Government investment in agriculture and service facilities, such as roads, water and electricity, health and education services, etc., although would improve the attachment of many villagers, However, migration grounds for those who were more financially or a higher level of literacy and education were provided. So

that urban population growth during the twenty-year period before the revolution (i.e., 1956-1976) increased with a growth rate of 5 percent, and the trend over twenty years after the revolution (1976-1996) at a rate of 3.4 percent continued. During these forty years, the urban population of about 30 million people has increased. It is obvious that due to the lack of physical context for accepting the mass population and the lack of job attractions in urban areas, an important part of new entrants have tried to be marginalized in any way possible in this run aground ship, make place for their. Explanation of marginal settlement reasons in Iran require an independent discussion, but here briefly should be noted that the marginal settlement in Iran is logical result of the rapid population growth of marginal settlement in Iran, especially the urban population increasing, However, structural factors that lead to differences in the quality of life in urban and rural areas should not be neglected. These factors can be seeing at different levels:

1. At the transnational level: exogenous and dependence of the economy to the global economy, although with the changes after the revolution, to reduce this dependence have been effected successfully.
2. At the national level, lack of attention to rural areas and the agricultural sector in economic, social and cultural development programs. In this case, should be noted that in the years after the Islamic Revolution, many important actions were taken in for service to the rural areas, however, due to the absence of these measures, together with the expansion of employment in rural areas and at the same time, increase the socio-economic attractions in major cities, rural migration process still continued.
3. At the local level: Due to the delay in the wave of urbanization have taken compared to western countries, urban management, have not been experience and sufficient scientific instruments to deal with urban problems, including squatter housing. Although effective measures in the years after the revolution, have been done in order to strengthen urban management and organizations, but because of the inadequacy of the actions on the one hand and the permanent transfer of rural problems to the large cities on the other hand, urban management did not achieve much success.

Policies and Methods of Dealing with the Problem of Marginal Settlement

The strategy deal with the marginal settlement

Some experts emphasis that "prevention is better than cure", more than anything else recommend to prevention. Like controlling the wide-open lands that are unknown. Any action in the field of deal with the marginal settlement, will comply from the following three-step strategy:

The first step: introduce newcomers to the mother as soon as possible must be blocked to regional towns and cities, through legal solutions (such as regulations and laws) or physical solutions (such as green bar) and monitoring solutions (in with large land without the owner or river or mountain range).

The second step: when the area of the city strong, all within the scope of the marginalized and slum dwellers, are considered part of the city and should be supported, but due to the specific social, economic and cultural problems this support required to specific strategies.

The third step: blocking the entry of immigrants in large cities, not in the sense of those who deny that economic migration as an outlet to escape from poverty and achieve better conditions of life that their choice. Therefore, along with the above-mentioned actions, necessary measures must take to provide structural changes in the national strategic plans than through the creation of facilities service employment especially, in rural areas and small towns, areas of origin provided stabilization of population centers. Schumacher is recommending in this regard: it is necessary that an important part of development efforts than big cities, to the create a building, "Industrial -Agriculture" in rural areas and small towns to be allocated.

The temporary and local strategies

Some of the different efforts that have been done in this field are mentioned as follow:

A) Complete destruction method: in this case, except for the houses that are in good condition, worn out and unwarranted areas completely destruct, and sometimes a neighborhood completely disappear. Such a method addition to create violent crackdowns and dissatisfaction among the people, does not lead to good results as well.

B) Destruction and reconstruction: In some cases, after the destruction of marginal areas and slums, attempt to the construction of new residential units (mostly apartments) to them. This strategy for various reasons (including the separation of work and living conditions of the inhabitants from the former, the inability to pay for new houses and mismatch of new houses with their needs), have no success.

C) Improvement: This strategy, which is considered more than other strategies, in the sense of improving living conditions by providing basic services such as water, electricity, gas, sewage disposal system, schools and streets reform, filling the pits and etc. Such a method addition to creating fewer interruptions for marginal settlers, by preserving residential units, can also play an important role in providing housing in big cities. As well as, improvement operations have effective role in improving the living conditions and reducing of problems, as rehabilitation a region in Guatemala have been lead to reduce child mortality rate to the 90 percent and 40 percent of crimes.

D) Empowerment: As the "Drakakys David Smith" has noted, suburbanites contrary to the impression, are not goods or water waste, but also after investigations of poor communities in the 1970s revealed that they have an important role in the city's economy. These studies have shown that they are "able to provide housing, food and clothing with poor help of the state as well as they provide a ready supply of labor and immediately for expanding the formal sector activities (within the cities) ». empowerment method that based on the potential of marginal settlers has been proposed on the assumption that governments rather than direct contributions and gratuitous that will tarnish their personality and human dignity marginal settlers, should through promotion of education and development of skills and accessibility of tools and activities such these, provide the fields of employment and increasing the income and improving the living standards of marginal settlers and the urban poor.

Marginal settlement areas location in the range of Tabriz

Studies have shown that in the range of Tabriz 4 suburbanites areas have been identified. Their geographical origin, according to previous studies are countryside, city and nomadic and tribes, respectively. Accordingly, about 72.5 percent marginal settlers of Tabriz have rural origin

Investigation of dimensions and trends of the squatter settlements in Iran (Case study: Tabriz province)

(Hosseinzadeh Dalir, 1368: 14). In other words, the rapid rate of rural-urban irregular migration, in addition to fueling economic, social and cultural ravages leads to increasingly marginal settlement in Tabriz and in actual rural poverty converted to urban poverty with all its deprivations. With this introduction, we study the marginal settlement areas within the city of Tabriz:

A) Marginal settlement zone of north of the city: this area constitutes the largest area of marginal settlement of Tabriz. The population of this area amounted to 250 thousand people. This area from the north to the city of Tabriz, from the south to Mofateh, Sarbaz Shahid and Abbasi streets and from East to the Vallie Amr square ends. The main characteristic of this zone is construction in a large slope, construction on watercourse and crowded households, and very low penetration.

B) Marginal settler zone of North West (Tabriz Great Park): The zone is a zone of new informal settlements of Tabriz. Constructions of the area in orchards and agricultural lands have taken. Because of the high ground water level in this area, houses are built on the ground without any excavation. The population of this area estimated to be less than 10 thousand people. Other characteristics of this place, the adverse effects of environmental and groundwater contamination caused by the combination of sewage in residential and release of them in around of agricultural land.

C) South marginal settlement zone of the city (northern margin of the South through the streets of Maral, Hafez, Taleghani and Laleh): marginal settlement the south of Tabriz, despite living in the rugged, steep terrain, have differences with the north of city as well. This zone is not the fault and landslides danger. Accessibility, especially in the neighborhoods is much higher permeability of marginalized communities in the North. New places and new apartment complexes nearby neighborhoods such as university alley, Mir Damad (especially at the end of Ramazan Street) and residential estates of Laleh and Resalat (in marginal settlement of Laleh end) most of the amenities is provided for marginal settlements.

D) Marginal settlement zone of southwest city (marginal settlement of Akhmaqyeh) Akhmaqyeh and Ravasan villages are located in the southwest city of Tabriz and front of Teraktorsazi factories, refinery etc. The villages that were once considered one of the best villages of Tabriz, which encounter with non-standard and informal constructions. Marginal settlement characterizations of these areas are the rural texture, the narrow streets, high crowd, and especially the numerous social problems (Zysta, 1383: 133-132).

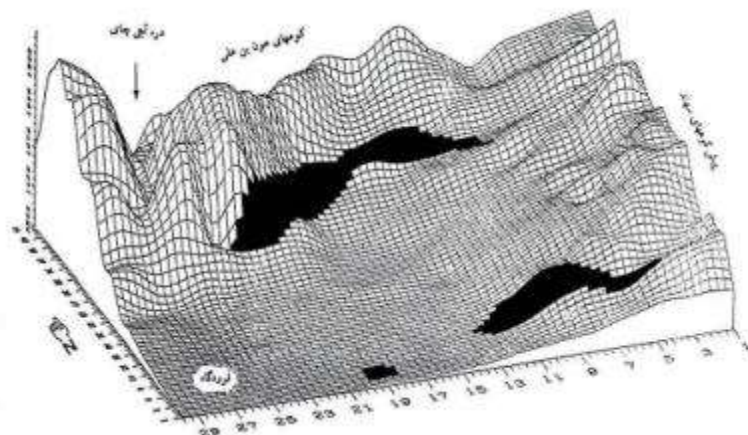


Figure 1. Location of marginal settlements areas in the range of Tabriz.

Explanation of dimensions and trends of marginal settlement in Tabriz

Suburbanites of Tabriz in the worst parts of city, in the unusable and tuberous land the city, adjacent to the watercourse and wastewater canals, in the area of discharge and the accumulation of garbage, on rugged ground, on hills, in foothill and on the fault line and in general, in the dirtiest, most dense and the worst environmental conditions have been accommodated and established. In fact, these are by choosing to marginal life and work in marginal jobs, marginal fates have been determined for themselves (Pour-Mohammadi et al., 1389: 9). "Access to downtown, the low price of land, large family size and the lack of non-residential use and inappropriate for residential are main factors of occupation the north and south areas of the Tabriz by rural migrants with high congestion" (, 1995: 133 Azimi). In explaining the architectural style of suburban areas of Tabriz, we do not find the appropriate word than "limbo architecture" for this type of construction (Asghari time, 1379: 182). Suburbanites housing of in shape, texture, and overall architectural form of self-form and by the culture and traditions of the villages and regions where they have come from. Region Prospective clearly depicts the image of "no-urban no-village" in the mind. Building style in the form of rural and with the help of low-cost materials and family skills, causes inconsistency with the urban structure and texture. The areas without map and exclusion from welfare facilities are in contrast to the major cores of city. Urban communications other than the bottom of the valley, which is the main street, restrict to the narrow alleys. In north suburban areas, the slope and height difference is so great that sometimes a hundred steps must be crossed. All residential buildings that have been constructing at the height escort each other. Bottom of the valley, which is used for traffic is whether path or floodways. When look at these areas from height, irregular and non-geometric grid of blocks and neighborhoods can be seen that development and traditional construction every day more and more Oon Ben Ali unstable mountain slopes creep and following the topography of the region is increasing its range. (Jam Kasra, 1385: 165) Although at first glance, show the area disturbed by designing, but a situation from natural settlement it can also be a kind of order that is consistent with his nature. In other words, where it can interact with the environment, must inevitably be tolerated (Asghari time, 1379: 182).



Figure 2. Status access in marginalized areas of Tabriz.

In explaining this issue, sustainable development in the field of buildings on the land has interesting ideas and about this, the first criteria is, how to create "stability" in the building and the second criteria, "to build infrastructure and superstructure". In steep slopes, that the buildings through the step narrow alleys to provide access and to reach for an emergency ambulance and fire engine during fire is impossible life is not established. In this regard, the residential quality is important, which include: (1) consistency, (2) stability (building relationship with the environment), (3) access, (4) Enough light and good prospect, (5) Possible implementation of facilities, water, electricity, telephone and sewage, (6) territory, (7) identity, (8) privacy (9) convenience and (10) security. None of the 10 qualitative cases is not visible in the considered textures because in this textures are not used (Mojtahedzadeh, 1368:

Investigation of dimensions and trends of the squatter settlements in Iran (Case study: Tabriz province)

54). These areas most vulnerable to natural and environmental hazards, such as landslides, collapse, subsidence, floods, earthquakes, noise, etc. are affected the intensity of the various natural factors such as the effect of additional factors morph tectonic and morphodynamics. Here to explain and describe the main factors mentioned and the survivor left to the experts:

A) Collapse risk of buildings: Due to the most of the buildings (in the north of city) have been constructing on steep slopes, in addition, the construction at night (due to fear of quarters) and unskilled masonry, near the Fault line, using mud instead of cement and lime, unsuitable foundation and that other factors caused buildings against natural factors such as earthquake have not sufficient resistance. Falling rocks and big rocks is a serious threat to these areas. Steep slope and their buildings weight also provide part of the mountain landslides. Flood is another risk that when it occur residential areas and communication network encounter with difficult. Because of steep slopes with less rainfall, intensity water flow enter into the streets and alleys and the environment fills with mud and stones and sometimes destroy low durable houses.

B) Earthquake: squatter settlements areas of Tabriz due to close to the epicenter of the earthquake (especially the Ghorbani neighborhood) and inappropriate and inefficient bed and settlements and also ephemeral of materials and structures used in them are exposed to a serious natural-human disaster, and the urban affairs authority and all the people must be applied cure before the occurrence of the event. It is now time for a major earthquake could potentially destructive, with current trends, loss of a few hundred thousand people cannot be considered a dream and pessimism, but it is the bitter and unpleasant reality of suburban areas and especially the city of Tabriz.

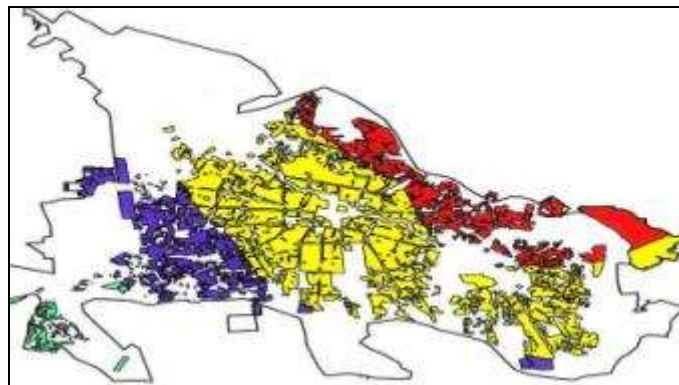


Figure 3. Position of Tabriz suburban areas in zonation map of earthquake hazard.

C) Noise: These areas, including areas that heavily exposed to the sounds with high and ears hurt waves. the suburban areas north of the city of Tabriz due to locate in the international airport path and second base air corridors are exposed to sound pollution than other urban areas during the tacking off and landing fighting, passengers, cargo aircraft and in this respect at long term, residents are affected from hearing and neurological disorders. It is visible in the south of the city due to heavy vehicles traveling in southern bypass with a little adjustment there.

D) The accumulation of waste: Although this phenomenon "urban inclusion", but suburban areas of Tabriz in this case, from disadvantages and shortcomings are more discomfort. There terminals wastes in these areas, especially in the northern part of the accumulated waste in some cases gather several days. The lack of regular garbage collection times by the authorities, as well as inappropriate access to the facilities, which sometimes reaches the zero limit, causes of urban services in these regions can also benefit from a minimum of efficiency, so sometimes for days at a series of special waste is collected that the environmental pollution in the creation of a

suitable environment for the growth and reproduction of microbes and disease create eventually, the environment causing more harm trash.

E) Sewage: review and field observations indicate that the street is almost no part of their wastewater does not lead out of their homes. This is especially in areas that are at height is more severe. In the middle of the street and house sewage streams that are directed towards them. Improper discharge pipes or sewage channels in the lower slopes, static space at high points and inappropriate discharge in low points cause eruption of wastewater and waste, and to be spill it out and create serious risk for squatter settlements.

F) High voltage masts: unbridled development and the provision of high voltage mast and lack of respect for the privacy of the passage caused all parts are made of heavy weight and high voltage underground cables and towers go under construction. These areas are vulnerable to contamination from the magnetic field and the failure of each of the wires that have several tons weighs can have serious consequences.

4. CONCLUSIONS

Squatter housing is one of the important urbanization issue and challenge in developing countries, but the problem in underdeveloped countries such as Iran is expanding every day. Many urban problems such as lack of infrastructure such as networks, communication, resources and refined water, urban sanitation systems, health centers, training and jobs on the one hand and non-formal, outbreaks, crime, switching from the conventional terms of urban crime and segregation, the characteristic marginal areas with unconventional aspect and abnormal shaped island of poverty in the cities have appeared. Tabriz is widely considered one of the cities with the challenges involved. The city due to the place of many large industrial companies, as well as more than 600 companies in the segment construction field, is one of the important Iran's permits immigration that result in squatter housing. In this research, trends and effective dimensions of squatter housing in the city of Tabriz was proposed. The results indicate the fact that rural- urban migrations is one of the most important factors in the formation of squatter housing that affect urban economic attractions, repulsive and repellent socio-cultural economy previous location. There is a significant relationship between squatter housing and three variables mentioned there. Consequences of squatter housing in Tabriz, is the incidence of abnormalities in the urban areas. Employment of squatter settlements people in informal employment and false, existence of illegal construction, the inability of urban management to provide appropriate services in these areas, environmental pollution, cultural, economic, social and political adverse effects these areas on the total urban system, increasing the crime and the development of social deviations in these areas, all are malicious effects of squatter housing.

5. REFERENCES

- [1] Abedin Darkoosh, S. (1985), Introduction to Urban Economics, Tehran, University Publishing Centre.
- [2] Asghari zamani, A., (2000), Research in the process of Iran squatter housing, Tabriz case study, Geography and Urban Planning MA thesis, Faculty of Humanities and Social Sciences, University of Tabriz.
- [3] Azimi, N. (1955). Recent urban growth and change in the spatial structure of Iranian cities: The case of Tabriz (1996-1991). Ph.D. Thesis University of Ottawa
- [4] Eastern Azerbaijan Governor, (2005), East Azarbaijan design preparation, planning and management organization of Eastern Azerbaijan province, vol. 5.

Investigation of dimensions and trends of the squatter settlements in Iran (Case study: Tabriz province)

- [5] Hadizadeh Bazzaz, M., (2003); Squatter housing and its organizing strategies, Mashhad, Mashhad Municipality publications.
- [6] Hesamian, F. et al., (1984), Urbanization in Iran, Tehran. Agah Publication.
- [7] Hossein zadeh dalir, K. (1989), A study of Tabriz marginal settlers, Urban Research Institute affiliated to the Jihad University, No. 1.
- [8] Ismailian, Z. (2001), Analyze spatial- physical geographical indicators with an emphasis on the development of endogenous and sustainable Tabriz Metropolitan, Geography and Urban Planning master's theses, Faculty of Humanities and Social Sciences, University of Tabriz.
- [9] Jam kasra, M., (2006), Development of the metropolitan area of Tabriz and its environmental impacts, with a focus on sustainable urban development. Urban planning graduate thesis, Islamic Azad University of Rasht.
- [10] Mashhadizadeh Dehaghani, N., (2004), Analysis of the characteristics of urban planning in Iran, Tehran, University of Science and Technology.
- [11] Ministry of Jihad, (1987), Definition of the concept of squatter housing and development of squatter housing in the world. Jahad magazine, No. 104.
- [12] Mojtahedzadeh, GH. (1999), Sustainable development meaning in urban areas, Proceedings of the First Conference on sustainable development management in urban areas, municipalities and Tabriz University.
- [13] Piran, P. (1989), Rapid and heterogeneous urbanization (abnormal housing), economic and political magazine, the second year. No. 16.
- [14] Pour-Mohammadi, M. M. Jam kasra, (2010), Evaluation of instability in Tabriz metropolitan spatial development. Journal of Urban and Regional Research. Vol. 4. Isfahan, Isfahan University Publication.
- [15] Pugh, C. (2005). Squatter Settlements. Their Sustainability Architectural Contributions, and Socio-Economic Roles, in Cities. 17. No. 5.
- [16] Zysta Consulting Engineers, (2004), Squatter housing of Tabriz, East Azerbaijan Province Housing and Urban Development.