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CHAPTER FOUR

4. Population Projections

4.1 Introduction

As mentioned earlier in previous chapters, the development of the population of Tehran (boundary under coverage of the Tehran Council) during the recent years, has had specific characteristics which are summarized below.

- I.** Due to certain rules and regulations, the flood of migrants into the city has been controlled, therefore a decline has occurred in the fast growing population. Although the mentioned actions were not able to prevent the coming migrants towards Tehran, they nevertheless have succeeded to stop them from entering and residing in the city of Tehran. Such issue has put three considerable effects on the population growth.

First it has acutely decreased the share of immigration factors referring to the population growth rate.

Secondly avoiding the transfer of fertility patterns and rural migrants death (or cities with high fertility), into the city of Tehran, it has caused a fall in fertility and mortality patterns.

Thirdly concentrating on the population outside the towns boundary and building cities and populated small cities on the outskirts of Tehran, it has created and caused a complicated problem, with which its population defers a great deal by day and night. Naturally in the population projection only resident population (night population) has been considered.

- II.** Peoples tendency at the end of the imposed war by Iraq against Iran, towards having more children which had been intensively diminished, was encouraged together with the governments effective actions in order to lower death rates between newborns.

In total the above mentioned circumstances have reduced peoples tendency towards having more children as well as increasing life expectation (due to rapid death fall of newborns), bringing therefore a decrease in the fertility level.

Under the circumstances, the only factor with a positive effect on the number of births in the city of Tehran which would increase the above rate, is the population age-sex combination format of the city.

As it was said earlier, the population of Tehran is relatively young.

Since we also know that population youth in this city is due to a high fertility level in early years after the victory of the Islamic Revolution.

The number of births during the above years would enter the fertility ages either in the present time or in the near future and will cause an increase in birth ratios. Apart from this factor other issues would generally act towards decreasing fertility and death ratios.

4.2 Population Change Components

Population undergoes the resultant influence of three factors such as birth, death and migration.

Births and deaths which would be grouped in vital ratios, have specific effects. That means, births and deaths would always increase and decrease respectively whereas migration does not change in a given direction. In other words it could be increasing, decreasing or have a neutral effect.

In order to recognize the occurrence of population change in a city, the mentioned factors should be analyzed first and after this process, they should then be combined with each other, so therefore a desirable result would be observed.

4.2.1 Migration

Based on what said earlier, due to a number of existing restrictions, in order to become a living resident in Tehran, migration to this city has almost been stopped and immigrants reside in its suburban cities. Although they still use Tehran urban and infrastructure facilities, their place of living nevertheless is based outside the Tehran council boundary, as they do not count as the population of Tehran. Therefore should such circumstances be continued in ten years time, the share of the migration factor towards the increasing Tehran population could be assumed zero and not considered in later calculations.

4.2.2 Births

The most important source of statistical information about births (also deaths) is the system in which the vital events are being registered.

Unfortunately there is not much use of such source in our country, despite the high quality promotion particularly in scales of the country. The reasons to this matter are long and complicated but here few points would be mentioned, merely to show the kind of problems :

a. Non-registration of events in the occurring year

Since non-vital events are not being registered in the occurring year, the statistics obtained by this system are therefore mainly from the number of registered certificates, not from the actual events occurred in that particular year. In other words statistics presented as the number of births for a city and in a year does include both the number of births in that year, but of course not all of them, and also some of the births from the previous year which happened to be registered in that year.

b. Incomplete adaptation of organization boundaries of registration with the cities legal boundaries

Since the boundary of the registered events centres do not always adapt with the cities boundaries, it is therefore possible that the number of people born outside the city boundary are to be included as the number of births in the city and vice-versa.

c. Child delivery in places other than the permanent residence

As it happens pregnant mothers do refer to large cities to give birth in order to use the town hospital facilities. Therefore the birth certificate would also be issued in the same town and the mentioned newborn will be counted as a citizen of that city. Since parents do also have the tendency towards delivery of their newborn in large cities, they not only make no efforts in order to solve this problem, but in some cases they encourage such an act. Nevertheless due to the above reasons and many others, the obtained registration system of vital events for the considered purposes in this survey is not being reckoned as suitable. Census and sampling statistics do also provide information about the number of births, but such information is less sufficient due to its retrospective nature. According to what is said earlier, indirect methods are being used in order to estimate the vital events.

The vital events in Tehran in acknowledged stage (chapter 2) had also been obtained based on the same methods. Here estimation of the fertility level in 1991 has also been calculated according to Relle's method appropriate with the existing information.

Since the obtained ratio of a child (0-4) of a woman (15-49) years of age equals to 0.432 based on this method and the expectation of life of around 68.5 years, the following results would be obtained :

Total Fertility Rate = TFR = 3.05

Gross Reproduction Rate = GRR = 1.49

According to the above results also the population age-sex composition the Crude Birth Rate (CBR) would be calculated around 25 in one thousand.

Adjusted Child-Woman Ratio, Gross Reproduction Rate and Total Fertility Rate - Tehran 1991

Expectation of life at birth	= 68.50
Child (0-4) / Woman (15-49) Ratio	= 0.432
Adjusted Child-Woman Ratio	= 0.387
Gross Reproduction Rate	= 1.49
Total Fertility Rate	= 3.05

4.2.3 Deaths

According to the expectation of life of 68.5 years also Tehran's population age-sex composition, the Gross Death Rate would be around 6 in one thousand, referring to life tables.

4.3 Life Expectancy Projections

Having recognized the social economical situation and the governments health care programs about the population in Tehran, it could be expected that in future life expectation would even increase more. Although this increase would be extremely slow from the age 65 and over, it is anticipated that by 2006, life expectation would reach around 70 and 71 years for men and women respectively.

At the same time, the total fertility rate would decrease from 3 to 2.5 children per every woman. Based on the above assumptions and the early child bearing patterns in Tehran, TFR and also the Age Specific Fertility Rate (ASFR) during the projection period would be obtained referring to table 94.

Also the survival ratios by looking at table 95. To estimate the figure on table 95, life table from west pattern have been used.

Table 94 Fertility Assumptions in the Projections in Greater Tehran

age group	1991 - 1996	1996 - 2001	2001 - 2006
15 - 19	0.2655	0.02463	0.2286
20 - 24	0.15431	0.14690	0.13975
25 - 29	0.19095	0.18352	0.17611
30 - 34	0.13376	0.12582	0.11836
35 - 39	0.06506	0.05861	0.05284
40 - 44	0.01971	0.01684	0.01434
45 - 49	0.00168	0.00120	0.00079
TFR	2.96010	2.78760	2.62525
GRR	1.45103	1.36647	1.28689
MAC	28.03307	27.91656	27.80707

TFR = Total Fertility Rate

GRR = Gross Reproduction rate

MAC = Mean Age of Mothers At Childbearing

Table 95 Survival Ratios Assumed in the Projections (Males) in Greater Tehran

age group	1991 - 1996	1996 - 2001	2001 - 2006
0	0.96486	0.96782	0.97065
0 - 4	0.99475	0.99518	0.99550
5 - 9	0.99697	0.99719	0.99736
10 - 14	0.99588	0.99614	0.99637
15 - 19	0.99357	0.99389	0.99411
20 - 24	0.99244	0.99280	0.99304
25 - 29	0.99192	0.99236	0.99269
30 - 34	0.99021	0.99079	0.99125
35 - 39	0.98641	0.98724	0.98796
40 - 44	0.97901	0.98018	0.98128
45 - 49	0.96649	0.96810	0.96966
50 - 54	0.94652	0.94871	0.95095
55 - 59	0.91621	0.91914	0.92234
60 - 64	0.87117	0.87538	0.88030
65 - 69	0.80382	0.80939	0.81617
70 - 74	0.70126	0.70793	0.71613
75 - 79	0.56868	0.57510	0.58315
80 +	0.35143	0.35432	0.35811
e 0	68.33	68.99	69.99

Table 96 Survival Ratios Assumed in the Projections (Females) in Greater Tehran

age group	1991 - 1996	1996 - 2001	2001 - 2006
0	0.96181	0.96449	0.96727
0 - 4	0.99308	0.99442	0.99496
5 - 9	0.99677	0.99712	0.99739
10 - 14	0.99602	0.99643	0.99675
15 - 19	0.99416	0.99475	0.99521
20 - 24	0.99249	0.99322	0.99379
25 - 29	0.99093	0.99173	0.99240
30 - 34	0.98876	0.98961	0.99038
35 - 39	0.98534	0.98623	0.98713
40 - 44	0.97967	0.98060	0.98165
45 - 49	0.97029	0.97125	0.97263
50 - 54	0.95640	0.95760	0.95937
55 - 59	0.93419	0.93587	0.93812
60 - 64	0.89619	0.89833	0.90130
65 - 69	0.83380	0.83640	0.84014
70 - 74	0.73326	0.73628	0.74075
75 - 79	0.60398	0.60703	0.61119
80 +	0.37658	0.38284	0.38461
e 0	69.33	69.99	70.66

Based on the assumptions said earlier the Crude Birth Rate, Crude Death Rate, whereas the Population Growth Rate (presuming migration to be zero) would be obtained according to the contents of Table 97.

Table 97 Birth and Death Rates, Population Growth in the City of Tehran until 2006

Periods of Time	Crude Birth Rate - CBR (in 1000)	Crude Death Rate - CDR (in 1000)	Growth Rate - GR (%)
1991 - 1996	24.65	5.91	1.88
1996 - 2001	22.92	5.82	1.71
2001 - 2006	21.89	6.01	1.59

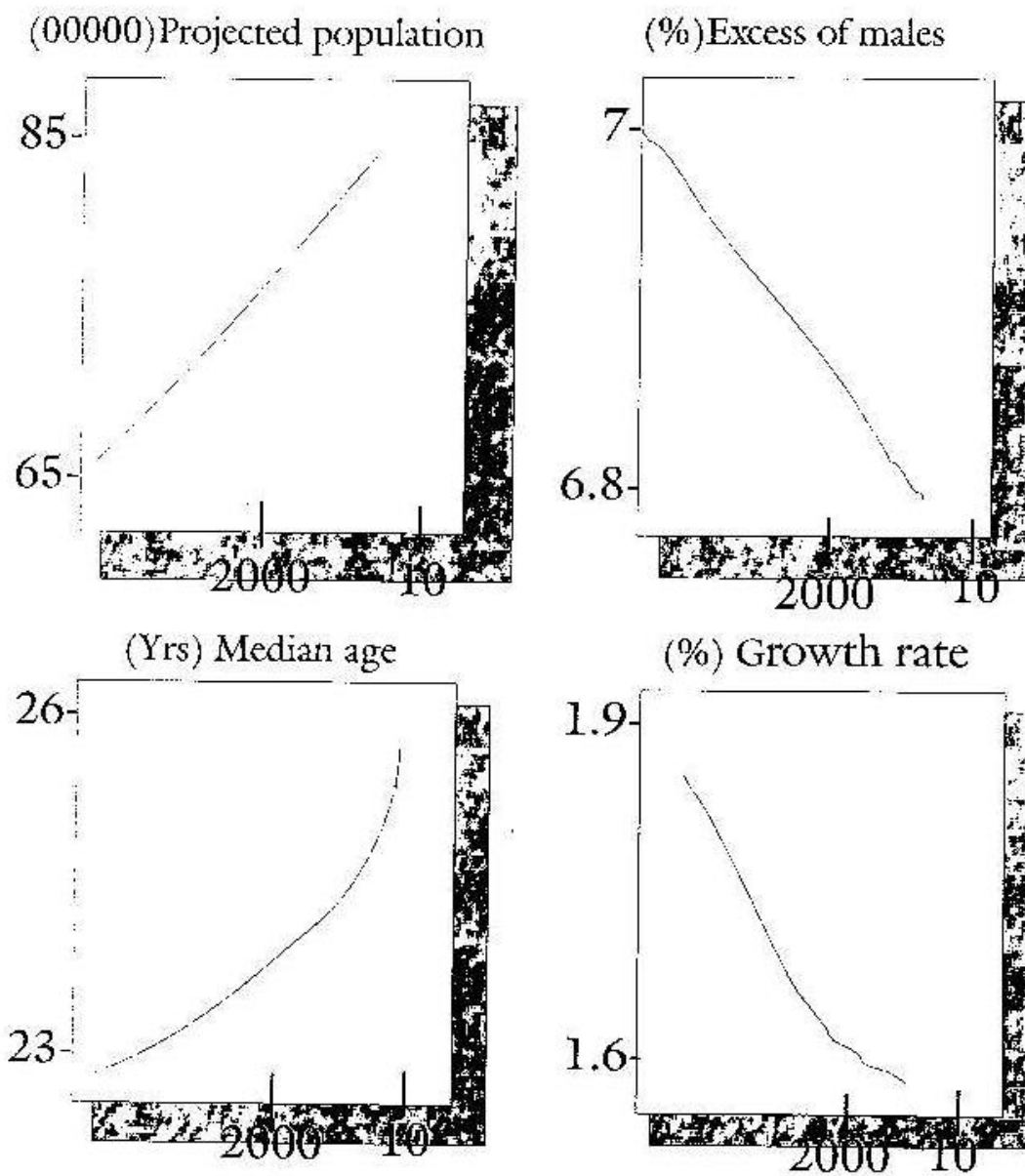
4.4 Estimating the Number of Births and Deaths

It would now be possible to estimate the number of births, deaths and also the increasing difference between the two figures referring to the population during the surveyed period. Table 4.4 and the subsequent tables illustrate these figures.

Table 98 Number of Births, Deaths and Population Increase in Tehran until 2006

Periods of Time	Number of Births	Number of Deaths	Population Increase
1991 - 1996	837339	200768	636571
1996 - 2001	851411	216384	635027
2001 - 2006	883150	242447	640703

Graph 13 - Summary of Natural Increase Rates, Tehran



4.5 Estimating the Population until 2006 and its Comparison with 1991

Based on survival ratios and birth rates which were obtained for the city of Tehran during 1991 to 2006 in periods of five, the population of the city could also be estimated distinguished by age and sex. But before presenting such estimates detailed results in periods of five, the results from 2006 have been compared with the information related to the base year of 1991 while they are being presented.

Table 99 illustrate some of the key indicators of this estimation.

Table 99 Summary of Key Indicators from Projection Run, Tehran

year	population size (000)	Males per 100 females	Median age years	Annual Growth Rate (%)
1991	6475.5	107.0	22.29	0.00
1996	7112.1	106.3	23.45	1.88
2001	7747.1	105.7	24.45	1.71
2006	8387.8	105.1	25.97	1.59

Tables 100 and 101, Graphs 14, 14.1, 15, and 16 illustrate the comparison between the population of Tehran and some of its major characteristics during 1991 (base year) and 2006 (end year).

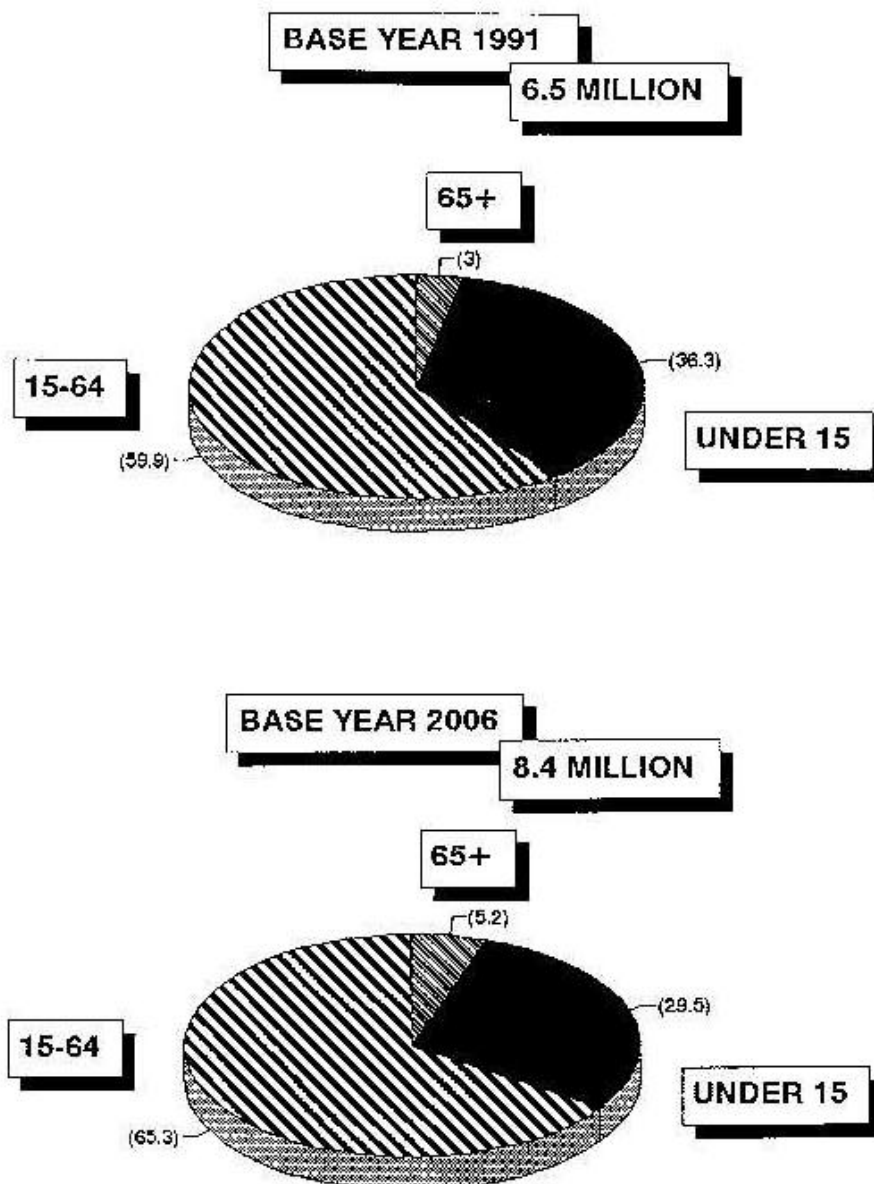
Table 100 Comparison of Base and End Year of Projection, Tehran

Variable	1991	2006
Total Population (000)	6475.5	8387.8
% under 15	36.3	29.5
% 15 - 64	59.9	65.3
% 65 +	3.8	5.2
Median age	22.3	26.0

Table 101 Change Between Base Year, 1991, and End Year, 2006

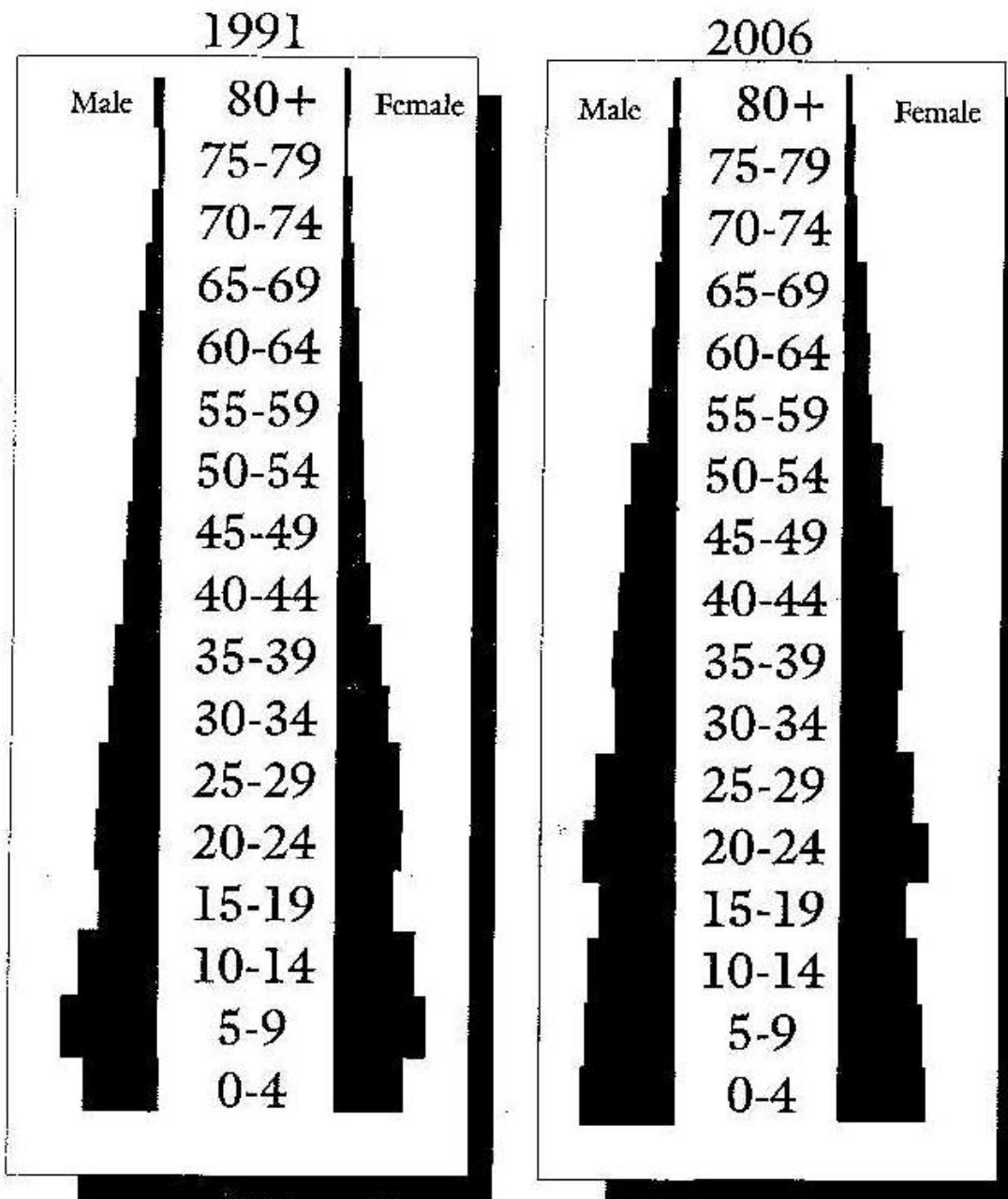
Total Population (000)	1912.3
under 15 (percentage points)	- 6.8
15 - 64	5.4
65 +	1.4
Median age (years)	3.7
Annual Growth rate (%)	1.7

Graph 14 Comparison of Base and End Year of Projection, Tehran



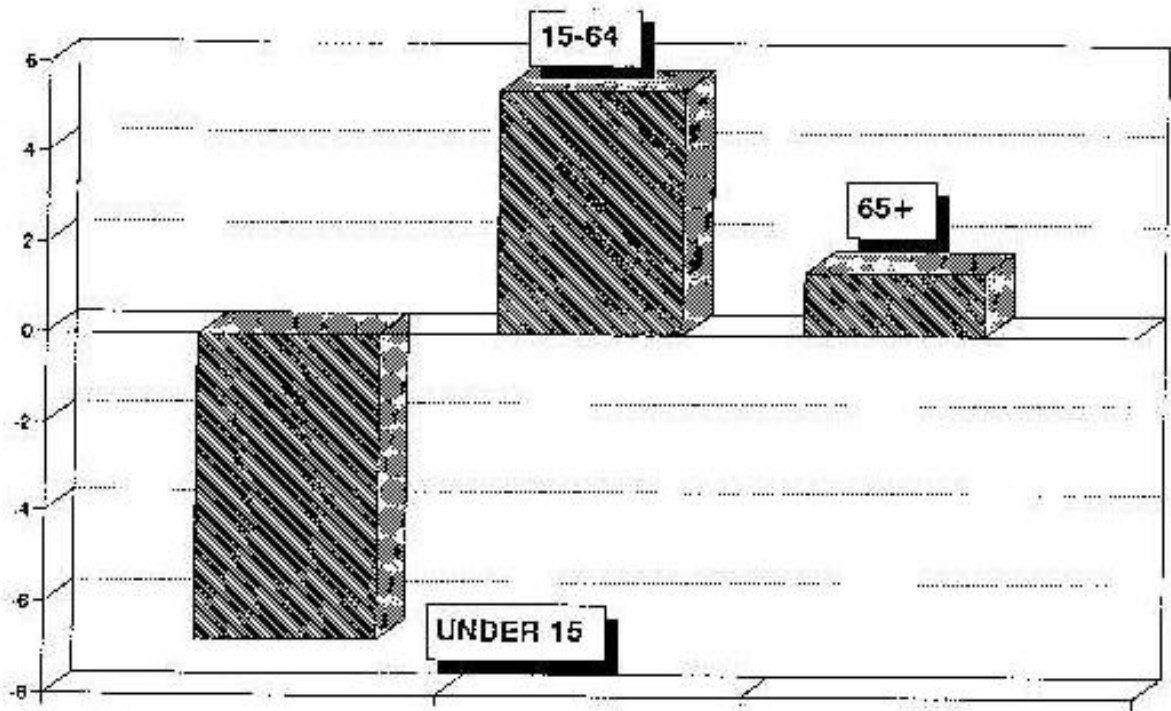
SOURCE: PRESENT BOUNDARY OF TEHRAN'S POPULATION DISTINGUISHED BY AGE AND SEX IN 1991

Graph 15 Population Pyramids of Base and End Year, Tehran



SOURCE: POPULATION OF TEHRAN'S PRESENT BOUNDARY IN 1976 DISTINGUISHED BY AGE AND SEX

Graph 16 Change between Base and Year, Tehran

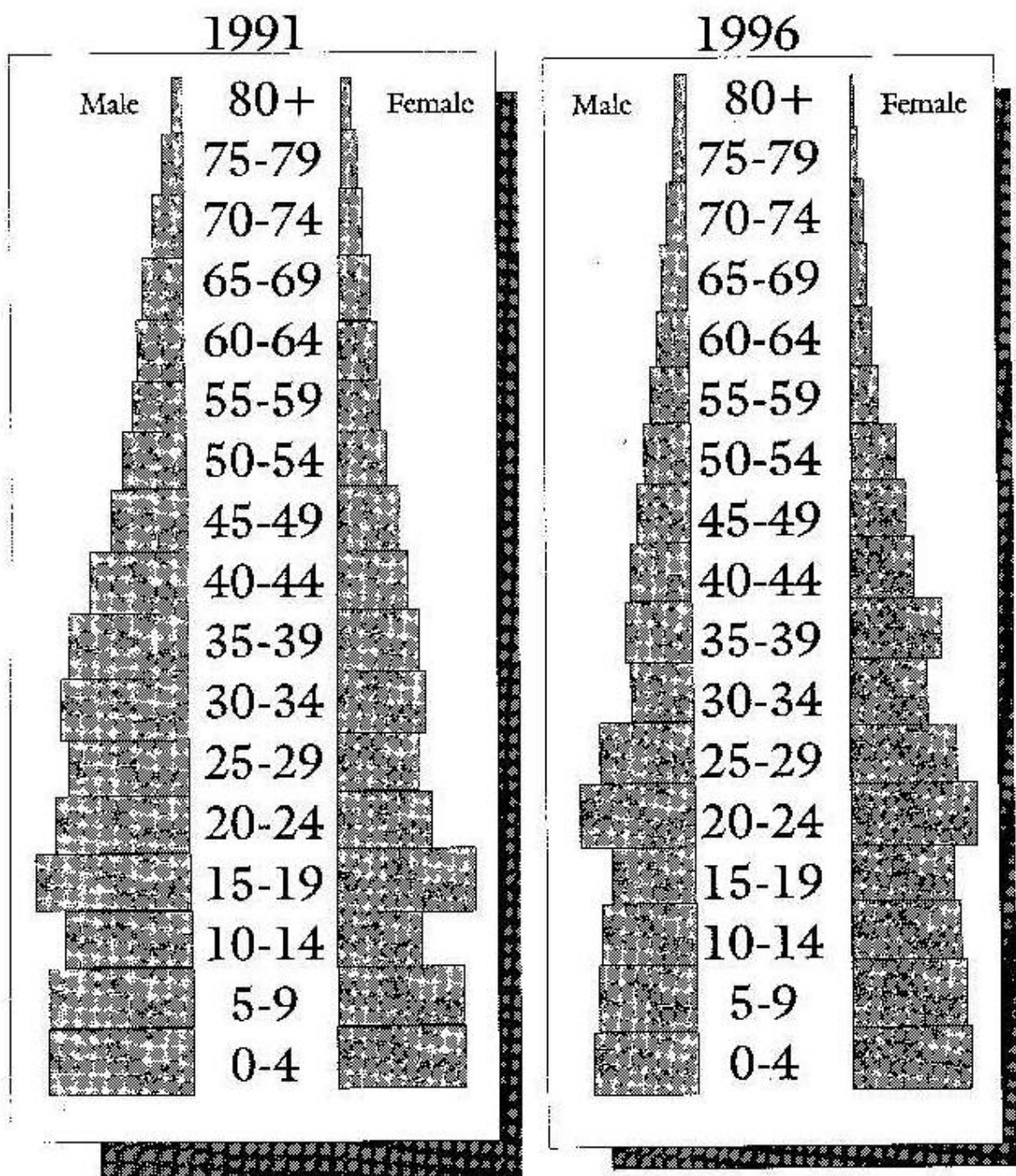


SOURCE: AN ESTIMATION ON POPULATION OF TEHRAN IN 1991 BASED ON THE 1990'S STATISTICS

Table 102 Projected Mid-Year Population by Age and Gender (in Number), Tehran

age group	1991			1996		
	males	females	persons	males	females	persons
0 - 4	356624	341739	698363	411878	394785	806663
5 - 9	457064	438149	895213	354752	339374	694126
10 - 14	389959	367269	757228	455679	436734	892413
15 - 19	304654	291822	596476	388352	365807	754160
20 - 24	318397	315758	634155	302695	290118	592813
25 - 29	297297	289868	587165	315990	313387	629377
30 - 34	259418	250647	510065	294895	287239	582134
35 - 39	221468	205518	426986	256878	247830	504708
40 - 44	166461	148183	314644	218458	202505	420963
45 - 49	129998	114896	244894	162967	145170	308137
50 - 54	118783	100587	219370	125642	111482	237124
55 - 59	107332	84255	191587	112431	96201	208632
60 - 64	85875	69538	155413	98339	78710	177049
65 - 69	63866	47979	111845	74812	62319	137131
70 - 74	33589	26949	60538	51337	40005	91342
75 - 79	14298	12520	26818	23555	19761	43315
80 +	21984	22783	44767	15857	16142	31998
all ages	3347067	3128460	6475527	3664516	3447569	7112085
Median age	22.6	22.0	22.3	23.7	23.2	23.4
SUMMARY						
under 15	1203647	1147157	2350804	1222309	1170893	2393202
15 - 49	1697693	1616692	3314385	1940236	1852056	3792292
50 - 59	226115	184842	410957	238072	207684	445756
60 +	219612	179769	399381	263899	216937	480835

Graph 17 Population Pyramids by Age and Gender, in Tehran 1991-1996

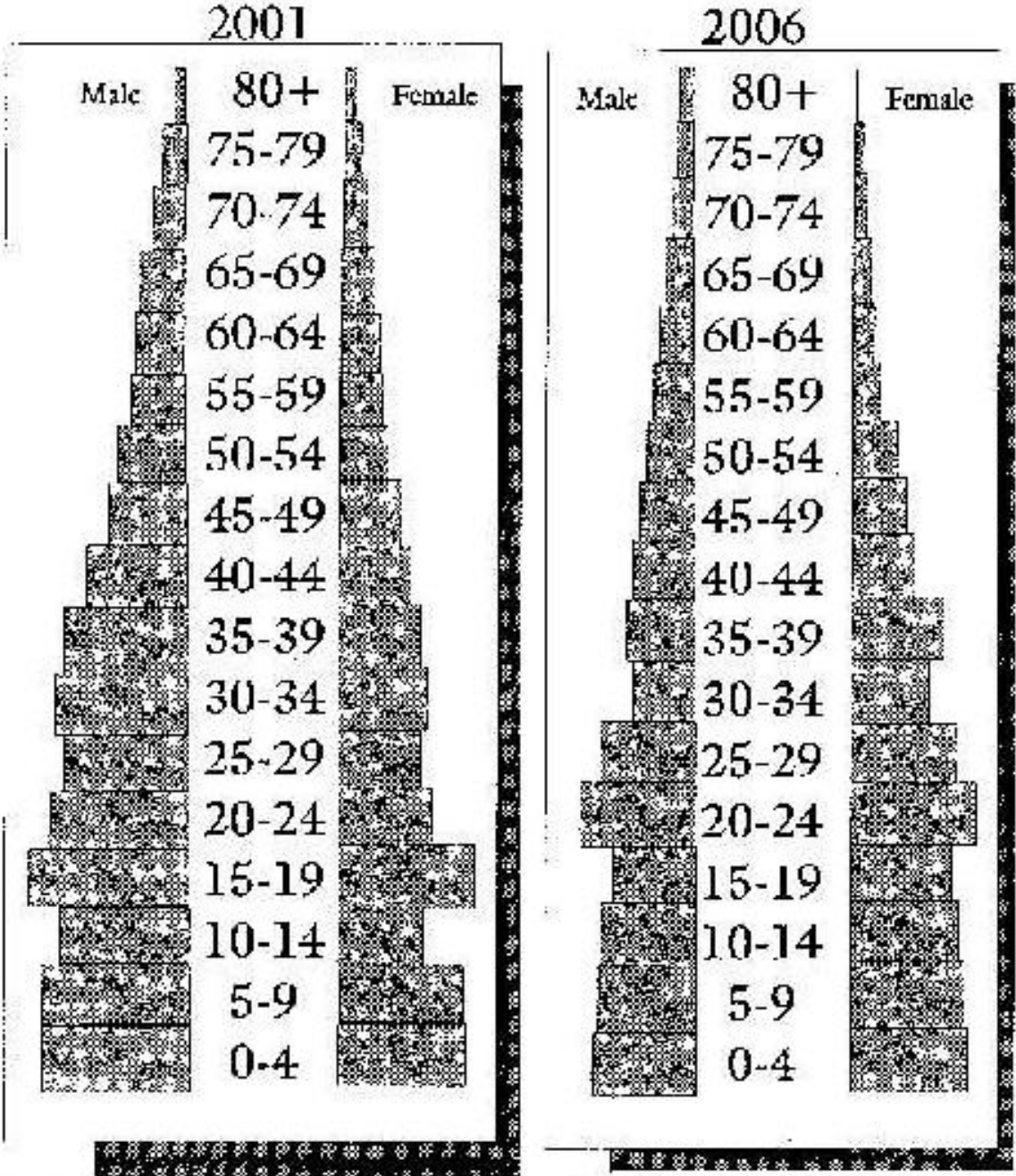


SOURCE: TEHRAN'S POPULATION ACCORDING TO AGE AND SEX IN 1986

Table 103 Projected Mid-Year Population by Age and Gender (in Numbers), Tehran

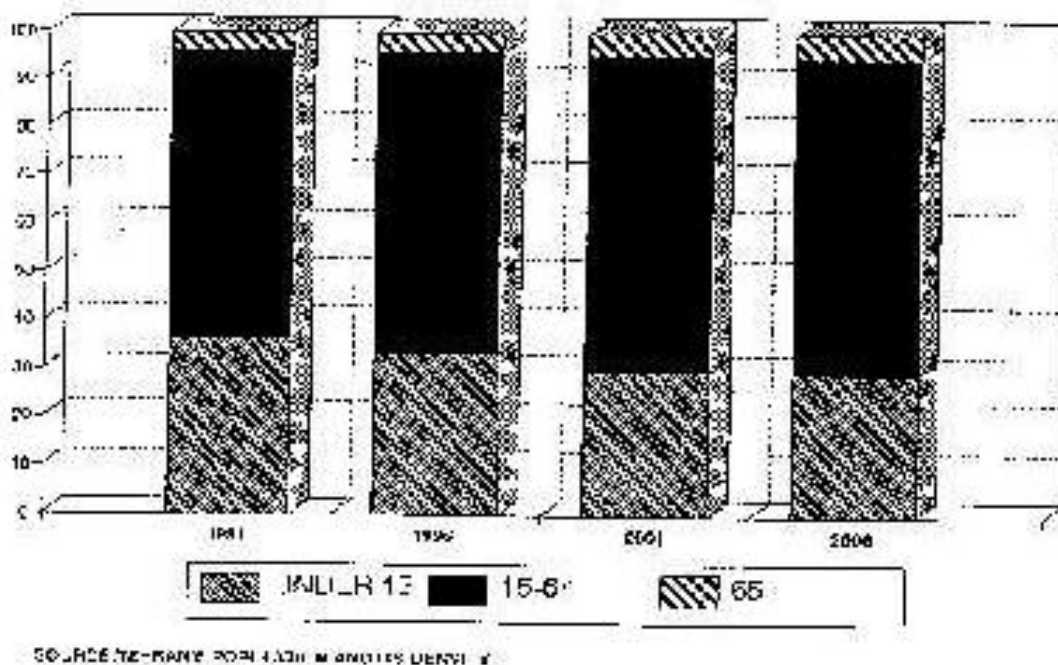
age group	2001			2006		
	males	females	persons	males	females	persons
0 - 4	420085	402538	822623	437019	418748	855767
5 - 9	409893	392582	802475	418194	400509	818704
10 - 14	353755	338397	692152	408811	391557	800368
15 - 19	453920	435175	889095	352471	337297	689768
20 - 24	385980	363887	749866	451247	433090	884337
25 - 29	300516	288151	588667	383293	361627	744920
30 - 34	313576	310795	624371	298319	285961	584280
35 - 39	292179	284255	576433	310832	307805	618637
40 - 44	253601	244417	498018	288661	280596	569257
45 - 49	214128	198577	412705	248853	239932	488785
50 - 54	157768	140997	298765	207632	193142	400773
55 - 59	119198	106756	225953	150030	135268	285298
60 - 64	103339	90032	193371	109941	100150	210090
65 - 69	86084	70708	156791	90970	81146	172116
70 - 74	60552	52124	112676	70259	59404	129663
75 - 79	36343	29455	65798	43363	38611	81974
80 +	19165	18175	37340	28056	24993	53049
all ages	3980080	3767018	7747098	4297950	4089835	8387786
Median age	24.6	24.3	24.4	26.1	25.9	26.0
SUMMARY						
under 15	1183733	1133517	2317250	1264025	1210814	2474839
15 - 49	2213899	2125255	4339154	2333676	2246308	4579984
50 - 59	276966	247752	524718	357662	328410	686071
60 +	305483	260493	565976	342589	304303	646892

Graph 18 Population Pyramid Projection by Age and Gender in Tehran, 2001 – 2006



SOURCE: SEX RATIO ACCORDING TO AGE BETWEEN 1966 AND 1991 IN THE CITY OF TEHRAN

Graph 19 Percentage of Population in Given Age-Groups in Tehran, 1991 – 2006



4.6 Proposals on the Expansion of Tehran

During the past years, considerable planning on the subject of Tehran's growth control have been resolved by the government. These plans had different dimensions. Having presented the in-coming population to this city with the establishment of rules and regulations and to carry those out from one hand and limitation accurately of the Tehran borders and from the other hand, have brought the linear expansion of the city to a standstill.

Although the aforesaid plans have been made due to specific necessities in order to answer particular essentialities and could even be successful in reach of their own goal in a general evaluation, they, nevertheless like any other social economical program, would have also had unpleasant functions of which some of these would be mentioned below, with relative suggestions for each:

- (a) The city borders limitation have caused an increase in construction density of the surface area. Despite the increasing human pressure on earth, it has also been followed by some urban obstacles such as transport disturbances in the city, where density increase in the surface area is normally followed by a travel

increase in the city and communication routes within the city which have not had the capacity to fit in for such comings and goings, have brought along urban traffic jams, to the extent that the authorities have been forced to prevent the entrance and blockage of personal cars in the central boundary during the daytime. However the aforesaid plan has slightly managed to decrease the traffic jam in the central boundary, facilitating the comings and goings of public transports to some extent. This has in fact transferred such traffic problems to the bordered streets outside the boundary and therefore has not been able to resolve the problem completely.

- (b) **b.** On the other hand, although strict regulations on new residents to Tehran have managed to control the fast growing population of the city, this has caused new population centers to mushroom overnight in the outskirts of Tehran. These population centers which are generally based in south and southwest boundaries, are not legally included as part of Tehran and could not directly use the urban facilities of Tehran, in practice their existence does put pressure on the city of Tehran, as the population of these areas refer to Tehran in order to use education, health, amusement, etc. Facilities. That is why the population of Tehran shows two different figures, each by day and night.

However this phenomena has not been kept back from the eyesight of authorities. Plans have been prepared in order to reside people living in the outskirts of Tehran such as establishing few large cities. Regarding what has been said earlier, it is clear to observe that expansion of Tehran would result unpleasantly, with respect to the above specifications, creating more critical situations than the current circumstances. It is then suggested that:

- (a) Density increase in surface areas throughout the city of Tehran should be compatible with accessible ways. In other words, in order to obtain density increase in a boundary, desirable communication ways together with suitable capacities should be anticipated. It is advisable to prevent density increase in a boundary before making sure about the practicality of establishing these ways and other infra structure establishments.
- (b) Having used uncultivated lands situated the boundary of the city and establishing urban constructions in these areas, the existence of other urban facilities as daily needs of people should also be considered, in order to prevent unnecessary increase of inner traveling.
- (c) Despite the legal separation of Tehran from its suburban population centers, this city is not completely dependent when it comes to problems in the mentioned population centers. Therefore, when making urban plans, issues on the suburban population of Tehran should be considered the same as Tehran itself. It is probably wise to say that in order to rescue Tehran, solving the

problems related to these suburban areas should be put as first priority. Therefore it is suggested that the issue of establishing cities on the outskirts must be considered first, prior taking any actions about the city of Tehran. Should the problem not be resolved first, any plan about Tehran would either end without results or at least be unable to produce the required aims.

4.7 Conclusion

Tehran is situated along the southern outskirts of a large fault. A major part of its expansible lands face danger of definite desolateness, being neighbored with the aforesaid fault. An earthquake occurred by the rupture of the northern fault in Tehran, would be a great disaster. Therefore the expansion of Tehran from north is impossible. Conversion quality of the area, also high value of Tehran-e-Bozorg's agriculture necessitates the desirable farming lands and its gardens to be protected, not going under construction of buildings such as residential, business and industrial blocks.

Losing these lands for the urban area of Tehran is considered to be an irreplaceable loss to the area's environment. In other words, there are no such expansion possibilities from the south and southwest of Tehran.

Having reconstructed Tehran-e-Bozorg, an opportunity could be found to rebuild the historical center of Tehran, the ruined districts and obtaining the knowledge, design and supply of services and balance in population distribution. Gross optimal density of 43 districts, out of 346 in Tehran is more than 425 persons per hectares. Average density of Tehran is 233 persons per hectare, which is an actual figure for the density, despite an outward figure of 112 persons per hectare. Supply of infrastructure services from the existing density does also bear numerous problems under the current circumstances. Lack of express transport and intense concentration of main urban facilities in the center of the city have made the access to the city difficult, increasing traffic jams.

The office and commercial service centers are largely accumulated in its center of gravity, have therefore created an awkward situation in distribution of office-commercial services. The named services have been mainly accumulated along a north-south line from Rah-Ahan square to Tajrish square and also around the streets of Vali-ye-asr, Hafez, Khayyam, Afrigha, Saadi and Shahid Mofatteh.

Access to these services necessitates travelling an average 13 km through immense urban traffic. The water supply for the ever increasing number of residents would be at the cost of farming land and agricultural production, and result in the desert creeping ever closer to the urban boundaries of Greater Tehran.

The established infrastructure of streets and roads in Tehran can no longer accommodate the pressure of traffic. Lack of a modern telecommunications network, coupled with an overwhelmed bureaucracy, increases the number and length of traffic jams in the center of Tehran. There is no other solution than to

coexist with the present situation. Today's residential population is facing numerous socioeconomic problems upon which, due to insufficient city-planning and governmental inaction, a measurable decline in the standard of living will occur. The population in Tehran has been facing an inversion, annually of more than 237 times, generating 118687 tons of anidrid-sulfuro gas, 751050 tons of carbon-monoxide gas, 935 tons of lead compounds and 152171 tons of other miscellaneous toxic hydro-carbonates. The ecosystem cannot withstand this environmental assault for much longer. Expansion and population increase in Tehran has to be curtailed.

In Tehran, there are daily 8,592,000 commuters using public transportation and 5,076,000 commuters using their personal transports, mostly autos.

The central streets of the city naturally could not tolerate more than 27% of the stated journeys. Driving guidance, regulations and traffic restrictions are not adequately bringing these problems under control.

Undoubtedly, Tehran can no longer carry on its continuing expansion. Therefore with respect to future population increases in the urban area of Tehran, the only acceptable course would be containing urban expansion. Under the circumstances, due to the need of around 300 km urban expansion not including expansion of area for other cities, the most sensible solution would be to build new cities on the same scale as the central area of Tehran.

4.7.1 Long Term and Interim Development Plans of Expansion and Living Environment in Urban Areas

On the ground of development in the living environment and relatively suitable distribution of employment in urban areas, development plans have been approved and are being carried out. The mentioned plans include elimination of development problems and living environment issues in the city of Tehran and coordinates with preparation plans. Considerable development plans are being carried out which is beyond the comprehension of this report.

4.7.2 Planning Policy in the Region

With respect to the policies in Article 48 in the Islamic constitution of the Republic of Iran, the Office of Regional Planning in the Ministry of Planning and Budget states that the economic expansion policies are due to the following reasons.

- Polarity of exceeding accumulation and activities in different regions.
- The disregard of long term effects of population causing an overuse of the living environment and natural resources.

- Risk of pastures and forests being destroyed and freshwaters containing dangerously high salt levels, the advancement of the desert, soil erosion and severe pollution.

Therefore there should be no discrimination extracting natural sources, using national incomes throughout counties and distribution of economical activities among counties and the different areas of the country. Each region should utilize its investments and resources according to its needs and development plans. The expansion policies of the region must prepare for the following economic goals:

- Strengthening and diversity in the infrastructure of the national economy.
- Continual increase of income and production (disregarding the oil income).
- Proportionality between the different areas of the country and urban societies, rural and tribes in appropriation and distribution of income, activity, and economic investment.
- Establishing a healthy environment in the society.
- National independence in technology and keeping pace with worldwide technology advances.

The above expansion policies will get closer to planned goals according to the following short-term goals.

1. Decreasing the inexpedient growth of areas in which population has topped up the infrastructure capacities. Should their growth be continued, an increasing imbalance in those areas will be caused.
2. Preparation to avoid destructive methods in the living environment and natural sources.
3. Maximum benefit from the existing production and infrastructure capacities in order to use realized investments, with a view to the issue of creating balances between population and employment opportunities in populated areas.
4. Creation of new capacities in farming and agriculture, using buried agricultural capabilities in different areas in order to increase farming products with respect to the aim of independence.

In continuation of short term strategy, long term strategy could also be accomplished in order to create a balance in regional economic distribution with the following principles:

1. Expansion of environmental spaces and activities in areas in which abilities and expansion necessities have been specified in primary surveys.
2. Organization in areas in which a control on their irregular growth will become necessary due to tendency towards centralization and undesirable accumulation.

3. Creation of production and under constructional capacities according to social, cultural, political and military requirements in specific areas.
4. Establishing expansive areas in deprived and abandoned places and creation of production under constructional capacities in order to fertilize the abilities and prevention of these places.
5. Reconstruction of damaged areas from the imposed war.
6. Creation of production capacities in places where their infrastructure capacities are more than the volume of population and permanent activities in those areas and their growth will bring about a better and more efficient economical result.
7. Organization of agricultural, industrial, services and commercial activities throughout the country.
8. Distribution of activities throughout the region based on the creation of regional specifications according to relative advantages and areas capabilities in the frame of a national distribution with a view to the establishment of activities which could be an answer to the minimum internal requirements of the region throughout the country.
9. Decentralization of populated areas, reconstruction and keeping balance in West and North regions with increasing population in East and South of the country.
10. Development and supplying the main cities to a possible extent to obtain the servicing role and management of areas under their coverage in the country in order to decrease the centralization of Tehran.
11. Developing and strengthening average cities in order to create a balance in central system and prevent the polarity growth of cities.
12. Control and guidance of immigrations to numerous regions in order to create villages, cities - due to keeping the balance between urban and rural societies to attract part of work power excess in agriculture section and organization of rural and tribal societies on ground of human service facilitation and more strength on agriculture section and development of rural industries and prevention of migration.
13. Promotion of quality in living and the environment.
14. Supply and development of natural source capacities.

To decrease the exceeding centralization of Tehran, it is essential to create regional management centers in order to obtain desirable coverage of independent services from Tehran and establishment of centers in each area with possibilities and efficient supplements of Technology in various levels, which should be localized in suitable areas in proportion to the kind of industry.

4.7.3 Development Plans and Building New Cities

Iran's large cities, in particular Tehran, have rapidly expanded. Rapid and exponential development and exceeding accumulation in these cities have put life expectancy levels at risk. Strategic goals of regional planning are based on the displacement of population to a variety of spaces in large cities, especially in Tehran.

Job distribution on a national level should be accomplished with respect to available spaces and some of Tehran's responsibilities, which ought to be transferred to other cities. Expansion of average cities in dependence of communication chains in rural and urban societies should be considered in coordination with the country's social economical development policies. At the same time, plans of building new cities were adopted according to Policy Directive #108328, dated 11 March 1985, of cabinet ministers as the policy of suitable population distribution. The principal points to the mentioned sanctioned aims and is brought here as follows:

1. Prevention of unplanned development and enlargement of Tehran.
2. Transfer of workshops and troublesome industries and sometimes without a permission from Tehran to the newer outlying areas with the intention of guidance, management and control of the above mentioned industries required services. Accomplishment of the mentioned industries and transfer of troublesome production units from the Tehran's housing texture is said to resolve many of the existing problems and matters which happen to be as one of the most important problems in Tehran among most other cities.
3. Attraction of the overflowing population by establishing employment centers in the new cities.
4. Prevention of the speculative price increases of land in Tehran and speculating on land due to the Tehran's continued expansion.
5. More autonomy to Tehran in order to organize its development independently of national politics
6. A decrease in travelling costs from Tehran to industrial areas on the outskirts of large cities and reductions in unproductive wasted time spent commuting by employees to their workplaces and residences.
7. Prevention of shanty towns spring up on the outskirts of large cities.
8. Lessening of traffic jams inside Tehran.
9. Establishment of residential areas closer to work places.
10. Consideration of legal distances on travelling between work place and home.
11. Using uncultivated lands to build new cities instead of taking fertile productive farmland to expand suburbs beyond existing urban centers.
12. Creation of employment in new cities and prevention of it becoming bedroom suburbs.

13. Decline in the final price of housing units, due to lower land prices with respect to the cost of building and land price in large cities and consequently the possibility of house ownership for the majority of people.
14. Challenging people from seeking intermediate jobs to investing in houses, industries and production workshops, due to lower land prices elimination.
15. Decrease of development expenses in Tehran's infrastructure.
16. The relocation of factories and obsolete workshops inside Tehran's inner city in order to meet the city's needs to construct and establish more green space, educational services, and transportation infrastructures enabling industrial expansion to be spread around equally
17. Prevention of the environmental pollution in large cities where it has become extremely dangerous to residents in Tehran and in other cities.
18. Creation of preplanned cities in proportion to the real needs of society.
19. A functioning housing authority to control building in the new cities according to modern housing and building standards.
20. Reform of the city as a false and destructive employment environment which has been increasing, due to the expansion of large cities.