

# **Spatial impact analysis Neyshabur Urban Sprawl on Land use in Merger Village**

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## **Abstract**

Among the major implications of rapid urbanization, expansion of cities and their surrounding areas in corrosion villages and towns there. This phenomenon in the past half-century has been dominant. City Neyshabur, when growth quickened in the past two decades has been the increase in population and development. Sprawl constantly in this city so over the course of several villages with all the arable land, their surrounding tissue is incorporated. Neyshabur city is a model of multiple injuries suffered growth and spread of arable lands and orchards destroyed most important villages on the outskirts of the city. The present study sought to analyze the impact of Urban Sprawl Neyshabur place on village land has been integrated. GIS is used. The most important findings are: Neyshabur recent decades with the growth of urban spread and destruction of agricultural land has provided over the years 1996-2006, the results showed that agricultural land use changes to urban development Neyshabur users and services and these changes led to the agricultural lands surrounding villages have been destroyed. The end we try to provide solutions to the destruction of good agricultural land in villages is prevented. The most important findings are: Neyshabur recent decades with the growth of urban spread and destruction of agricultural land has provided over the years 1996-2006. Results showed expanding agricultural land use changes to end users and service Neyshabur is. These changes led to the agricultural lands surrounding villages have been destroyed. The end we try to provide solutions to the destruction of good agricultural land in villages is prevented.

**Keywords:** Urban Sprawl, Land Use, Land Use Change Agriculture, Neyshabur.

## **Introduction**

Land, a phenomenon of absolute and fixed. However, influenced by various factors such as the development of cities can be compared to that of urban population growth in occupied space becomes seeming. The population grew; the surrounding space is occupied cities. In some cases, such as Bangkok, São Paulo, Tehran and Tabriz, the growth rate of population growth outstripped population falls sharply. While the destruction of the highest quality agricultural land, causing vulnerability lifecycle, plant and animal organisms and natural landscapes is (Mohammadzadah, 2007,93). Today, almost all endogenous and exogenous factors that affect urban areas (urban and extra-urban) are located. Including population movements, economic dynamism, national policies, programs, actions and decisions of municipal management are growing. Physical growth is a process in which the whole structure of the system and directly or indirectly affects. So if it does not flow properly through adverse effects on the city and many of its components leaving.

The development and spread of a form of urban growth. Based on several factors such as changing economic base of the city, providing the possibility of land speculation, lax policies of urbanism, urban development, sudden decisions, laws and programs, inefficient urban forms. Rise to adverse consequences of environmental, social and economic, and the city that has become a problem to have to deal with it (Abbas zadah&Rostamyazdi, 2008, 33).

With the development of many arable lands may be used for building the nearby towns. In such situations, farmers around the multiplier effect of land prices, the product does not show interest. The resulting product is reduced (Shakoie, 303, 2006). Physical development of cities, fertilized agricultural lands will be swallowed and cause the elimination of agricultural land. Most cities in the early stages of formation, the quality of soil for agricultural purposes, the side or the quality of arable lands were found. Time associated with the development of rural areas into cities and urban development, land qualities have been buried in the body. Arable land to the poor and helpless has receded (Soltani, 1992, 91). And physical development of the city Neyshabur, because of demographic changes, suggesting that in recent years has been growing most fertile land for farming has gone into the construction of settlements, the spread over a period Neyshabur of the physical continual when living spaces surrounding (rural, arable land, orchard and pasture) has changed drastically. In this regard, this study has tried to place the impact of Urban Sprawl on integrated rural land use review.

Urban Sprawl Neyshabur what impact the changes have had on rural land?

### **The history of research**

Zaheri in 2008 in a research entitled An Analysis of the role of spatial land use change, in some villages in the hinterland of the city of Tabriz. This paper examines the role of spatial connection between metropolitan and rural areas around Tabriz and its impact on land use analysis and description are discussed. Results showed economic, social, physical, urban and rural integration in the dormitory everybody has led to the demand for rural land. This causes the physical expansion of the city of Tabriz.

Z.Tevana in 2009 in an article entitled, peri-urban rural land use changes on the Urban Sprawl (villages Naysar and Hassan Abad Sanandaj). This result was obtained: Sanandaj is not of origin and destination of migrants entering the village of Hassan Abad Naysar. But for some reason the little village within the city - the low cost of land and housing to the city, ease of access and use of the various services in the city have settled in this village. Hence we can say the increase in population and development and consequently the level of land use change Naysar and Hassan Abad village in the city of Sanandaj is actually part of the increase in population and development.

M.T.Rahnmai et al's in 2010 paper examining the state's role in the physical development of the city Masal with an emphasis on land use change on agriculture. In this article, we examine the emergence, development and growth of the city, in recent decades, the most important factors resulting from government actions, the physical expansion of the city is working to identify Masal. However, the type and amount and direction of expansion of the city and its impact on the agricultural land surrounding the city shall change. And the results are that a large part of the agricultural land surrounding the city infrastructure and urban construction has gone.

Young & Lee in 2000 in a study of land use change in rural China. Results show that some homeowners prefer to have their homes in the valley floor (instead Heights)

form. They are a good land close to the road, access to services and infrastructure are superior. This leads to loss of agricultural land is.

Associated with changes in rural land use by researchers Wear and Bolstad, and Hammer and et al and... Pidgeon et al, Kline et al. In that case, the results showed that the construction of commercial and residential development changing the landscape of rural housing development on land use change, agricultural production and forest management has been effective in rural areas (1998, Wear and Bolstad and Hammer and et al., 2009,17.Pidgeon et al, 2007, Kline et al, 2004, Kline, 2003).

George. Lean. C & Samuel (2002) The article discusses the change of use of land resources in 1996; land and land use change studies in China have paid. To arrive at these results, due to rapid urbanization and the growth of the agricultural structure of 1990 led to the creation of a new trend in the loss of agricultural land in China.

Lang et al in 2007 as a research social and economic development and land use changes in river delta Yangtze in China. The houses in the village and examined the factors influencing land use change. The results show, among other things, industrialization, urbanization, population growth and economic reforms four effectively force the user to change the pitch. These four forces that led to the construction of cities and rural areas has increased. The main problem with the built-rural, rural land management system in connection to monitoring raises.

## **Theoretical basics**

### **The concept of land use and land use change**

Definitions are provided for the land. Dickinson & Shaw in 1977 to provide a simple definition of the land. They know that the land use activity assigned to a location. User Malinegro in 1988 of the Earth rise of human dynamic of exploitation of natural resources in order to meet their needs. In 1991 the two Vengiles the definition of land has to offer. First, humanitarian activities on the ground that are directly in contact with the ground and the second were the rise of the human ecosystem management in order to meet some of their needs. All the definitions on the two concepts of land and human activities are shared (Noroozi, 1997). The term and the concept of land user, first in the West in order to monitor Governments on how land use and preservation of property rights, but with the development of urbanization and the evolution of urban and regional planning, dimensions and wider day by day its content (Mahdizadah, 70, 2000). Intuitively, the user about all aspects of human activities in space and the Earth and the Earth's surface method can be prepared for different needs and it is exploited (Razavian, 2002, 44).

The right to exploit the land user human nature those in recent decades by researchers, particularly scientist's science geography, to work. The term use of facilities and the ability to show the Earth (Sarvar, 2005, 241). Other land in the user defined intuitively about all aspects of human activity on the Earth and space usage that the Earth's surface can be prepared for different needs and it is exploitation, and it can be said specifically of activities, people and places, are ground and user elements together with the reciprocal connection between (Hosseinzadeh&dalir, 2007, 65).

The group, the Earth's various proposals for user's use of the Earth's surface and have some knowledge of the use of the land by humans, have been defined. It's also human activities on the ground, that it is connected directly with the ground activities, the definition of (Best, 1999, 19). Change of land use, i.e. a change in the type of land use, not necessarily a change in the Earth's surface cause changes land cover land cover, but may even change the pitch without changing the user (Turner and Meyer, 1994, 3-10).

## **Urban Sprawl**

The outcome of the Urban Sprawl of accelerating madershahr expansion, especially during the past half century, and spread to cities in areas of significant events surrounding the village, is often its application has a negative charge (Audrey, 1985, 454). In this process, as a result of displacement and the shift of activities from the central city to the perimeter occurs (Anas, 1999, 20). A large range of incident the capital-investment and economic opportunities from the Center to the perimeter change direction (Frumkin, 2002).

Therefore, Urban Sprawl will always lead to the change of land use. Now, it is possible that this change in agricultural and horticultural land for pastures and forests and or and the slopes more steep mountains and hills will be at Hara on because the crowd and the central city of activities that in the process of being transferred to surrounding Sprawl, for deployment around the need to land. Hence it can be said the change in land use around the city than the city directly with the size of the larger city and whatever, and lacks detailed planning, its impact on land-use change is more peripheral(Ghadermazi, 2004, 37).

## **Urbanization and rural land use change**

Reviews for scholars in recent decades showed that economic development, urbanization and population growth in the world, especially in developing countries, leading to user change agricultural land and culture construction in the rural areas (Xu et al., 2000, Gao et al., 2006, 312-322, Ding et al., 2007, 712-722..).

With construction activities, the importance of finding land hoarding and its production of original sources in massive profits is considered an issue, especially with the rapid development of our urbanization, land hoarding and critical State in a market economy for the economic sector the most compelling benefit of society accordingly (Shakoie, 2001, 586). In developing countries, the Earth and the Earth, hydrate, Gary devastating impact on rural and agricultural land, and this is as a result of urban development potential and the lack of Government control and responsible organizations (Entakhabi, a. 2007 & Tevana) and this led to vast changes in the pattern of the village(user Hall, 2000, 7). Further studies in recent decades in the outskirts of the village of cities and their land use change survey in conjunction with the development of urbanization is focused (Zhou and Fischer, 1999., Wu et al., 2004, 289-293).

## **Location of the study area**

Neyshabur County, Razavi Khorasan Province, with long periods in the range of 58 degrees and 8 minutes to 59 degrees and 20 minutes of longitude and 35 ° and 35 minutes to 36 degrees north latitude and 52 minutes, in fact.

This city, as in Binaloud mountain ranges along the at. In this field the mountains that form the border in the direction of the Northwest-Southeast of the city along the city of Neyshabur, from findings of Mashhad, and separate Chnaran Quchan. Sabzevar and Neyshabur producers in the West, 162 km common border through mountain ranges and Taghankuh are separated from each other. In the Southwest, mountain ranges, with a relatively high altitudes, Sorkh, this city of Kashmar city apart. Kashmar County with a common border of Neyshabur is approximately 51 km of Torbat-e Heydarieh County, in the Southeast city of Neyshabur, menaced by about 69 km. In the East and North East of Neyshabur County with a common border of Mashhad and Chnaran, respectively, about 75 km and 60 km, and on the North with

the city of Quchan, approximately 77 km of common border (Ministry of Interior, 2007).

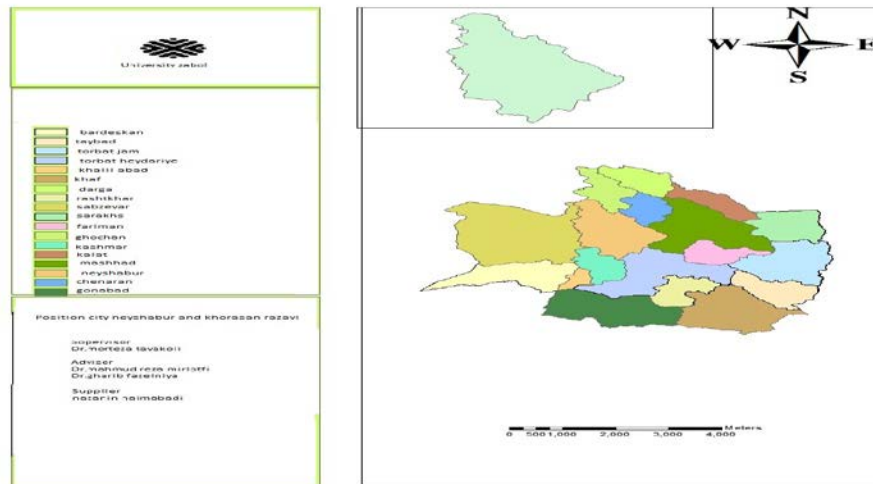


Figure (1): Location city of Neyshabur in Khorasan Razavi, Source: research results, 2013

### Research Methodology

Descriptive method for introducing and expanding the range of research and for the analysis of data from GIS software has been used. Related documents available in local organizations including the urban development plans and maps, books, theses and articles with the subject, the most important sources of data collection. The map is available in two cross-time 1996-2006 were used in a GIS system. After you determine the legal limits of the town, on these images, the amount of agricultural land changes in the specified time, and twice the amount of agricultural land to urban areas merged.

### From the beginning of this century to the present

The city of Neyshabur in the present century, the square was a rectangle shapes that Sani-ol Douleh; as in the book "MatlaolShams" has pointed out: two East-West Street in the middle of town to the other. The point of intersection of the Chahar Bazar in Neyshabur. This Chahar Bazar of the four directions to the gateway of the manthi. From the East Gate to gate of southern Iraq, Mashahd, Pachnar gate to the West and to the North Gate of the 14th century of Hijri Arg, draghaz, Neyshabur city square, rectangle shape around it he has to 3400 m. To the East, the West, one of the two and the other from the South to the North will find that these two stretches approximately in the middle of town to the other.

The point of intersection of these two, Chahar Bazar was read from every side to a gate was during, respectively, were: Western Gateway, gateway Pachnar, gateway Gateway Arg and Mashahd. About ten thousand inhabitants of the town of Gavdal in four alleys named Astakhr, Bala Gavdal, Sar sang and Sad life. Neyshabur in the present century, four neighborhood called Vala, Gavdal, Sar talkh, Sar sang, Sad Shah (Sayed Shah) and four gates of Mashad, Arg, named Iraq and Pachnar, two of the school's name and use the Masjad Golshan and Darb Jame and three subterranean called Zangi, Shah, has three valid Use Jame and Caravanserai, the baf Shar sixteen home fabrics were dyed in abrishami. In the present century, the fortress and the city moat and towers were damaged, and the development of the City field.



Looking for other structural changes that occurred in other cities took car entry, in the central city of Neyshabur, arid streets Question-khomeini (Pahlavi former) and Ferdowsi, the arrival of the automobile to the central part of the field in Question, was provided with three-tarid khomeini of Iran, in the name field Khyyam and Hafiz were created along the street. Of the present century, along with that change and transform the city tholati of Neyshabur, Iran also has been noticed. The city of Neyshabur, which amrosin the first drop, and the resulting formation of the Central amrozinsh nucleus of the city from the eighth century onwards, fundamental changes came. By the year of 1956, following administrative policies, the growth and development of the process of gradual and significant shahdim. So that in 1976 – 1986 most of the growth and development is enjoyed (Madih, 2005, 65).

Table (1): Area cities in different historical periods Nayshabur

| Percent of the total area | Area: km | Year |
|---------------------------|----------|------|
| 5/30                      | 1/72     | 1942 |
| 14/7                      | 4/78     | 1956 |
| 23/06                     | 7/35     | 1966 |
| 40/16                     | 12/8     | 1976 |
| 74/9                      | 23/88    | 1986 |

Source:research results, 2013

### The status quo of land, in the year 1996

In 1996 the total surface area of 21530799 hectares. More than 1000 hectares of agricultural land and cultivated soils that are located in the vicinity of the village to the town of chsbideh and regularly without major procedures. 53/93 of net area of residential land. The percentage of agricultural land in the town of 26/55.476 HA Neyshabur city land or about 22/14% of the land is cultivated soils in the city. Generally, the city in its legal scope has about 1000 ha area 2153 ha of land and agricultural land that is cultivated soils. Also in 1996 the most user-owned residential user.

Table (2): Extent of existing land use Neyshabur city in 1996

| Percent of the total area | Area(Hectares) | Name land                          | Row |
|---------------------------|----------------|------------------------------------|-----|
| 35/93                     | 7736920        | Residential                        | 1   |
| 0/45                      | 96031          | Commercial                         | 2   |
| 1/09                      | 235305         | Education                          | 3   |
| 0/06                      | 12196          | Cultural                           | 4   |
| 0/13                      | 27912          | Religion                           | 5   |
| 0/03                      | 7174           | World                              | 6   |
| 0/2                       | 42557          | Therapeutic                        | 7   |
| 0/05                      | 10495          | Sanitary                           | 8   |
| 0/35                      | 75963          | Athletic                           | 9   |
| 0/6                       | 128039         | Administrative and Law Enforcement | 10  |
| 0/7                       | 149864         | General green                      | 11  |
| 1/4                       | 310026         | Private green                      | 12  |
| 26/55                     | 5717266        | Agriculture                        | 13  |
| 0/88                      | 189538         | Industrial Workshop                | 14  |
| 0/1                       | 210073         | Urban Eguipment                    | 15  |
| 0/02                      | 3832           | Fruit and vegetable fields         | 16  |
| 0/78                      | 166051         | Transportation vanbar              | 17  |
| 1/82                      | 392112         | Passages                           | 18  |
| 0/37                      | 80211          | Railway                            | 19  |
| 0/36                      | 76790          | River                              | 20  |
| 22/14                     | 4767182        | The waste Lands                    | 21  |

|     |          |                      |    |
|-----|----------|----------------------|----|
| 100 | 21530779 | Total city Neyshabur | 22 |
|-----|----------|----------------------|----|

Source:research results, 2013

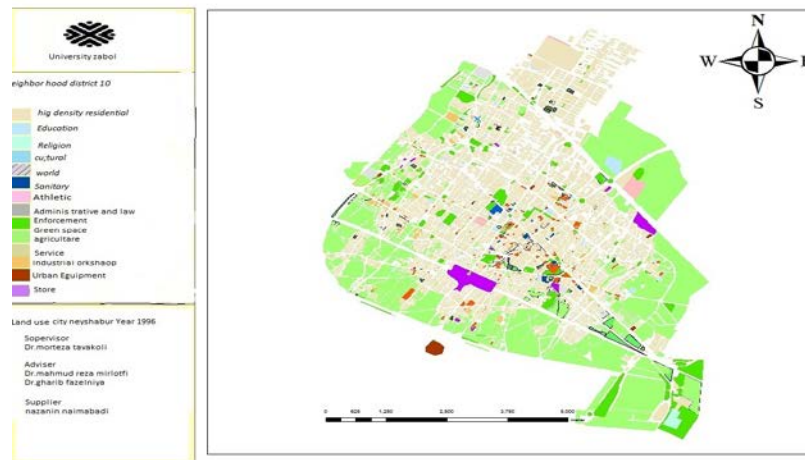


Figure (2): Land Use Neyshabur city in 1996:Source:research results, 2013

### The status quo of land, in the year 2006

Neyshabur in 2006 totaled 37600000 hectares area. 61/6% of the levels consist of pure space city. Urban settlements are 262000000 ha area, the rest of the urban space of gross (ghirmphid), (contains msil and its boundaries, agricultural land and open space, gardens and the civil proof. this area, such as the levels of 38/93, respectively. the mature 3270000 ha of agricultural land in the legal range for the city. on the other hand the user status City suggests that the most dedicated to the area over the Residential user and user-owned health area with a minimum area of 480000. The lack of urban green space of the other user in the city lack.

Table (3): Extent of existing land use Neyshabur city in 2006

| Percent of the total area | Area: Hectares | Name land use                      | Row |
|---------------------------|----------------|------------------------------------|-----|
| 34/17                     | 12850000       | Residential                        | 1   |
| 0/1                       | 416800         | Mixed                              | 2   |
| 0/1                       | 352100         | Commerical                         | 3   |
| 2/87                      | 1081900        | Education                          | 4   |
| 0/13                      | 49200          | Cultural                           | 5   |
| 0/30                      | 115200         | Religion                           | 6   |
| 0/08                      | 26500          | World                              | 7   |
| 0/41                      | 153100         | Therapeutic                        | 8   |
| 0/02                      | 4800           | Sanitary                           | 9   |
| 1/30                      | 491000         | Athletic                           | 10  |
| 0/54                      | 205500         | Administrative and Law Enforcement | 11  |
| 0/1                       | 668700         | Parks and green Spaces             | 12  |
| 0/18                      | 65100          | Disciplinary                       | 13  |
| 0/1                       | 223600         | Industrial Workshop                | 14  |
| 0/24                      | 89100          | Urban Eguipment                    | 15  |
| 1/35                      | 511200         | Transportation vanbar              | 16  |
| 14/99                     | 5636200        | Passages                           | 17  |
| 61/06                     | 22960000       | The sum of net space city          | 18  |
| 8/69                      | 3270000        | Agriculture                        | 19  |
| 38/93                     | 1464000000     | Total gross area of Urban          | 20  |
| 100                       | 376000000      | Total city neyshabur               | 21  |

Source:research results, 2013

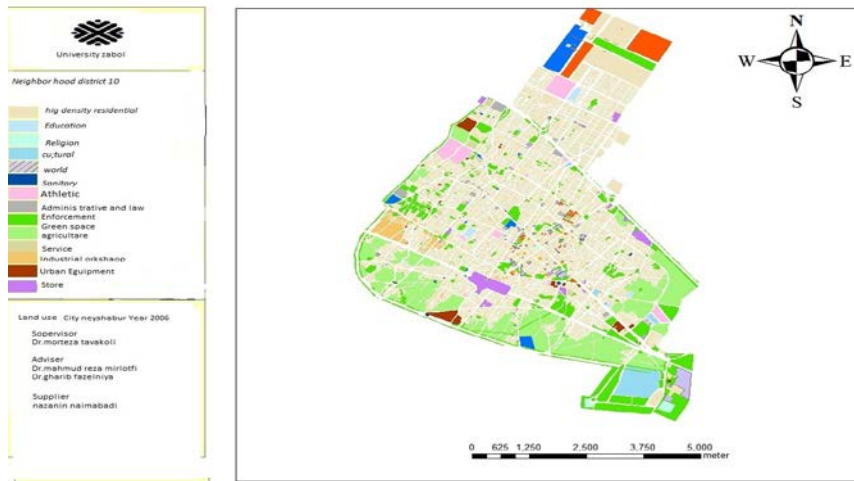


Figure (3): Land Use Neyshabur city in 2006: Source: research results, 2013

According to the studies and reviews, in two categories in the urbanization speed Neyshabur inhabitants and an area of about. Estimation of the population of the city of Neyshabur, which in 1996 totaled 1619141 people and covers an area of about 21530799 hectares. In the next period of 2006 of about 37600000 HA and a population of 237365 people and an area of the city.

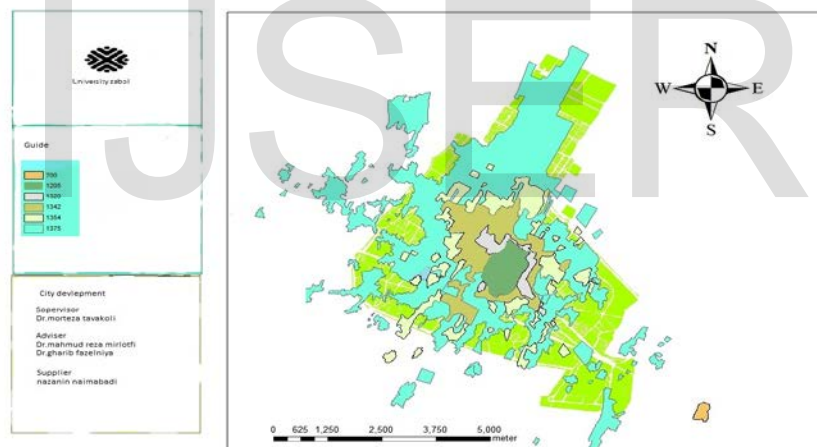


Figure (4): Trends in the development of historical eras in the city of Nishapur: Source: research results, 2013

It is worthy of note to reflect the growth of urban population growth in an area not assigned to the functioning of urban space, did not fit with the needs of citizens and immigrants is responsive to the city, do not have. If needed, the citizens of the land, the development of the fertilized agricultural land has, in fact, one can say Neyshabur city center. Urban center streets in the vicinity of Imam-Khomeini and Bazar are relocated. High quality agricultural land around cities and small villages, which are attached to the city. The city also has a large concentration and dispersion is high. Boulevard focus around the Imam-Khomeini and scattered in small villages are attached to the city. In fact we can say that the further development of sporadic and triggered villages being incorporated into the city. However, in the range is uniform and homogeneous. Thus, large differences can be seen in most areas.



In fact, you could say the north side of town Neyshabur based on government policy and on the development of the South and West and East, there is spontaneous.

Make a general comment, said the development of the city from the southeast to the northwest and the development of amounts in different directions during 1996-2006 was as follows.

Extent development of the North: Northern area of over 252 acres in 1996 and in 2006 over 984 acres

Extent development of the East: 265 and 1996 having an area having an area of 439 hectares in 2006.

Extent development of the West: in 1996 and in 2006 over 506 hectares with 877 hectares.

Extent development of the South in 1996 with an area of 920 acres and in 2006 with an area of 1117 hectares.

Extent development of the center in 1996 over an area of 163 hectares in 2006 with an area of 238 hectares.

According to the mentioned area in urban areas indicates that Neyshabur southern area of the city has most of the development process. It should be noted that the development of government policy has been based in the north. And the rate of development in the West and East also has a significant development towards 1996. The development of the above, there is more on self-development.

**Set of integrated rural-urban**

Between the years 1966 and 1976, 5 villages and settlements between 1976 and 1986 a total of 2 417 inhabitants in 96 households are integrated in the context of joining. Villages Dah Shikih, Ghalaee Noo baghat, Yeha abad, Mortaza abad, Karim abad, Koshk, Baghat Rahim abad was added. And then in early 2006 villages Rahmat abad, Dah noo, Bakavl, Ardsman, Sarab Chambaran (Dastgrdan) and privacy.... City has joined.

Table (4): villages merged in the city during 1967-1976

| To merge   | Village          | Row |
|------------|------------------|-----|
| East       | Mortezaabad      | 1   |
| West       | Karim abad       | 2   |
| North West | Ghale noo baghat | 3   |
| South      | Koshak           | 4   |

Source:research results, 2013

Table (5): villages merged in the city during 1976-1986

| To merge   | Village         | Row |
|------------|-----------------|-----|
| South      | Baghatrahimabad | 1   |
| North West | Ranjabad        | 2   |

Source:research results, 2013

Table (6): villages merged in the city during 1986-2006

| To merge   | Village          | Row |
|------------|------------------|-----|
| North West | Sarabkoshak      | 1   |
| East       | Yahyaabad        | 2   |
| West       | Ardasman         | 3   |
| North West | Deh noo kharabe  | 4   |
| South      | Rahmatabad       | 5   |
| South      | Chambaran        | 6   |
| South      | Baghatdastgardan | 7   |

|            |                 |    |
|------------|-----------------|----|
| South      | Rahim abad      | 8  |
| South      | Khezrabad       | 9  |
| South      | Bakavol         | 10 |
| South      | Zargaran        | 11 |
| South      | Shahrkohne      | 12 |
| South      | Ebrahimi        | 13 |
| South      | Frokhabad       | 14 |
| East       | Hoseynabadjadid | 15 |
| West       | Klaghan         | 16 |
| West       | Deh no khalse   | 17 |
| North West | Salehi          | 18 |
| South      | Mobarake        | 19 |

Source:research results, 2013

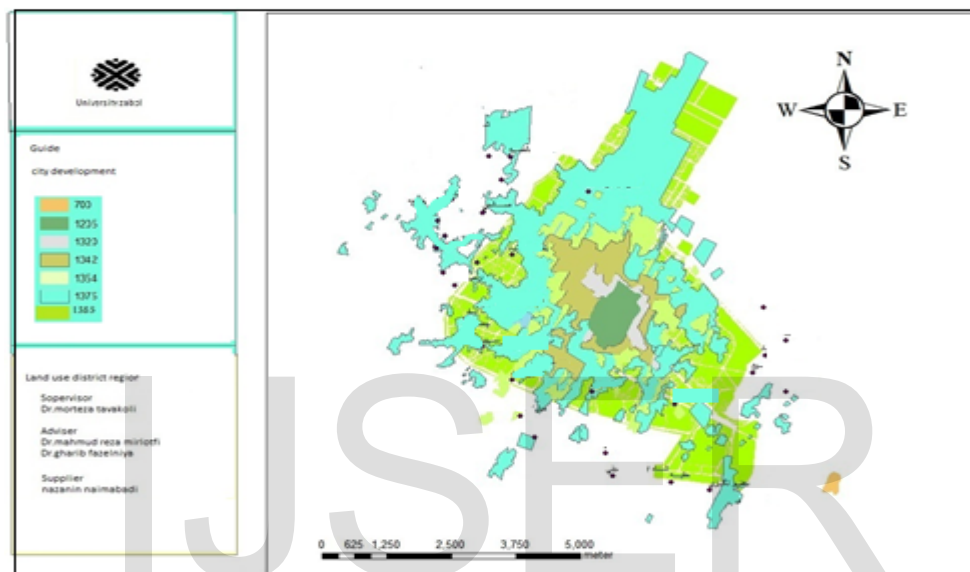


Figure (5): villages merged in the city, Source:research results, 2013

## Conclusions

Neyshabur city having a natural attraction, industrial, economic, tourist and as one of the poles of the absorber population in Khorasan Razavi, has grown considerably over recent years. This process is influenced by population growth and immigration resulted to unplanned construction and large changes in spatial structure - the physical expansion of the city and its surrounding agricultural land has been.

Actually extend the period of continuous physical; biological environment surrounding (rural, arable land) has changed drastically. So that courses listed in this village with all their arable land surrounding the city are integrated in the context of Urban Sprawl. And now is not the slightest indication of its rural structure.

Villages, Hossin Abad Jadid, Chah Boland, Yehya Abad, DehShiekh, Fekhreye, Sarab, Koshk, DehNooKhalse, Kalaghan, Salehi, DehnooKharabae, Rahmat Abad, Chambarn, Rahim Abad, BaghatDastgardan, Khazar Abad, Farokh Abad, Mobaraka, ShahrKohne, Koshk, Shah Abad Hossini, Anjidin, Ardsman, and Ranj Abad in 1966-1976-1986-1996 between the cities are integrated.

Due to the merger of the villages with the town to develop in parts of West and East is harder.

In order to develop the northern part of the state policy in the East and the West and South on its development there is weld.

## Suggestions

- Identify opportunities within the context of housing and services needed to make Neyshabur or other urban space needed
- Accept merged villages in the preservation and rehabilitation of agricultural land in their approach as the city's lungs
- Create a comprehensive view on the gardens and on agricultural lands and protect agricultural lands, rapidly being brought into urban gardens and agricultural land into urban development plans.
- The compact city approach, one of the most striking characteristics of sustainable urban development and city-wide response to the development of distributed and can be maintained in agricultural use and to prevent the user to change consumption and production will stop.
- Leading the development of the city in ways other than agricultural land, the physical development of the city, it is inevitable with the arrival of the cities, the physical expansion of the city becomes necessary. Should be developed to guide the direction in which the fertilized agricultural land is not destroyed in the process.
- The first priority of the current condition of urban development, land to the North and North East of the city to be determined. Part of this land, barren (non-agricultural) and Draray appropriate topographic position (even without special relief) is.

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