

# PLANING INFORMAL SETTLEMENTS WITH EMPHASIZE ON SOCIAL CAPITAL

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*<sup>1,2</sup> Planing Informal Settlements With Emphasize on Social Capital*

Rapid growth and expansion of cities due to both infrastructure and structural investment and also the increasing bulk of investment, in larger cities as well as unequal distribution of services in various areas of the country is one of the reasons for concentration of population and activities in one area. Also lack of appropriate planning for provision of work opportunities as well as proper distribution of population and activities in various spacio-physical levels is another major reason for migration of population from rural areas and small towns towards large metropolitan areas, especially Tehran.

Through concentration of population and activities in the city of Tehran, the price of land and housing in various parts of the city has increased. Considering the low economic budget of the low income groups, the formal land and housing market is not responsive to their needs and therefore they have to enter the informal land and housing market which drags them to the surrounding areas of the megalopolis of Tehran. This eventually created informal and chaotic settlements.

Akbar Abad/Nasim Shahr is one of such informal settlements in surroundings areas of Tehran megalopolis. This settlement during the last few decades in a short period of time has grown very fast, and now is accepted as a formal

settlement and an urban area. According to the studies conducted, most of the residents in the city have lived in this town for over 10 years. Some of the residents are relatives and this could create very friendly relations among them and could help each other in difference cases. For example when a problem is raised, this is a positive value as a social capital. This would raise the sense of place attachment and it would contribute to the problem solving and maintenance of neighborhood or town.

This article reviews and assesses the social capital of this particular settlement as a first step in selecting the appropriate planning for it. When these informal settlements enter the new phase and are recognized as a formal settlement, new situation would govern on the physical transformation of them. Review and recognition of the present social capital, would show a better choice of strategy for their planning. Therefore in planning and design of these settlements in general and this particular settlement in specific, special consideration of the social capital and its improvement is necessary to create a sustainable environment.

**Key Words:** Informal settlements, Akbar Abad/Nasim Shahr, Physical transformation, Social capital, Sustainable environment