Estimation of the Consequences of Sales of Surplus Density at zone 2 Tehran city

Hassan Mohammadpour Chaboki*,

Density can be defined as a criterion or a measurement system. This system enables us to calculate the amount of possible infrastructure at a certain level of land with a simple mathematical model and consider the result as building density. The economic dimension of congestion is perhaps the most important issue in this category because the national economy, local economy, and household economics directly affect urban density. On the other hand, the importance of land prices is important, and on the other hand, the financial ability of the operating and urban managers in helping housing programs, the financial ability to finance land and housing, as well as urban services, all contribute to the formation and nature of urban congestion. Realizing the predicted densities in urban development projects is effective. In the last two decades, the sale of surplus sales by municipalities has caused disturbance in the population density scheme approved by the city's spatial organization, and has become urban. In addition, this has led to a shortage of service utilities and an increase in congestion, and has become a bed of land and housing. The consequences of this policy in various aspects of economic, social and cultural, physical and environmental aspects can be investigated. In this paper, after specifying the goals and method of work, the density theoretical point of view and the bases of sales of surplus construction in Tehran were discussed. Then, Tehran 2nd area was considered as a case study and an example of the use of surplus sales policy. And the various effects of surplus sales on the local level were analyzed and ultimately summarized and proposed.

Keywords : outcome, construction density, evaluation, zone 2 Tehran.