



Authenticity

The full text of this article is entitled:
Investigating the legal works of worn-out urban tissue in Semnan
Published in the same issue.

Investigating the legal works of worn-out urban tissue in Semnan

SeidMohammad HashemiNasab*, Phd, Islamic Azad Uni, Mahdishahr, Iran

Nader Mozayeni, MS, Civil Engineer, Islamic Azad Uni, Shahrood, Iran

Introduction

Many problems of worn out urban tissue have made the lives of residents difficult in various fields. Worn out tissue refers to a part of the urban space whose biological system has been disturbed and inefficient in terms of the construction and functioning of vital elements. The major problems of worn tissue can be considered in six groups. Economic and financial dimensions, socio-cultural dimensions, physical and technical dimensions, environmental dimensions, legal dimensions and managerial dimensions. Urban regeneration is a comprehensive strategy for sustainable urban development. Semnan is located in the edge of the desert. The range of its worn out tissue is located in the southern part of the city. The project of recreating worn out tissue is a good opportunity to renovate worn out houses and old neighborhoods. According to the General Department of Roads and Urban Development of Semnan Province, the area of worn out tissue in the province is 2,500 hectares, and 30% of the population of Semnan live in these areas. In Iran, three categories of damages can be mentioned in the field of laws. Legal planning, process of legal approval and notification, lack of guarantee of implementation in the implementation of laws. District 1 of Semnan needs to be investigated and recreated due to the lack of quality of urban services, some quality of life components, inappropriate access needs to be reviewed and recreated. The obstacles and problems in this situation can be examined from two perspectives. In order to resolve disputes and problems related to real estates and lands located in the approved restoration, improvement and renovation projects, including undocumented, contested, ownerless, unknown owner and other disputes, a board consisting of one of the experienced judges of justice selected by the president The provincial judiciary, the head of the local land registry office or his representative and a representative from the provincial road and urban development department are formed in the local land registry office and the matter is considered and decided upon in accordance with the rules and regulations. The abundance of government-owned lands between Fayaz Bakhsh and Shohada Streets is a good opportunity to create new realities and modernize the tissue areas. Along with the opportunities, there are threats in the legal environment of this area. In this regard, we can refer to the issue of the number of lands with endowment ownership in the area, which is a threat to the possibility of acquisition and encroachment in the tissue. One of the most challenging situations is the multiplicity of heirs for the number plates in the three districts, which is a threat to the realization of the plan. Historical buildings are the national identity of every country. Therefore, it is necessary to be diligent in protecting and maintaining the national values of history and civilization, so that while preserving the traditional values and cultural context of the province, we can witness the attraction

of tourists and the growth and excellence of the province.

Results and Discussion

The multiplicity of lands with endowment or hereditary ownership of some plates has limited the possibility of buying and owning land, and as a result, implementing reconstruction and renovation projects. The multiplicity of land owners in relation to a license plate and the lack of alignment of the will of the heirs in relation to the sale of the property or its personal restoration has caused problems and legal challenges in these areas. Since people's living environment has a significant impact on the occurrence of abnormal social and cultural behaviors, special attention should be paid to the habitat of people in a society. The mentioned problems exist more or less in all historical cities. One of the examples in Semnan is the registration number 4040, sector 1 of Semnan, which is located on the route of the widening project of Kohene Dej Street. The remaining area of this estate is 11 square meters and has more than 20 heirs. All of them must appear in notary public offices. In addition to the problem of a large number of heirs, some of them are unable to attend offices due to their old age. Also, the death of one of the heirs will add to the problems. Another problem of the worn out tissue of Semnan is the density of historical buildings in a wide range of these areas.

Conclusion

It is suggested that the relevant officials encourage investors by providing motivational solutions such as granting some privileges. Also, by advertising and concentrating welfare, service, commercial and educational centers in these areas, people should be encouraged to invest in these areas. Certainly, revitalization and reconstruction of these areas is more cost-effective than building new neighborhoods in cities.

Keyword: worn out urban tissue, legal problems, sustainable urban development, Semnan

*Corresponding author: Hasheminasab, SeidMohammad. Binesh_z@yahoo.com



How to refer to this article:

Hasheminasab, SeidMohammad. Mozayeni, Nader (2022). Investigating the legal works of worn-out urban tissue in Semnan, Iranian Urbanism, 5 (9), 127-132.

COPYRIGHTS

Copyright for this article is retained by the author(s), with publication rights granted to the Iranian Urbanism Journal. This is an open-access article distributed under the terms and conditions of the Creative Commons Attribution License (<https://creativecommons.org/licenses/by/4.0/>).

URL: <https://www.shahrsaziiran.com/1401-5-9-article8/>

DOR: <https://dorl.net/dor/20.1001.1.27170918.1401.5.9.8.8>