



Case studies :

- **Robot - Karim Rehabilitation Project**

The First Specialized Seminar of Informal Settlements Regularization and Slums Upgrading Working Group

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Project of the Rehabilitation and Renovation of Robat Karim Neighborhood

(Local Office for the Neighborhood Rehabilitation and Renovation)

Employer: Tehran Municipality  
Tehran City Renovation Organization

Consultant: TARH-VA-MEMARY Consulting Engineers, Architects and Planners

### **Introduction:**

In the mega city of Tehran, there are about 3000 hectares of dilapidated fabrics (with the characteristic of having very small land parcels and houses, insufficient accessibility, flimsy buildings).

During the recent decades, a number of projects have been prepared and partially carried out for the rehabilitation or reconstruction of these neighborhoods by Tehran City Municipality and other organizations.

However, no comprehensive research has been made on the pathology of these projects (completed projects of this sort are relatively rare in number).

Recently, this sort of research has been conducted on Navab Project (construction of a highway in part of a dilapidated urban fabric) by TARH-VA-MEMARY Consulting Engineers, Architects and Planners the results of which will be released soon.

Project of Robat Karim Neighborhood dilapidated fabric, urban municipal district No.11 of Tehran Municipality

1- History of the dilapidated fabric

1-1- Characteristics of the Neighborhood

Robat Karim neighborhood is located in the “urban municipal district no.11” of Tehran City (the south west of the city) between the two highways of Navab (in the west) and Yadegar-e Emam (in the north and the east) and nationwide railway station (in the south of the county).

The area of this neighborhood is about 14/5 hectares with a population of about 6000 people which make the neighborhood density to about 430 people. Robat Karim is located at the venue of the conjunction of four urban municipal districts (municipal district 10, 11, 12, and 17).

The people of this neighborhood have mainly migrated to Tehran from two Upper Samin and Lower Samin villages near Ardabil and a few number of non-Azari people have come to this neighborhood mainly from Semnan and other provinces.

In this neighborhood, there are about 934 residential units. The commercial units are about 109 units. There are also 6 administrative units and 6 work place units. The average of floors is about 2.6. The minimum and maximum area of the land pieces are 32 and 1500 square meters respectively. The average land pieces is 97 square meters (apart from educational units and clinic that are of larger areas); the rate is totally 94 square meters.

About 85 percent of the neighborhood land use on the first floor (ground floor) is residential and the rest is commercial-residential, work place and parking lot. About 80 percent of the buildings which are located in this neighborhood are of more than 30 years, 10% percent between 30 to 10 years and 10 percent less than 10 years. 12% of the buildings are newly-built and 16% are acceptable and the rest are subject to destruction. About 76 percent of the buildings lack proper structure.

The education level of the household heads is as follows:  
21 percent are illiterate, 24 are with primary school degree and less, 24 percent are with guidance school degree, 24 percent with a high school diploma and only about 4.5 percent have an academic degree.



The average duration of the household residence in the housing units is about 17 years (minimum one year and maximum 55 years). Of the total households, 1102 people have permanent jobs (about 52%), 364 people are unemployed or with a temporary job (about 4.5 percent are jobless and the rest are housewife, student and so on). The average monthly income and expenditure of the typical household is 3,790,000 and 3,470,000 rials respectively.

### An Introduction to the Company

Consulting Engineers TARH-VA-MEMARY, Architects and Planners was established after the Islamic Revolution in 1982 by changing its name from “Abdolaziz Farmanfarmaiyan Consulting Engineers and Colleagues” to the present name. It enjoys various experiences in the areas of urban development and architecture. The related projects in the areas of rehabilitation and renovation measures in old urban fabrics and informal settlements:

- Studies and design of the dilapidated urban fabric of Tehran Municipal District no.10;
- Studies and project of dilapidated urban fabric of Robat Karim neighborhood;
- Studies and project of dilapidated fabric of Quchan city (located in Khorassan Province of Iran);
- Studies and project of dilapidated urban fabric of Hamidiya city ( Yazd);
- Informal settlements enabling plan in Qom (located in Iranian province of Qom);
- Informal settlements enabling plan in Isfahan
- The forth agent of the Informal settlements enabling plan in Bandarabas (located in Hormozgan Province)
- Studies and design of the dilapidated urban fabric of Zeinabiyeh neighborhood in Isfahan (located in Isfahan province)
- Studies and project of the dilapidated urban fabric of Amir Arab neighborhood in Isfahan;
- Establishment of the Office of Robat Karim neighborhood Renovation of ( Tehran)
- Establishment of the Office of Renovation of Zeinaiyeh Municipal district ( Isfhan)
- And...

### 2- Interventions in Tehran City

As it was mentioned in the introduction, some projects for the rehabilitation of Tehran have been prepared and partially carried out, including Navab project for which a relatively comprehensive assessment has been done.

The most important points of the assessment are as follow:

- Of about 2000 owners who owned units in both sides of it and the six thousands households who were relocated (a great number have been housed outside municipal district 10), and none of them have been housed in the residential units in both sides of Navab Highway (according to the responses to the questionnaires which were distributed among the households residing in the mentioned units).
- The present inhabitants of Navab residential units are dissatisfied with their life environment due to insecurity in the spaces of joint ownership, shortage of services and etc.
- There is no proper social communication between these residents and other neighbors who are living in the same neighborhood, namely municipal district no.10.
- Noise and air pollution in the above-mentioned residential complexes is noticeable.

3- Project Title: Urban landscape of Robat Karim neighborhood Project– Office for neighborhood Renovation

Methodology and Type of Intervention



## 1. Objectives

### **The main objectives of the project were:**

- Rehabilitate and renovate the neighborhood as much as possible (supplying public services, accesses, etc.)
- gain people participation to integrate and renovate residential units and reinforcement/retrofitation
- to encourage local micro renovators to do renovation in a better way and integration in the neighborhood
- to develop entrepreneurship for women and the youth for economic empowerment of households

## 2. The most important suggested projects

### 2-1 Short-term

- change the green space in part of the neighborhood
- install a police pre-fabricated stand
- keep the neighborhood clean
- upgrade the destroyed and empty spaces

### 2-2

#### **Mid-term**

- integration of 18 very small land parcels in one of the alleys located in the neighborhood
- regularization of traffic routes in the municipal district
- Establishment of neighborhood center

### 2-3 Long-term

- To promote citizenship principles
- To improve the neighborhood economic situation
- To struggle against addiction and drug smuggling
- To Increase optimism/life expectancy in the neighborhood

## 3. Type of intervention

The most important cases are as follows:

3-1 improvement, rehabilitation and renovation of housing units which could not be kept

3-2- integration of very small land parcels

3-3 Reinforcement/ retrofication of the repairable buildings

3-4 Hold classes to train handicrafts to women in the neighborhood center (neighborhood's house)

3-5 arrange encouragement (awarding plaque and prize) and training meetings for the local builders

3-6 arrange various meetings for the residents and trying to persuade them to participate in the integration of very small land parcels/houses

3-7 Finding investors for integration and reconstruction

3-8 finance loans for the relocation of residents (temporary mortgage of house during the period that their housing unit is under construction, about one and a half year).

3-9 install bus stations to solve women's problems

3-10, and...

5- Analysis of the position of the project in macro policies of urban rehabilitation and renovation

- Compatibility of the implementation of the project with the set of macro urban rehabilitation and renovation policies:

- The totality of the project is compatible with the macro urban rehabilitation and renovation policies, namely to keep the inhabitants in their own neighborhood and preventing from their relocation.

- The last situation of ownership

- As in the integration project, the assumption and the objective was to maintain the existing residents in the neighborhood and returning them to the same place and location, no ownership has been made in this project. (with the exception of replacing individual land ownership to joint land ownership and converting land ownership into ownership of housing units).



## Enabling, Neighborhood Development, and Associating Growth with Identity and Equity: the keys to Slum Upgrading

- The latest situation of the project implementation:
  - The project of the integration of 18 very small land parcels which was one of the main objectives of this project has already been performed. (Integration of land parcels, destruction, renovation, relocation of previous residents).

### 6- Summing up and Proposals

The important principle in each rehabilitation and renovation project is at the first stage to identify the problems of the neighborhood and in particular its inhabitants and to see the problems from the viewpoint of the people and not only that of experts and professionals, because some issues which are important to people are ignored by the experts. Also, paying attention to the solutions suggested by people (due to their awareness of their own problems) can help out very much. Of course, the solutions should be optimized in an expert view.

The second stage is to gain people participation. (that is the main point of the implementation of an rehabilitation and renovation project). This important issue will be impossible but through calling the trust of people and fulfilling the promises. According to the views of one of the experienced experts in this area ( Ms. Eskandari ), people can be brought to the scene for the first time, but if promises are broken, it will be very difficult to bring them to the scene for the second time. So, the promises and proposals should be within the power of the executive agency and stakeholders to be able to guarantee and expedite their implementation.