Strategic- Structural

Comprehensive Plan
Of
Tehran City
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Comprehensive Plan of Tehran City

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Foreword

Tehran the capital and largest city of Iran, with a population of 12 million, is one of the world's 20 major metropolises and is placed in the same category -in terms of population- with major metropolitan areas such as Paris, London and Kuala Lumpur. Tehran with its rather large geographical extent and large number of inhabitants is faced with new challenges which require a complete and comprehensive plan for the development and management of the city.

Based on three major documents: 1) The Vision of the Islamic Republic of Iran, 2) The national territorial-spatial arrangement plan and 3) The 4th national economic, social and cultural development plan, Tehran comprehensive urban development plan is designed and aims at transforming Tehran into:

1. A knowledge-based city and also Iran's entrance gate to the information age
2. A global city that leads Iran's interaction with the global economy. This requires urban activity at global levels and high standards of livability amongst major regional metropolises;
3. A smart city that meets the requirements of national and transnational development, and expansion of political, civil, cultural, scientific, artistic, sports and tourism activities and centers based on national partnership and international cooperation;

Tehran comprehensive plan is prepared and communicated with a strategic-structural approach for optimal management of the city, balanced development and increase of citizens' quality of life. The plan sets up and prepares urban areas in order to achieve sustainable development by locating key structural elements in the city.

Coordination and follow-up to fulfill the intent and content of the Plan was the responsibility of Urban Development Planning Institute at first, but on October 13th, 2010 based on Act No. 42234/300/89 of the Supreme Council for City Planning and Architecture, the Institute’s duties were transferred to Tehran Municipality (Appendix 1). In this regard, Tehran's mayor, Dr. Qalibaf, gave this responsibility to Tehran Urban Planning and Research Center through communiqué No. 8910/841797 dated November 9th, 2010 (Appendix 2).

Tehran Urban Planning and Research Center publishes this document, in order to make it available to public management scholars and practitioners. Receiving additional and corrective comments about this document is appreciated and would be considered and applied in the next review of the Tehran comprehensive Plan.

Babak Negahdari
Director of Tehran Urban Planning and Research Center
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1. Development Vision of Tehran

Long-term development prospect of Tehran indicates desirable features in the horizon of its plan and creates bonding for its sustainable development as the capital city of Islamic Republic of Iran. This plan is based on the following aspirations which are in accordance with twenty-year vision of I.R Iran:

1-1 Tehran, a city of authenticity and Iranian-Islamic identity (a city regulated for human excellence and his pure lifestyle).
2-1 Tehran, a global, knowledge-based and intelligent city.
3-1 Tehran, a lively, beautiful and green city with a wide variety of public spaces.
4-1 Tehran, a safe city, resistant to hazards, disasters and different types of damages.
5-1 Tehran, a sustainable city with a coherent structure, suitable for living, working and leisure.
6-1 Tehran, an active city with proper welfare and infrastructures coupled with modifications of inequalities and provision of equitable rights for all citizens.
7-1 Tehran, a metropolis with national and international functions, benefiting from a modern economy, besides its centrality of cultural, research and political affairs at country level; being among one of three major and premier cities of Southwest Asia.

2. City Development Strategies

2-1. Organizing and preserving boundaries of Tehran by preventing any kind of urban sprawl

2-1-1. Preventing sprawl of Tehran as a metropolis by establishing its boundaries at North, South, East and West.
2-1-2. The boundary of Tehran is an intersection between its physical extent as a city and its limits as the capital of Iran. Tehran’s municipality is responsible for determining the boundaries by specific and fixed signs, especially at the northern areas along with necessary monitoring for any violation in properties.
2-1-3. In addition to marking the boundaries as an effective conservation and identification of the city’s limits, the Tehran Municipality is responsible to create and organize the city’s greenbelt parallel with the boundaries through a set of green applications of green land use (such as urban and forestry parks and fruit or ornamental gardens, etc.).
2-1-4. Confining residential constructions in the vicinity of boundaries and allocating the adjacent lands to particular functions including recreational activities, leisure and tourism or multipurpose functions with the minimum density and built area, and domination of greenery and open spaces.

2-2. Organizing and Protecting Boundaries of the Capital City (Tehran)

2-2-1. Requirement of applying harmonized rules and regulations to all “Centers of Population & Activity” in this zone and not determining separate limits for population centers and its present residencies through the preparation of boundary plans in form
of Master Plan of Tehran, in addition to building standards and regulations.

2-2-2. Comprehensive confinement towards any construction violations to the capital city’s boundaries with zero tolerance and preventing any illegal and informal interactions by confronting any range of delinquents including governmental and non-governmental individuals and groups, housing cooperative centers affiliated to governmental agencies, the public, the judiciary, the municipality, armed forces (military & police forces) and Islamic revolution institutes, institutions, Chiefs and public institutes which have large properties and land located within Tehran’s boundaries.

2-2-3. Islamic Revolution Housing Foundation is required to prepare a “Rural Guiding Action Plan” for villages without one, and also revise and amend those having such plans located in the capital boundary within one year period in coordination with Tehran municipality and according to building regulations for city boundary.

2-2-4. In villages without a Guiding Action Plan, located in the boundary, method of construction and land use type will be determined according to technical workflow of rural areas and in coordination with standards and regulations of Master Plan of Tehran.

2-2-5. Deployment of land-uses, any centers or new activities (including workshops, factories, industrial sites, industrial and workshop complex, etc.) in Tehran’s boundary is allowed only if it is based on related rules and regulations and Boundary Plan of Tehran. Imam Khomeini International airport, current Industrial zones and the four environmental and natural resources areas are administered according to their own legally approved regulations and required regulations would be compiled in a guideline for the Boundary and approved by the Supreme Council of Urban planning and Architecture of Iran.

2-2-6. Monitoring the determined boundary, distribution of Land Development revenues, and legal constructions between rural and urban population areas located in the boundary is according to a framework prepared and notified by Ministry of Interior (I.R Iran) within 3 months after the approval of the Master Plan of Tehran.

2-3. Promotion of International, National and Regional Role of Tehran

2-3-1. Converting Tehran to a knowledge-based (as Iran’s gateway to the Information Era), intelligent and global city by increasing the share of knowledge-based and modern economy, and providing space, infrastructure and essential communications for promoting the viability and activity compatibility potentials of the city in regional and global scope.

2-3-2. Continuation of political-administrative centrality of the province and country through management and supreme supervision over national development processes with creating equilibrium and decentralization in central government’s functions by transferring governmental agencies which their presence and settlement in Tehran is not necessary.

2-3-3. Integrated organization of Tehran by practicing a poly-centric pattern with the
purpose of decentralization and reducing surrounding settlements’ dependence on the city of Tehran and creating a proper living environment for all citizens in Tehran.

2-3-4. Planned, guided and supported development of surrounding cities of Tehran metropolis which are located in an appropriate distance and have independent needs and issues, with priority given to the new towns of Pardis, Parand, Hashtgerd and Andisheh.

2-4. Social Development and Population Settlement

2-4-1. With a natural growth of population and based on the latest census of housing and population of Tehran (in 2006) it is predicted that Tehran will have a population of 8.7 million in the horizon of 2026 Plan. However, plans have been made to provide urban services for 9.1 million people who are the residents and also the working population (during day time) in the city. Further, housing capacities has been seen %20 surplus what has been anticipated in the horizon of 2026 Tehran.

2-4-2. Consolidating net residential area within the city boundary of 180 square kilometers; in total, considering all four zones of the city along with avoiding dominant trends of housing development of the population which lead to degrading life quality and organization of marginal residencies and unauthorized urban residential in the city and outskirts.

2-4-3. Appropriate distribution of the population in urban areas by improving housing conditions of Tehran in such a way that its average per-capita area would be 17.5 square meters.

2-4-4. Modifying inequalities and providing public services and spaces for the urban population, especially in southern and central areas; and organizing the conditions of urban space distribution of businesses and services with local functions in accordance with the citizens’ requirements.

2-4-5. Providing safety and health in residential areas through organizing convenient and accessible networks of traffic for pedestrians and physically-handicapped citizens inside and between neighborhoods.

2-4-6. Attracting public participation to improve quality of life and supporting city councils and NGOs with a community-oriented approach in order to create a local cooperative administration of the city in the level of neighborhoods, areas and urban regions.

2-5. Economic Development and Prosperity in Tehran

2-5-1. Replacing sustainable sources of revenue to fund the city administration, and gradual reduction of incomes earning from residential constructions (prior trend of density sale), especially through urban economic boom in potential zones of economic activity for reaching maximum economic diversity in these zones.

2-5-2. Preventing unproductive businesses in residential areas and urban lands.

2-5-3. Refining current activity zones and expanding the range of activities inside and around the boundary of Tehran metropolis within the relevant rules and regulations’
framework.
2-5-4. Establishing administrative, trading and service offering centers with global functions, especially in the central zones, in order to create required space for the emergence of transnational companies, productive global services and marketing; and allocating spaces for attracting international enterprises, specifically regional, Islamic, Asian, south-south.
2-5-5 Providing required space for technology corridors (Science and technology parks, technology business services centers and IT complexes) and using potential zones for creating professional branches of science and research institutions.
2-5-6. Gradual replacement of polluting large industries and the existing warehouses in compliance with medium and small industries of high and clean technology in compliance with existing laws and regulations.

2-6. Improving Communication Networks and Transportation Systems
2-6-1. Development and improvement of public transportation system, especially rapid rail transport system with the priority of subway and monorail (based on technical and economic studies).
2-6-2. Organizing rural and urban highway networks with an emphasis on amending hierarchical system of inner city accessibility network in order to achieve an integrated and coordinated transportation system in the city of Tehran, according to relevant laws and regulations.
2-6-3. Completing the approved highway network and not expanding it, with an emphasis on facilitating and organizing the relationship between neighborhoods and major highway networks of Tehran.
2-6-4. Provision of suitable spaces for the gateway areas at city entrances by providing required facilities, equipping suitable spaces for disaster management, and transferring traffic exacerbating land uses and activities to the entrance gates.
2-6-5. Adapting urban roads and terminals for easy transportation and access of physically-handicapped citizens.
2-6-6. Encouraging and expanding walking and cycling in susceptible urban zones particularly historical areas of the city.
2-6-7 Moderating travel demand by organizing and delivering public services in urban centers, terminals and rail stations and rapidly equipping subway stations as a valuable opportunity to well-organize the city and ICT development towards an electronic city.
2-6-8. Applying specific policies for the development of parking spaces with a purpose of decreasing trips with personal cars in central and surrounding areas of the city and areas susceptible for trips by developing public parking space in terminals, especially on eastern and western areas.
2-6-9. Preventing the elimination of parking space in any legal construction and prohibition of receiving any amount of money for ignoring parking spaces while licensing and issuing “Ending of Construction” certificates by the municipality and commissions of Article No. 100 and other authorities according to rules and
regulations, and creating alternative parking spaces in areas in which there are legal limitations of parking provision.

2-7. Environmental Protection
2-7-1. Ensuring sustainability of protected areas and the biodiversity of ecosystems, preserving agricultural lands and developing gardens and green spaces in Tehran metropolis, the surroundings and whole province of Tehran as a complex.
2-7-2. Refining the activities and transferring pollutant centers and freight terminals to the outskirts of Tehran’s boundary.
2-7-3. Preventing or reducing air and noise pollution by providing possible solutions such as limiting personal transportations, changing the characteristics of heavy vehicles in terms of sound production, expanding public transportation, especially metro network expansion and upgrading the production and consumption technology of good quality fuel with minimum pollutant emissions.
2-7-4. Optimizing waste management, particularly hazardous wastes, hospitals’ trashes and construction debris through the application of appropriate and modern methods of waste disposal with minimum environmental damage.

2-8. Safety against Natural Disasters (Earthquakes, Floods, etc.)
2-8-1. Accelerating the identification of locations and behavioral mechanisms of major and minor faults in Tehran, and implementing National Building Codes in order to secure and apply related design regulations on the forfeit of major and minor faults in all buildings, infrastructures and other vital areas of Tehran in accordance with approved plans.
2-8-2. Limiting construction in areas with unstable geotechnical conditions, vulnerable to landslides and on steep slopes, especially in the highlands of northern Tehran, through applying basic principles, standards and regulations for resistant construction into any urban construction in all zones of the city.
2-8-3. Identifying areas of potential flooding in major flood routes of the city and formulating variety of land-use construction rules and regulations with regard to potential flood risk.
2-8-4. Modifying and completing drainage system, collecting and transferring urban surface water in order to increase the capacity of water flow in the channels.
2-8-5. Zoning and implementing protective study projects; and flood warning in the basins of rivers leading to Tehran.
2-8-6. Accelerating the identification of river boundaries and substrates for releasing the substrates and the boundaries of floodways in the city of Tehran in order to provide proper passages for flows resulting from rains and floods.
2-8-7 Protecting upstream watersheds and developing executive plans of watershed management and flood control in highlands overlooking to Tehran.
2-8-8 Studying and taking necessary actions to increase rain water penetration in susceptible and appropriate urban lands.
2-9. Improving Tehran’s Disaster Management System and Upgrading the Quality of its Passive Defense

2-9-1. Providing Tehran’s security as the governmental center of I.R Iran and creating safe sites for governance during crisis and disasters, while reducing dependence of the central government on Tehran through balancing the importance and sensitivity of Tehran in different aspects.

2-9-2. Spatial-physical organization of Tehran based on passive defense principals to protect the citizens and public and private properties against natural and unnatural disasters (enemies, military operations and all adverse events) through adopting new and efficient methods including site location, developing proper and safe facilities (public shelters, etc) and changing unnecessary land-uses, especially unnecessary military land-uses while considering defensive and security issues with the coordination of related organizations and in compliance with technical standards and principles of passive defense in the design, monitoring and implementations based on National Building Code for all constructions.

2-9-3. Providing and increasing the safety of critical and vital areas of the city and enhancing Tehran’s capabilities in disaster and making the city resistant to natural and unnatural threats through developing secure and resistant constructions with reasonable plurality and segregation in Tehran.

2-9-4. Equipping and multipurpose exploitation of urban spaces (in all levels; from neighborhood to trans-city) such as gates and terminals in the city, subway stations and tunnels, parking spaces and public facilities, in case of disaster, with necessary anticipations of urgent housing and essential needs like water, medicine, food, etc.

2-9-5. Immunization of the city against fire and other unexpected events through right and hierarchical development and distribution of fire stations and rescue sites in the city.

2-9-6. Organizing citizen’s participation in urban neighborhoods and using human resources with a community-oriented approach to disaster management, while enhancing people’s defensive power and resistance threshold against all types of hazards.

2-9-7. Creating population resettlement facilities with multipurpose functions through displacing the population to the suburbs of Tehran according to the rules and regulations.

2-9-8. Utilizing suitable lands under the authority of military or public and/or governmental institutions or organizations; in addition to open spaces (not built) for using in disasters, based on approved agreements and projects of “Tehran’s Council for Disaster Management”.

2-10. Providing Required Water Resources, Developing and Equipping the Water and Wastewater Network and Facilities, and Organizing Boundaries and Substrates of Rivers and Floodways

2-10-1. Enforcing and nourishing underground aquifers and preventing their
contamination as part of water resources of Tehran.
2-10-2. Optimum use of drinking water by water demand management and reducing unaccounted water through controlling physical and nonphysical losses (especially fixing leaking water supply networks, appropriate network designs, increasing pipes durability and monitoring the overflow from storage tanks.
2-10-3. constructing required sewage treatment plants in proper locations and using recycled (treated) water and administering policies to avoid the use of untreated wastewater for agricultural purposes.
2-10-5. Organizing and preventing constructions in the vicinity of underground water resources which can affect their quality.

2-11. Organizing, Improving and Enhancing Current Spatial-physical State of Tehran (Urban Spatial Organization)
2-11-1. Creating an integrated urban space within the approved limits.
2-11-2. restricting residential settlement expansion in the western zone of Tehran (areas 21 and 22) as the physical urban distinction of Karaj city, and organizing this region’s functions through the domination of authorized refining industries, productive, green, touristic, business and IT services in regional, national and transnational scale.
2-11-3. Organizing Tehran’s urban space depending on its natural ecology and environmental contexts, especially valuable river-valleys of the city and continuing them toward the south, as the main elements and axes for urban structure.
2-11-4. Identity making for the urban space with emphasis on neighborhood identity and special consideration to the historical structure, particularly the valuable central zone which is the result of linkage and development processes of three historical cores of Tehran, Rey and Tajrish.
2-11-5. Balancing the residential and activity settlement pattern in accordance with natural and historical requirements, and avoiding spatial dichotomy and disunity through a coherent, extensible and livable structure.
2-11-6. Putting public benefit in priority over private benefit and providing social-spatial justice and giving priority to improving public spaces in spatial organization of Tehran.
2-11-7. Refining Tehran’s historical center and enhancing its functional quality for cultural and touristic practices by improving the quality of trading, and organizing, directing and strengthening the formation of complement centers for the historical center with urban and trans-city functions in surroundings of central zone of Tehran.
2-11-8. balanced distribution of services and reducing travel demand through distributing centers, activities and services with supra-regional functions in the city.
2-11-9. Using large vacant lands and remaining open spaces of the city and recycling areas with too old constructions or with heterogeneous urban functions for eliminating fundamental urban deficiencies in order to complete urban infrastructures and develop green, public, cultural spaces, plus areas for offering services, recreational activities and leisure.
2-12. Promoting the Urban Environment Efficiency Quality by Zoning the Land-uses and Organizing Construction in Various Land-uses

2-12-1. Urban zoning with the purpose of avoiding undesirable interactions of land-uses, determining authorized areas of established functions and land-uses to respond to the people and organizations (construction and exploitation licensing) and the control and supervision of construction.

2-12-2. Applying the encouraging, promotional and gradual policies in order to reduce the level of land occupancy for any kind of exploitation and construction in all land use zones.

2-12-3. Applying incentive policies for integrating the land plots, especially in residential settlements, in order to reduce the number of small housing plots in the city.

2-12-4. Directing and controlling the permitted building densities (floor area ratio) in buildings and applying suitable policies for allocating more permission of residency in business districts and mixed zones of work and activity.

2-12-5. Organizing residential building constructions, applying standards of building density together with directing and controlling capita of utilisable residential units and the number of residential units authorized in constructing urban residential buildings.

2-13. Active Restoration and Preservation of Natural, Historical and Cultural Heritage of Tehran Metropolis

2-13-1. Protecting and organizing surrounding mountainsides and foothills through creating a green belt, equipping river valleys and directing and intervening in the land-use of mountainous lands inside city boundary.

2-13-2. Protecting and organizing natural flow of water (rivers, seasonal rivers and major waterways) within the city, and providing attractive and refreshing recreational spaces at the margin of urban surface waters.


2-13-4. Restoring and organizing historical urban areas, zones and organic residential cores (valuable rural areas) according to the rules and regulations.

2-13-5. Protecting, restoring and organizing local historical grave yards, shrines, tombs and archeological sites.

2-13-6. Organizing, developing and equipping mosques as the most prominent identity indication in all scales from communities to the whole metropolis.


2-14-1. Organizing urban spaces in terms of environmental qualities, visual layout, identifying and responding to mental and emotional needs of citizens.

2-14-2. Improving urban environment quality through the development of public realm, vitalizing urban areas, strengthening identity signs of urban indicators and organizing urban furniture and equipments.
2-14-3. Enhancing the quality of Tehran architecture style through organizing urban views and perspectives in addition to applying principles of safety and aesthetics, creating spatial cohesion in neighborhoods and establishing complexes of shapes and volumes suitable for particular building types in the city.

2-14-4. Restoring Iranian-Islamic architecture and urbanism in any urban spatial change and intervention.

2-15. Development of Green, Public, tourism and Recreational Spaces
2-15-1. Development of urban green spaces scaling with urban, regional, local functions for providing 10 square meters per-capita of green space with a balanced distribution across Tehran metropolis.

2-15-2. Protecting, organizing and exploiting features like artificial forestry parks, according to laws of conservation and exploitation of forestry. This should be done through improving performance for creating appropriate recreation spaces, leisure, games and sports, entertainment and tourism and disaster management.

2-15-3. Organizing the rivers and floodways, particularly Kan river as a touristic and urban green north-south axis, with an integrated and coordinated intervention.

2-15-4. Allocating specific zones of urban areas for recreation and tourism, especially at outskirts of Tehran including North East, East, South (Bi BiShahrBanou) and North West (region 22)

2-15-5. Providing necessary facilities to enhance required services of tourism industry, and locating appropriate urban spaces for the establishment of accommodation and catering facilities with international standards.

2-16. Providing Requirements and Organizing Urban Services of Tehran
2-16-1. Increasing capita of urban services including educational services, health care, cultural, religious, sport, tourism (leisure and hospitality) and urban facilities and equipments with a regional, community, local and urban scale up to almost two times (about 13 square meters plus green spaces) in the plan horizon.

2-16-2. Balanced distribution of urban services proportionate with the present scale of urban services and providing at least 5 square meters of service per-capita in local and regional levels.

2-16-3. Hierarchical organization of urban services, in harmony with hierarchy of urban centers from micro scale with local functions and the centrality of mosque, to district, community, urban and trans-city scale.

2-16-4. Attempting to provide concentrated service-oriented land-uses with proper adjacency to each other- as far as possible- in a scale of at least one block, for a variety of services in communities and districts.

2-16-5. Organizing and developing public education, cultural, religious, and sportive spaces and establishing appropriate complexes, especially with current disparate land-uses including abandoned lands and warehouses, disturbing industries and reserved urban lands.
2-16-6. Organizing and establishing governmental and local governance campuses, state-administrative and public utilities.
2-16-7. Organizing and building large medical & health care centers, and sports complexes.
2-16-8. Organizing and relocating higher education centers through establishing university campuses, and technology and research parks.

2-17. Improvement, Renovation and Reconstruction of Tehran’s deteriorated areas
2-17-1. Supporting and monitoring the renewal of deteriorated areas requiring rehabilitation and limited intervention through applying encouraging policies by creating and practicing appropriate and necessary managerial (administrative) institutions.
2-17-2. Necessity of interventions in deteriorated urban areas with an emphasis on empowerment and organizing community associations for feasible participation of citizens, in addition to creating eligible and qualified managements and institutionalization for such interventions with an approach of developing and maintaining housing and neighborhood identity.
2-17-3. Preparing special plans for the integrated development of neighborhoods and deteriorated areas (approved by the Council of Architecture and Urban Planning) with an effective economic approach and environmental, social and cultural considerations, in financial balance of zero for the Tehran Municipality and feasibility studies required before preparing intervention plans through exploiting urban renewal reserved areas simultaneously in terms of a univalent design.
2-17-4. Applying effective encouraging policies for land integration, and organizing the improvement and renovation of deteriorated buildings and urban fabrics.
2-17-5. Applying effective encouraging policies for the improvement of citizens’ participation in areas requiring retrofitting through conservation, preservation, consolidation, rehabilitation and maintenance
2-17-6. Reconstruct in deteriorated fabrics requiring effective intervention, such as provision of services and infrastructures through the equipment of financial resources and encouraging the investments.

3. Urban Boundary
Tehran’s boundary is determined and fixed as shown in the attached map. Tehran Municipality is responsible to prepare and authenticate this map in such a way that all its parts can be recognized and implemented on the ground; this should be based on Tehran’s 25-years (urban growth)boundary cited in “The First Master Plan of Tehran” (1970), especially its defined aligning lines of northern city cited in “The Second Master Plan of Tehran” (1992), and the approvals of “Article No. 5 Commission”, with regard to the measures taken so far and gained legal rights resulting from
Constructions done by individuals, having regard to the principle of natural and environmental heritage conservation, within a maximum period of three months from the date of this document’s approval. Also prepare the corresponding maps with a scale of 1:2000 and hand them in to the secretary of “Supreme Council of Urban Planning & Architecture” to be controlled and signed.

Note (1): Recognition criteria of gained rights are the licenses issues by Tehran Municipality to the date 20 February 2007.

Note (2): Garmdarreh area (according to the attached map), based on its physical attachment to Tehran, would be regarded as part of Tehran’s boundary, provided that the Ministry of Interior amends national administrative divisions and also if it detaches from Karaj city. Other parts which are defined and authenticated are not changeable by any means, unless proposed by “Article No. 5 Commission” and Tehran City Council, confirmed by “Planning & Development Council of Tehran” and approved by “Supreme Council of Urban Planning & Architecture”.

Note (3): Authenticated maps of boundaries shall be communicated to the municipality and other executive organizations only after the signature and seal of “Supreme Council of Urban Planning & Architecture” secretariat, followed by the Tehran’s governor’s signature.
4. Urban Buffer Zone

According to the attached map, urban buffer zone of Tehran covers an area of approximately 5918 square kilometers including current towns of Tehran, Rey, Shemiranat, EslamShahr, RobatKarim, and Qods & central district of Shahryar town except the rural district of Joghin which covers north limits of Shemiranat from its north-east to the north-west. And from its north-west to south-west limits it is respectively covers west Shemiranat limits, north-west and west limits of Tehran, north-west and west limits of Qods section, west limits of central sections and eastern limits of Joghin rural district of Shahryar town, north-west and south-west of RobatKarim town, west limits of Rey. From its south-west to south-east, it covers southern limits of Rey districts and finally from its south-east to north-east it respectively covers eastern limits of Rey, south-east and east Tehran limits and east limits of Shemiranat town.

Note (1): borders and outer lines of this urban buffer zone will be prepared within 3 months from the date which this approval is notified through Tehran municipality in collaboration with related organizations. Further, the necessary maps with a scale of 1:2000 will be prepared and with signature and seal of “Supreme Council of Urban Planning & Architecture” secretariat will be sent to the related authorities for the next necessary steps. This will be marked by installing appropriate signs and symbols.

Note (2): the portion outside the border of Tehran’s administrative division is
implemented after removing the legal inconsistencies by amending administrative divisions or revising the related rules and regulations.

Map 2: Buffer Zone

5. Urban Spatial Organization and Zoning
5-1. Network structure of Tehran is coordinated with its natural and historic structures and transportation, function and activity systems. It consists of five region lines (axis) of north-south, and three region lines (axis) of east-west, and provides the mutual organization of large scale elements with urban and trans-city functions, while facilitating a better transportation in the city and reducing demands for in-city trips.
5-2. In “spatial organization of Tehran” a network of centers will be organized and equipped in various levels and scales in the Plan horizon in order to decentralize the city and balance current radial system of the city through refining its major center, and significantly increasing the share of network system in the city’s structure by distributing the centrality and establishment of optimal hierarchical system. This will be done through the followings:

5-2-1. City and Trans-city Centers of Tehran
In central zone of the city
- Commercial-recreational urban center of Tajrish
- Media-art trans-city center (I.R Iran Broadcasting and surroundings)
- Social-cultural trans-city center (Abbas Abad hills)
- Modern activities trans-city center of Tehran (North Enghelab areas)
- Commercial-historical trans-city center of Tehran (Bazaar & Tehran-Naseri areas)
- Global economic center of Tehran (a zone between Besat to Shoush and Rah Ahan square to Fada’eiyan-e-Eslam)
- Historical-religious urban center (Rey)
- Global communication center of Tehran (Milad tower)
In surrounding zones of the city
- Tourism and servicecenter of Tehran’s urban complex (Region 22)
• Center for Technology and refined Industry of Tehran Urban Complex (Region 21)
• Center for Technology and refined Industry of eastern Tehran (Region 4)

5-2-2. City centers with urban and cross-regional functions
• Service-commercial center of eastern Tehran (Doushan Tappeh)
• Service-commercial center of western Tehran (Azadi Sq.)
• Urban and cross-regional services center of north-east Tehran (Aghdasiyeh)
• Urban and cross-regional services center of north-west Tehran (Pounak)
• Urban and cross-regional services center of east Tehran (Kouhak)
• Urban and cross-regional services center of south-east Tehran (Basij Sq.)
• Urban and cross-regional services center of north-west Tehran (Yaft Abad)

5-2-3. Centers with regional, zonal and community functions
• About forty centers with regional functions (based on the attached map)
• About two hundred centers with zonal functions
• Centers with community functions with emphasis on the centrality of local mosques in neighborhoods

Map 4: Urban Spatial Organization of Tehran

5-3. “Tehran’s Urban Zoning Structure” is a major document for directing and controlling physical transformations of the city, and supervising the urban constructions in order to prevent inappropriate and unnecessary interventions of
land-use, in addition to enhancing the quality and efficiency of urban environment. According to the principles and zoning map of the master plan of Tehran, detailed city maps and operational standards are going to be prepared and authenticated and approved by the “Article No 5 Commission of Tehran” based on and according to this plan and its documents, in response to owners and any request for construction with authorized building density permissions, building codes, accessibility standards, and determining authorized land-uses. Land-uses of Tehran city, based on specified standards and criteria, (according to the attached maps and tables) in four districts and macro zones of residence, work, mixed and conservation (green and open spaces) are as follows:

5-3-1. “Residential Zone” is an area of 266 square kilometers in which its main land-use is residential, and apart from the residential parts, it has pedestrian networks and other accessibility and back up services. In order to prepare safety and serenity, a wide range of activities are either banned or can be done under certain conditions. And only regional and community activities which are related to providing basic needs of the residence are allowed.

Note (1): Residential zone covers different zones according to building density. Sub-zoning of residency are prepared in the detailed plan according to the approved regulations of this plan.

Note (2): Construction in some areas of the residential zone with natural, historical, cultural or identity values or their special situation should be constructed under certain conditions and is subject to special regulations.

5-3-2. “Activity Zone” covers an area of 182 square kilometers in which the main function is occupational and activity related purposes, and share of residence is very limited in this area, besides being subject to the general order of work and activity functions. This zone is differentiated in order to separate work & activity zones from residential zones in the city, and organized in order to enhance urban environment quality in addition to prosperity of occupational activities. This zone is limited in dense areas of activity with weak accessibility, and will continue its development in new susceptible centers prone to development with appropriate accessibility to major passages and subway stations.

5-3-3. “Mixed Zones”, are parts of the city covering 47 square kilometers which is created by prostrate growth of work and activity spaces in residential areas in the past, and is organized in this plan; or includes zones which have the potential of establishing multipurpose areas for working, business, residence and etc.

5-3-4. “Conservation Zone” (open and green) includes an area of 107 square kilometers, consisted of green and open public and private spaces, artificial forestry parks, gardens and farming lands and specially protected areas around the city which are protected and equipped because of their important role in enhancing the urban environment and landscape, and according to rules and regulations, building construction is either prohibited or limited in them, and it is mainly used for touristic, recreational or leisure purposes.
Note (3): In each of four above-mentioned zones, all lands, real estates and large open spaces with 1 hectare size and more (except for present green spaces) which are not decided in specific functions of each zone, are specified for “Urban Reconstruction Reserved Lands” and in zoning maps they are identified by specific colors and symbols in order to put them in use and practice after the approval of “Article No.5 Commission” of Tehran. This act would be in line for reconstructing and renovating deteriorated fabrics of the city, as an overflow and balancing factor of dense population and shortage of service per-capita. On one hand, it is done with preparation of intervention plans in the areas, and on the other hand, through implementing multipurpose urban land-uses, for instance, commercial and administrative, activity, touristic, green and open, and even residential, proportionate with the area’s need, the hinter and functional scale of mentioned reserved land, coordinated with spatial organization, per-capitals, population receiving capacity and density of the master plan of Tehran.

Map 5: Tehran’s urban zoning structure

6. Construction and Land-use Standards and Regulations
6-1. Authorized building Density (Floor Area Ratio)
6-1-1. “Authorized Building Density” (FAR) is the maximum construction amount determined in the detailed plan of Tehran from %80 to %440 (except specific high zones) in four zones of Tehran. Different land-uses and appropriate surface area and
width of pass way is separately considered for each of the sub-zones, based on zoning maps and tables included in appendix 2.

Note (1): Authorized building density in sub-zones of Protected zone (green and open)-(G), Special Mix zone (M22), High-tech industries and industrial clusters zone (S311), range of commercial, administrative and service centers (with cultural domination)-(S22), Bazaar zone (S11) and specified zones for high-rise building construction will be approved by “Article No.5 Commission” and based on special standards of the related organizations and regulations of the Master Plan of Tehran.

6-1-2. In order to organize the city’s appearance, constructing building in areas in which more than 60% of its lands are built according to the former regulations on either sides of the passageways with at least 12 meters width, is authorized with regard to former regulations of density and number of building stories. These areas are determined in the detailed plan, and dealing approach with them is approved by the “Article No.5 Commission”.

Note (2): Extra fore-building into passageway of pedestrians and streets in all zones is forbidden with the purpose of providing good vision and virtual layout and preventing loss of urban open spaces.

Note (3): common spaces and their minimal area used for construction per capita, in all residential and non-residential buildings will be prepared in a table and approved by “Article No. 5 Commission”.

These areas used for construction (common areas) which are together with other necessary areas in each floor forming the maximum total building occupation in each lot, are not considered for payments of authorized building density determined in the tables in appendix number 2.

6-2. Pathways and Accessibility Network

6-2-1. The least width of access ways is 6 meters across the city. Exceptional cases (less than 6 meters) includes streets in steep slopes which car’s passage is not technically possible, or in some valuable rural, historical areas, green precious residential lands and other similar cases which can be stabilized in their current situation, the detailed plan will be prepared and then it would be approved by the “Article No. 5 Commission”.

6-2-2. In designing and executing streets network, especially in vulnerable zones of the city and public spaces with emphasis on historical and valuable areas, it is necessary to provide essential facilities for the development of walking, cycling and easy access for the physically disabled.
6-3. Open area, built area and its location on plot (building mass determination)

6-3-1. Built area ratio in sub-zones of public residence, based on tables in appendix 2, are determined to be up to 60%. In all plots located in sub-zones of public residence which their length is 25 meters or more or their plot area is 180 meters or more, extra length is allowed up to 2 meters, in addition to built area ratio mentioned in the first page of the tables in appendix 2.

Note (4): Any increase in built area ratio in all zones is forbidden under any conditions, in any forms (more than the determined level in the tables of appendix 2 and excluded in article no.6-3-1)

6-3-2. Location of built area in all plots of residential zones is authorized and approved by “Article No.5 Commission”, while respecting neighborhood rights and accepting building density level and permitted number of floors, only covering 70% of each plot by the built area and heading to north of the land (on length), especially in sub-zones with high-rise building blocks.

6-3-3. In some areas of activity sub-zones (commercial, administrative and service areas), mixed ones (commercial, administrative and service with residencies) and special high-rise sub-zones which are determined in the detailed plan of Tehran, built area ratio can increase and reach to maximum 80% (for public use). Built area ratio above the first floor or ground floor decreases to 50%, based on the tables in appendix 2.

6-3-4. Encouraging surplus building density or getting discount in construction toll
(surplus to the basic financial density toll for the allowed limit of density) will be allocated to all public sub-zones commensurate with deduction of built area and increase of building stories maximally one floor). Relevant regulations will be prepared within 3 months after approval of the detailed plan, and after approval of “Article No.5 Commission” of Tehran will be sent to Islamic City Council of Tehran for approval, in case of need.

6-3-5. Allocating at least 50% of plot’s open space (after subtracting the ramp area) to green space is compulsory.

6-3-6. In order to create physical, visual and balanced constancy and linkage in both sided of first degree (and more) arterial streets located in activity and mixed zones, building mass determination of plots adjacent to street should be in a way that northern southern/eastern & western sides of building form balanced and harmonious volumes (on facades).

6-4. Subdivision and Integration of plots

6-4-1. Plot subdivision with less than 1000 square meters after the adjustment of land areas (for residential use), and less than 2000 square meters (for other land uses), is forbidden in all city zones. However, in case of request for subdividing land and properties larger than above mentioned limits, the plot area should not be less than 500 square meters in residential land uses and 1000 square meters for other land-uses.

6-4-2. In all zones of land-use, subdivision of built-up area in buildings built based on the standards and regulations of this plan, is authorized.

Note (5): minimum width of residential plots after subdivision and plot adjustment is 10 meters.

6-4-3. subdivision of all large plots (larger than one hectare) possessed by individuals or legal persons, including those in possession of a person or under use of a governmental, public, police forces or army organizations, is authorized only with preparation of local plans and approval of “Article No.5 Commission” of Tehran, based on anticipated strategies and land-uses for the decided zones in the Master Plan of Tehran.

Note (6): In case of subdivision request from the property owners, 10% of authorized building density is decreased for each piece of subdivision, with respect to the least defined area of land for subdivision.

Note (7): Subdivision in historic areas of the city is allowed only based on rules and regulations. These areas are shown in table No.2 with R221 code.

6-4-4. Subdivision of farm lands and gardens are authorized only based on instructions brought in Article No.14 of “Urban Lands Law” (explained in tables of appendix 1 and 2) the execution of which, was notified by Housing and Urban Development minister.

6-4-5. In case of land integration request by property owners (especially in deteriorated urban fabrics) and under condition of reaching the least area of land integration (from the notification of this law till 2011, 200 square meters, since 2012 to the end of 2017, 250 meters square, from the beginning of 2017 to the end of 2021, 300 square meters
and from 2022 then, 500 square meters), for each extra piece of land, %20 and if the total increase of the building density does not exceed one floor based on table in appendix 2, a bonus density of one floor will be considered for them.

Note (8): Supporting integration of lands, especially in old residential fabrics, with implementing encouraging policies including decreasing authorized building density toll to the top allowed building density (difference of basic financial density and allowed building density). The amount of support and its implementation method is determined by the Islamic City Council of Tehran.

6-5. High-rise Buildings (12 stories and more)

6-5-1. Constructing high-rise buildings is limited to authorized or special areas for high-rise building in some sub-zones of Tehran and under the condition of being allowed in terms of seismic zoning studies, and based on related rules and regulations and environmentally legal zones, which their authorized use in zoning maps of 1:2000 scale is specified and determined. Accordingly, high-rise building construction regulations will be prepared with respect to rules of authorized building density and height determined in tables of appendix 2 and for various land-uses, up to three months after the notification of Master Plan of Tehran, in addition to fundamental reconsideration of previous approval of “Supreme Council of Urban Planning & Architecture” (approved on 1999/02/4 and amended on 2000/07/13) and implementing essential amendments, and after the approval of “Article No.5 Commission” of Tehran and confirmation of Planning & Development Council of Tehran, it will be approved by Supreme Council of Urban Planning and Architecture.

6-5-2. From this very date, until the approval and notification of high-rise building construction regulations, issuing any building permit for any high-rise building across all zones with any land-uses in Tehran is forbidden.

6-6. Parking

6-6-1. Providing and constructing required parking determined in construction certificate of each land-use, for all buildings across all zones is necessary and based on the approved regulations by “Article No.5 Commission”. Issuing any building final certification should be depended on providing all required partings in that building or other public parking within the maximum distance of 250 meters.

Note (9): Number of parking spaces required for buildings and multipurpose complexes should be determined by total number of minimum necessary parking spaces for each land-use, based on regulations.

Note (10): All administrative organizations, institutes, councils, public and private companies, hospitals, large stores and multi-function buildings with numerous visitors, are obliged to provide parking spaces required for costumers, based on visiting peak hours or days, in addition to their own needs at the time of construction or reconstruction, according to regulations, in a five-year plan in the very building or public parking lots within the maximum distance of 250 meters.
Note (11): Constructing extra parking spaces in all plots across all zones up to double required parking capacity for each unit in underground floors is allowed without the compulsion of regarding level of occupation and calculation of the authorized building density, under the condition of preserving present trees of the property.

6-6-2. In areas of the city in which provision of parking in residential buildings is not possible (and its regulations are approved by “Article No.5 commission”) Tehran Municipality has the duty of taking measure to construct public parking lots in the distance of 250 meters, preferably public and with the possibility of selling to citizens who have no access to parking based on the regulations, with the cooperation of private sector and the local users.

6-6-3. It is compulsory to anticipate public parking lots as one of “urban public service spaces” in an independent map in the detailed plan, especially beside urban rings and centers of activity and work (especially with regional and cross-regional scale). The municipality is responsible to build these parking lots with the cooperation of private sector in a ten-year plan (till 2016) and according to approved regulations of “Article No.5 Commission of Tehran”.

The mode of ownership and/or release of these spaces or cooperating with the owners of such land-uses, in the execution of this clause are based on rules and regulation of public facility spaces in the approved plans.
Map 7: Railway Network of Tehran

Map 8: Open and Green Urban Spaces
6-7. Conservation of Urban Historical Heritage
6-7-1. Conservation of historical monuments, cultural and contemporary works include the conservation of all registered works and the future works as well. Respecting these areas’ limitation is necessary and any intervention in their spaces is forbidden.
Note (12): Converting the function of these registered building to public uses, is allowed with the agreement and based on regulation of Tourism & Cultural Heritage Organization.
Note (13): In order to protect contemporary architecture works of Tehran and public memories of the citizens, any intervention into 2300 valuable residential buildings will be done with the collaboration of Tehran Municipality and Tourism & Cultural Heritage Organization.
Note (14): Regulations related to boundary of historical monuments identified in the future will include all buildings and nationally registered heritage and fabrics.
6-7-2. Construction regulations (repair, restoration, rehabilitation, renovation and reconstruction) in all monuments and historical or cultural spaces registered in Tourism & Cultural Heritage Organization, including plots located in valuable historical residential sub-zones (R221), is according to approved rules and regulations of Tourism & Cultural Heritage Organization, and other plots located in the mentioned sub-zones are based on regulations brought in the of appendix 2 of this document and detailed plan approved by the “Article No.5 Commission of Tehran”.
6-7-3. It is forbidden to change the facade of valuable historical buildings, and any actions for safety or internal transformation of such buildings is subject to authorization of Tourism & Cultural Heritage Organization.
6-7-4 Conservation of all natural, cultural and historical heritage components and elements is compulsory, including ancient sites, historical and archaeological complex, natural-historical axis, old gardens, aqueducts and springs.
Note (15): It is essential to release the lands of identified archaeological sites and others identifying in future, in order to be explored and preserved.
Note (16): Any construction around or within the boundary of registered monuments and areas is authorized only by obtaining license from, and regarding the rules and regulations of Tourism & Cultural Heritage Organization.
7. Local and Subject plans for Urban Development

Local and subject plans are other levels of urban development plans of Tehran and after the Master Plan of Tehran (the first level) and the detailed plan (the second level) as fundamental documents and basics for urban development organization, they are the operational plan (the third level). This level of urban development plans include all subjects and areas requiring study, planning and coordinated intervention, and as one of achievements of Master Plan and the detailed plan of Tehran, they are prepared according to the strategies, goals and policies, and will complete major plans.

i. Subject plans of Tehran’s Urban Development

Subject plans of Tehran’s urban development covers all aspects required for planning and coordinated intervention in urban and trans-city scale which is separated in 18 programs and includes 78 projects which is presented in appendix 4 of this document.

ii. Local Plans for Tehran’s Urban Development

Includes plans for all areas requiring coordinated and planned urban development in urban, trans-city, regional and community scale, which should be designed and implemented in addition to the detailed plan (in a separate level) in order to organize them in line with the urban development. Their titles are brought in appendix 4, which is divided into two main sections as follows:

- Local regional, urban and trans-city programs and projects for Tehran’s urban development (including 9 programs, 46 projects and some small scale projects)
Local projects and plans in regional, districts and communities scale.

Final list and titles of projects in the mentioned table is going to be approved by “Article. No 5 Commission” in the process of evaluating detailed plans of Tehran’s 22 regions.

Based on the importance of the projects, after the approval of Article. No 5 Commission”, all projects should go under a final approval from Supreme Council of Urban Planning and Architecture.

(1) Main cooperative and related organizations are ones which the project topic is related to them and they were beside the responsible organs which prepared the project. These cooperative organs will cooperate in formulating terms of references, selection of consultant, directing and leading the project until handing in the project or studying with the preparing organization.

(2) The purpose of putting the project topics under column names of related, main cooperative organs and the ones prepared the project is the related deputy or organization, and in other cases it is aiming the provincial organs.

(3) All projects and plans based on each case and due to its identity, size, scale and subject before presenting to the final authority are approved and regarding execution of the related regulations, will be observed and confirmed in other figures of authority.

(4) Any changes in titles, related preparing organizations, schedules, or elimination or addition to project plans in tables (A) and (B) will be done with the suggestion of Tehran Urban Development Institute (TUDI), and the approval of Supreme Council of Urban Planning & Architecture.

(5) Acronyms used in the projects tables:

- Supreme Council of Urban Planning & Architecture = SCUPA
- Tourism, Handicraft & Cultural Heritage Organization = THCHO
- Supreme Council of Environment = SCE
- Iran Department of Environment = IDE
- Passive Defense Organization = PDO
- Iran Construction Engineering Organization = ICEO
- Iranian fuel conservation company = IFCO
- Article No.5 Commission of Tehran Municipality = A5C

8. Implementing Conditions of This Plan
8-1. Economic Policies and Urban Management
8-1-1. Economy, Development and Land use Planning

(1) Legal presence of mayor as the representative of the municipality or the head of Islamic Supreme City Council of Tehran, as the representative of Islamic Supreme City Council in the system and planning institutes of Tehran Province and other related commissions commensurate with his/her legal responsibility in implementation of the Master Plan of Tehran.

(2) Involving Islamic Supreme City Council in regulating any standards, instructions, announcements of programs and implementations of economic policies by the
government and parliament, regarding urban management affairs and the ones effective on the supply and demand of urban land and housing in Tehran, in accordance with approved strategies of the Master Plan of Tehran.

(3) Balancing and decentralization in Tehran, regarding governmental duties through transferring governmental and non-governmental organizations which their presence in Tehran is not necessary.

(4) In order to reduce trips to Tehran, a planned, directed and supported organization is required in addition to troubleshooting and eliminating shortages in new surrounding cities of Tehran metropolis, and strengthening the urban infrastructures of identified cities susceptible to development and located in an appropriate distance from Tehran, which their major issues and answering their requirements is independent from Tehran. The authorities would be Ministry of Roads & Urban Development with the cooperation of other related organizations.

8-1-2. Housing, land and real estate economy
(1) Government is responsible to pay the municipality’s revenue difference caused by implementing policies and executing approvals of Cabinet of Ministers and/or Islamic parliament of Iran regarding to regulating any exemptions or reductions in formal and legal toll or incentive discounts in housing construction for low income people or reconstruction of deteriorated urban areas, and construction, development and provision of some public buildings or service-oriented buildings of citizens including cultural, religious, education related and leisure spaces.

(2) Establishing local credit funds for housing with the cooperation of Tehran municipality and other related organizations with the purpose of providing housing for low-income individuals.

(3) legal organization of real estate agencies regarding the method of evaluation for land, housing and real estate price and determining an appropriate position of the Tehran Municipality in this regard by going through legal procedures.

(4) Any exploitation of lands is authorized only based on land-uses and standards and rules of approved plans of buffer zones, the master plan and the detailed plan. Also using governmental and national lands is allowed with the priority of providing required service provision spaces, governmental projects, housing settlement of low-income citizens and for approved civil urban projects.

(5) Aiding reconstruction and renovation, especially in deteriorated urban fabrics of Tehran and planned interventions to revitalize them through implementing incentive policies, offering subsides and financial facilities by the government and parliament, and establishing public and governmental buildings inside the urban areas as far as possible.

8-1-3. Urban financial system
(1) Revitalizing tax regulations of real estates and arid lands comprehensively in order to prevent land grabbing and leaving lands unused.
(2) Restoring right for good quality, added value and earnings resulting from civil and urban development operations in receiving taxes related to renting, transfers, constructions, etc.

(3) Paying citizen share of the government and also capital citizenship expenses to the municipality, equal to various legal urban toll and reconstruction toll received by other citizens in Tehran.

8-1-4. Urban Management System
(1) Tehran municipality supervision on duties and authorities of trading unions, private associations and engineering organizations through passing legal procedures.
(2) Enhancing public awareness and constantly informing citizens (based on law), in order to put programs and approved annual budget of Tehran in practice and its function (revenue-expense).
(3) Providing an appropriate context by the municipality for enhancing construction quality.

8-2. Legal system and structural reforms (related to the government and parliament)
8-2-1. Formulating specific rules and regulations commensurate with particular needs of Tehran metropolis (the capital) and reforming current rules, regulations and approvals.

8-2-2. Providing the context for integration in policy making and implementation among the organizations related to the urban management system, in implementing Article No.137 of the Fourth National Development Plan.

8-2-3. Executive governmental organizations are responsible to prepare GIS maps of urban infrastructures (such as water, electricity, gas, telephone, oil, etc) and any spatial information of Tehran, with the cooperation of Tehran municipality, in order to have an optimal exploitation of an integrated urban management.

8-2-4. Amending administrative divisions of Tehran, Rey and Shemiranat, in such a way that Tehran’s boundary would lie in a single county.

8-2-5. Amending the law of “urban limitation and boundary and etc” in order to consider unit limits for all cities, villages and settlements located in the capital city limits.

8-2-6. Reconsidering and updating Tehran city complex plan and formulating its managerial system by the related authorities and executing them with the cooperation of Ministry of Roads &Urban Development, Ministry of Interior, Tehran governor and the municipality of Tehran.

8-2-7. Ministry of Energy is responsible to reduce water consumption in Tehran to its
least amount through organizing and improving the drinking water usage in Tehran during two five-year plans till the end of 2016, by preventing water wasting from distributing networks and also through implementing necessary executive policies with the cooperation and participation of related organizations and Tehran municipality.

8-2-8. Establishment of integrated urban transportation management for Tehran and the surrounding areas (Tehran city complex) through:

1. Amending bylaw of article No.5 in the law for establishment of National Supreme Council for Traffic Coordination in order to give authority to Supreme Council for Traffic Coordination of Tehran province covering Tehran city complex and then giving the authority to “Supreme Council for Traffic Coordination in Tehran metropolis” under responsibility of Tehran municipality and in form of an instruction prepared and notified by the Head of National Supreme Council for Traffic Coordination.

2. Integration of transportation system in Tehran and surrounding areas with the priority of railway system, with the core role play of Tehran municipality and effective supports from the government and parliament.

3. All financial and credit funding related to transportation and traffic sector in Tehran which is approved and notified in annual budgets and five-year plans of the parliament, in addition to other approvals which their execution depends on Tehran municipality intervention, directly and through related authorities goes under control of municipality in order to spend them after exchange of agreement with the Vice Presidency for Planning and Strategic Supervision.

4. Benefiting the opinions of consultants from Tehran’s Supreme Council for Traffic Coordination regarding numbering affairs and putting transportation toll on transport of personal car inside Tehran limits.

8-2-9. Presentation of new master and detailed plans for Tehran and it’s achievements through organizing particular educational courses and workshops for engineers in Tehran in all specialized range of profession.

8-2-10. All ministries, organizations, governmental and public institutions which have determined executive responsibilities and defined missions related to the content of this document and goals, strategies, standards and regulations of Master Plan of Tehran, based on current rules and regulations of I.R Iran, are required to interact and cooperate well with the Islamic City Council of Tehran and Tehran municipality in the implementation of this plan.

8-2-11. Related governmental and non-governmental organizations with the coordination of Tehran municipality are seriously required not to provide any facilities and infrastructural facilities and services including water, electricity, gas and telephone to all illegal constructions against standards and regulations in Tehran’s limits and boundaries.

8-3. Implementation terms and conditions (related to the judicature)
8-3-1. Regarding standards and regulations of urban development and architecture in approved plans of Tehran’s urban development, and respecting scope of authority and legal duties of Supreme Council of Urban Planning and Architecture and “Article No.5 Commission” of Tehran in issuing any votes by the judicature (Administrative Court of Justice and the judiciary).

8-3-2. Performing any necessary amendments in law of registration and other standards, regulations and bylaws of it in order to completely comply with any subdivision and partitioning of lands, properties and different buildings and their transfer, based on standards and regulations of urban development and master and detailed plans and other related standards and regulations, and invalidation of issued documents in such cases and any transfers done in their contradiction.

8-3-3. Implementing coordinated and common activities between the municipality and the National Organization for Civil Registration for the formulation of fundamentals in net useful and non-useful area meters in buildings and complete compliance with the decided terms of meeting sessions of registration subdivision with written specifications and area meters in final issuance of certificate for finishing construction by the municipality and technical property identification card.

8-3-4. Establishment of professional and specialized courts by the judiciary regarding urban development issues and urban management, for complete and exact regard to standards and regulations.

8-3-5. Establishing the process of issuing parking subdivision documents in the building of public parking lots, especially beside impermeable neighborhoods and creating conditions for buying and selling parking spaces and prohibiting deals of all residential, commercial and administrative constructions without parking after the year 1390 (2011) in Tehran. (Subject to the provision of shared parking)

8-4. Implementation requirements

8-4-1. Tehran Municipality is required to implement all its five-year activities and projects and prepare its annual budget according to the approved contents of master and detailed plans and based on their rules and regulations, and starts executing them after the approval of Islamic City Council of Tehran.

8-4-2. In order to preserve gardens and prevent their destruction, Tehran Municipality is required to prepare an identification document for all gardens with an area of 500 square meters or more, and formulate appropriate managerial mechanisms for their preservation and their execution, at most during one year after notification of this approval take action and after the approval in Islamic City Council of Tehran implements them and annually present its activity report to the Islamic City Council and Secretariat of Supreme Council of Urban Planning and Architecture and of Iran.
8-4-3. Tehran’s urban management is responsible for preparing execution ground for the master plan’s implementation as mentioned above and make them operational in order to prepare necessary plans, proposals and projects with the cooperation, anticipation and agreement of related organizations in government, judiciary, legislature and supreme council of provinces so that these requirements becomes implemented in the lease period of time and at most to the end of 2008 through approval of necessary plans and proposals in the parliament and obtaining required approval from the Cabinet of Ministers and other authorities and then putting them in practice and do necessary measures. Every three months, it is required to present results of its activities to the Supreme Council of Urban Planning and Architecture.

8-4-4. With regard to the strategic-structural nature of the Master Plan of Tehran, at the end of each five-year span of time (2011-2016 and 2017-2021 and 2026) and in a continuous constant activity, in order to implement feedbacks in the process of completion, preparation and execution in a way to reach efficiency and feasibility of goals, strategies and subordinating executing projects, commensurate with transformations, conditions and time requirements while honoring approved main principles, is presented to “Permanent Institute of Studies and Preparation of Urban Development Plans of Tehran” for revision and amendments then after its up-to-dating, it will be approved by the related authorities.

8-4-5. In order to achieve the above-mentioned aim (8-4-4) and with a purpose to create a dynamic and continuous process for permanent direction and governance of functional and physical-spatial transformations in Tehran and timely response to its needs in urban management, and supervision on complete implementation of the approved master and detailed plans of the city and its preparation of local and subject projects, Tehran’s urban management (Islamic City Council of Tehran) with the cooperation and participation of Ministry of Roads and Urban Development will take action for formal and legal establishment of “Permanent Institute for Studies and Preparation of Urban Development Plans of Tehran” (later with the name of Tehran Urban Development Institute (TUDI)) in continuation of cooperation and past activities which formed in the process of preparing the master and detailed plan of Tehran.

Note (25) Duties, structure, financial and recruiting regulations, financing method and required financial resources will be approved by related authorities, in terms of each case.

8-5. Other implementation terms and conditions of Master Plan are under the authority of Islamic city Council of Tehran. These terms and conditions are presented in appendix 5 of this document.

9. Executive Mechanisms
9-1. Tehran municipality is required to cooperate and coordinate with “General Office of Commerce in Tehran and other related organizations and trading unions in order
to determine proper locations for authorized required functions of people in various levels with community, regional, and cross-regional (urban and trans-city) scale, it also classifies operational and functional groups with regard to their compliance or vicinity of activity to each other or vicinity of the residential land-uses so that non-congruent activities move to appropriate zones of the city.

Related standards and regulations prepared and formulated in this way will be approved by the “Article No.5 Commission” as part of rules and regulations in the detailed plan of Tehran and if it is required, it will be approved by the Islamic City Council of Tehran as well. Municipality is responsible to take necessary measures for its complete implementation through attracting people’s participation and the cooperation of related organizations in a maximum ten-year plan (to the end of 2016).

9-2. With the approval of this plan and in its execution, all public or case approvals of the supreme council of Urban Planning and Architecture which is related to Tehran and its standard and regulations of architecture and urban planning and also all approvals of “Article No.5 Commission”, Islamic City Council of Tehran, instructions, circulations of Ministry of Interior and vice presidency of the City Council and any other instruction of circulation which issued any standards and regulation of urban planning in Tehran, including the purpose of land-use, building density, level of occupation and height of floor, after the approval and notification of the new detailed plan of Tehran and its standards and regulations which will be approved by “Article No.5 Commission” in the feasible shortest time period and according to this document (master plan of Tehran) it will be prepared and then approved by “Article No.5 Commission” or in case of inconsistency will be canceled and annulled.

9-3. Supreme Council of Urban Planning and Architecture commands that based on article No.53, “Bylaw of method of observation and approval of communities, districts, regions, and national civil and urban development plans and regulations of architecture and urban planning in Iran” approved by cabinet of ministers on 1999/11/23, this plan and all its documents and attached records, it will be notified to Islamic City Council and Municipality and Governor of Tehran, directly by minister of Roads and Urban Development and the head of the supreme council after taking necessary measures and preparation by secretariat of supreme council.

9-4. Glossy of this document (master plan) and the detailed plan will be prepared, used and published as the seventh appendix of the main document which could not be separated.

9-5. Finally, Supreme Council of Urban Planning and Architecture, declares that in a public ceremony as “Day of Starting Exploitation of Master and New Detailed Plans of Tehran” all stakeholders in all levels including the government and executing organizations, Islamic City Council of Tehran, Municipality and its manager should commit to this document and its exact and complete implementation based on rules
and regulations of the master and new detailed plans of Tehran as a connector of all organizations and governmental and public institutions.

9-6. This document consists of 9 chapters as above, in addition to the album of maps and appendixes as follows, and is united without any separable parts, approved on 2007/10/26 by “Supreme Council of Urban Planning and Architecture of Iran”.

**Album of Maps**
1. Tehran’s Boundary
2. Buffer zone
3. Current Land-use
4. Spatial Organization of Tehran
5. Tehran’s zoning
6. Tehran’s Pathways
7. Rail Network and Present and Future Stations
8. Open and Green Urban Spaces
9. Valuable Historical and Natural Districts

**Appendixes**
1. Classified table of land usage zones
2. Tables of construction standards and regulation in each of major zones (4 pages)
3. Article No.14 Instruction of Urban Land law of Tehran (appendix of attachment No.2)
4. Local and subject programs and plans of civil and urban development
5. Other implementation terms and conditions of Tehran (Approved by Islamic City Council of Tehran and in its scope of authority)
6. Glossary
### Appendix 1: Classification of land using zones by one, two and three digit codes plus their general characteristics

<table>
<thead>
<tr>
<th>Macro Zones</th>
<th>1 Digit Code</th>
<th>Main Zones</th>
<th>2 Digit Codes</th>
<th>Zones</th>
<th>General Construction Rules &amp; Regulations</th>
<th>3 Digit Code Sub-Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R1</td>
<td>General Residential</td>
<td>R11</td>
<td>Residential - low density</td>
<td>Up to 3 stories with the maximum density of 180%</td>
<td>R111</td>
</tr>
<tr>
<td>Residence</td>
<td>R1</td>
<td>General Residential</td>
<td>R12</td>
<td>Residential - average density</td>
<td>Up to 5 stories with the maximum density of 300%</td>
<td>R121</td>
</tr>
<tr>
<td></td>
<td>R1</td>
<td>General Residential</td>
<td>R13</td>
<td>Residential - high density</td>
<td>Up to 6 stories with the maximum density of 360%</td>
<td>R131</td>
</tr>
<tr>
<td>Residence</td>
<td>R2</td>
<td>Special Residential</td>
<td>R21</td>
<td>Valuable rural residential</td>
<td>Up to 3 stories with the maximum density of 120%</td>
<td>R221</td>
</tr>
<tr>
<td></td>
<td>R2</td>
<td>Special Residential</td>
<td>R22</td>
<td>Valuable historical residential</td>
<td>Up to 2 stories with the maximum density of 100%</td>
<td>R231</td>
</tr>
<tr>
<td></td>
<td>R2</td>
<td>Special Residential</td>
<td>R23</td>
<td>Valuable contemporary residential</td>
<td>Stabilization of current status based on previously approved plans</td>
<td>R241</td>
</tr>
<tr>
<td></td>
<td>R2</td>
<td>Special Residential</td>
<td>R24</td>
<td>Valuable green residential</td>
<td>Up to 4 stories with the maximum occupation level of 10%</td>
<td>R251</td>
</tr>
<tr>
<td></td>
<td>R2</td>
<td>Special Residential</td>
<td>R25</td>
<td>Central zone special residential</td>
<td>Up to 5 stories with the maximum density of 250%</td>
<td>R261</td>
</tr>
<tr>
<td></td>
<td>R2</td>
<td>Special Residential</td>
<td>R26</td>
<td>Residential special-urban axes’ zones</td>
<td>(1)</td>
<td>R261</td>
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</table>

R262
R263
<table>
<thead>
<tr>
<th>Activity and Work</th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td>Commercial, administrative and service</td>
<td>S11</td>
<td>Market (commercial, administrative and service)</td>
<td>Stabilization of current status till preparation and approval of plans for urban intervention and design</td>
</tr>
<tr>
<td>S12</td>
<td>Commercial, administrative and service area</td>
<td>S111</td>
<td>Up to 9 stories with the maximum density of 440% (1)</td>
<td></td>
</tr>
<tr>
<td>S2</td>
<td>Areas and centers of commerce, administration and service (with the domination of open and green)</td>
<td>S21</td>
<td>Commercial, administrative and service area</td>
<td>Up to 11 stories with the maximum density of 370% (1)</td>
</tr>
<tr>
<td>S22</td>
<td>Commercial, administrative and service area (with cultural domination)</td>
<td>S211</td>
<td>Up to 2 stories with the density of 80% or based on the special plan</td>
<td></td>
</tr>
<tr>
<td>S3</td>
<td>Industry and workshop</td>
<td>S31</td>
<td>Industry</td>
<td>Up to 3 stories with the maximum density of 140%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>S32</td>
<td>Production and workshop area</td>
<td>Up to 3 stories with the maximum density of 150%</td>
</tr>
<tr>
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<td></td>
<td>S33</td>
<td>Industrial and technical services</td>
<td>Up to 3 stories with the maximum density of 140%</td>
</tr>
<tr>
<td>M1</td>
<td>Work and residence</td>
<td>M11</td>
<td>Mixed areas of commerce, administrative and service with residence</td>
<td>Up to 9 stories with the maximum density of 440% (1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>M12</td>
<td>Mixed areas of service and workshops with residence</td>
<td>Up to 5 stories with the maximum density of 250%</td>
</tr>
<tr>
<td>M2</td>
<td>Tourism and leisure with the least residence</td>
<td>M21</td>
<td>Mixed of cultural and leisure</td>
<td>Up to 3 stories with the maximum density of 150%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>M22</td>
<td>Special Mixed</td>
<td>Stabilization of current status till preparation and approval of special plans</td>
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</tbody>
</table>
## Conservation (Green & Open) (G)

| G   | Public green space          | G11 | Urban parks | With the least required building space and a special plan | G111  
|     |                              | G12 | Artificial forest parks | With special plans | G112  
| G2  | Private green space         | G21 | Gardens and farming lands | Based on instruction of Article No. 14 of urban lands law | G211  
| G3  | Green and open space (under special conservation) | G31 | River-valley | With the least building space and built arearatio, with a special plan | G311  
|     |                              | G32 | Special green and open zones | With the least building space and built arearatio, with a special plan | G321  

| 4 Macro Zones | 10 main zones | 25 zones | 55 sub-zones |

(1): Building density and stories more than the determined permitted level as seen in this table (12 stories and more) is considered as special sub-zones for high-rise building which is illustrated in three digit codes in 1:2000 documents determined in the detailed plan and approved by “Article No. 5 Commission” of Tehran. Constructing high-rise buildings based on special plans with feasibility studies and implementing high-rise building standards approved by the Supreme Council of Urban planning and Architecture of Iran is allowed only in the mentioned sub-zones.
### Appendix 2: Construction regulations in each of residential sub-zones based on the Table in Appendix No.1 (page 1)

<table>
<thead>
<tr>
<th>Macro Zones</th>
<th>1 digit code</th>
<th>Main zones</th>
<th>2 digit code</th>
<th>Zones</th>
<th>3 digit code</th>
<th>General characteristics of sub-zones</th>
<th>Maximum allowed building density (%)</th>
<th>No. of Stories</th>
<th>Maximum Occupation level (%)</th>
<th>*Explanations</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td></td>
<td></td>
<td></td>
<td>R1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R11</td>
<td>R111</td>
<td>Villas and two stories residence</td>
<td>120</td>
<td>2</td>
<td>60</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R112</td>
<td>3 stories residence</td>
<td>180</td>
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<td>60</td>
<td>-</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R12</td>
<td>R121</td>
<td>4 stories residence</td>
<td>240</td>
<td>4</td>
<td>60</td>
<td>-</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R122</td>
<td>5 stories residence</td>
<td>300</td>
<td>5</td>
<td>60</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>R13</td>
<td>R131</td>
<td>6 stories residence</td>
<td>360</td>
<td>6</td>
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<tr>
<td>Residence (R)</td>
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<td></td>
<td></td>
<td>R2</td>
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<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R21</td>
<td>R211</td>
<td>2 stories residence</td>
<td>100</td>
<td>2</td>
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<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R213</td>
<td>3 stories residence</td>
<td>120</td>
<td>3</td>
<td>40</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R22</td>
<td>R221</td>
<td>Valuable historical residence (with various number of stories)</td>
<td>100</td>
<td>2</td>
<td>50</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R23</td>
<td>R231</td>
<td>Valuable contemporary residence</td>
<td>Stabilizing current status based on previous approved plans</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R24</td>
<td>R241</td>
<td>Less than 2000 m²</td>
<td>-</td>
<td>2</td>
<td>10</td>
<td>With Maximum 3 residential units</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>R242</td>
<td>Between 2000 to 5000 m²</td>
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<td>7.5</td>
<td>With Maximum 5 residential units</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R243</td>
<td>More than 5000 m²</td>
<td>-</td>
<td>4</td>
<td>7.5</td>
<td>With Maximum 7 residential units</td>
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<tr>
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<td></td>
<td>R25</td>
<td>R251</td>
<td>Central zone residence</td>
<td>250</td>
<td>5</td>
<td>50</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R26</td>
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<td></td>
<td></td>
<td></td>
<td>R261</td>
<td>R261</td>
<td>7 stories residence</td>
<td>280</td>
<td>7</td>
<td>40</td>
<td>At least 1000 m² land area with Length to width proportion of 1 to 3</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>R262</td>
<td>9 stories residence</td>
<td>315</td>
<td>9</td>
<td>35</td>
<td>At least 1500 m² land area with Length to width proportion of 1 to 3</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>R263</td>
<td>Special residence (High-rise Building with feasibility plans)</td>
<td>600</td>
<td>12</td>
<td>30</td>
<td>At least 5000 m² land area with Length to width proportion of 1 to 2</td>
</tr>
</tbody>
</table>
*Explanations:

(1) Total built area ratio in all residential subzones is determined up to 60%. All plots located in residential subzones is 25 m or more length or 180 m² or more area, the built area can increase up to 2 meters along the length in addition to above mentioned Table.

(2) Proportionate to decreased level of built area ratio and increase of stories (maximum one storey) in all residential subzones, additional encouraging density permissions or discount in construction fees (additional to basic financial density up to permitted building density) will be allocated. Related regulations will be prepared in three months after the notification of the detailed plan and its approval by “Article No.5 Commission” of Tehran and if required Islamic City Council of Tehran.

(3) In all residential zones and subzones, number of permitted residential stories constructed on ground floor, basement or pilot is determined in the Tables of the appendix. In case of constructing the pilot and basement in a same building, maximum height under the pilot should be 3.5 m higher than the main pathway ground (in the middle of the property’s width in pathways with slop).
<table>
<thead>
<tr>
<th>Macro Zones</th>
<th>1-digit code</th>
<th>Main Zones</th>
<th>2-digit code</th>
<th>Zonal sub-zones</th>
<th>General characteristics of the sub-zones</th>
<th>Maximum allowed building density (FAR) (%)</th>
<th>Maximum number of stories</th>
<th>Maximum built area ratio (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td></td>
<td>Commercial, administrative and service providers</td>
<td>S11</td>
<td>Traditional Bazaar of Tehran</td>
<td>Stabilizing the present status until the preparation and approval of special intervention projects</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S12</td>
<td></td>
<td>Commercial, administrative and service providers and rows</td>
<td>S12</td>
<td>Commercial and service providing areas and rows</td>
<td>Stabilizing the present status until the preparation and approval of landscape and urban design projects</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>S121</td>
<td>S121</td>
<td>Commercial, administrative and service providers districts and axes</td>
<td>S121</td>
<td>Special high-rise lines (with convincing plan)</td>
<td>750</td>
<td>12 or more</td>
<td>80 up to 3 stories</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>S122</td>
<td>Cross-regional function scale (trans-city, city and district)</td>
<td>S122</td>
<td>Cross-regional function scale</td>
<td>440</td>
<td>9</td>
<td>80 up to 2 stories</td>
<td>40</td>
</tr>
<tr>
<td>S123</td>
<td>S123</td>
<td>Regional function scale</td>
<td>S123</td>
<td>Regional function scale</td>
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<td>80 up to 2 stories</td>
<td>45</td>
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<tr>
<td>S124</td>
<td>S124</td>
<td>District and community function scale</td>
<td>S124</td>
<td>District and community function scale</td>
<td>230</td>
<td>4</td>
<td>80 in ground floor</td>
<td>50</td>
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<tr>
<td>S125</td>
<td>S125</td>
<td>Special high-rise areas (with feasibility plan)</td>
<td>S125</td>
<td>Special high-rise areas and centers (with feasibility plan)</td>
<td>600</td>
<td>12 or more</td>
<td>70 up to 3 stories</td>
<td>30</td>
</tr>
<tr>
<td>S21</td>
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<td>Commercial, administrative and service providers areas (with the domination of green and public spaces)</td>
<td>S21</td>
<td>Special high-rise areas and centers (with viability plan)</td>
<td>5w00</td>
<td>12 or more</td>
<td>50 up to 2 stories</td>
<td>20</td>
</tr>
<tr>
<td>S22</td>
<td>S221</td>
<td>Commercial, administrative and service providers areas (with the domination of cultural land-use)</td>
<td>S221</td>
<td>Cross-regional function scale (trans-city, city and district)</td>
<td>370</td>
<td>11</td>
<td>50 up to 2 stories</td>
<td>30</td>
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<tr>
<td></td>
<td>S222</td>
<td>Regional scale function</td>
<td>S222</td>
<td>Regional scale function</td>
<td>310</td>
<td>6</td>
<td>50 up to 2 stories</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>S223</td>
<td>District and community scale function</td>
<td>S223</td>
<td>District and community scale function</td>
<td>250</td>
<td>6</td>
<td>50 in ground floor</td>
<td>40</td>
</tr>
<tr>
<td>S31</td>
<td></td>
<td>Industry</td>
<td>S31</td>
<td>High technology industries and industrial clusters</td>
<td>Special Plan</td>
<td>50</td>
<td>-</td>
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</tr>
<tr>
<td>S32</td>
<td>S321</td>
<td>Production workshops complexes</td>
<td>S321</td>
<td>Industrial factories complexes</td>
<td>80</td>
<td>2</td>
<td>40</td>
<td>-</td>
</tr>
<tr>
<td>S322</td>
<td>S322</td>
<td>Commercial and production workshops</td>
<td>S322</td>
<td>Commercial and production workshops</td>
<td>150</td>
<td>3</td>
<td>50</td>
<td>-</td>
</tr>
<tr>
<td>S33</td>
<td>S331</td>
<td>Production workshops complexes</td>
<td>S331</td>
<td>Production workshops complexes</td>
<td>100</td>
<td>2</td>
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<td>-</td>
</tr>
<tr>
<td>S332</td>
<td>S332</td>
<td>Cross-regional function (trans-city and trans-city) function</td>
<td>S332</td>
<td>Cross-regional function (trans-city, city and district) function</td>
<td>140</td>
<td>3</td>
<td>60 in ground floor</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>S333</td>
<td>Regional and district scale function</td>
<td>S333</td>
<td>Regional and district scale function</td>
<td>100</td>
<td>2</td>
<td>60 in ground floor</td>
<td>40</td>
</tr>
</tbody>
</table>

*Explanation:
(1) Commercial land-use including all commercial units (shops and guilds), large department stores and commercial offices (enterprises and companies which are administered under commerce regulations and alike).
(2) In activity macro-zone establishing piloti is forbidden and maximum useful height in 1st and a ground floor is 4.5 meters.
(3) Maximum 30% of buildings density is allowed to be allocated for commercial units in all sub-zones of S12

**Appendix 2: Construction regulation in each of Mixed and Conservation (green and open spaces) sub-zones based on the Table in Appendix No.1 (page 3)**

<table>
<thead>
<tr>
<th>Macro zones  1 digit code</th>
<th>Main Zones  2 digit code</th>
<th>Zones  3 digit code</th>
<th>General characteristics of sub-zones</th>
<th>Maximum allowed building density (FAR) (%)</th>
<th>Maximum number of stories In 1st and ground floor</th>
<th>Maximum Built Area Ratio (%) In upper floors</th>
<th>Minimum residential coefficient (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>M1</td>
<td>Activity and residency</td>
<td>M1</td>
<td>Mixed, commercial, administrative and service providers with residential</td>
<td>M11 Mixed cross-regional (trans-city, city and district) axes and high-rise with feasibility plans</td>
<td>440</td>
<td>9</td>
<td>80 up to 2 stories</td>
</tr>
<tr>
<td>M12</td>
<td>Mixed (M)</td>
<td>M12</td>
<td>Mixed providing industries and workshops with residential</td>
<td>M121 Mixed axes</td>
<td>250</td>
<td>5</td>
<td>50</td>
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<tr>
<td>M2</td>
<td>Cultural and leisure with the least residency</td>
<td>M2</td>
<td>Mixed cultural-leisure</td>
<td>M21 Mixed with the domination of service provision, especially artistic and cultural</td>
<td>150</td>
<td>3</td>
<td>50</td>
</tr>
<tr>
<td>M22</td>
<td>Special Mix</td>
<td>M22</td>
<td>Mixed with the domination of leisure and tourism</td>
<td>M221 Mixed with the domination of tourism and pilgrimage (surrounding the holy shrines in the city)</td>
<td>Stabilizing the present status until the preparation and approval of special projects</td>
<td>40</td>
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### Comprehensive Plan Of Tehran City

#### Conservation (G)

<table>
<thead>
<tr>
<th>Public green space</th>
<th>G11</th>
<th>Urban parks</th>
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</thead>
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<td></td>
<td>G11</td>
<td><em>Public urban parks</em></td>
</tr>
<tr>
<td></td>
<td>G12</td>
<td><em>Special parks (amusement parks, thematic parks, etc)</em></td>
</tr>
<tr>
<td>Artificial forest parks</td>
<td>G12</td>
<td><em>Protected leisure forestry parks</em></td>
</tr>
<tr>
<td></td>
<td>G122</td>
<td><em>Thematic forestry parks</em></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Private green space</th>
<th>G21</th>
<th>Gardens and farming lands</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>G21</td>
<td><em>Agricultural gardens</em></td>
</tr>
<tr>
<td></td>
<td>G212</td>
<td><em>Flowers and plants farms</em></td>
</tr>
<tr>
<td></td>
<td>G213</td>
<td><em>Farming lands</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public and green spaces (under special conservation)</th>
<th>G31</th>
<th>River-valleys</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>G311</td>
<td><em>River-valley leisure gardens</em></td>
</tr>
<tr>
<td></td>
<td>G312</td>
<td><em>Green spaces of river valleys (protected)</em></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Special open and green zones</th>
<th>G32</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>G321</td>
<td><em>Cultural and historical protected zone</em></td>
</tr>
<tr>
<td></td>
<td>G322</td>
<td><em>Special surroundings of highways</em></td>
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<tr>
<td></td>
<td>G323</td>
<td><em>Special protected zone</em></td>
</tr>
</tbody>
</table>

Constructions are allowed only with the least under construction area and occupation level through special approved project plans.

**Explanation:**

1. In M111 sub-zone, high-rise building is allowed only with preparation of a feasibility plan and an approval of “Article No.5 Commission”. Building commercial units in this sub-zone is allowed in maximum %40 and in other sub-zones of M11 %20 of building density.
2. In Mixed axes, the first floor should be allocated to non-residential land-use (except for M111 sub-zone which includes 1st and ground floor)
3. In mixed sub-zones establishing piloti is forbidden and maximum height in commercial 1st and ground floor stories (in M111 sub-zone) is 4.5 meters.
4. Establishing residential units and commercial and administrative offices in upper floors from the ground floor of a building in this zone is allowed only through creating specific accessibility to pathway for the residential parts and there should be no connection between residential and non-residential units in the building stories.
5. Gross residential density will be prepared and approved in the detailed plan in each sub-zone and it will be with regard to least factors anticipated in the above Table.
Appendix 2 (continued):
Other construction regulations in each of sub-zones
(page 4)

Other public (general) regulations:
(1): With regard to the characteristics of each region (including housing pattern and the anticipated maximum population adoption for each region) maximum housing unit number in a hectare will be anticipated based on specific rules and regulations of each region in 1:2000 documents of the detailed plan of sub-zones. The basis of calculation and implementation would be maximum number of allowed housing units in each plot.
(2): In implementation of this plan and with regard to all rules and regulations, constructing housing units less than 35 m² is not allowed in city of Tehran.
(3): Regulations for maximum level of occupation and number of allowed building stories in the construction of each registered plot in all zones, which is recognized as a garden is allowed according to the rules and regulation, with regard to maximum allowed building density of the sub-zones which the property is located in, and according to instruction of article no.14 law of urban lands which is notified by ministry of Housing and Urban development, as explained in one of seven documents of appendixes.
(4): Total built area ratio of plots in all zones (sub-zones) in this Table include total constructed and non-constructed (public areas) of each floor.
(5): Built area is less than %30 in upper floors except ground floor or in the first and second floor of high-rise building in all zones, with respect to maximum allowed building density, proportionate with the number of stories, (in all stories upper than ground, first and second floors)
(6): Built area ratio in the first basement of buildings located in activity and mixed zones is %80 and it can be up to %100 in second and lower basements (in case of no trees existing in present status of the property).
(7): Operational criteria for implementation in all rules and regulations of the master and detailed master plan of Tehran and in the process for issuing licenses and permits for construction, integration, land fees, density, level of occupation and longitudinal progression of the building, is based on width, length and area of registered lands, before implementing land amendments. In case of width of passage and subdivision, the width, length and area of registered plots after implementing the amendments is basis of action.
(8): In case of building porches along public pathways and in the implementation of urban design projects, under the condition that these porches be added to public urban spaces, their area will be accounted as allowed built area ratio or building density.
(9): Detailed plan in scale of 1:2000 will be prepared and approved for all deteriorated areas of the city including those located in residential, activity or mixed zones. Rules and regulations in this areas and their surroundings are determined in the detailed
plan and relevant maps in order to be implemented in the time for approval and preparation of special local projects for intervention in the mentioned areas, and the same regulations of sub-zones in the Tables as in each case will be considered while executing encouraging rules and regulations determined in this document.

(10): Establishing crucial and important building on major earthquake faults and their restricted buffer zones is forbidden. Construction method and rules and regulation regarding other buildings located in this buffer zone will be prepared, determined and notified in 1:2000 scales according to the regulations of earthquake sub-zones study process.

(11): Regulations of construction and building public service spaces will be approved by “Article No.5 Commission” including spaces for education, health care, cultural and religious centers, public parking lots, with regard to specific regulations of relevant organizations and implementing encouraging regulations (for construction and investment by private sector) and integrating ones (multi-task complexes)
Appendix 3:
Instruction of Article No.14 in Urban Lands Law of Tehran

Rules and regulation related to conversion and change of land-use, integration and subdivision of gardens and farming lands located in urban area, title of Article No.14 in Urban Lands Law of Tehran, is determined as the following and it comes in replacement for previous rules and regulations. During the implementation of this instruction, in case of any need for change or conversion of land-use, the case will be presented to “Article No.5 Commission” or the authorities for approving plans and projects, and then along with determination of necessary service provision, decision will be made.

For the implementation of these regulations, it is necessary to regard law of urban green space preservation and expansion (1980).

A) Gardens inside urban area

1. Public green spaces: Gardens- which can be possessed by the municipality in addition to the projects’ approvals and can be maintained with preservation and promotion of trees condition and irrigation system-can be changed to public green space with the approval of related authorities. (Including those which have either green space land-use or not).

2. Residential gardens: gardens without approved land-uses for public services or green space (as mentioned in part 1) can be changed to residential gardens through special regulations for subdivision and building. This process can be done in two following ways:

2-1. Dense gardens located well together, creating valuable green zones as follows:

2-1-1. Subdivision, partitioning or division of lands in at least 2000 square meters plot area with building density of %20 and maximum built area ratio of %10 and maximum two stories on the pilot or underground floor.

2-1-2. If the land owner wishes to have more density, construction permission with higher density and more floors is allowed as follows in return for increase of subdivided areas:

2-1-2-1 In plots larger than 2000 to 5000 square meters, density of %22.5 with the maximum built area ratio of %7.5 and maximum three stories on the pilot or underground is allowed.

2-1-2-2. In plots larger than 5000 square meters, it is allowed to build with a %30 building density and maximum built area ratio of %7.5 and four stories on the pilot or underground.

Note (1): Previously subdivided gardens smaller than 2000 square meters are also included in section 2-1-1.

Note (2): In plots smaller than 2000 square meters, it is allowed to occupy maximum 200 square meters and maximum 200 square meters for building construction.

Note (3): In case of constructing a one story building, its establishment should have 4 meters distance from each side of the plot. This distance for two-story buildings is 8 meters, for three-story buildings is 12 meters and for four-story buildings is 16
meters. Building constructions with more than four stories in residential gardens are not allowed and the site plan with the least number of trees cut should be confirmed by the municipality.

Note (4): In service-oriented land-uses for hotels, creational, cultural, sport and leisure using, maximum occupation level of %10 and %40 densities is permitted.

Note (5): By using advantages of subdivisions of larger plots (related to sections 2-1-2-1 and 2-1-2-2), any further subdivision is forbidden and the considerations should be included in property ownership documents and reports of land subdivision.

2-2. Plots which are scattered in various zones and land-uses in the city and are considered as gardens by the authorities based on regulations is as follows:

2-2-1. These gardens are also included in gardens of section 2-1 above and Note (5) regarding regulations of subdivision.

2-2-2. Method of construction in these gardens will include offering one additional storey building with respect to the approved land-use projects of action, regarding maximum built area ratio (which will not exceed %30), allowed building density, considering maximum green space and minimum cut of trees, based on approved standards related to sub-zones or zoning or land-uses in the vicinity.

3. Other land-uses: Property owners who are eager to allocate some of their lands to public green space free of charge after agreement with the municipality, under the below conditions and approval of “Article No.5 Commission” can use various land-uses appropriate with standards and regulations of the related zone land-use rules:

3-1. In the zones mentioned in section 2-1 and based on specific local projects framework, allocation percentage should not be less than %75 of the plot and less than 3500 square meters.

3-2. In single gardens (mentioned in section 2-2), land allocation should not be less than %70 and 3000 square meters.

B) Farming and gardening lands inside the urban limits

1. Converting farming lands which do not have approved public land-uses for services and green spaces is permitted according to regulations of residential garden areas mentioned in part 2 in section A of this instruction. In this regard, it is compulsory to provide the municipality with tree plantation map of the garden in addition to subdivision and construction maps.

2. Converting and changing land-use of farming lands in the city after reaching agreement with the municipality and regarding zoning standards under the condition of allocating at least %70 share to the municipality and public green space.

3. As long as the owners have no intention of subdivision and construction, they can benefit subdivision regulations and standards as follows:
   - At least 10 hectares for irrigating agricultural lands
   - At least 20 hectares for rain fed agricultural lands
## Appendix 4: Plan and Projects (local and subjective) for Civil and Urban Development

A) Subjective plans, projects and studies for urban development of Tehran

<table>
<thead>
<tr>
<th>1. Plan</th>
<th>Project</th>
<th>Preparing Organ (4)</th>
<th>Main cooperative &amp; relevant Organ (1) and (2)</th>
<th>Final authority for approval (3) and (5)</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Organizing and establishing technology campuses and developing public higher education spaces</td>
<td>1-1 Organizing and developing educational buildings (school, pre-elementary schools, etc)</td>
<td>TUDI</td>
<td>Ministry of education</td>
<td>A5C</td>
<td>*</td>
</tr>
<tr>
<td></td>
<td>1-2 Establishing and organizing university technology campuses, spaces, buildings and centers for higher education and research</td>
<td>Ministry of science research and technology</td>
<td>TUDI</td>
<td>SCUPA</td>
<td>*</td>
</tr>
<tr>
<td>3. Organizing and developing cultural, religious, sportive, recreational, leisure and tourism spaces</td>
<td>2-1 development and organization of mosques as the focus zone of communities/neighborhoods and center of spatial and hierarchal organization of Tehran’s urban development</td>
<td>TUDI</td>
<td>Administration Council of mosques affairs</td>
<td>A5C</td>
<td>*</td>
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<tr>
<td></td>
<td>2-2 organizing and developing cultural spaces (it is under preparation with the title of master plan of cultural spaces of Tehran)</td>
<td>TUDI</td>
<td>Ministry of culture and Islamic guidance</td>
<td>A5C</td>
<td>*</td>
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<tr>
<td></td>
<td>2-3 organizing and developing sportive spaces</td>
<td>TUDI</td>
<td>Ministry of Sport and Youth</td>
<td>A5C</td>
<td>*</td>
</tr>
<tr>
<td></td>
<td>2-4 developing tourism and organization of leisure and recreational spaces and centers for tourism residence (especially hotels)</td>
<td>TUDI</td>
<td>THCHO</td>
<td>SCUPA</td>
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</tr>
<tr>
<td></td>
<td>2-5 organizing and restoration of tombs and holy shrines</td>
<td>TUDI</td>
<td>THCHO</td>
<td>A5C</td>
<td>*</td>
</tr>
<tr>
<td>4. Organizing and developing health care spaces</td>
<td>3-1 organizing centers and networks of health care in communities/neighborhoods scale and district scale</td>
<td>TUDI</td>
<td>Ministry of health and education</td>
<td>A5C</td>
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<tr>
<td>3-2 organizing and developing hospitals and establishing health care education campuses</td>
<td>Ministry of health and education</td>
<td>TUDI</td>
<td>SCUPA</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td>4-1 organizing governmental campus (of three main powers) in national and provincial scale</td>
<td>Ministry of housing and urban development</td>
<td>TUDI</td>
<td>SCUPA</td>
<td>*</td>
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</tr>
<tr>
<td>4-2 organizing embassies and houses of foreign ambassadors in Tehran</td>
<td>TUDI</td>
<td>Ministry of foreign affairs</td>
<td>SCUPA</td>
<td>*</td>
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</tr>
<tr>
<td>4-3 organizing and developing governmental centers and buildings in urban and regional scale</td>
<td>TUDI</td>
<td>Tehran Province Government</td>
<td>A5C</td>
<td>*</td>
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</tr>
<tr>
<td>4-4 organization and development of public centers and buildings (community governance and urban management) in urban, district and community scale (administrative-service provision buildings of councils, municipalities)</td>
<td>TUDI</td>
<td>Tehran municipality</td>
<td>A5C</td>
<td>*</td>
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</tr>
<tr>
<td>4-5 master plan of activity and work sites and campuses of all institutes, governmental organizations, higher education centers, etc</td>
<td>Highest rank of related organs</td>
<td>TUDI</td>
<td>A5C</td>
<td>*</td>
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<tr>
<td>4-6 master plan of sites and places in the possession of the armed forces</td>
<td>Ministry of defense</td>
<td>TUDI</td>
<td>SCUPA</td>
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<tr>
<td>4-7 master plan of sites and places in exploitation by police and security intelligence forces</td>
<td>Ministry of Interior</td>
<td>TUDI</td>
<td>SCUPA</td>
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</table>
### Comprehensive Plan Of Tehran City

#### 6. Organizing and developing green spaces

<table>
<thead>
<tr>
<th>Action Description</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-1 establishing, developing and organizing Tehran’s green belt</td>
<td>Municipality, TUDI, SCUPA</td>
</tr>
<tr>
<td>5-2 developing and organizing parks and urban green spaces of Tehran in various scales</td>
<td>Municipality, TUDI, A5C</td>
</tr>
<tr>
<td>5-3 protecting and organizing gardens and farm lands of Tehran</td>
<td>TUDI, Municipality, A5C</td>
</tr>
</tbody>
</table>

#### 7. Organizing and establishing cemeteries

<table>
<thead>
<tr>
<th>Action Description</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-1 developing and organizing Tehran’s cemeteries</td>
<td>Municipality, TUDI and IDE, SCUPA</td>
</tr>
<tr>
<td>6-2 restoring and organizing cemeteries in communities/neighborhoods</td>
<td>Municipality, TUDI, A5C</td>
</tr>
</tbody>
</table>

#### 8. Organizing and developing work, activity and exhibition centers

<table>
<thead>
<tr>
<th>Action Description</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-1 organizing work and activity centers</td>
<td>TUDI, Related organizations, A5C</td>
</tr>
<tr>
<td>7-2 organizing and developing wholesale centers, food product distribution and fruit and vegetable selling fields</td>
<td>Municipality, TUDI, A5C</td>
</tr>
<tr>
<td>7-3 organizing the establishment of occupations, activities and transfer of heterogeneous urban activities</td>
<td>TUDI, Municipality, A5C</td>
</tr>
<tr>
<td>7-4 organizing the establishment of industries and transferring heterogeneous industries with urban functions</td>
<td>TUDI, Ministry of industries and IDE, SCUPA</td>
</tr>
<tr>
<td>7-5 site selection, organizing and equipping Tehran’s exhibition centers</td>
<td>TUDI, Ministry of commerce, SCUPA</td>
</tr>
</tbody>
</table>

#### 9. Organizing police and military centers

<table>
<thead>
<tr>
<th>Action Description</th>
<th>Responsible Bodies</th>
</tr>
</thead>
<tbody>
<tr>
<td>8-1 organizing centers and police locations of Tehran in various scales</td>
<td>Police force of I.R Iran, TUDI, A5C</td>
</tr>
<tr>
<td>8-2 organizing, transferring, dislocating and changing spaces in possession of armed forces</td>
<td>Ministry of defense, TUDI, SCUPA</td>
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</tbody>
</table>
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#### 10. Organizing and developing aquatic systems and sewage infrastructures

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<thead>
<tr>
<th>Article</th>
<th>Description</th>
<th>Ministry of Energy</th>
<th>TUDI</th>
<th>Islamic City Council of Tehran</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>9-1</td>
<td>Protecting river, lakes and water sources</td>
<td>Ministry of Energy</td>
<td>TUDI</td>
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<tr>
<td>9-2</td>
<td>Flood control and collecting surface water</td>
<td>Municipality</td>
<td>TUDI</td>
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<tr>
<td>9-3</td>
<td>Developing and establishing urban sewage network</td>
<td>Ministry of Energy</td>
<td>TUDI</td>
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<tr>
<td>9-4</td>
<td>Restoration and exploitation of Tehran’s aqueducts and springs</td>
<td>Municipality</td>
<td>TUDI</td>
<td>Islamic City Council of Tehran</td>
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<tr>
<td>9-5</td>
<td>Controlling leaving water wastes of Tehran and appropriate (sufficient) use of them</td>
<td>Municipality</td>
<td>TUDI and Ministry of Energy</td>
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<tr>
<td>9-6</td>
<td>Organizing water catchment basins of Karaj, Taleghan, Lar and Latian dams</td>
<td>Ministry of housing and urban development</td>
<td>TUDI and Ministry of Energy</td>
<td>SCUPA</td>
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#### 11. Organizing and protecting environment of Tehran

<table>
<thead>
<tr>
<th>Article</th>
<th>Description</th>
<th>Municipality</th>
<th>TUDI and IDE</th>
<th>Islamic City Council</th>
<th>Remarks</th>
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<tr>
<td>10-1</td>
<td>Organizing solid waste management</td>
<td>Municipality</td>
<td>TUDI and IDE</td>
<td>Islamic City Council</td>
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<td>10-2</td>
<td>Preventing noise pollution</td>
<td>IDE</td>
<td>TUDI</td>
<td>SCE</td>
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<td>10-3</td>
<td>Preventing air pollution</td>
<td>IDE</td>
<td>TUDI</td>
<td>SCE</td>
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<tr>
<td>10-4</td>
<td>Preventing non-ionizing radiation pollution</td>
<td>IDE</td>
<td>TUDI and Ministry of health and education</td>
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<tr>
<td>10-5</td>
<td>Environmental impact assessment of projects execution, large complex constructions and highways according to environmental standards</td>
<td>Related organs</td>
<td>TUDI</td>
<td>Article No.105 workgroup of the law for national planning</td>
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<tr>
<td>11-1 exact identification of risky faults and zones of earthquake in Tehran (up to 1:2000 scale)</td>
<td>11-4 locating and equipping required centers and zones of disaster management in case of natural disasters</td>
<td>12-1 optimizing energy consumption in buildings</td>
<td>13-1 Organizing transportation management of Tehran and its periphery</td>
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<tr>
<td>Municipality</td>
<td>TUDI and other related organs</td>
<td>SCUPA</td>
<td>Ministry of housing and urban development</td>
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<tr>
<td>11-2 identifying risky zones of flood in Tehran (up to 1:2000 scale)</td>
<td>11-5 establishing, developing and organizing fire stations and relief &amp; rescue centers</td>
<td>12-2 optimizing fuel consumption in vehicles</td>
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<td>TUDI</td>
<td>A5C</td>
<td>Ministry of housing and urban development</td>
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<tr>
<td>11-3 passive defense of Tehran</td>
<td>11-6 identifying sensitive, critical and vital areas of Tehran</td>
<td>11-7 improving safety of public spaces and important bridges and arteries of Tehran</td>
<td>Ministry of Interior</td>
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<td>TUDI</td>
<td>Related organs</td>
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<td>Related organs</td>
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<tr>
<td>11-7 improving safety of public spaces and important bridges and arteries of Tehran</td>
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<td>12-2 optimizing fuel consumption in vehicles</td>
<td>Ministry of housing and urban development</td>
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<td>Related organs</td>
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<td>12-2 optimizing fuel consumption in vehicles</td>
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<td>12-2 optimizing fuel consumption in vehicles</td>
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<tr>
<td>13-1 Organizing transportation management of Tehran and its periphery</td>
<td>13-2 Organizing and establishing proper pathways for the transportation of disabled persons</td>
<td>13-3 organizing mobility systems for pedestrians and bicycles</td>
<td>13-4 organizing, site selection and formulating rules and regulations for the development and design of public parking lots and multiple storey parking</td>
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<tr>
<td>Municipality</td>
<td>Ministry of Interior</td>
<td>TUDI</td>
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<tr>
<td>13-5 organizing railways between cities, and train stations</td>
<td>13-5 organizing railways between cities, and train stations</td>
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<td>13-5 organizing railways between cities, and train stations</td>
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<td>I.R Iran Railways</td>
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<td>SCUPA</td>
<td>I.R Iran Railways</td>
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<td>15. Organizing and enhancing Iranian architecture and urban development identity</td>
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<tr>
<td>14-1 urban design strategic plan and townscape management of Tehran (formulating standards and frameworks for urban design, townscape and their implementation rules)</td>
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</tr>
<tr>
<td>Ministry of housing and urban development</td>
<td>TUDI</td>
<td>SCUPA</td>
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<td>14-2 organizing major transportation lines of the city (North-South and West-East)</td>
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<tr>
<td>TUDI</td>
<td>Municipality</td>
<td>A5C</td>
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<td>14-3 organizing distinguished artery lines/streets of transportation and commercial zones in Tehran</td>
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<td>14-4 organizing newly established transportation lines/streets and arteries of Tehran</td>
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<td>14-5 organizing public spaces and squares' landscape</td>
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<td>14-6 organizing entrance and exit sites of transportation lines</td>
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<td>TUDI</td>
<td>Municipality</td>
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<td>14-7 establishing townscape management for Tehran</td>
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<tr>
<td>Municipality</td>
<td>TUDI</td>
<td>Islamic City Council</td>
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<td>16-6 organizing the development of IT services for facilitating service provision to citizens and establishing an integrated system of urban development in municipality</td>
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<td>18. Organizing financial systems and management of Tehran</td>
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<td>17-6 plan for organizing commercial land-use toll and revision in goodwill system</td>
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<td>17-8 organizing the system of transferring development rights</td>
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#### B) Local Plans and Projects for the Urban Development of Tehran

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<th>Relevant Organ</th>
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<td>2011</td>
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<tr>
<td>1.</td>
<td>Organizing urban transportation lines (North-south and West-East)</td>
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<tr>
<td></td>
<td>1-1 Organizing eastern transportation axe of Enghelab-Damavand (Azadi-Enghelab, Enghelab-Imam Hossein) and (Damavand line)</td>
<td>TUDI</td>
<td>Municipality and related organization based on the case</td>
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<tr>
<td></td>
<td>1-2 Organizing Northern transportation axe of the city (area between Resalat&amp;Hemmat highways)</td>
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<td>1-3 Organizing Southern transportation axe (area between Shoush&amp;Be’sat)</td>
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<td>1-4 Organizing central transportation axe and zone Darband-Rey (area between Valiarsh&amp;Shariati,to the south)</td>
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<td>1-5 Organizing Darake transportation axe</td>
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<td>1-6 organizing Darabad-Bi Bi Shahrbanou transportation axe</td>
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<td>1-7 organizing Farahzad transportation axe</td>
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<tr>
<td>2. Organizing urban centers</td>
<td>Municipality and related organization based on the case</td>
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<tr>
<td>2-1 organizing Tajrish center (square, Salehie shrine)</td>
<td>TUDI</td>
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<tr>
<td>2-2 establishing media-art center of Tehran</td>
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<td>2-3 organizing the social-cultural center of Tehran (Abbas abad hills and Mosalla)</td>
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<td>2-4 organizing modern activity center of Tehran</td>
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<td>2-5 organizing commercial-historical center of Tehran (Bazaar)</td>
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<td>2-6 establishing global economy center of Tehran</td>
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<td>2-7 organizing Rey center with the centrality of Holy shrine of Abd-Al-Azim (pbuh)</td>
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<td>2-8 organizing the center of global communication (Milad Tower)</td>
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<td>2-9 organizing commercial-service providing center of Western Tehran (Azadi square)</td>
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<tr>
<td>2-10 establishing commercial-service providing center of Eastern Tehran (Doushan Tappeh airport)</td>
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<td>2-11 organizing urban service provision center of Yaft Abad (cross-regional services complex)</td>
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<td>2-12 organizing urban service provision center of Basij square (cross-regional services complex)</td>
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<td>2-13 organizing urban service provision center of Kouhak (cross-regional services complex)</td>
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<td>2-14 organizing urban service provision center of Pounak (cross-regional services complex)</td>
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<td>2-15 organizing service provision center of Aghdasie (cross-regional services complex)</td>
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</tbody>
</table>
### 3. Organizing valuable historical zones

| 3-1 organizing historical zone of Tehran (Tehran Naseri) |
| 3-2 organizing historical-pilgrimage zone of Rey (Holy shrine of Abd-Al-Azim (pbuh)) |
| 3-3 organizing historical-leisure zone of Tajrish, Darband and Sa’d Abad complex |
| 3-4 organizing historical-natural zone of Bi BiShahrBanou and Cheshmeh Ali |

| TUDI | Municipality, THCHO and the related organization | SCUPA | * |

### 4. Organizing valuable natural and environmental zones

| 4-1 organizing mountainsides |
| 4-1-1 projects of organizing Northern mountain-side and Alborz river-valleys (Darakeh, Evin, Farahzad, etc) |
| 4-1-2 projects of organizing Eastern mountainsides |
| 4-2 organizing river and floodway of Kan |
| 4-3 organizing artificial forestry parks |
| 4-3-1 organizing projects of North-East forestry parks of Tehran (Lavizan, etc) |
| 4-3-2 improving and protecting project of SorkhehHesar and Ghazal forestry parks |
| 4-3-3 improving and protecting project of Pardisan Park |
| 4-3-4 improving and protecting project Chitgar Park |

| TUDI | Municipality, Institute for Environmental protection, Agriculture | SCUPA | * |

### 5. Organizing work, activity and tourism zones

| 5-1 organizing the tourism-service provision zone in area 22 of Tehran as the center of Tehran metropolis |
| 5-2 organizing and refining modern industrial zone of area 21 |
| 5-3 organizing and refining industrial zone of North-Eastern Tehran |

<p>| TUDI | Municipality and the related organizations | SCUPA | * |</p>
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<tr>
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<th>Description</th>
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<td>7. Organizing special zones</td>
<td>7-1 organizing cultural-research zone of Tehran (Tehran University and North side of Enghelab Ave to Amir Kabir University with their surrounding areas)</td>
<td>Related organizations</td>
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<td>7-2 organizing Baharestan and Parliament (the centrality of legislature and its hinterlands)</td>
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<td>7-3 organizing Mehr Abad airport</td>
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<tr>
<td>8. Organizing capital city surrounding boundaries (Tehran)</td>
<td>8-1 organizing Northern area of Babaei Highway (North-East area of Tehran)</td>
<td>Province government and municipality</td>
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<td>8-2 organizing Northern area of Tehran</td>
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<td>8-4 organizing southern area of Tehran</td>
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<td></td>
<td>8-5 organizing Aftab Complex (Holy shrine of Imam Khomeini)</td>
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9. A plan for establishing and developing mobility and transportation facilities and infrastructures

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<td>9-2</td>
<td>establishing and organizing subway stations</td>
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<td>organizing bus terminals in the city and between cities</td>
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<td>9-5</td>
<td>establishing and organizing terminals and parking lots for vehicles and supporting transportation complexes in the city and between cities in Tehran</td>
</tr>
<tr>
<td>9-6</td>
<td>organizing and locating plans for establishment and development of fuel stations in Tehran</td>
</tr>
<tr>
<td>9-7</td>
<td>organizing central railway station</td>
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- Local projects of urban planning with regional, district and community scale for Tehran

<table>
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<tr>
<th>Plan</th>
<th>Project</th>
<th>Preparing Organ</th>
<th>Relevant Organ</th>
<th>Final authority for approval</th>
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<td>2011</td>
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</table>

1. A special intervention plan in deteriorated urban fabrics (segregate in 22 regions of Tehran) *

   1-1 Intervention plans for deteriorated areas in Tehran city in urban regions with regard to their priority *

   - Preparing Organ: Municipality
   - Relevant Organ: TUDI
   - Final authority for approval: ASC**
   - Schedule: Medium-term (2to3 years)

2. Other local projects in urban regions with regard to their priority *

   - Preparing Organ: Municipality
   - Relevant Organ: TUDI
   - Final authority for approval: ASC**
   - Schedule: Medium-term (2to3 years)
Appendix 5:
Other Terms of Implementation of Tehran’s Master Plan
(Approved by Islamic City Council of Tehran as the Authority in Charge)

1. Tehran Municipality will receive specific toll for land-use conversions from the previous plan to new land-uses of the approved detailed plan of Tehran appropriately and justly from related property owners for the benefit of the city and its civil and urban development. Tehran municipality keeps this income in a special account with a priority to provide required lands for public spaces and service provision projects in the city and also other uses in execution of urban projects.

2. With regard to the studies done for this plan particularly its spatial organization and hierarchical system including areas, regions, districts, cross-regional areas, domains, cities and trans-cities, and also in order to establish a desirable system of service provision and better administration with a community-oriented approach on the one hand, and necessity of creating coordination among authorities in charge of service provision in Tehran, especially in the absence of an integrated urban management system and present differences in various areas under management of municipality and the mentioned organizations on the other hand, and finally in line with making all strategies in the master plan operational and in order to fully achieve the goals of this project and reaching the defined vision of Tehran, Tehran Municipality should prepare a revision plan for classification of areas, districts, regions and communities of Tehran through the “Tehran Urban Development Institute” (TUDI) originated from spatial organization of the approved plan, in maximum 6 months from the approval of this plan, in addition to suggesting the establishment of a special management system in some particular zones of Tehran. This plan should be executed till the end of 2008 after the approval of Islamic City Council of Tehran and other related authorities.

3. In the process of preparing the detailed plan of Tehran and its rules and regulations, based on this plan and in the execution of its land-use zoning system, allocation and provision of lands will be done for services like education, sport, health care, cultural and religious purposes by any of governmental authorities or organizations, in addition to “maintaining implemented services and those in exploitation in different areas of the city”, planning and calculating requirements will be done in community scale of the plan’s horizon, current service offering spaces under exploitation and ultimately realizing deficiencies in each of the related spaces and ownership of land and constructing required spaces based on five-year operational plans and it would be in a constant process by the responsible authorities and organizations with the cooperation of Tehran municipality.

In this regard, with the consistent cooperation of governmental organizations, based on each case and in form of “subject plans for the provision of urban requires services spaces” as explained in Appendix 1 of this document, the TUDI will be constantly following the preparation and provision of essential plans and programs needed in various parts of the city according to the goals of the master plan.
4. Tehran Municipality is responsible to provide urban green spaces, parks and infrastructural equipment of the city. It provides required lands for answering the need to service spaces, especially in community scope, according to the Tables illustrating service spaces areas anticipated in the detailed approved plans of regions. Green land-uses, parks and infrastructural equipments of the city which were predicted and assured in the previous detailed plan is now the basis of operation so that in a gradual process and a passing period of first five years (to the end of 2012) required service land-uses in the framework of new detailed plan by the Tehran Municipality will be provided and fixed, then the previous land-uses will be annulled.

5. Tehran municipality is responsible to prepare project proposals and essential suggestions from one side, and cooperating, participating and consistency with all relevant organizations in the government, parliament and judiciary from the other side. It should make arrangements so that all these requirements in the least possible time to the end of 2009 is provided through proposals and essential plans to parliament and attaining needed approvals from cabinet of the ministries and other authorities and executing them for implementation of requirements and conditions of the master plan operational execution in Tehran as explained above. The municipality should report all measures it took to the Islamic City Council every three months.
Appendix 6: Glossary

**Absolute Conservation**
A kind of intervention based on maximum preservation of urban fabric and minimum level of new loading.

**Active Conservation**
A kind of intervention based on conservation, physical healthy development, regulating and consolidation of activity loading in urban fabrics.

**Activity Macro Zone**
This zone includes part of the city in which the main function is business, activity and work, and residence is forbidden or restricted subject to public work and activity order. This macro zone includes different major sub-zones that each of them specifies one aspect such as commerce, administration, service, industry or a mixture of them in different urban scales.

**Area**
The fourth class of urban division system, comprising parts smaller than a region and consists of a number of neighborhoods.

**Areas Susceptible to Development**
They are urban areas which have unique potentials for development and require coordinated interventions with a long-term approach. Areas susceptible to development include areas around subway stations, military and industry areas and new urban centers.

**Buffer zone**
Part of immediate surrounding lands of the city which are protected according to regulations and any exceeding construction in this area is forbidden.

**Building Mass**
Form and general appearance of a building, representing its dimension, volume and form.

**Centers for Population Displacement**
Areas of a city used for population displacement and due to having the valuable potentials for development, they require planning and coordinated interventions.

**City and Trans-City Centers (cross-city centers)**
Major centers of activity and service, with urban and trans-urban (national or international) functions. For example, Tajrish city center (leisure and tourism), historical and commercial center of the city (Bazaar), or historical and religious center of Rey which are all in Tehran.

Centrality of Tehran metropolis is a zone determined by the city itself in which the physical and also spatial structure of the city is as a significant place for the formation and creation of urban related interactions and activities.

**City Boundary**
Based on the law for “defining and determining city boundaries and its surroundings, villages, towns and settlements” approved in January 2006, city boundary is determined according to the results of studies for the master plan and it is then
approved by the authorities. According to this law, city boundary includes current physical limits of a city and its developments in the future in a definite period of time. This law regulates necessary executive rules and regulations in constructions and urban development for land subdivisions and construction of any building, infrastructure and urban development operations. Municipality is responsible not only to implement civil projects like constructing and developing pathways and providing urban services and fundamental infrastructures in its legal duty framework, but it also manages supervision of any building and infrastructure construction plus other related issues to civil and urban development inside the city boundary.

**Master Plan boundary**

It is the boundary around Tehran which is determined and fixed in the original master plan of Tehran. Executive organ (Tehran municipality) and other responsible organizations are required to provide service in the mentioned area coordinately and based on approved master plan.

**Master Plan of the City**

According to article No.1 of law for changing the name of Housing Ministry, this plan is a long-term plan which determines the method of land use and area classification for residence, industry, business, administration, agriculture, infrastructures, equipment and urban facilities and public requirements, general communication lines, location of bus terminals and airports, and necessary area for establishing infrastructures, equipments and public facilities for areas under renovation or improvement, and their priorities. The related rules and regulations regarding all mentioned points plus the ones for preservation of historical buildings and their facades and natural landscapes.

**Dead-end Alley**

A passage with access only at one end.

**Detailed Plan**

According to article No.1 of law for changing the name of Housing Ministry, it is the detailed plan which determines exact elements and features of different cities based on regulations and standards of the master plan, including the way of using lands in different zones, detailed conditions of transportation and mobility network, population and building density, complete regulations of construction and priorities related to regions aiming for rehabilitation and renovation, development and solving urban problems. Additionally, based on this plan, maps and related characteristics of property ownership based on registered documents are prepared.

**Deteriorated Fabrics**

Areas in a city which undergo instability and degradation of environmental conditions because of lack of building safety, poor infrastructures and physical limitations (narrow passage ways, fine grained texture, etc).

**District Center**

It is a place for concentration and accumulation of required services of residence in each district which includes a number of integrated blocks as the central core of the district for appropriate and fast accessibility of the services. Function of these centers
is based on frequent and fast accessibility.

**Freeway**
An expressway for transit traffics crossing in cities and between cities. This pathway in considered on top of transportation network hierarchy and its role is to link between urban areas, regions, centers, main traffic axes and major zones. There is no main access to these pathways and intersections are necessarily grade-separated.

**Function**
Type and scale of classified activities of the city which their establishment or construction conditions in any zone of the city are determined based on standards.

**Green and Open Preserved Space Zone (G)**
Urban areas which require supervision and preservation and their present condition should be preserved as much as possible. Intervention in such areas is mainly for better utilization of green and open spaces in urban environment. Land-uses in these areas are equipped while considering the preservation. Construction in this area is either forbidden or very limited, but tourism and leisure development for creating liveliness and essential public spaces in this zone is emphasized. This zone includes green spaces of river-valleys, leisure gardens and river-valleys, historical and cultural places requiring preservation, specific highways’ buffers and areas between urban physical boundary and Tehran’s legal boundary.

**Gross Residential Density (Person per Hectare)**
It is a proportion of the population living in an urban area or zone to the extent area of the same area or zone which is often presented as person per hectare.

**Highway**
An expressway for linking major activity centers and urban areas and zones which are located between freeways and main arterial streets in urban streets network hierarchy. Role of this expressway is somewhat similar to the role of freeways as a belt highway.

**Industrial Areas of the City**
Areas of the city which are considered industrial because of the existence of many industrial diverse industrial land-uses for factories, workshops, etc.

**Industrial Axis**
Concentration and establishment of industrial units (workshops, warehouses, factories, industrial services and relevant activities) alongside transportation and mobility pathways.

**Industrial Focus Points**
Individual industrial units scattered in the city.

**Intersection (at-grade and grade-separated)**
It is an intersection of two or more at-grade or grade-separated passageways and streets. **Joint Ownership Space**
It includes parts of a land or building which is used commonly by two or more residential units.

**Landmarks and Monuments**
They are those urban elements which are distinguished and distinct from their
surrounding area because of their form or physical mass, appearance or special functions.

**Local Plans**
It is a document for planned interventions in determined urban areas for coordinated civil and development measures.

**Main Zone**
In Tehran’s zoning divisions, each of the four macro urban zones includes a number of different main zones (shown with a one digit code) which forms main divisions.

**Major Land-use Classes**
It is a general classification of all land-uses including seven classes of residence, commerce and business, industry and production, urban infrastructures and equipment, leisure, services and agriculture.

**Major Land-use Class of Agriculture**
Activities including agriculture, horticulture and floriculture.

**Major Land-use Class of Commerce**
This included various commercial and administrative functions like markets and shops in different scales, different types of catering units and restaurants, fruit and vegetable markets, commercial centers, all services related to the sale and repair of motor vehicles, banks and financial institutions, offices and agencies, diverse kind of schools, clinics and laboratories.

**Major Land-use Class of Industry and Production**
It includes related functions to production and packaging of all types of goods like products and industrial goods in areas like food products, wood, plastic, metal, building, machinery, etc.

**Major Land-use Class of Leisure**
It include functions like green spaces and urban parks in different scales, museums and cultural centers, stadiums, sport and recreational complexes, gyms, amusement parks, zoos, etc.

**Major Land-use Class of Residence and Settlement**
This includes different and various functions of residence and settlement like villas, apartments, housing complexes, etc, in addition to dormitories of students, office workers and pensions.

**Major Land-use Class of Services**
It includes different types of services activities including educational units in various scales, research centers and higher education institutions, governmental departments, ministries, embassies, police stations and judiciary, hospitals, blood transfusion centers, nursing homes, mosques, churches, theological schools, religious centers, hotels and residential complexes.

**Major Land-use Classes of Urban Infrastructure and Equipment**
It includes functions related to transportation such as inside and outside city terminals, airports, train stations, parking, and urban equipments including gas stations, CNG fuel stations, fire department, mortuary, cemetery and other related activities.
Mass determination
It is a combination of height and mass of a building or a group of buildings in one plot or in an urban area.

Minor Land-use Classes
They are minor divisions of the major classes of activity, for example, in the major class for leisure time there are some minor classes such as green space, cultural, sport and recreational sub-classes.

Mixed Macro Zone (M)
It is a zone which forms by slow emergence of work and activity spaces in residential areas. In zoning process of Tehran it is emphasized on control, direction, organization and efficiency improvement of these spaces and also preventing their inappropriate integration with residential areas and eventually reaching an objective and effective means to maintain the dignity of residence beside work and activity.

Mobility Network
It is a structure for mobility system (displacements and transportation) which is an important and effective structural element in urban physical development and formation. It includes roadways and accessibility networks and a mixture of these two.

Neighborhood / Community
It is the smallest unit of urban division in Tehran which covers about 10 to 20 thousand people.

Neighborhood/Community Center
It is a place for concentration and accumulation of daily required services of residence in each community with the centrality of mosques or in an integrated block as the center of the community.

Net Residential Density (Person per Hectare)
It is a proportion of the population living in an urban area or zone to the extent area of the area of residential registered plots of the same area or zone which is often presented as person per hectare.

Organization Areas
Areas requiring coordinated and planned interventions, in which the regulation of the detailed plan is not enough for directing and controlling the development. The way of using lands and their physical direction requires a planned intervention by preparing and implementing local and subject plans and projects.

Pedestrian Precinct
It is an area in the city specified only for the traffic of pedestrians and transport of vehicles is limited and allowed only under special conditions.

Preservation Area
An area larger than master plan area which its lands are considered for long-term regional urban development, preservation and/or controlled exploitation.

Public Open Space
Parts and areas of the city (streets, squares and parks) which can be used by the public
free of charge.

**Reconstruction**

It is a kind of intervention in urban areas which is mainly implemented within deteriorated urban areas for development and applies a wide range of physical changes.

**Region**

Third level of urban land division which includes 22 different areas determined in the master plan and each region covers some urban districts.

**Region Center**

It is a center which provides required services of the region, mainly those formed in it with regard to the aspects like distance, accessibility time and population of the region. However, since some of these services already exist, these centers cannot be formed as an integrated part and are scattered in some urban areas.

**Rehabilitation**

A kind of intervention in urban fabrics, making it possible to preserve physical health of a city through innovative facilities in the present condition.

**Renewal (Renovation)**

A kind of intervention in urban areas which implements fundamental changes in general building combination while preserving the remaining of current structure.

**Residential Land Per Capita (Square Meters)**

It is a proportion of land area or registered residential lands in a zone or urban area to the population living the very same zone or area which is presented by square meters.

**Residential Macro Zone (R)**

It is a zone that its main function and land-use is residential and also includes other related land-uses for providing daily living facilities of the residents. Providing comfort, tranquility and safety for the residents is the basis of land-use permissions in this zone. Variation in this zone is due to clear differences of building density, size of settlements, number of floors, number of residential units in a hectare, the width of passageways and etc.

**Skyline**

Visual confluence between the extremity of the building (roof) and the sky

**Spatial Organization**

Spatial organization is a physical vision, a clear description of city appearance in the future and a physical illustration of urban development pattern. Understanding spatial organization is possible through perceiving its skeleton which is a hierarchy of axes, centers and zones as sustainable elements of the city.

**Spatial Structure**

The main structure of urban fabric including the traffic network, urban centers and major elements representing a city, which collectively constitutes major elements of urban physical structure.

**Sub-zones**

Each zone is divided into smaller zones which are called sub-zones and have distinguished features and require a different approach in terms of regulations and
Subject Plans
It is a document of planned interventions regarding specific subjects related to the city for coordinated civil and developments measures.

Urban Complex
It is a functional region including the main metropolis and numerous population and activity centers surrounding it which constitute a united labor market of residence and activity, and their components and elements have daily communications with one another. Usually the level of functional and structural interaction in an urban complex is to the extent that forms an independent spatial identity.

Urban Design
It is a multidisciplinary major which aims at physical organization of public urban areas and providing themes for improving functional, environmental and aesthetical quality of urban places.

Urban Facades
Surfaces of city buildings (including main or side view) which are visible from public passages.

Urban Land Division System
It is a method of physical classification of urban lands according to urban administration and service distribution hierarchy including five classes of city, zone, region, district and neighborhood.

Urban Landscape and Appearance
Quality of visual forms and proportionate physical features of the environment which is obtained through communication and coordination between components as a whole or a unit.

Urban Macro Zone
Zoning of the Master Plan of Tehran divides urban areas into 4 different macro zones including residential, activity, mixed and preserved zones.

Urban Services Hierarchy
Classification of service usages (non-residential) in terms of population coverage, frequency of visit and user performance measure in form of urban division system.

Urban Transportation Axes
They are urban passageways which facilitate mobility and transportation while having special functions with urban scales along its surroundings. Tehran’s urban transportation axes include natural areas along river-valleys (Darband, Darakeh, Farahzad, etc), functional and mobility transportation axes (Hemmat highway, Enghelab Avenue, etc) and linking transportation axes (Vali-e-asr street, Shariati, etc). These axes form a network structure in spatial organization of Tehran including:

- Natural, functional and mobility axes of the city alongside river-valleys consisting of five axes of North-South (Kan, Farahzad, Darakeh, Darband, Rey, Darabad, BiBiShahrBanou).
- Functional and mobility axes in consistency with main East-West pathways
consisting of green Hemmat axis, Enghelab historical and cultural axis and business and commerce axis of Shoush-Be’sat).

- Linking axes which are mainly in radial form inside and around historical core and central areas of Tehran connecting old body of the city to its modern spaces and fabrics.

**Urban Vision**
Long-term development vision of Tehran indicating desirable townscape in the horizon of its plan and creating bonding for its sustainable development based on common and attainable goals.

**Valuable Areas**
Areas which should be under close attention and conservation because of the presence of precious spaces, buildings and natural & human made fabrics.

- **Valuable Historical and Contemporary Areas**
  They are valuable areas because of their historical antiquity and architectural and urban planning values and should be organized properly.

- **Valuable Historical and Contemporary Axis**
  Passageways or streets with historical, contemporary or cultural values due to their age and functional-visual features.

- **Valuable Historical and Contemporary Monuments**
  Valuable old and modern buildings including those with distinct cultural and historical values.

- **Valuable Natural Areas**
  Urban natural green spaces including artificial green spaces (gardens, parks and tree plantations) and natural areas (river-valleys, foothills and other natural spaces).

**Zonal and trans-regional Centers**
Service and activity centers with functional scale of less than a city and beyond an urban region.

**Zonal center**
Urban areas organized for the establishment of cross-regional services with urban and trans-city functions. This area has a multi-regional population for the decentralization from urban centers and decrease of travel demands and management of urban transportation and traffic system.

**Zone**
Homogeneous areas of the city mainly identical in structure, function and behavior.

**Zoning**
Urban zoning is the main document and standard of practice for guiding and controlling physical transformations and monitoring constructions in urban areas. According to this document, preventing unnecessary and inappropriate land-use interventions results in the improvement of urban environment quality and efficiency. It is a planning activity for realization of vision and strategies of the master plan, and shows the future physical formation of the city by applying building density and mass regulations, determining proper building height, etc in the city.