



**Analysis of Effective Factors on Process of Growth
Management and Physical Development of Cities (Case study:
Karaj City)¹**

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1. INTRODUCTION

The physical development of a city is an essential component of any integrated urban development program. The rapid expansion of cities in an unplanned and uneven manner, driven by various factors such as irregular migration, is considered one of the significant problems in Iran's urban areas, leading to urban sprawl. This sprawl has numerous economic and environmental impacts, prompting urban experts to explore strategies to address this phenomenon. Urban growth management is applying planning tools in a coordinated manner to guide the development of cities and towns towards desired growth patterns. Growth management uses planning tools and the financial roles of states for directing urban growth and development. Over the years after the decade '30s, the city of Karaj has undergone massive social, economic, physical, and environmental changes with the growth and development of agriculture and industry around Tehran. The area and size of the city of Karaj have expanded rapidly, and its population has grown exponentially. This imbalance leads to unplanned growth in the city of Karaj. The main objective of this study was to investigate the analysis of influential factors in the growth management process in Karaj city.

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2. MATERIALS AND METHODS

The method used in this study is descriptive-analytical. Among the variables related to urban growth management, 14 indices were extracted and reduced to 5 factors.

3. RESULTS AND DISCUSSION

Results show that, according to the physical development of Karaj city, different factors affect growth management. As a result, the policies and rules factor, such as urban zoning in urban growth management, is the most influential factor in controlling of sprawl growth.

4. CONCLUSION

The scientific importance of the present research is that as a step in strengthening the foundations of the urban growth management approach, through testing and localizing the theories, experiences, and general tendencies of urban growth management in the world, it can provide the necessary grounds for the progress and expansion of modern urban growth management in Iran. On the other hand, this research can provide grounds for applying favorable policies as much as possible and reduce the use of inappropriate measures and eliminate their adverse effects; as a model, the policies and measures for managing the growth of cities in Iran should be discussed.

Keywords: Urban sprawling, Factor Analysis, Karaj City, Urban Growth Management.

JEL Classification: R11, R52, R58

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