Stability analysis with approach economic structure of the Karaj city

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ABSTRACT:

Penetrate and influence the culture of capitalism in the Third World, including Iran, causing the heterogeneous urban concentration and rapid growth of urban population in massive migration of rural - urban. also Karaj is not deprived of these changes affected the process of rapid urbanization in the country, changing consumption patterns of population and development of exogenous, were the massive influx of immigrants from surrounding towns and villages that tangible outcome of this invasion are urban crisis and followed with numerous issues including: formation and Expansion of the marginalized places, poor, High Being Times dependent family members pure 3.4, High Being level income inequality In City level, Employment in the informal sector is high, and etc. In this paper has been evaluated and analysis the stability of the economic structure of the Karaj city by using SWOT techniques. Research methods are- descriptive and analytical and research type is practically. And according to research findings, is not used properly from obtained the Strengths and opportunities to overcome weaknesses and threats, and weaknesses are prevailing on Strengths and threats on opportunities. And the type of strategy shows, diversification strategy (contingency). And at the end, strategies and priorities have been proposed based on QSPM matrix.

Key words: analysis, economic structure, stability, Karaj city

Introduction

Rapid urban development, in a few decades, various aspects of contemporary social, economic, cultural, and political and... Is affected Human life. Be considered sustainable development as the main slogan of the third millennium of urban effects on the biosphere range and different aspects of human life (Qarekhanlo and others, 2006: 157). Today characteristics of urban communities, is causing instability of human beings and the environment (natural environment and built environment) (beneficial and others, 2009: 15).

Which today's problem is facing on urban planners, how apply Sustainable urban policies and programs and outlines the effects in the sustainability of cities. To achieve such circumstances, this need for goals and action plans to reform state structures and related administration in the affairs of cities. In other words, an acceptable level and high economic growth and employment, to form Social progress and protection of urban environment and other aspects of sustainable urban. Urban sustainability is a social progress program that tries to recognize the needs of urban residents, protect environmental resources and social and economic resources obtained from the city to reign at all levels (Shie, 2009: 199). With the rapid growth

of world population and its concentration in cities, urban sustainable development concept as a fundamental component of human societies made an impact on long-term vision (Qorokhlo and others, 2009: 1). The industrial revolution has been increasing the living standards, invention of automobiles and transportation technology growth over the city after the World War. So that cause environmental problems, pollution, traffic, poverty, bad housing in cities. In the 1990s, was formed in response to the issues of sustainable development theory (Zeyari, 2009: 440). Penetrate and influence the culture of capitalism in the Third World, including Iran, following which the trend towards of industrialization and the construction industry, dependent as it is obvious symbol of complications and irreversible lesions in the economic structure - social community left to Iranian Among its consequences of urban concentration heterogeneity and rapid growth of urban population in massive migration of rural - city. The effects of these transformations in the evolution of physical and spatial development of cities, which crystallized have a good outcome in the cities, (Rahnamai, 1999: 53).

Clear examples such contrasts can be observed in tissues of old and modern cities and rural contexts. When these tissues and memories of life for residents has been place but now its residents are mostly not identified And conversion sectors have been disorder. Official disregarded and indifference that the majority of residents are immigrants because they aren't dependent on their own little environment, caused dispersion of economic, social and physical of these residential centers. Karaj city also at one side according to specific location of their placement in the West Country and adjacent to the highway& relationship in Tehran and also its amazing Talents of Environmental and having factories and industrial areas and on the other hand, due to rapid urbanization process in the country, became Development of exogenous population and changing consumption patterns, the massive influx of immigrants from surrounding towns and villages The tangible outcome create this influx of urban crisis and lead to numerous problems such as formation and development of Poor marginalized neighborhoods, , lack of extreme service levels in the city (19% of the net level, urban), time dependent net high 3.4, 12% unemployment in the city, High levels of income inequality in the city, high employment in the informal sector, high cost of urban infrastructure Due to physical discontinuities - spatial the city, increasing with this, city has been faced on inconsistent and annoying.

The necessity and importance of research

One of the fundamental pillars of sustainable development has been announced "sustainable settlement" that a major cause of sustainable settlement is same as urban development (Lagae and others, 1998: 32). Introduction with various features and characteristics of the city and its evolution in the current era is one of the today's necessities. In this field Geography with a comprehensive vision and their general visionary is such science which could study the city with Specific manner. Town is a multi-dimensional and complex system of sub physical, economic and social. In fact, Town is the physical manifestation of social and economic relations in the human community. Humans have tried to organize collective settlements to resolve their various needs. By knowing the exact capacity, and bottlenecks Strengths, Weaknesses, causing factors of imbalances, the policies and formulated programs to address the problems of urban economic structure and finally formulated the urban dimension and sustainable development principles.

Research literature

UnconsciouslySustainable development is related to prior revolution of industrialization and technological in Europe which Human for lack of access to machinery sciences and technologies due and the use of natural forces such as Wind and water and domestic animals, hand power and simple industry was unable to cause significant pollution Or to engage in inappropriate utilization. Unstable Development is related to the new century that human due to use a variety of advanced machinery, fossil fuels, Spiraling population ,consequently increasing demand and inappropriate social and cultural developments and reduce the power of religion and promote Selfishness caused instability of nature and has provided environmental crises. Conscious sustainable development which is emerging in recent decades and interest the world public opinion Especially in the developed countries, to environmental issues, and strive to become aware of some politicians and the wealthy and influential individuals to comply with environmental issues in industry, Become aware of developing countries, to the risks of environmental crisis and sustainable development of environmental technologies And to the words of green thinking, green industry, green services, green agriculture and green culture in today's society, conscious sustainable development, is acceptance and increase emergence Every day more and more among communities (Aslani, 2000: 43).

In Iran, like other countries, Posted to the sustainable development with emphasis on the environment and gradually in policy, planning and execution of various activities, and other components of sustainable development as concept is pervasive as the multidimensional consideration (Behzadi nasab., 2009: 286). In addition to which requirements in preparing comprehensive plans for urban sustainable development principles (in the environmental and ecological) ,Plan for healthy cities, green cities, prepared urban parameters by the Secretariat of human settlements and activities recently on sustainable urban development is done in accordance with the treaties and decisions of the Rio Conference, are notable action of research literature. Idea of healthy Town in the East Mediterranean region, the first Healthy City Symposium was introduced held in December 1370 and by the Municipality of Tehran, Iran. Green Town is the other plans. That Green Town Conference has proposed in October 1998 by the Environmental Protection Agency. This project by selecting three cities in each province will be implemented in cooperation with the Governor, Office of Environment, City Council and local agencies. Projects under this scheme are green school projects, green office and green neighborhoods (Environmental Protection Agency, Green City Conference, 1998).

Finally, the research project to evaluate the pattern of urban environmental quality in developing countries within the framework of the program is run by the Department of Environment, with emphasis on biologically Needs / basic human physiological needs, social and cultural needs, we are in the assessment of sustainability (Bahraini, 1997: 34).

The research goals

A) Identify and explain the strengths and weaknesses, opportunities and threats of economic structure, at the city of Karaj.

B) Providing strategic guidelines for change the weaknesses on Strengths, and threats to opportunities in the economic revival of the Karaj city

Method of research

The approach of research, are qualitative and type of research is functional. Research methods are - descriptive and analytical and data collection requirements through detailed studies library and use of documents and field observation and data recording. Addressed To check the status Karaj city in the economic structure then is used the SWOT technique to findings analyzes. For this purpose was studied the indoor and the external environment in Karaj city and then complete the information obtained by questionnaire, from 25 persons of Previous and current managers of the city, and are used Researchers and urban experts for rating and weighting situation for all internal factors (strengths and weaknesses) and external factors (threats and opportunities). And at the end were used of QSPM matrix for prioritization of strategies and is used GIS software to generate maps as well as.

Theoretical foundations and concepts of research

Stability is one of the relatively new concepts in the development literature and for the first time was used in UN conference, known as the Human Environment in Stockholm at 1372 (Fani, 2009: 180). Sustainability is an attempt to achieve the best results in human and natural environment for present and will be unlimited future (Sheye, 2009: 199). According to Williams, the sustainability is a local process, and consciously, participatory, and the equilibrium that runs in a ecologically balanced environment without problems to exported surrounding area or put a burden on future generations (Williams and others, 2009: 160). Also development is transition from stage to another stage and in the ventricle takes place of 3 key as transformation, change and progress. Evolution is process in a long-term, change, is process and progress measurable in the short term, dynamic is process move forward and change over time (Taghizadeh, 2009: 281-280).The concept of sustainable development that current generations satisfy their needs without damaging the ability of future generations (Ahmadi Tarshizi, 2009: 295-294). Eva and Hilden is defined of sustainable development as development that the needs of present generations without compromising the ability of future generations to meet their own needs. Sustainable development requires a planning approach in environmental, which that is maintained at all levels authority of sustainable development (Eeva & Hilden, 1997:4). Urban sustainable development is a dynamic and continuous process, in response to changing economic, environmental and social (Haughton & Graham, 2005:276)**.**

The concept of sustainable development that the current generation's needs without damaging the ability of future generation's needs…This Theory is play essential role in to legitimacy research and its achieve eventually. Many administrative activities in the field of urban issues With preparing a plan without a theoretical base And finally the performance and it has not achieved much success, Because a study based solely on the series of criteria and executive regulations stereotypes and is intratypic of executive regulations in the form of contract that will let make Consulting Engineers in various urban plan. (Rahnema, 150:2009).

Theory of sustainable urban development is resulting of Proponents the environmental debate about Environmental Biology, especially the urban Biology. It was presented following the theory of sustainable development to protect environmental resources. In this theory is considered Topics of storage resources for present and future through optimum use of land and enter the lowest losses to renewable resources. In This theory suggests for sustainable urban

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development is issues to prevent in urban and regional environment contamination, Reduction of production capacities at local, regional and national support of recycling, lack of support from harmful developments And eliminate the gap between rich and poor. Also as such ways to achieve these goals with the planning Urban, rural, regional, national that the more control law considered in city and village. The government's role planning is important in this theory as an approach to strategic and believes that governments should support the widespread use of the urban environment. This theory investigated of the stability, sustainable pattern of settlements, the effective pattern of transportation fuel consumption in urban areas the city because create city considered just for urban pleasures. A brief view of the theoretical concept of sustainability in cities and regions include: Reduce pollution, preserve natural resources, reducing the volume of municipal waste, increasing of recycling, reducing energy consumption, excessive increase beneficial organisms in urban and rural areas by establishing community forest and Urban trees green areas, urban decentralization and reduce fragmentation, increase the average density in the city and suburbs and small towns, Reduce communication distances, create local employment, development of diverse housing in employment centers, development of small towns to big cities to reduce the reliance, Balanced social structure, public transport and reduce road congestion, management the not recycling waste, Distribution of resources and sustainable local food prepared in this way firstly with alternative sources and Tracts, and Use the correct policies. Axial issues and necessary conditions has recognized for sustainable development in the United Nations by the World Commission on Environment and Development are as follow: population and development, food security, energy, industry and urban challenges, pursue policies based on sustainable development implies the following conditions is met:

1. Effective participation that would guarantee of citizens in decision making of political system.
2. Economies provide solutions for the tensions arising from developing a harmonious and inharmonious.
3. Production system that respects the obligation to preserve the foundations for the development of ecology.
4. military-technical (technological) that will Basis sustainable patterns of trade.
5. International systems that can Basis the sustainable patterns of trade.

Said that should, as a strategy, the root and basis of sustainable urban development lies in rural areas. Poverty, of rural poor leads towards greater utilization of the land around the village. Thus, these individuals should not strive severity of poverty cannot maintain of the environment, (in terms of their appearance on the luxury of not more than) (Navabakhsh and Arjmand Siah posh, 2009:203-201).

"The principles of sustainable development: is a fundamental goal of any society, including civil society, improving the quality and quantity of human life. Thus the sustainable urban development, which will fulfill this objective the following principles, would be important:

   1. connection with nature, 2 security and safety. 3-Evaluation, 4- Awareness and Knowledge, 5- Unity and Holistic View"

   Due to the dimensions defined sustainable urban development, the following definition is appropriate for this type of development:

"Changing Land use and urban density for the Removal basic needs of housing, Transport, leisure, etc. so that City is habitable environments and is Point of economically become sustainable and In terms of social has equity So that this technological and industrial changes is taken, Preserve employment, housing and suitable environmental conditions, "(Movahed, 1999, 47).

The dominant approach in the sustainable development is the use of primarily for the situation with the least changing in urban development policies And then enhance the living conditions is in the three dimensions of sustainable development. To realize this approach, there are four sets of models of sustainable urban development these models have been introduced by Graham Hatton and the values is reflected and judgments about the types of urban development and environment. These views are presented of different measures to limit environmental damage by vehicles, particularly with regard to land use. Each of these models in the border town - the area potentially has a different picture (Mohammad K, 1998).

When you talk about different models of urban development, general discussion can be considered about sustainable development that are the Contrasting states of deep green of the canvas (the opposite of economic development and main), human cases of the milder green, and between these two states. Typically mild green approach consider the need for more facilities for balances economic development and environmental, these patterns range of actions, it can prohibition of private cars in cities (deep green) and promote vehicles is changing with low consumption and pollution to zero (weak green). Models of urban development in this part of the deep green, self-reliance and determination of the political - technical To redesign the city, to the mild green efforts, relying on market mechanisms to correct for changes in support of sustainable development, at the change (Kazem Mohammady, 1998: 71).

1 -, self-reliance Cities model 1:

Self-reliance in the early 1980s with the work environment has become common side gently. Self-reliance city model is great emphasis on solving problems within the city, especially through the local economic structure because this structure is more reliance on local needs through local firms and so answered cooperatives. This is requires greater use of reinsurance classes of local environmental resources and carefully to minimize waste and redirect the flow until they can be productive or with minimal damage undermine ecosystem. Emphasis on the biological area is the most important part analyses of in rely cities. A biological area is emphasized usually as a natural unit for the debate on environmental issues. Although the biological definition is a permanent problem But generally the life of a natural area, is relatively similar a river basin, a valley or a specific ecosystem which its natural boundaries, to determine political and administrative units. In the relation to land use policy on the decentralization of settlements (in smaller cities, reducing the large cities) are emphasized with higher housing density and diversity.

Also in this model, the parts of the cities are preserved. As open spaces, rooftop gardens, etc. Mainly in the form of a strategy to enhance residents' knowledge and insight about their relationship to nature, In the Self-reliance City, intense introversion local economy and Regime has incurred operation Solutions to problems arising from non-sustainable patterns, is dependency and unequal exchange with the outside the city. In the relying cities having a rotary

metabolism system through which resources and urban wastes are connected together. For example, upon the production of waste, instead of being sent out are used again in the cycle.

2 - Integrated municipal 2

Interest in saving energy through more compact forms and urban complexes with maximum residential density and return to the land comprising, among planners, architects and others is increase . A key premise in this approach Such changes in the urban fabric will reduce the demand to travel long distances and simultaneously Support a reliable and extensive network of public, people are encouraged to use less than private cars, In result is reduced energy consumption. This is the basis for a belief that existing patterns of urban settlement resources are associated with excessive consumption, Set collection of non-efficient environment are designed with the assumption that energy is cheap and water, land, landfills and waste production will abound. In result Designers in machinery, buildings and cities may ignore Efficiency (environmental) of systems and residual generated from them. Many approaches to redesign policies in most cities common in self-reliance, on this basis, is more nature-oriented But the approach, of redesign cities is based on human and less oriented nature. Instead of striving for a settlement with nature, this approach has repeatedly praised the city's reputation and increase residential densities. Your city may be having less complex nature. Because saved more land for development to be allocated, but probably they will create less negative external effects, In particular, absorption and reduce tenure rural land.

3 - Cities with foreign dependence:

Instead of reset and direct of the urban environment, green milder approach, In sustainable urban development Focus on the market, which also confirmed the benefits of improved market mechanisms To move more effectively towards environmental goals. One of the main elements of such approach that most cities are many benefits from some of the external environmental costs associated with growth and everyday living. For example, the transfer of water from distant are going down beats ecosystems River upstream side of the river in a city and have large impacts on water quality and pollution of water city. These are major outside costs cities that do not come with pricing market mechanisms, because the waste products and resources are not currently converted to goods and are not properly valued. Because many social and environmental impacts of human use of environmental balances emergence Beyond the scope of In environments surrounding the city's and are not counting with Pricing market mechanisms. Solutions to reduce the environmental impact of cities, is improving the market system Infected in this way so that users are forced to pay the environmental costs of their activities.

Many environmental issues can be a market failure because:

1- Poor economic policies (such as low-cost water and other services) will result in reduced resources and higher levels of contamination.

2 - Controlling inappropriate land use or inadequate systems of land that was leased from the increased efficiency of land use and land markets are adjusting too.

This failure of cities, based on unfavorable market and improper subsidies to some resources can be controlled by setting prices resources and services based on cost and widespread use of resources, reduced and delayed the costly investments.

4-Cities with The appropriate share:

This final version of sustainable urban development has considered some of the most useful aspects of previous models and with clear communication to discuss environmental and social justice can combine them together. Although such models may be strongly regardless self-reliance of local economies, of all foreign exchange affairs, Probably This isn't best way to help all regions to improve their living standards. Some innovative and safe use of environmental technologies, it is always desirable, uneven geographical distribution of resources and quality while cultivating them makes it desirable (including crops) possibly some forms of exchange, even from his extremist supporters reinsurance classes,. What considerations need much more detail about the political, economical and environmental in their banner exchange resources and waste streams are transferred to other areas.

Environmental values of the input sources and output of waste, one of the most difficult and most necessary to reform in management of regional resources in the current era. Non-sustainable city is in the foreign exchange outer areas without the appropriate compensation actions are seized. When capacity constraints may reveals it, between the cities and surrounding areas with excess capacity can reach an agreement, In fact provided that no environmental damage is not entered. Consequently region has a surplus capacity can be part of this capacity to areas that are facing difficult issue. In a formal relationship, the city will pay the cost of compensation to the area with excess capacity and if the environmental damage can be paid additional compensation. Financial compensation may include payments, favorable conditions the appropriate the exchange or the laws concerning the migration to richer areas (Kazem Mohammad, 1998: 77-71).

Introducing the study area

Historical understanding of the phenomenon, is the foundation of current situation And understanding of the phenomenon makes possible the estimation of future changes (Habibi, 2002: Introduction). Among the oldest references to the name of Karaj In the book is known as Nezhat Alqolob has been written at the year 740 AH by Hamd alah Abkr ebne Naser ibn Abi Mostofi (Hamdalh Mostofi). In this book named Karaj in the Ajam Iraqi provinces of Taleghan functions and is written which this province is valid Villages. Karaj and Karaj river is named, the word Goz which is to be taken Avesta as one of the Colors branches That after long years now the Karaj accordingly. However, if the word is getting Karaaj means cry and scream In this case, it is also associated with ancient history finds because in Atashgah hill and Moradtape mountain &daughter castle In ancient days was fire for the news expressive and monitoring And thereby invade the enemy were sent to each other. Probably Karaj was a major news source for Rega (Ray) therefore may be karaaj(Nilofari1964:41) The city's location of math is between 35 ° and 46 minutes to 35 degrees and 51 minutes North latitude And 50 degrees and 54 minutes To 51 degrees and 3 minutes is located east longitude. The average height is 1321 meters above sea level.
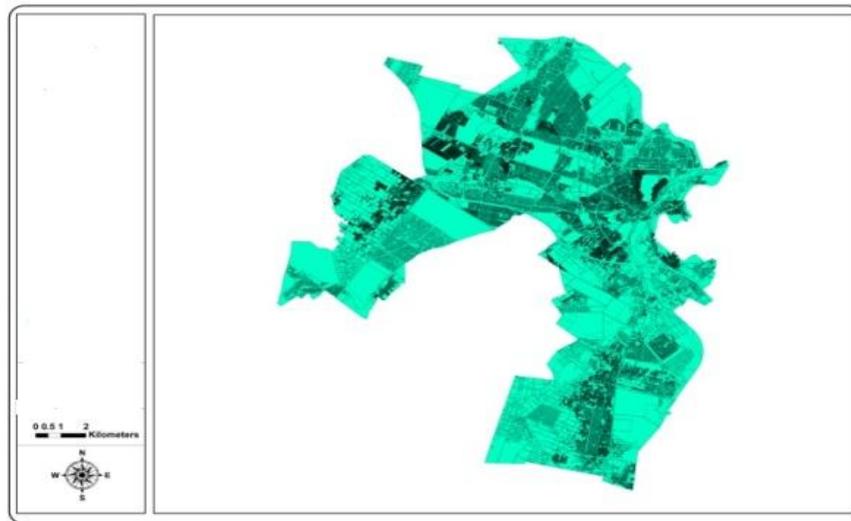
Map (1) The physical map - Space City Branch (Source: Detailed plan of the city of Karaj).

Analysis

From four models of urban sustainable development, which was expressed, that can be found the specifications in every city. Together with to evaluate these models can be special expertise and indicators based on that obtained data and information. Expert assessments based on changes occurring in the development process and programs, Management plans and policies that are provide and implemented sustainable development in urban areas.

In their model of reinsurance According to the measures in Karaj city is taken few axis; The first actions are preparation of design development and its sphere of influence Karaj city, and comprehensive plans of Karaj city Somewhat is dealt with to the effects of development on the biological area. A next action, emphasizing the development urban discrete and small towns and cities for the rural population and migration that is entered overflows Branch. Orientation about the local economy, industries and activities in your area that can supply their raw materials including presence of rich agricultural land and livestock ... Other notable aspects of its reinsurance and District Branch are shown from the past. However, excessive use of the properties of non-renewable energy and lack of recycling and reuse systems and the cycle of environmental development is in trouble in the area of the city. Including indicators for evaluating the model can be used demographic data, High percentage of workers in service sectors of economic activity, high percentage of immigrant vulnerability And in relation to land use And the body of the City have lack of complex and varied usages and also Rupture and discontinuity physical - Space, in the discussion of issues self-reliance.

The second model discussed, is density and concentration of population and housing units in the city of Karaj. Indicators such as percentage of two floors residential buildings and more residential user rate, the net population density and urban green space per capita user of, the usable criteria are in this regard. According to current statistics, except the amount of green space per user and is in good condition. Now with regard to land prices resulting from the provincial capital Karaj, and partly filling the empty spaces of the city and spread height of the

city, has been considered especially in central areas and new towns. although This form of urban development, may be relevant an increase in the concentration and density in this model, however, Due to physical rupture and discontinuity - Space City, the lack of sanitation systems and recycling in the city, network failure and transportation and public facilities, not free outdoor spaces and green enough and most people use of private cars and lack the desired performance in this type of models. Even the peripheral areas of the garden and agricultural land can be swallowed by illegal making the instrument. The third model in Karaj city's dependence on outside it in regard city of Karaj. have been prone the most important natural resources including water for drinking and farming And horticultural land and crops and livestock and In this model, the city of Karaj, have performance and high potential And not have important external dependence. But there are issues of wastewater, sewage and industrial waste and urban areas downstream of the existing problems in the department issues are raised by this model.

The latest model, the discussion of external costs of urban development and urbanization in the Karaj city, which finds two aspects; the first aspect, is a supply of drinking water required citizens of Tehran, by the water storage of Karaj Dam. However, although the water from the local self-reliance of urban economies are debatable, but the transfer of excess capacity out of the Karaj region, social and economic costs (loss of agricultural activity and a rise in service jobs, low incomes, area of economy) and cost environmental (Karaj streams being abandoned, being dry land farming and water) is taken to the city. And the second aspect, the city of Karaj, has become providing accommodation for low income and surplus of Tehran citizens which has very negative consequences for the city. Instead of vitality and dynamism that it will residential. Discussion share taking the city of Karaj, the injuries inflicted on the environment and its development into the region, has not been assessed. The only cases where this model can be named even in urbanization whole country are duties and taxes which are taken in the form of tariffs approved by the municipalities and organizations that provide services in the cities. Perhaps the density and the app-side traffic, unloading and buying licenses and success principles and…are in the framework of this model. But do get these figures, are compensated the costs and shortcomings?

Finally, the point is noteworthy that regard models developed in the city of Karaj,, Institutional instability caused by the lack of integrated management systems, of urban defeating thinking, "the path" and cross-sectional rather than thinking "social development" prospective and long-term , is organized Financial problems of urban management and administrative restrictions on urban development. This has caused the environmental and a social dimension is preferred of economic development. In this context the activation of City councils one of the local actions of self-reliance is partly the decoder.

 According to the theoretical framework for sustainable urban development and analysis to identify and explain the situation in the Karaj city, initially, the economic structure and properties are defined. And then indicators obtained in each structure based on qualitative and quantitative information And is using techniques within the framework of regional SWOT (strengths and weaknesses) and external zone (threats and opportunities) To) lead and organize future plan strategies in the framework of the strategic objectives of the strategy of sustainable development, urban (the city of Karaj).

- Strengths and weaknesses (internal factors), threats and opportunities (external factors) in the economic structure of the city of Karaj:

A) - weaknesses (weakness)

w1, the number of unemployed population ten years and more than 57 710 people, which is equivalent to 12.2% of total population

W2 is, population of ten years and more than 717 480 persons and inactive economically and including 60.22 percent of the total population city

-w3 Total population 65 years and more, 584 882 persons which is equivalent to 4.21% of total population

w4 - dependent net high load 3.4

W5- service levels in intense deficiency (19% of the net municipal level)

w6 - high employment in the informal sector

w7 - being ineffective, the quality of land and Earth and housing sales tax in order to prevent speculation in urban real estate

w8 - lack of stable income for the supply office town costs

w9 - low economic status of immigrants and newcomers

w10 - User existence of disparate urban

B) - the strengths

S1-number of 64-15 year old population, 1,034,965 persons which is equivalent to 74.67 percent of the total population of the city

S2-The number of ten years and most active economic population, 474 018 persons and 39.78 percent (The group of students showed improvement in the relative level of economic and social welfare)

S3-The number of employed population ten year and more, 416 308 persons and 87.82 percent

S4-ratio of Unemployed population to employed, 3.4 (a similar situation in the country)

S5-existence of large commercial complexes and shopping centers in different parts of the city

S6-high diversity of economic activities in the city

S7-high employment centers to attract persons

S8-existence of cheap and skilled labor

S9-existence of large and small manufacturing firms and tissue compatible with residential

S10-Low land prices of urban real estate

Table 1 - IFE matrix organizational economic structure of Zanjan

Internal strategic factors		Weight	Rated situation	Weighted score	Description
Weaknesses	w1-the number of unemployed population ten years and more than 57 710 people, which is equivalent to 12.2% of total population	0.057	2	0.114	Represents the percentage of unemployment in the community
	W2- is, population of ten years and more than 717 480 persons and inactive economically and including 60.22 percent of the total population city	0.042	3	0.126	Represents the amount of overhead in terms of economic
	-w3 Total population 65 years and more, 584 882 persons which is equivalent to 4.21% of total population	0.028	3	0.084	Represents the population of old
	w4 - dependent net high load 3.4	0.057	3	0.171	Represents the amount of overhead in terms of economic
	W5- service levels in intense deficiency (19% of the net municipal level)	0.042	3	0.126	Represents low levels of welfare
	w6 - high employment in the informal sector	0.071	2	0.142	Reflect employment instability
	w7 - being ineffective, the quality of land and Earth and housing sales tax in order to prevent speculation in urban real estate	0.071	3	0.213	
	w8 - lack of stable income for the supply office town costs	0.057	2	0.114	Represents the city's economic instability
	w9 - low economic status of immigrants and newcomers	0.071	3	0.213	
	w10 - User existence of disparate urban	0.042	3	0.126	Represents the city's economic instability
Strengths	S1-number of 64-15 year old population, 1,034,965 persons which is equivalent to 74.67 percent of the total population of the city	0.071	4	0.284	The age pyramid represent the percentage of active population and the potential
	S2-The number of ten years and most active economic population, 474 018 persons and 39.78 percent (The group of students showed improvement in the relative level of economic and social welfare)	0.042	3	0.126	Increasing group of students showed improvement relative social and economic welfare
	S3-The number of employed population ten year and more, 416 308 persons and 87.82 percent	0.071	3	0.213	Represents the percentage of workers in the economically active
	S4-ratio of Unemployed population to employed, 3.4 (a similar situation in the country)	0.042	3	0.126	Similar situation in the country
	S5-existence of large commercial	0.042	4	0.168	

	complexes and shopping centers in different parts of the city				
	S6-high diversity of economic activities in the city	0.071	3	0.213	Represents the economic stability
	S7-high employment centers to attract persons	0.028	2	0.056	
	S8-existence of cheap and skilled labor	0.042	2	0.084	
	S9-existence of large and small manufacturing firms and tissue compatible with residential	0.028	2	0.056	
	S10-Low land prices of urban real estate	0.014	2	0.028	
	Total	1		2.783	

C) - threats

T1-displacement of agricultural labor and adding non-productive forces to the service sector (employment, false)

T2- Unbalanced geographical distribution of industrial activities at the country level (Focuses on the Tehran - Karaj, Karaj - Qazvin and attract workers from other parts of the country's population)

T3-deprived villagers in the presence of sufficient income for them than other cities in the city of Karaj (While North West's rural population has attracted)

T4- increasing Inconsistent and annoying the user of urban

T5-close to the poles of economic and industrial

T6-, high costs of urban underlying due to physical discontinuities - Space City

T7-high levels of income inequality in the city

T8-Horticultural talented and agricultural lands being swallowed surrounding the town

T9- increase progress the percentage of tenancy And rent

T10-negative developments in national and international economy

D-(opportunities)

O1-existence of idea the development city strategy CDS)) in order to establish the link between economic development and poverty eradication programs - social, urban areas

O2-close to the poles of economic and industrial

O3- existence of prices control policies in urban land and housing to prevent speculation and the speculation

O4. High potential economic and industry of city.

O5-existence of tendency to organize economic activity and manufacturing firms

O6-existence of suitable for creating employment opportunities in tourism And ecotourism

O7-young population of in Karaj (Motor Development)

O8-existence of activities and functions come with urban And trans-regional services in the City

O9-existence of tends to be particularly complex business applications - residential

O10-existence of government policies for the organization of law firms, real estate transactions

Table 3 - Matrix EFE institutional economic structure Zanjan

Internal strategic factors		Weight	Rated situation	Weighted score	Description
Threats	T1-displacement of agricultural labor and adding non-productive forces to the service sector (employment, false)	0.072	2	0.144	
	T2- Unbalanced geographical distribution of industrial activities at the country level (Focuses on the Tehran - Karaj, Karaj - Qazvin and attract workers from other parts of the country's population)	0.072	2	0.144	
	T3-deprived villagers in the presence of sufficient income for them than other cities in the city of Karaj (While North West's rural population has attracted)	0.057	3	0.171	
	T4- increasing Inconsistent and annoying the user of urban	0.028	2	0.056	
	T5-close to the poles of economic and industrial	0.028	2	0.056	Represents instability in urban management
	T6-, high costs of urban underlying due to physical discontinuities - Space City	0.043	2	0.086	
	T7-high levels of income inequality in the city	0.043	2	0.086	
	T8-Horticultural talented and agricultural lands being swallowed surrounding the town	0.072	2	0.144	
	T9- increase progress the percentage of tenancy And rent	0.057	2	0.114	
	T10-negative developments in national and international economy	0.057	2	0.114	
Opportunities	O1-existence of idea the development city strategy CDS)) in order to establish the link between economic development and poverty eradication programs - social, urban areas	0.028	2	0.056	
	O2-close to the poles of economic and industrial	0.072	4	0.288	Represents the level of popular participation
	O3- existence of prices control policies in Urban land and housing to prevent speculation and the speculation	0.028	3	0.084	
	O4. High potential economic and industry of city.	0.057	4	0.288	
	O5-existence of tendency to organize	0.014	3	0.042	

economic activity and manufacturing firms				
O6-existence of suitable for creating employment opportunities in tourism And ecotourism	0.057	3	0.171	
O7-young population of in Karaj (Motor Development)	0.057	4	0.288	
O8-existence of activities and functions come with urban And trans-regional services in the City	0.057	3	0.171	
O9-existence of tends to be particularly complex business applications - residential	0.057	4	0.288	
O10-existence of government policies for the organization of law firms, real estate transactions	0.028	3	0.084	
Total	1		2.875	

Above tables the most important Strengths and weaknesses and the threats and opportunities based on weighted scores which of their present situation and the economic structure result of the Karaj. The most important weak-w7 being ineffective, the quality of land and Earth and housing sales tax in order to prevent speculation in urban real estate And w9 - low economic status of immigrants And newcomers Both factors are in a row with a score of 0.213 wt. the most important strength is S1- The number of population 64-15 years which is included equivalent to 74.67 percent of the total population of the city. The weighted score is 0.284. The most important threat of T3- deprived villagers in the presence of sufficient income for them than other cities in the city of Karaj With the weighted score is 0.171. The best opportunityO2- close to the poles of economic and industrial and O4- High potential of economic and industrial city. and O9-existence of tends to be particularly complex business applications – residential and O7-young population of in Karaj (Motor Development) which four factors are At one level With a weighted score of 0.288.

Positioning strategy of the Karaj city in the economic structure is shown in Figure 2. Score on the X axis is- 0.44, and Y axis is -0.29 which in fact shows defensive strategy and not a good situation and is in the risky position.
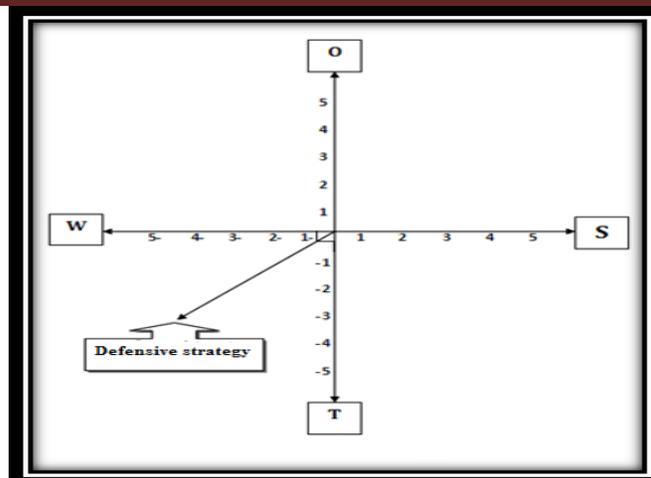
Figure 1-type strategic position in the economic structure of the city of Karaj

- SWOT matrix structures of the four strategies the city of Karaj:

1 - Aggressive strategies (SO):

SO_1- The design of development strategies CDS)) in order to establish economic development and the link between poverty eradication programs - social, urban areas

SO2-improve the quality business and organizing, leading and strengthening the process of formation of centers with a complementary functions for the center of Old Town and the surrounding area in the central of Karaj

SO3-boost urban tourism industry with a development of leisure areas and historic and tourist at city of Karaj

SO4-changing approach to urban development planning and urban management in order to increasing the supply of low-income housing segments

SO5-creation of employment and activities for young and cheap and skilled labor, the city of Karaj

2 - Contingency strategies (ST):

ST1-use of vacant land and open spaces remaining in the city with disparate functions to address the deficiencies in urban services and infrastructure

ST2-enhanced shopping centers and retail business environment in order to meet the needs of local residents

ST3-establish a proper system of financial incentives to encourage private investment and real estate owners in the areas of urban chaos

ST4-refining center of Old Karaj and its functional quality for cultural and Tourism performances,

ST5-maximum efficiency of resources and economic and industrial potentials in order to mitigate economic inequality in the city

3 - Adjustment strategies (WO):

WO1-state sales tax complications and quality of land and housing land in order to prevent speculation in urban real estate

WO2-organization of economic activity and manufacturing firms

WO3-balanced distribution of services and reduce travel demand, distribution center, activities and services with a trans-regional operations in the City

WO4-replacement sources of sustainable income for provide town office costs

WO5-organizing trading firms, real estate law to prevent speculation in land and property in the city

4 - Defensive strategy (WT):

WT1- organization and eliminate inconsistent and intrusive urban

WT2-expanding and strengthening, balanced distribution of industrial activities in geographical levels of the country (Implications preventing flood of migrants to the central regions, particularly in Karaj)

WT3-organizing and improving the quality and functional urban spaces and the main structure of town

WT4-preventing physical discontinuities - Space town because of the high cost of town infrastructure

And loss of agricultural lands prone garden of around the town

WT5-Prevention of increasing employment in the informal of service sectors (non productive) Urban

Table 3 - Matrix QSPM internal factors SO & ST strategy to build economic structure Zanjan

SO & ST																				IFE	
ST5		ST4		ST3		ST2		ST1		So5		So4		So3		So2		So1			
TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS		
0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.284	2	0.284	2	0.114	1	0.114	1	0.114	1	0.114	W1
0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.252	2	0.252	2	0.126	1	0.126	1	0.126	1	0.126	W2
0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	W3
0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.342	2	0.171	1	0.171	1	0.171	1	0.171	1	0.171	W4
0.252	2	0.252	2	0.252	2	0.252	2	0.504	4	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	W5
0.284	2	0.142	1	0.284	2	0.284	2	0.142	1	0.284	2	0.284	2	0.142	1	0.142	1	0.284	2	0.142	W6
0.426	2	0.213	1	0.426	2	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.426	2	0.426	2	0.213	W7
0.228	2	0.228	2	0.228	2	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	W8
0.213	1	0.213	1	0.426	2	0.213	1	0.213	1	0.426	2	0.639	3	0.213	1	0.213	1	0.426	2	0.213	W9
0.126	1	0.378	3	0.252	2	0.252	2	0.504	4	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	W10
0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.568	2	0.568	2	0.284	1	0.284	1	0.284	1	0.284	S1
0.126	1	0.126	1	0.252	2	0.126	1	0.126	1	0.252	2	0.252	2	0.126	1	0.126	1	0.126	1	0.126	S2
0.213	1	0.213	1	0.426	2	0.213	1	0.213	1	0.426	2	0.213	1	0.213	1	0.213	1	0.213	1	0.213	S3
0.126	1	0.126	1	0.252	2	0.126	1	0.126	1	0.252	2	0.126	1	0.126	1	0.126	1	0.126	1	0.126	S4
0.336	2	0.168	1	0.168	1	0.672	4	0.168	1	0.168	1	0.168	1	0.168	1	0.336	2	0.168	1	0.168	S5
0.426	2	0.426	2	0.426	2	0.426	2	0.213	1	0.426	2	0.426	2	0.426	2	0.426	2	0.426	2	0.213	S6
0.112	2	0.056	1	0.112	2	0.056	1	0.056	1	0.112	2	0.056	1	0.056	1	0.112	2	0.112	2	0.056	S7
0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.336	4	0.084	1	0.084	1	0.168	2	0.084	1	0.084	S8
0.112	2	0.056	1	0.056	1	0.168	3	0.056	1	0.056	1	0.056	1	0.056	1	0.112	2	0.112	2	0.056	S9
0.028	1	0.028	1	0.056	2	0.028	1	0.028	1	0.028	1	0.028	1	0.028	1	0.028	1	0.028	1	0.028	S10
3.871		3.488		4.479		4.006		3.539		4.875		4.27		2.996		3.573		3.676		2.783	total

Table 4 - Matrix QSPM external factors SO & ST strategy to build economic structure Zanjan

																				اعتبار موزون	EFE
ST$_5$		ST$_4$		ST$_3$		ST$_2$		ST$_1$		So$_5$		So$_4$		So$_3$		So$_2$		So$_1$			
TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS S	TAS	AS		
0.288	2	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	T$_1$
0.288	2	0.288	2	0.144	1	0.144	1	0.144	1	0.488	2	0.488	2	0.488	2	0.488	2	0.432	3	0.144	T$_2$
0.342	2	0.171	1	0.171	1	0.171	1	0.171	1	0.342	2	0.342	2	0.171	1	0.171	1	0.171	1	0.171	T$_3$
0.056	1	0.168	3	0.056	1	0.112	2	0.224	4	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	T$_5$
0.112	2	0.112	2	0.056	1	0.056	1	0.056	1	0.112	2	0.112	2	0.112	2	0.112	2	0.168	3	0.056	T$_5$
0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.086	T$_6$
0.344	4	0.086	1	0.172	2	0.086	1	0.086	1	0.172	2	0.258	3	0.086	1	0.086	1	0.258	3	0.086	T$_7$
0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.432	3	0.144	1	0.144	1	0.144	T$_8$
0.114	1	0.114	1	0.228	2	0.114	1	0.114	1	0.114	1	0.228	2	0.114	1	0.114	1	0.114	1	0.114	T$_9$
0.228	2	0.114	1	0.228	2	0.114	1	0.114	1	0.228	2	0.228	2	0.228	2	0.228	2	0.228	2	0.114	T$_{10}$
0.168	3	0.056	1	0.112	2	0.056	1	0.056	1	0.112	2	0.112	2	0.112	2	0.112	2	0.224	4	0.056	O$_1$
0.576	2	0.288	1	0.288	1	0.288	1	0.288	1	0.576	2	0.576	2	0.576	2	0.288	1	0.576	2	0.288	O$_2$
0.084	1	0.168	2	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	O$_3$
1.152	4	0.288	1	0.576	2	0.576	2	0.288	1	0.576	2	0.576	2	0.288	1	0.576	2	0.576	2	0.288	O$_4$
0.042	1	0.126	3	0.042	1	0.042	1	0.042	1	0.042	1	0.84	2	0.042	1	0.168	4	0.84	2	0.042	O$_5$
0.342	2	0.684	4	0.171	1	0.171	1	0.171	1	0.342	2	0.342	2	0.684	4	0.342	2	0.342	2	0.171	O$_6$
0.576	2	0.288	1	0.288	1	0.288	1	0.288	1	1.152	4	0.288	1	0.288	1	0.288	1	0.288	1	0.288	O$_7$
0.342	2	0.342	2	0.171	1	0.342	2	0.171	1	0.342	2	0.171	1	0.342	2	0.513	3	0.171	1	0.171	O$_8$
0.288	1	0.288	1	0.288	1	1.152	4	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	O$_9$
0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.168	2	0.084	1	0.084	O$_{10}$
5.656		3.955		3.617		4.254		3.043		5.484		5.447		4.705		4.456		5.274		2.875	total
9.527		7.443		8.096		8.26		6.582		10.359		9.717		7.701		8.029		8.95			

Table 5 - Matrix QSPM internal factors, the institutional structure of WO & WT economic structure Zanjan

																					IFE
WT$_5$		WT$_4$		WT$_3$		WT$_2$		WT$_1$		Wo$_5$		Wo$_4$		Wo$_3$		Wo$_2$		Wo$_1$			
TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS		
0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	W$_1$
0.252	2	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	W$_2$
0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	W$_3$
0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	W$_4$
0.126	1	0.252	2	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.378	3	0.126	1	0.126	1	0.126	W$_5$
0.568	4	0.142	1	0.142	1	0.142	1	0.142	1	0.142	1	0.142	1	0.142	1	0.284	2	0.142	1	0.142	W$_6$
0.426	2	0.213	1	0.213	1	0.213	1	0.213	1	0.639	3	0.213	1	0.213	1	0.426	2	0.852	4	0.213	W$_7$
0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.456	4	0.114	1	0.114	1	0.114	1	0.114	W$_8$
0.426	2	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.426	2	0.213	1	0.426	2	0.213	1	0.213	W$_9$
0.126	1	0.126	1	0.378	3	0.126	1	0.504	4	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	W$_{10}$
0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.284	1	0.284	S$_1$
0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	S$_2$
0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.213	1	0.213	S$_3$
0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	1	0.126	S$_4$
0.168	1	0.168	1	0.336	2	0.168	1	0.168	1	0.168	1	0.336	2	0.672	4	0.336	2	0.168	1	0.168	S$_5$
0.213	1	0.213	1	0.336	2	0.213	1	0.213	1	0.213	1	0.336	2	0.369	3	0.426	2	0.213	1	0.213	S$_6$
0.112	2	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.112	2	0.056	1	0.056	S$_7$
0.168	2	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.084	S$_8$
0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.168	3	0.056	1	0.056	S$_9$
0.028	1	0.028	1	0.028	1	0.028	1	0.028	1	0.056	2	0.028	1	0.028	1	0.028	1	0.028	1	0.028	S$_{10}$
3.901		2.783		3.452		2.783		3.161		3.237		3.629		3.695		3.9		3.422		2.783	total

Table 6 - Matrix QSPM external factors, the institutional structure of WO & economic structure Zanjan

WT$_5$		WT$_4$		WT$_3$		WT$_2$		WT$_1$		Wo$_5$		Wo$_4$		Wo$_3$		Wo$_2$		Wo$_1$			EFE
TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS	TAS	AS		
0.432	3	0.288	2	0.144	1	0.288	2	0.144	1	0.144	1	0.144	1	0.144	1	0.288	2	0.144	1	0.144	T$_1$
0.144	1	0.144	1	0.144	1	0.576	4	0.144	1	0.144	1	0.144	1	0.432	3	0.288	2	0.144	1	0.144	T$_2$
0.342	2	0.171	1	0.171	1	0.342	2	0.171	1	0.171	1	0.342	2	0.171	1	0.171	1	0.171	1	0.171	T$_3$
0.056	1	0.056	1	0.224	4	0.056	1	0.224	4	0.056	1	0.056	1	0.056	1	0.056	1	0.056	1	0.056	T$_4$
0.056	1	0.056	1	0.056	1	0.112	2	0.056	1	0.056	1	0.112	2	0.112	2	0.112	2	0.056	1	0.056	T$_5$

0.086	1	0.344	4	0.086	1	0.086	1	0.086	1	0.086	1	0.172	2	0.086	1	0.086	1	0.086	1	0.086	T6
0.258	3	0.086	1	0.086	1	0.086	1	0.086	1	0.086	1	0.172	2	0.172	2	0.086	1	0.086	1	0.086	T7
0.144	1	0.456	4	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	1	0.144	T8
0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.114	1	0.228	2	0.114	T9
0.114	1	0.114	1	0.114	1	0.228	2	0.114	1	0.114	1	0.228	2	0.114	1	0.228	2	0.114	1	0.114	T10
0.112	2	0.056	1	0.056	1	0.112	2	0.056	1	0.056	1	0.056	1	0.168	3	0.112	2	0.056	1	0.056	O1
0.288	1	0.288	1	0.288	1	0.864	3	0.288	1	0.288	1	0.576	2	0.288	1	0.576	2	0.288	1	0.288	O2
0.084	1	0.084	1	0.168	2	0.084	1	0.084	1	0.252	3	0.168	2	0.084	1	0.084	1	0.336	4	0.084	O3
0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.576	2	0.576	2	0.288	1	0.288	O4
0.042	1	0.042	1	0.126	2	0.042	1	0.126	2	0.042	1	0.126	2	0.126	2	0.168	4	0.126	3	0.042	O5
0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.342	2	0.171	1	0.342	2	0.171	1	0.171	O6
0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	O7
0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.171	1	0.342	2	0.342	2	0.171	1	0.171	O8
0.288	1	0.288	1	0.288	1	0.288	1	0.576	2	0.288	1	0.288	1	0.288	1	0.288	1	0.288	1	0.288	O9
0.084	1	0.084	1	0.084	1	0.084	1	0.084	1	0.336	4	0.084	1	0.084	1	0.168	2	0.336	4	0.084	O10
3.562		3.245		3.211		4.424		3.415		3.295		4.015		3.96		4.517		3.577		2.875	total
7.463		6.028		6.663		7.207		6.576		6.532		7.644		7.655		8.417		6.999			

Considering a strategic planning tables that separation for different strategies (so, st,wo, wt) developed, SO5 strategy with the highest score of 10.359 with a strategy to create employment and activities for young and cheap labor and skilled in the economic structure of the city of Karaj as a superior strategy will be discussed. And SO4 strategy with a score of 9.717 and with the change in Approach to urban development planning strategies and increasing urban management In order to provide low-income housing segments the second strategy is proposed in this structure. ST5 strategy with a score of 9.527 and with a strategy to maximize productivity of resources and economic potential and industrialization In order to mitigate economic inequality in the city as another strategy in third placed.

Conclusions and recommendations

Internal and external strategic factors in the economic structure of the matrix the city of Karaj shows the total weighted score matrix of internal factors is 2.783. The resulting number is lower than average (3) is that the using existing strengths, is not optimal. And weaknesses have to overcome in the economic structure of the city of Karaj to the Strengths. And the weighted score of is 2.875 in the matrix of external factors. Here, the resulting number is less than average and threats with a small gap are predominant to the opportunities. And the whole matrix of external factors is relatively better condition compared with internal factors matrix.

But that strategy is derived from the matrix QSPM for Out of the current situation in Economic structure and moving towards sustainable development in the city of Karaj Order of preference based on their final score is suggested as follows;

Combined strategies in the economic structure of the city of Karaj	Rating and the final score	
SO5-creation of employment and activities for young and cheap and skilled labor, the city of Karaj	10.359	1
SO4-changing approach to urban development planning and urban management in order to increasing the supply of low-income housing segments	10.288	2
ST5-maximum efficiency of resources and economic and industrial potentials in order to mitigate economic inequality in the city	9.717	3
SO1- The design of development strategies CDS)) in order to establish economic development and the link between poverty eradication programs - social, urban areas	9.546	4
WO2-organization of economic activity and manufacturing firms	9.527	5
ST2-enhanced shopping centers and retail business environment in order to meet the needs of local residents	9.272	6
ST3-establish a proper system of financial incentives to encourage private investment and real estate owners in the areas of urban chaos	9.077	7
SO2-improve the quality business and organizing, leading and strengthening the process of formation of	9.012	8

centers with a complementary functions for the center of Old Town and the surrounding area in the central of Karaj		
SO3-boost urban tourism industry with a development of leisure areas and historic and tourist at city of Karaj	8.97	9
WO3-balanced distribution of services and reduce travel demand, distribution center, activities and services with a trans-regional operations in the City	8.95	10
WO4-replacement sources of sustainable income for provide town office costs	8.836	11
WT5-Prevention of increasing employment in the informal of service sectors (non productive) Urban	8.803	12
ST4-refining center of Old Karaj and its functional quality for cultural and Tourism performances	8.461	13
WT2-expanding and strengthening, balanced distribution of industrial activities in geographical levels of the country (Implications preventing flood of migrants to the central regions, particularly in Karaj)	8.454	14
WO1-state sales tax complications and quality of land and housing land in order to prevent speculation in urban real estate	8.417	15
WT3-organizing and improving the quality and functional urban spaces and the main structure of town	8.337	16
ST1-use of vacant land and open spaces remaining in the city with disparate functions to address the deficiencies in urban services and infrastructure	8.306	17
WT1- organization and eliminate inconsistent and intrusive urban	8.272	18
WO5-organizing trading firms, real estate law to prevent speculation in land and property in the city	8.26	19
WT4-preventing physical discontinuities - Space town because of the high cost of town infrastructure And loss of agricultural lands prone garden of around the town	8.256	20

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