

## Indicators of Urban Encroachment in the Old Center of the Holy City of Najaf and Proposed Planning Solutions

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### Abstract

*The high population growth of the city of Najaf and the large number of visitors coming to the old city for religious tourism, in addition to it being a religious center that attracts religious and seminary studies, and its distinguished location made it attractive for holding central events of a regional nature in this specific space, unlike the urban plan, led to spatial and functional changes in the region. Causing the closure of some internal roads for security reasons, capital owners and investors were encouraged to intensify their investments in open roads. Thus, there was dominance of capital owners of a specific category and those who were politically or religiously supported over real estate speculation in the center and control over the purchase of specific properties in order to change their type and type of use to commercial use. Contrary to urban plans, the demand for attached lands for urban uses leads to many problems, the most important of which are the encroachment on residential lands in the old city center, the increase in building density, and the subsequent traffic congestion, deterioration in air quality, and accumulation of solid waste. The result is a general deterioration in the quality of life, and the research problem focuses on About the presence of manifestations and indicators of urban encroachment and encroachment on the spatial organization that negatively affected the city, accompanied by several urban, social, economic and environmental problems. The research assumes upgrading the center and re-planning it in accordance with indicators of sustainable smart city planning to be more effective in confronting the manifestations of urban encroachment and its negative effects.*

**Keywords:** *Urban encroachment, land use change, spatial organization, urban center, smart sustainable cities.*

### 1. Introduction

The occurrence of urban encroachment poses significant detrimental effects on community development, giving rise to many social, health, and security concerns. An instance of encroachment on lands and streets results in their reduced widths and convoluted shapes, exacerbating the deficiencies of the internal roadway network and impeding the access of ambulances, emergency vehicles, and fire engines. The phenomenon of encroachment on open areas and public squares is observed, resulting in their transformation into neglected spaces where waste and debris accumulate. Additionally, encroachment on state property and its diverse services is evident, leading to limited accessibility of these services for all citizens. Consequently, this situation has created a deficit and placed strain on infrastructure services.... and the potential economic consequences: The occurrence of urban encroachment poses significant challenges to the achievement of sustainable urban development, hence impeding Iraq's potential for

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economic advancement and global engagement. This phenomenon is seen in various facets. An instance of concern pertains to the encroachment upon streets and the road network, which has engendered challenges in commuting to places of employment. This, in turn, exerts an adverse impact on the whole economy. The phenomenon in question consumes significant human and material resources, leading to the alteration of the urban fabric. This alteration necessitates the expansion of transportation infrastructure to accommodate increased traffic flow and the subsequent demand for intra-city mobility. The imbalanced geographical organization of the city results in an increase in the operational cost of all city facilities, as evident from the available evidence. The impact of encroachment on infrastructure services is a matter of concern due to its association with significant losses in water and electricity networks. These losses are primarily attributed to irregular connections and unauthorized encroachment on these networks. Furthermore, encroachment poses a threat to fertile agricultural lands, as it leads to the expansion of construction activities on these lands. Additionally, encroachment on water basin lands contributes to their pollution. Consequently, due to this violation. The growth of population is often accompanied by the expansion of urban areas, both horizontally and vertically, in order to accommodate the increasing demands of the population. This expansion includes the development of housing, roads, and services, among other things. As a result, there is a significant transformation in the spatial structure of cities, leading to functional changes in land use and other components of the urban environment. Urban expansion is a consequence of alterations in the various elements comprising the urban system, including activities and spatial dynamics. Comprehending the alterations in the aforementioned aspects facilitates a comprehension of the mechanism underlying urban growth, sometimes referred to as urban spread. Urban expansion, also referred to as spread, is considered the initial stage of urban growth. The phenomenon of urban expansion is an inherent outcome of urbanization, whereby cities experience a gradual and organic growth. This process is often accelerated by the economic development of a given region, which in turn leads to a concomitant rise in population. The imperative necessity to regulate the process of alteration in the spatial configuration necessitates a genuine comprehension of the essence of the locale, its constituents, and the attributes of the spatial structure at large. There is a need to revisit the examination of the degree to which the spatial arrangement of our urban areas aligns with sustainable development strategies, as well as the extent to which the spatial configuration of cities reflects the presence of urban sprawl and its impact on spatial organization. The city had adverse consequences due to this phenomenon, which were accompanied by other urban, social, economic, and environmental challenges.

## 2. Urban encroachment

actions carried out by individuals and groups that distort the structure of the city, harm spatial relations and urban spatial organization, and transform urban functions beyond the understanding and perception of urban management and planning agencies. (Al-Falahi, 2008, p. 240)

It has also been defined as every illegal act or activity carried out by individuals outside or inside the city that leads to a change in land use and the distortion of the urban landscape. (Al-Mohammadi, 2008, p. 240).

### 2.1. Factors of urban encroachment (slums and encroachments):

Economic factors represented by the economic level and household incomes, and social factors represented by demographic factors, in addition to factors related to urban land management, including: weak control tools, real estate speculation, absence of governance, and weak laws. The absence of housing policy has a direct correlation between housing policy and population policy, and each has its meaning, as well as weak policies. Regional planning and the lack of coordination between planning agencies

according to the spatial level of the plan. Therefore, when one observes the sidewalks and squares, the extent of the growing phenomenon of random economic violations or the so-called informal market appears: which is a group of commercial activities that violate laws and legislation that appear in areas not designated for them, as the activities take place. The result is far from the authority of the law or the oversight of state institutions, as most of the sidewalks in the city have turned into mobile shops, which harms pedestrian movement and negates the primary goal for which the sidewalks were created.

## 2.2. Manifestations of urban encroachment:

The most prominent manifestations of urban encroachment can be listed, the most important of which are as follows:

- 1- Infringing on state institutions and services such as (electric power service, sanitation).
- 2- Trespassing on garages, parking lots, and streets, as shown in the figure.
- 3- Encroachment on heritage and cultural buildings, as shown in the figure.
- 4- Solid waste is piled up on sidewalks and squares, as shown in the figure.
- 5- Trespassing on sidewalks designated for pedestrians, as shown in the figure.
- 6- Encroachment on the facade of urban buildings, causing visual distortion.
- 7- Trespassing on the main landmark of the ancient city, which is the shrine of Imam Lee (peace be upon him). (researcher)

## 2.3. Reasons for the spread of this phenomenon:

The reasons for this are attributed to the weakness of the institutions based on enforcing the law, the weakness of the penalties applied to transgressors, the high cost of official activity, such as buying and renting a store or building factories, workshops, etc., and the weakness of the official sector (the public sector) in providing job opportunities for citizens in addition to the social environment for transgressors, in particular. With regard to illiteracy, poverty, weak respect for the law, and lack of environmental awareness of these people, and the large urban (population) growth of most of our major cities, especially due to the continuous migration from the countryside to the city, for various economic and social motives and the fear of some government agencies to combat the phenomenon of economic slums to transform some of these Slums are divided into gatherings with power supported by multiple parties that may pose a danger to those combating this phenomenon, and there are some interventions from political and social parties that prevent or hinder efforts to reduce it, justifying their interventions with economic and humanitarian considerations (Al-Falahi, 2008, p. 240).

## 2.4. The effects resulting from the phenomenon of urban encroachment

**Societal effects:** The phenomenon of urban encroachment causes great damage to community development and causes many social, health, and security problems. For example, encroachment on lands and streets has made them have very narrow widths and winding shapes, and in addition to the weakness of the internal street network, it has led to the inability of ambulances, emergency vehicles, and fire engines to enter. ( Afifi, 1989, p. 85). We also notice the phenomenon of encroachment on open areas and public squares, which has turned them into neglected places where filth and dirt accumulate. In addition to the encroachment on state property and its various services, this has led to its services not reaching all citizens, which has caused a deficit and pressure in services. **Infrastructure** (Ali, 2006, pp. 1323-1340). **Economic effects:** The phenomenon of urban encroachment has great harm to sustainable urban development, and has aborted great opportunities for Iraq due to its openness to the world and its economic progress. This can be seen in several aspects. For example, encroachment on the streets and the road network has made it difficult to reach work places, and this ultimately has a negative impact. It affects the general economy and drains a lot of human and material energies, as

it distorts the urban structure, as it requires an increase in the spaces needed for traffic movement and a greater need for a road network for transportation within the city. That is, the unbalanced spatial structure of the city increases the operational cost of all city facilities. (Alain, 2002), and the effects of encroachment on infrastructure services can be observed, which causes high rates of losses in water and electricity networks as a result of irregular connections and illegal encroachment of these networks, in addition to encroachment on fertile agricultural lands that lead to the spread of construction on them or On the lands of the water basins that are polluted as a result of this encroachment (Al-Moumani, 2000, p. 152). Environmental effects: The environmental damage caused by the phenomenon of encroachment can be divided into two parts: the first is damage to the urban structure itself and the second is damage to the structure of the city as a whole. For example, encroachment on sewage systems to transport liquid and solid human waste results in treatments that are harmful to the environment, such as dumping solid waste in sites close to Residential buildings or the use of cesspits contribute to groundwater pollution (THE CHALLENGE OF SLUMS, 2003, p57). There are also other environmental problems resulting from poor proper planning and land encroachment related to air and sound pollution and the interference of industrial activities and workshops with housing. All of these phenomena affect In the availability of fresh air and a clean, healthy environment free of germs, which reflects negatively on the psychological state of individuals and thus on their productivity and reduces the level of their daily activities.

As for its impact on the city, most of the areas where encroachment occurs are agricultural areas, green areas, or river banks, which leads to water pollution in the city's rivers (Nazmi, 2007).

Urban spatial structure: It is a dynamic phenomenon composed of a series of components and systems. These components are connected according to a regular relationship that is affected by a group of elements and factors to become variable.

Therefore, the spatial plan must have the full ability to describe the functional interaction between the components of the city's spatial structure. These general requirements can be expanded as long as the city's spatial structure itself is dynamic and variable and not stable. Thus, it provides the possibility of knowing the direction of the system's movement in general, and then trying to find out The reasons leading to this movement and change, and then the attempt to direct and control this movement (Asmaa, 2001, p. 22).

The systems that make up the spatial structure of cities are open and flexible systems, not closed systems, due to their ability to stabilize even if parts of their formation are lost, especially since they are a direct expression of organic phenomena in a state of continuous implicit exchange and interaction, in which the duality of stability and change appears in a balanced manner. In addition to its dynamic balance over time.

Elements affecting spatial structure change:

The elements influencing the change in spatial structure are characterized by varying strength of influence. Some of them are decisive in changing the spatial structure dramatically, and some are less influential than the previous elements. Therefore, some researchers, led by F. Stuart Chapin and J. Edward Kaiser, counted The elements with economic factors are decisive in changing the spatial structure because they are directly linked to the land and its value. We also classified the elements with social factors in the second degree in terms of their impact on changing the spatial structure, stressing that these elements exert their influence through:

A. Concentration and Decentralization

B. Invasion and Succession

## T. Superintendence and Segregation

Urban growth and its relationship to change in urban spatial structure:

Urban growth: a socio-economic phenomenon that is due to a group of factors that contribute to the complexity of life in urban society and to the development of social and economic institutions and other quantitative and qualitative aspects. The concept of urban growth also refers to the rates of increase in population, whether resulting from high fertility rates or internal and external migration. (Abdul Razzaq Abbas, 1977, p. 27)

Population growth is accompanied by the expansion of the organizational space of cities as a result of the horizontal and vertical expansion of services in order to meet the growing needs of the population, such as housing, roads, services, etc., thus creating a dramatic change at the level of urban spatial structure, leading to functional changes as a result of changing uses of urban land and other components of the spatial structure according to this expansion. .

Urban growth results from changes in the components of the urban system, such as activity and space. Understanding the changes in the two aforementioned elements leads to understanding the mechanism of urban growth, or what is called urban spread. Spread is the first step of urban growth, and sometimes it is known as spread. It is a natural growth of cities, and the sudden urban expansion is driven by the economic growth of the region, which is accompanied by a population increase.

The urgent need to control the process of change in the spatial structure requires a real understanding of the nature of the place, its components, and the characteristics of the spatial structure in general. It is also necessary to return to studying the extent to which the spatial organization of our cities is compatible with sustainable development strategies and the extent to which the spatial structure of cities responds to them.

Spatial organization:

It is the arrangement and distribution of settlements on the broader urban level or on the broader spatial level, and spatial organization such as urban planning and land use planning are important guiding documents to guide urban development in the future. In response to future demand without reaching urban encroachment, spatial organization is the main way to improve land planning.

Understanding the process of spatial organization of cities requires focusing on studying the basic components of this organization, which are as follows:

A- Population and its distribution.

B - Land uses and various networks, their locations, interactions and relationships.

T- The environment includes (the physical, economic, social and political environment of the city). Pavel, 2010, p. 55).

Change of land use:

In some cities, the uses of urban land determined by the basic plan are exposed to violations, as the uses of the land are changed within these cities without official approvals, which leads, as a result, to the occurrence of many problems in the cities, including (social, economic, environmental, and urban), because the violations, whatever they may be, leave It has major impacts on the city and its residents. (Fares, 2015, p. 266)

Land uses: a set of logical, sequential activities that aim to organize human societies and their functions in a specific place and time. (Ghoneim, 2001, p. 32)

Land uses: They are images of the social and economic relations within the city, reflected as different activities and activities. If the social and economic relations change, there is a need to change the activities and activities, that is, to change the uses of the land. (Al-Obaidi, 2013, p. 35)

The change must be deliberate, and the impact of changes in land uses must be studied on the various aspects of the basic design, that is, other uses adjacent to the use that will be changed. In other words, this change must not be random and affect human comfort, because planning aims to achieve human happiness and well-being.

Reasons for changing the use of residential land to commercial use:

In the study area, there are many reasons that helped accelerate the change in residential use in favor of commercial use in the old city of Najaf, which are:

1- The economic factor: The economic factor is one of the main and important reasons that contributed to the process of changing the land uses from residential to commercial, as most of the owners of residential units who converted part or most of their residential units in order to benefit from the financial returns obtained as a result of Renting these stores as they have a large financial return, in addition to taking advantage of the residential unit to rent it as a warehouse for goods. (Mahmoud, 1990, p. 283)

2- Population growth: It is the difference in the size of the population over long periods and is considered one of the most prominent demographic indicators, the study of which depends mainly on the natural increase and the spatial movement of the population arriving to the city. Migration to the city of Najaf for work is one of the most important reasons for population growth and the emergence of land use change and encroachment. On the basic plan.

3- The age of the residential unit: As the age of the residential unit increases, it requires changes to be made to it due to the emergence of some developments in the area. It was found that most of the residential units in the old city are dilapidated, which represents the heart of the commercial area at the present time, as a result of the age and wear of the building therein and their unsuitability for residential use. The owner of the residential unit was unable to restore it, so he took advantage of the location of the residential unit by renting it to merchants at very high prices in order to use it as warehouses for goods, or make it a place for selling wholesale materials to take advantage of its commercial location, or sell it and thus demolish it and establish commercial stores in order to benefit from Its distinguished commercial location.

4- Religious tourism: Due to the incentives of high income resulting from religious tourism in the city, many rural residents have been attracted to migrate to cities in recent years. The development of religious tourism has directly led to increased population growth, and the increase has caused urban encroachment on land, and these results show Land urbanization is the primary link that transforms tourism growth into population urbanization in tourist-oriented cities. (researcher)

Development advantages of applying the smart growth approach:

There are many advantages, as it preserves the environment and increases efficiency by reducing the waste of energy resources and natural resources, improving urban planning, and exploiting public transportation and other services. It is best exploited by creating a multi-use infrastructure. Smart growth has advantages (economic, social, and interface), which are as follows:

Economic advantages: - Reducing the cost of infrastructure, reducing the cost of public services - Improving transportation efficiency. Improving the economy - supporting industries that depend on local resources and wealth.

Social benefits: - Improving transportation options and patterns - Increasing housing patterns and types - Community cohesion - Preserving cultural heritage (historical realities - ancient revival... etc.) - Increasing physical and health activities

Environmental advantages: - Preserving green spaces and areas - Saving energy - Reducing air and water pollution - Reducing the greenhouse effect.

Sustainable smart cities:

It is an innovative city that uses information and communications technologies, and other means to improve the quality of life, operating efficiency, urban services and competitiveness, while ensuring that it meets the needs of current and future generations with regard to economic, social, environmental, and cultural aspects. (Abdoullaev.2011)

Sustainable cities: A city that provides the needs of its residents at the present time without affecting the needs of future residents. (Al-Musharrafawi, 2021, p. 13)

Smart cities: They are cities that include three basic elements: technical, social, and interconnected. They are three cities in one city (virtual, informational, cognitive, and interconnected) (Al-Sadiq & Safour 2013)

The digital (electronic) city: It is the digital and virtual city, which is equipped with information and communication technologies, wireless networks, and sensors, so that they constitute basic elements of the urban environment, as a system for operating the smart society and smart urban management. (2006.Komminos,N)

Eco-city: It is a city that uses new and renewable energy resources.

The knowledge (informatics) city: It is a city that focuses on the cognitive and creative activities of individuals, knowledge institutions, and the digital infrastructure for communications and knowledge management. (2011.Abdouillaev)

Finally, a sustainable smart city is a city that meets the needs of its current residents without compromising the ability of others or future generations to meet their needs, and therefore, does not exceed local or global inter-restrictions, as this is supported by information and communications technology, which is based on the following elements in the figure Below:

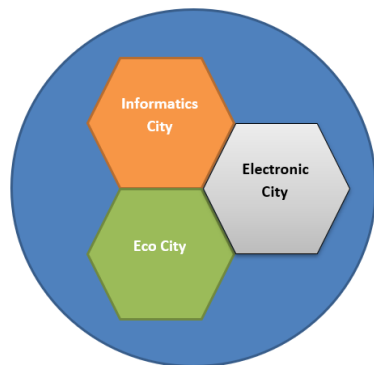


Figure 1. Component elements of smart sustainable cities

Smart and sustainable cities indicators and the relationship between them:

The relationship between smart cities and sustainable development is a close and particularly important relationship, so that smart cities can contribute to achieving the principles of sustainability in design and operation and there is a link between smart cities and sustainability and the extent to which sustainability affects smart cities. (Radwan & Ismail, 2015). The table below shows the indicators of smart cities and sustainable cities and the relationship between them.

Table 1. the indicators of smart and sustainable cities

Pointer	Sustainable Cities	Smart Cities	The relationship of sustainability to smart cities
<b>Economy</b>	Conservation of essential resources	The use of many applications that contribute to the development of various economic activities	Using applications that conserve, develop and sustain basic resources (green economy)
<b>society</b>	An educated society (providing current energies for the future)	Ways of technological innovation	A community that supports technological innovation to maintain the sustainability of available resources
<b>Infrastructure</b>	Clean and sustainable energy	IT applications to access new resources	Adding information technology applications in the field of energy to develop the city and ensure its sustainability
<b>Government &amp; Administration</b>	Community Engagement	Application of electronic management methods	The Information City, which works to encourage community participation through electronic management methods
<b>Planning &amp; Environment</b>	Good planning that contributes to the preservation and development of the city in accordance with the concepts of environmental sustainability	Technology devices and means	Providing technological capabilities and tools to support planning and environmental conservation
<b>Living Life</b>	Ensuring a decent life for the population	Smart Methods	Life in smart ways to preserve the environment and ensure its continuity for future generations

Controls on land use for various purposes in the city

The study of advanced land uses in all their forms confirms that they are carried out according to controls that influence them and direct their course, which are as follows:

1- Economic controls:

- Price and its variation from one place to another within the city, which directs activities and their signature and has a direct role on the structure of the city.
- Ease of access: Activities attempt to choose places that customers can reach easily to achieve an economic goal.
- Some uses require spacious, cheap land and highways.

2- Social controls:

- Dominance: This means the control of the central commercial district and its institutions over other areas.
- Gradation: The decreasing influence of the central commercial area and its institutions means moving away from it towards the peripheries.

Agglomeration: which is the attraction of similar or related activities to each other, whether these activities are social or economic.



- Invasion and succession: This means the penetration by one group of residents or uses of land in an area for another group and other uses of land, which forces them to succession and then retreat.

- Concentration and dispersion: It is a concept that means the gathering of residents or other activities within the borders of a city or an area of a city or region, and dispersion means the scattering of the phenomenon or uses due to expulsion or decline.

- Individual and collective behavior: Individual desires may be involved in the determination to create specific uses in places that may suit them or not. What is important is individual behavior that is achieved. Then, ethnic, religious, or sectarian groups are attracted to each other to have unique neighborhoods within the city and give them their character and behavior.

### 3- State intervention:

Through its decisions, the state imposes certain uses, which affect the change in the characteristics of the place, or it intervenes by not allowing the city to grow spontaneously, but rather distributes the lands and uses according to a special plan that it implements over a period of time. The state affects the morphology of the city if it achieves justice in the distribution of services. (Al-Muzaffar, Al-Hashemi, 2010, p. 143)

### Planning methods to address manifestations of urban encroachment

1- Urban improvement programs: intervention processes that are applied to improve the morphological structure present in a deteriorating urban site and replace it with an urban style of a high standard while introducing buildings into the new urban functional structure. Then apply these plans to the deteriorating urban fabric... urban sustainability measures

2- Nuclear housing (location and service organization): Regional urban policy

3- Regional balance policies (structural plan)

4- Forming the councils and departments of the Urban Observatory

5- Urban development axis strategies and development corridors

6- Balanced housing policies: local policy (housing construction), national policy (land management, housing construction, housing financing, housing infrastructure, housing management and maintenance, housing and building materials)

7- Replanning city centers according to new models. (Al-Basri, 2021, p. 13)

### Global and local experiences

Revitalizing the historic urban center and changing the dynamics of the housing market: "Fener Balat"

Balat-Fener districts are among the most prominent historical and cultural sites in Istanbul due to their location on the historic peninsula. These residential neighborhoods, which enjoy exceptional views of the Bosphorus, have Ottoman and European architectural characteristics. It is possible to mention the grid pattern with narrow streets, historical city walls, and entrance gates to the Golden Horn area.

Housing on the beach was replaced by industrial buildings that completely changed the social and economic structure of the area, which necessitated consideration of the general urban plan prepared for the area in 1930 by urban planner H. Proust.

The most important goals of the urban improvement project are to rehabilitate the region by improving the quality of life, achieving a balance between increasing global pressure and economic inequality, filling the need for housing shortages, as well as improving its quality to suit all classes, processes of change in demographic composition, achieving social mixing, land uses, and building conditions in the region and rebuilding. Physical

regeneration and a rapid increase in neighborhood property and investment flows renew the economic base of the area.

The study shows the most important observations within the region's examination mechanism:

- The increase in housing prices in these areas resulting from the replacement of low-income groups with high-income groups.
- The vital role of housing market dynamics in the urban improvement process.

Rehabilitation Program: The program is a pilot project that includes the active participation of local residents and was prepared under the title (Rehabilitation of the Fener and Balat districts, their analysis and new proposals). The program targeted social rehabilitation and rehabilitation of buildings and thus improving the living and environmental conditions of the local population by providing housing solutions. Which can be applied within residential neighborhoods of historic urban centers. This program is an investment worth 7 million euros funded by the European Union and implemented in partnership with the municipality of Fatih. Over time, this investment has served as a catalyst for urban improvement without any external intervention. (Ibrahim, 2019, p. 65)

By addressing the issues mentioned, the program works to:

- 1- Achieving sustainable socio-economic regeneration and sustainable rehabilitation of the Fener and Balat regions
- 2- Creating economic activity for community members
- 3- Strengthening the technical capacity of Al-Fateh Municipality
- 4- Create a replicable and successful model for urban rehabilitation.



We find that the study was concerned with the Fener - Balt area being an important historical area and the improvement process was an example of direct improvement that contributes to the revival and activation of neighborhoods as well as the provision of new jobs such as universities, hotels, exhibitions, parks, a center for meetings and cultural activities, and dealing with the change in the characteristics of the neighborhood and economic aspects such as the level of income and rents as a result of the new residents. Urban and historical centers and the restoration of the current building stock and the rehabilitation of old housing in the inner city neighborhoods.

Improvement and replacement process, case study from Erbil

The four neighborhoods in the castle (Kourani Ankawa, Mostaufi and Bakhtiari) were improved as a result of immigration and for various reasons, including the number of families greater than the number of houses in them, the weakness of the infrastructure, the increase in the value of the land, the increase in the value of the land, the need for landowners to sell their old properties and buy the best, the presence of markets that changed the neighborhoods near the city center to commercial areas, and the housing that

was moved, and the construction of some places illegally, or sometimes the suburban areas mixed with the city.

Moreover, the multi-use job with upper-class housing and business became commonplace, while the indigenous population mostly with low income people could not live with the newcomers; so they moved away from the area, because the area changed its nature dramatically.

The study aimed to preserve the heritage, tourist places and resources of the built heritage in the region, as well as to preserve the original character of the buildings and urban patterns of the region and confirm the characteristics of the old center of heritage and historical value, create mixed-use development centers, expand the commercial area, improve housing, and achieve the most important safety and privacy requirements in the region.

The mechanism of urban improvement adopted to preserve and rehabilitate buildings and some residential houses of a heritage urban nature and reuse them either with the original function or with new functions that suit the modern requirements of users and reorganize the movement system to reach all jobs. (Ministry of Municipalities, 2013)

The improvement program works on:

- 1- Keep it as it was without any change because the buildings are in good condition this is preservation.
- 2- Rehabilitation, where those partially destroyed buildings were renovated, to its original plan.
- 3- It is the district that does not require the preservation of anything, but rather exploits the area to serve the site as a whole, such as an open cafeteria, or an open arena for multi-purpose activities.

#### Maine West Street Development Project in Charlottesville

West Main Street is a vibrant street located within a historic strip and represents an important connecting road between the University of Virginia and downtown Charlottesville in the state of Virginia in the United States of America. The street consists of the third major intersection, the bridge intersection, the west bridge intersection (the University of Virginia intersection) and the third intersection is the intersection east of the bridge

The intersection east of the bridge is characterized by its historical planning of small scale and predominantly commercial use, while the intersection west of the bridge is of modern design and larger scale, so the main goal of the project was to preserve this diversity and at the same time give a homogeneous general character. The city of Charlottesville has developed a street development plan that included two main factors: the development of street components and urban design, and the first aspect includes improving the physical components of the street and public space through many factors, including the expansion of sidewalks, the allocation of bicycle paths, the planting of various trees, the design of green spaces, and the provision of opportunities for social interaction, gathering and enjoying viewing historic buildings. As for the second aspect, it includes a study to develop the built block and shape, work on developing new standards and specifications, study and analysis of costs and economic impact, in addition to an extensive study of parking on the street and its management.

A set of goals has been set for the development of the street, which ensures a vital, safe and effective street that meets and suits all the needs of users, which are the following: (Ghazi, 2019, p. 89)

- Work to improve the street connections with neighboring sectors by multiplying transportation options and proposing strategies to reduce the speed of traffic along the

street, to reach an environment suitable for all categories of effective transportation such as jogging, walking, cycling, and adding pedestrian paths and new vehicle paths.

- Providing accessible and comfortable public transport parking consisting of a simple shed and seating terraces, which ensure the least negative environmental impact with lighting to ensure safety at night and emphasize the infrastructure of pedestrian and bicycle paths.
- Encourage and support social events such as food stalls, festivals, processions, temporary markets, and the design of gathering places and seating areas.
- Diversifying the uses of the land, evaluating the economic impact of its alternatives, and designing street elements in a way that gives an opportunity for new and lively events and attracts artists and showmen, which encourages walking, shopping, eating, hiking, working, celebrating and participating in events.
- Providing parking spaces along the street in order to support local businesses and institutions and at the same time reduce the speed of traffic, and the diversity of parking between a common parking lot and a parking lot rented according to an easy-to-pay meter, but parking in it for less than (15) minutes is free and another parking in it for a specific period or private to serve a specific event.
- An effective street that invites the street to walk and stroll during the day and night because it is safe, attractive and comfortable and provides all the needs of its users, including those with special needs.
- Increasing the width of the sidewalk and changing the street furniture with fixed and mobile pieces of furniture to support social events such as sitting, gathering, relaxing, monitoring and communication.
- Achieving the least negative impact in terms of the environmental aspect, green infrastructure, trees and their protection.
- Enhance the context of the area and sense of place by preserving natural elements such as preserving

The view of the mountain and its enhancement in the urban landscape and historical parts.

- The method of extending underground services, lighting at the human level and other high, and lighting seating places with spacing between lighting installations to reduce crowding in addition to technical lighting elements has been adopted.
- Establishing points of attraction and visual diversity along the street, for example, the diversity of trees and their change with the change of seasons.

Area	Indicator	Fenner Balt	Erbil Center	Maine West Street
Urban characteristics	Historical, ancient	The historical city of Istanbul has an organic style and Ottoman and European architectural characteristics	-	It is a vital street located within a historical sector The intersection east of the bridge is characterized by its historical planning with a small scale and is predominantly for commercial use, while the intersection west of the bridge is of modern design and a larger scale
Type of urban encroachment	Change of land uses other than the baseplan	Housing on the beach was replaced by industrial buildings that completely changed the socio-economic structure of	Change of residential land uses to businesses that invaded the area	-

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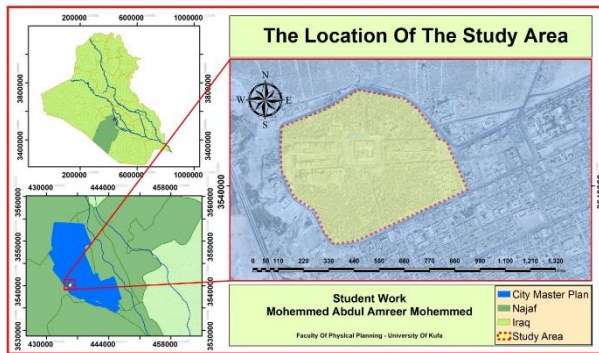
		the area		
<b>Applicable Policy</b>	<b>Rehabilitation and conservation</b>	Rehabilitation of the area by improving the quality of life, achieving balance, filling the need for housing shortages, as well as improving its quality to suit all classes, processes of change in demographics, achieving social mixing, land uses, building conditions in the area, physical reconstruction and renovation, a rapid increase in neighborhood properties and investment flows that renew the economic base of the region.	Preserving the heritage, tourist places and built heritage resources in the region, as well as retaining the original character of the buildings and urban patterns of the region, emphasizing the characteristics of the old center of heritage and historical value, creating mixed-use development centers, expanding the commercial area, improving housing, and achieving the most important safety and privacy requirements in the region.	The first aspect includes improving the physical components of the street and the public space through many factors, including the expansion of sidewalks, the allocation of bicycle paths, planting various trees, designing green spaces, and providing opportunities for social interaction, gathering and enjoying watching historical buildings.
<b>Processing methods</b>		<p>1- Achieving sustainable socio-economic renewal and sustainable rehabilitation of areas Fener andBalat</p> <p>-2 Creating economic activity For Community Members</p> <p>3- Strengthening the technical capacity of the municipality of Fatih</p> <p>-4 Create a repeatable and successful model For urban rehabilitation</p>	<p>-1 Keep it as it was without any change because the buildings are in good condition this is preservation</p> <p>-2 Rehabilitation, where those partially destroyed buildings were renovated, to its original plan</p> <p>3- The judiciary is the one that does not require the preservation of anything, but rather exploits the area to serve the site as a whole..</p>	<p>1- Community Engagement</p> <p>2- Easy access by efficient transportation and variety of transportation options</p> <p>3- Diversity of land uses and economic activities</p>

### Study area

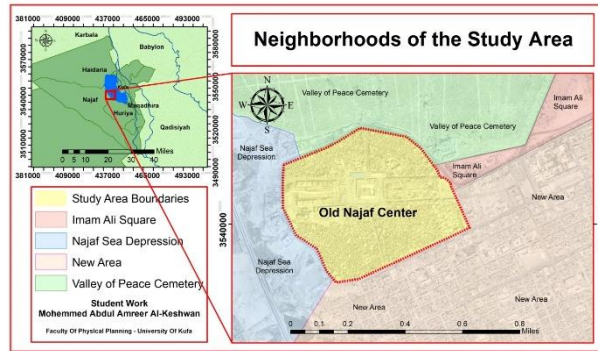
**Location and location:** The old city of Najaf is located in the southwest of the Al-Najaf Al-Ashraf Governorate. Its area is about 60 hectares out of the original area of Najaf, which is estimated at about 7,500 hectares. The urban planning of the city of Al-Najaf since its inception in the year 170 AH (786 AD) has been characterized by the density of houses that were concentrated Mainly around the shrine of Imam Ali (peace be upon him), and this is due to the spiritual relationship that connects people with the shrine. The density of houses increases as you approach it and decreases as you move away from it. Therefore, you notice that most of the houses are close together, while the paths and alleys leading to these houses are more often than not It is twisted and has zigzag shapes, and may end in dead ends with no exits. One of the reasons for following this layout at that time is the deepening of social ties and helping to maintain the city's security from robberies and assaults, as well as protecting against the bitter cold and extreme heat.

**Astronomical location:** The study area is located between longitudes '44°18' 33 and '44°19'14 and latitudes '31°59' 27 and '31°59' 56, and its coordinates are '44°18'44 E, '35°59 '31 N, with an area of 17.1 hectares. It is located on a high hill on sandy ground with a height of (55-60 m) above sea level. It is located within the 55 m contour line and slopes steeply towards the Najaf Sea and gradually in other directions, as in Lathe No. (1).

**Neighborhoods:** From the northeastern side it overlooks the Wadi al-Salam cemetery, which is one of the largest cemeteries in the world, while from the western side it overlooks the Bahr al-Najaf depression, so both the cemetery and the Bahr al-Najaf area presented obstacles that prevented the city from expanding in the northern and western directions, while the southern side borders it. Al-Jadidat area and the eastern side of the city, Imam Ali (peace be upon him) Square, which is considered the main access point for visitors and the city's outskirts on the Najaf-Kufa road, Al-Rawdah Al-Haydariyah, which represents the spiritual and actual center of the old city, is located to the west of the summit of the hill, which later descends steeply to end at the cliff of the Najaf Sea. In map No. (2).



Map No. (1) Location of the study area in the city of Najaf



Map No. (2) Boundaries of the study area and the vicinity of the old city

### Urban and demographic characteristics

The old city of Najaf and its borders include the Al-Jadidat area to the east and south, the Bahr Al-Najaf area to the west, and the Wadi Al-Salam cemetery to the north. It includes the following old four stores (Al-Mishraq, Al-Buraq, Al-Huwaish, and Al-Amarah) as follows:

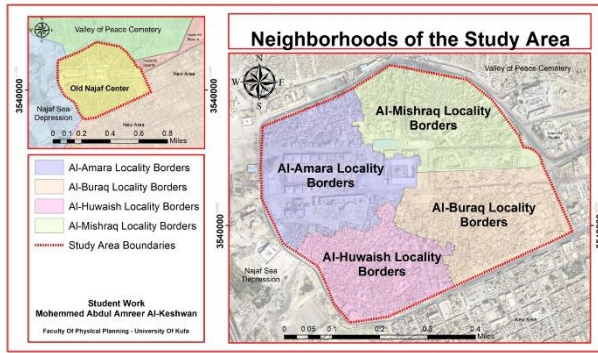
**Al-Mishraq District** The Al-Mishraq District is located on the northeastern side of the holy Al-Haidariyya Rawdah, inland from the city wall (which previously surrounded the city). Its borders are from the north, northeast and northwest, Al-Soor Street and the Wadi Al-Salam Cemetery, and from the eastern side is Imam Ali Street (peace be upon him) and the Kufa district, and from the west is the Al-Amara locality, and from the southwestern side is the holy Al-Haydariyya neighborhood and Al-Huwaish locality, and from the southern side it is bordered by Al-Buraq locality. The Grand Market. Al-Mishraq is the oldest of the four shops. It contains old alleys, and some of the alleys in Al-Mishraq end at (Al-Mishraq Fadwa). Al-Fadwa is a social forum. The population of Al-Mahalla is 512 people for the year 2022 AD, and it has an area of 150,479 square metres.

**Al-Amarah District** is known as the Building of the Faithful. Its location is from the Holy Mosque in its northwest to its southwest. It is the largest of the stores in old Najaf. The population of Al-Amarah is 468 people in 2022 AD, and it has an area of 175,623 square meters.

The locality of Al-Huwaish is located in the south to the southwest of the immaculate Alawite Mosque. Its name comes from the word hosh or house, as it overlaps from the west with the locality of Al-Amarah, from the north with the locality of Al-Buraq, and to the east towards the Al-Jadidat area. As for its south, it is Jabal Al-Huwaish, which is adjacent to the slope of the Najaf Sea. The population of the locality is 1,549 people. For the year 2022 AD, with an area of 119,531 square meters

**Al-Buraq locality** Al-Buraq locality is located in the south, to the south-east of the pure shrine and south of Al-Huwaish locality, and it is the newest of the Najaf localities. The name Al-Buraq came from a clearing around it, a well from which water is drawn, and it is close to the word (baraka), and at the end of Al-Buraq there are flagstones or cordons that have been removed at the present time. The population of Mahalla is 1,214 people in 2022, and its area is 152,594 square meters.

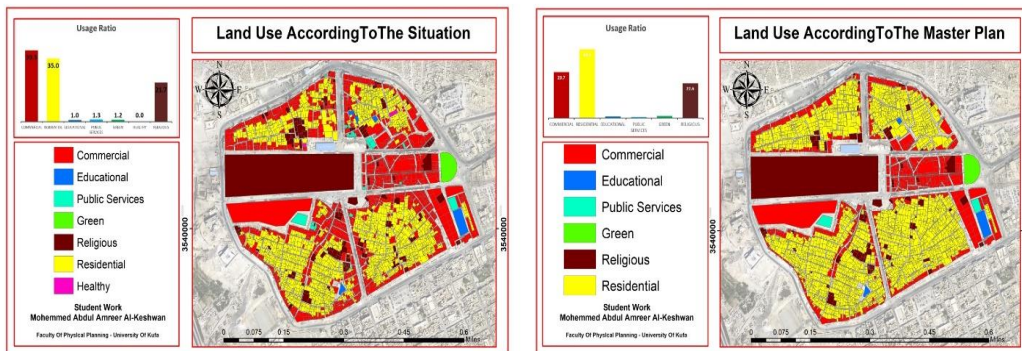
The total population of the Old City, according to the statistics of the Najaf Governorate Census Directorate for the year 2022 AD, was (3743) people, and this number decreased compared to previous years due to several factors, including political, social, economic, health, religious, service, and even security, in addition to the environment.



Map No. (3) Boundaries of the four shops in the Old City

Land uses

Land uses form an interactive, intertwined system that refers to two basic dimensions: the first is functional and the other is spatial. This system includes a group of social and economic activities and relationships that grow and change over time under the influence of natural, social, economic, religious and even political factors. The following maps show the amount of change between the reality of the situation and the basic plan in the city. Old due to that interaction.



Map No. (4) and (5) Land uses in the old city according to the basic plan and the reality of the situation

Distribution of land use for the study area

Distribution of land uses for the old city of Najaf according to the areas and ratios mentioned in the table and figure (1), but there are differences between the reality of the situation from what is planned in the basic plan of the city and the table and figure (2) shows the differences in the areas of land distribution between what is planned in the comprehensive plan and the reality of the situation according to the survey prepared by the researcher for the year 2022, and map No. (4) shows the land uses of the old city of Najaf for the reality of the situation for the year 2022.

Table (2). the areas of land use for the study area

Use	Fact		Chart	
	Area in hectares	Ratio	Area in hectares	Ratio
Commercial	17.42141585	39.53	11.51167114	29.72
Residential	15.43474466	35.03	17.24820992	44.53
Educational	0.458391548	1.04	0.393512727	1.02
Public Services	0.58833097	1.34	0.300991752	0.78
Green	0.537095403	1.22	0.537095403	1.39
healthy	0.062161909	-	-	-
Religious	9.564584344	21.70	8.73908364	22.56
Total	44.06672468	100	38.73056458	100



Table (3). the areas of variation of land uses for the study area

Use	Area in reality	Area by plan	Space Variation	Percentage variation
Commercial	17.42141585	11.51167114	-5.90974471	-9.81
Residential	15.43474466	17.24820992	1.81346526	9.5
Educational	0.458391548	0.393512727	-0.064878821	-0.02
Public Services	0.58833097	0.300991752	-0.287339218	-0.56
Green	0.537095403	0.537095403	0	0.17
healthy	0.062161909	0	-0.062161909	-0.00014
Religious	9.564584344	8.73908364	-0.825500704	0.86
Total	44.06672468	38.73056458	-5.3361601	0

Table (4). the areas of variation of land uses for the study area

Al , Mahalla	Its area is in fact	Its area is planned	Infringement space
Al-Musharak locality and architecture	198620.0308	198620.0308	0
Albarrak and Alhovaish locality	242047.216	188685.615	-53361.601

Through the preliminary analysis of the above uses, we note the dominance of commercial, residential and religious use over the rest of the other uses of the land according to the reality of the situation, the evidence indicates the existence of an infringement of commercial use at the expense of residential use, while the rest of the uses have maintained their percentage and purpose to show the size of the difference in the areas of land uses to identify the percentage of difference for each use and its total area of uses of the old Najaf Center.

#### Causes of infringement

In the study area, urban encroachment occurred, and we see the reasons for this encroachment, and for the purpose of identifying the case of urban encroachment in detail, we resorted to the questionnaire form.

#### Reasons that led to the spread of urban encroachment

The large number of visitors coming to the old city as religious tourism.

A religious center that attracts religious and seminary studies.

The closure of some internal roads for security reasons encouraged capital owners and investors to intensify their investments in open roads.

The establishment of central events of a regional nature in this specific space, unlike the urban plan, led to spatial functional changes in the region.

The dominance of capital owners of a specific category and those who are politically or religiously supported to speculate in real estate in the center and control the purchase of specific properties to change their type and type of use to a different use of urban plans.

#### Strategies developed to address urban encroachment problems

1- Using applications that conserve, develop and sustain basic resources (green economy).

2- A supportive community for technological innovation to maintain the sustainability of available resources .

3- Adding information technology applications in the field of energy to develop the city and ensure its sustainability .

4- The Information City, which works to encourage community participation through electronic management methods .

5- Providing technological capabilities and tools to support planning and environmental preservation .

6- Life in smart ways to preserve the environment and ensure its continuity for future generations . ( Researcher )

Form Analysis

1- Sex

Table (1). Percentage of the sex of the head of household.

Gender for the head of the family	male	female	Total
Number	50	0	50
% Percentage	%100	%0	100%

Table (1) shows that the study of the qualitative composition of the head of the family in the study area leads to understanding the elements of society and what you need from the services, if it is one of the important measures that are used to indicate gender in a society, as the gender is variable affects the distribution of services in the city, and because the nature of the Najafi Islamic society is a male society, so we see that the majority of heads of families are males.

2- Lifetime

Table (2). Percentage of age groups

Age structure of the beds	Under 15 years old	15-64	65 and more
Number	20	22	8
% Percentage	%40	%44	16%

Table (2) shows the age structure of family members, if the percentage of individuals under 15 years (44%), as this percentage constitutes an important demographic indicator, due to the rise in this category as a result of the high fertility rate as well as the improvement of health and economic conditions This group, which affects the decrease in mortality against the high rate of general births, while the productive group (working) reached (40%), which is the most percentage group in the study area, and this percentage indicates the high rates of those able to work, As for the elderly category, which includes numbers of elderly, females and widows who are unable to work, where this category recorded a percentage of (16%) of the total population, which is of course an average percentage, and this indicates the bully and young people in the demographics of the study area.

3- Number of family members in the housing unit:

Table (3). Percentage of family members.

Number of family members in the housing unit	Less than 3	3-6	6 and more
Number	5	12	33
% Percentage	%10	%24	66%

Table (3) shows the number of family members in the housing unit, if the percentage of members less than 3 people (10%), which is an indicator of the high size of the family in the region, the decrease in this category is due to the lack of separate family from the large family, while the percentage of the number of individuals (3-6) is (24%) As for the percentage of family members (6 or more), which is the most percentage group in the study area, and this percentage indicates a high family size, and the reason for this is due to Increasing the area of the dwelling in addition to the ease of increasing the size of the dwelling by adding building and easy access to building materials, than in the previous housing, which requires an increase in birth rates.

4- Number of Households in a Housing Unit

Table (4). Percentage of the number of households in the housing unit

Number of Households in a Housing Unit	One Family	Two families	Three families
Number	12	28	10
% Percentage	%24	%56	20%

Table (4) shows the number of families in one dwelling, which is one of the important indicators, and the percentage of the presence of one family in the dwelling reached (24%), while the percentage of the presence of only two families reached (56%), which is the highest percentage in the study area, due to the large area and size of the dwelling in the area than in the previous housing in addition to the desire of children to be next to their parents, while the lowest percentage is (20%) for the house in which there are three families.

5- The total area of the housing unit

Table (5). The percentage of the total area of the housing unit

The total area of the housing unit	Less than 100 m2	100 m2-200 m2	More than 200 m2
Number	12	30	8
% Percentage	%24	%60	16%

Table (5) shows the total area of the housing unit for each category of housing in the study area, as it is noted that the percentage of areas less than (100 m 2) is (24%), which is a small percentage compared to an area of (100 m 2 -200 m 2) constitutes a percentage of (60%) in order to suit the large family size in the region, while the percentage of the category more than (200 m 2) is (16%), which is the lowest percentage due to the low income level of these families.

6- Are you an indigenous to this area?

Table (6). Percentage of the indigenous population of this area.

Are you an indigenous to this area?	Yes	No
Number	0	50
% Percentage	%0	100%

Table (6) shows the indigenous population in the study area, as it is noted that the percentage of the original population of the area is (0%), which is a small percentage compared to the displaced, which represents (100%) because most of the residents in the area are displaced from the four shops due to the encroachment in the old city.

7- What is your previous place of residence?

Table (7). Percentage of previous place of residence.

What is your previous place of residence?	Al-Mishraq locality	Alburaq locality	Al-Huwaish locality	Mahallat al, Amara
Number	8	15	13	14
% Percentage	%16	%30	%26	28%

Table (7) shows the previous housing of families before their residence in the region, as the largest percentage of those who live in the locality of Buraq previously was (30%), and then those who lived in the locality of Amara by (28%), due to the cutting of the locality of architecture for the purpose of expanding the Haram in addition to the infringement operations in the locality of Buraq to commercial use as a result of the expropriation carried out by the municipality and the conversion of residential use to commercial in addition to the encroachment followed by merchants in the region The percentage of those who moved from the locality of Al-Huwaish to the current area was (26%), while the lowest percentage were those who previously lived in the locality of Al-Mishraq (16%), and they moved from the center to the current area in search of larger housing.

8- What type of housing is it current?

Table (8). Percentage of current housing type.

What type of housing is it current?	king	Bet	Rent
Number	40	2	8
% Percentage	%80	%4	16%

Table (8) shows that (80%) of the current housing is pure property because most of the residents who sold their old house and bought a house with a larger area and the same cost, and that (16%) of the houses are rent, and we find that most of the tenants who own houses in the old shops have rented them at a competitive price to add a resource to them, in addition to the percentage (4%), which is a very small percentage of housing is a bet.

9- What is the property of the land to the house?

Table (9). The percentage of land to the dwelling.

What is the property of the land to the house?	only	Bypass	agricultural
Number	45	2	3
% Percentage	%90	%4	6%

It is clear from Table (9) related to the return of land to housing, that the percentage of those who live in the housing title deed is (90%) and this is one of the good indicators of the economic situation of the residents of the region, and the percentage of those who live

in housing exceeded the agricultural land has reached (6%) due to their inability to buy houses title deed exchange and the low cost of agricultural land in the region, while the trespassers on public land amounted to (4%) due to the weakness of the law.

10- What is the condition of your old dwelling?

Table (10). The percentage of the condition of your old home.

What is the condition of your old dwelling?	residential	Commercial	religious	Other
Number	5	35	10	0
% Percentage	%10	%70	%20	0%

It is noted through Table (10) that (80%) of the housing has been changed in use to commercial use, which is the largest percentage because the site has a greater economic return than being residential use, followed by (20%) of the housing has been changed to religious use due to the acquisition of the upper threshold or religious seminaries to convert them into religious schools, and that the rest of them for residential purposes are very small (10%) were rented to foreign science students.

11- Do you have a job in your current place of residence?

Table (11). Percentage of business ownership in the current dwelling.

Do you have a job in your current place of residence?	Yes	No
Number	3	47
% Percentage	%6	94%

It is noted through Table (11) the workplace in the current area, where it was found that most of the workers are outside the current housing area and their percentage is estimated at (94%) because their work is concentrated in the old city center because it is an important commercial and religious center to provide job opportunities for them, while the percentage of workers in the region is small by (6%).

12- Do you have a job or profession in your previous place of residence?

Table (12). Percentage of business ownership in the previous dwelling.

Do you have a job or profession in your previous place of residence?	Yes	No
Number	48	2
% Percentage	%96	4%

It is noted through Table (12) the workplace in the former area, where it was found that most of the workers are within the residential area and their percentage is estimated at (96%) because their work is concentrated in the old city center because it is an important commercial and religious center that helps to provide job opportunities for them, while the percentage of non-workers in the area is few by (4%). What is the current land price per square meter of the previous dwelling (in million)?

Table (13). The percentage of the land price of the previous dwelling.

What is the current land price of ?the previous house	2-1	10-4	20-10	20-80
Number	2	28	15	5
% Percentage	%4	%56	%30	10%

It is noted through Table (13) the price of land in the former housing area, where it was found that the price of land for the study area varies according to several variables, the most important of which is the advantage of the site and its proximity or distance from the religious center or commercial activity, some of which are at a price of (1-2 million) and their percentage is estimated at (4%) due to the difficulty of access to services and from them at a price of (4-10 million) and their percentage is estimated at (56%) because of its privileged location, which is located near commercial and religious activities, including at a price of (10-20 million) and their percentage is estimated at (30%) and this represents The sites of the main commercial hubs, including the price of (20-80 million) and their percentage is estimated at (10%), which is the percentage of sites surrounding the holy shrine.

13- Who acquired the place of the previous dwelling?

Table (14). The percentage of the entity that owns the property.

Who acquired the place of the previous dwelling?	Government	Eligibility	Top sill
Number	34	12	2
% Percentage	%68	%24	4%

It is noted through Table (14) the party that acquired the house in the former housing area, where it was found that the percentage of land acquisition by the government agency represents the largest percentage, which is (68%) due to the removal operations carried out by the Najaf municipality and converting it into commercial use, as happened in the locality of Al-Buraq and Dini, as in parts of the locality of Al-Amara and Al-Huwaish, which were converted into a religious use represented by the Fatima (pbuh) bowl and its commercial neighborhoods, while what the people owned is (24%) and the threshold Alawi owned part of the houses and its percentage is estimated at (4%).

14- What is the reason behind leaving the previous residence and moving to the current one?

Table (15). The percentage of the reason for leaving the previous dwelling.

What is the reason behind leaving the previous residence and moving to the current one?	economic	social	security	Service
Number	28	7	6	9
% Percentage	%56	%14	%12	18%

It is noted through Table (15) the reason for leaving the previous dwelling, we find that the main reason for leaving the previous dwelling is the high economic return resulting from converting it into commercial use, where the economic reason represents (56%), which is the largest percentage, while the service reasons represent (18%) resulting from

the difficulty of access services to the dwelling, in addition to social reasons representing (14%) represented in the increase in the size of the family and the small area of the dwelling, As for the security aspects, they represent a very small percentage (12%) and the reason is the difficulty of entering the old city resulting from the closure of some outlets in it.

15- What is the reason that led to the sale or rent of your old house?

Table (16). The percentage of the reason for the sale or rent of the previous dwelling.

What is the reason behind leaving the previous residence and moving to the current one?	economic	social	security	Service	Commercial
Number	18	6	4	12	10
% Percentage	%36	%12	%8	%24	20%

### 3. Conclusions

The phenomenon of urban encroachment poses significant challenges to the achievement of sustainable urban development. The consequences of service infringement have significant ramifications, mostly stemming from the detrimental impact on water and energy networks caused by unauthorized connections and infringements on these systems. In order to effectively manage the dynamics of spatial structure transformation, it is important to possess a comprehensive comprehension of the inherent qualities and spatial attributes of a given location. The economic advantages encompass the mitigation of infrastructure expenses, enhancement of transportation efficacy, and provision of support to industries reliant on regional resources. The environmental advantages encompass the conservation of open spaces and green areas, the conservation of energy, and the mitigation of pollution levels. The objective of urban improvement initiatives is to enhance the overall well-being of the community by implementing measures that enhance the quality of life and foster economic equilibrium within the area. The predominance of commercial utilization in relation to residential utilization, while the remaining categories of usage maintain their respective proportions. The study revealed that the frequency of religious utilization did not surpass the fundamental blueprint for the predominance of the shrine, which is widely regarded as the paramount emblem in the area. Research has demonstrated that the localities of Al-Buraq and Al-Huwaish exhibit the highest degree of encroachment on regional privacy, as evidenced by the significant influx of tourists. Furthermore, these communities have implemented stringent measures to restrict mobility in other locations. The escalation of property values within the region has resulted in substantial alterations in land utilization and encroachment. The transition from residential to commercial use has led to several urban challenges, encompassing strains on public services as well as issues pertaining to the economic, social, and urban domains. The conversion of residential areas to commercial zones has resulted in the emergence of additional employment prospects, so serving as a favorable signal for mitigating unemployment rates within the city.

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