Transformation of Rural Land Ownership; causes and consequences, Case: Taghab & Masoumabad village in Khusf County

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Received: 08.Oct. 2013 **Accepted: 21.Nov. 2013**

Abstract
Rural areas as an organism are encountered with many changes and transformations in rural ownership are associated with rural development system. Reconsideration of urban dwellers toward rural area is among one of the factors in this regard. Taking into consideration spatial system approach from one hand, and the achievement of rural sustainable development on the other hand, require special attention regarding the cases and consequences of changes of rural ownership. This paper aims to deal with the causes of devolution of peasants resources (land & water) to urban new comers as well as the investigation of spatial consequences. The study area is Taghab and Masoumabad in Khusf. The research methods are composed of both qualitative and quantitate technique. Household sample were drawn using snowball technique. Sample size is amounted to be 18 rural households and 4 more rural counsels' is lamia which intended to sell their water right as well as their holdings. The data were analyzed using statistics, cost – benefit ration and granted theory methods. This study suggests that income of between city and rural area, lack of appropriate planning and rural social and economic bottle necks because some changes in rural ownership system. This new spatial relation causes the capital flow from town to villages and as a result some spatial – physical disorders in rural area.

Key words: Transformation of Ownership System, Institution Villa, Production Foundations, Physical and Spatial Disorder, Khusf.

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The Analysis of the Impact of the Targeted Subsidy in Economic Empowerment of Rural Households, Case: Jaider District in Poldokhtar

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Received: 28.Dec. 2013 **Accepted: 28.Aug. 2013**

Abstract
Nowadays, empowerment is being considered as one of the most applicable ways regarding development achievement. This is more applied to vulnerable rural peasants. It is argued that development without empowerment considerations in general namely as far as the rural settlers are concerned is an incomplete concept. Targeted subsidy could be very influential regarding empowerment of the rural settlers which is the main contribution of this paper. The research method has applied as well as analytical and descriptive nature. Data gathering was done through both survey and documentation procedure. It is followed by distributing questionnaire and conduction of personal interviews of household heads. As such, 10 villages (35%) out of 28 villages located in Jaider district of Poldokhtar were selected. Furthermore, 80 households were interviews via random stratified sampling technique. This is followed by application of SPSS and Wilcoxon non-parametric statistical test. This study suggests that there exists positive relationship between the received targeted subsidy and economic empowerment level of the rural settlers. That is one could observe relativity high purchasing power, increase in saving, reduction of poverty and increase in household welfare. However, the reductions in arable land, as well as decrease in agricultural investment level, high inflation and mortgages are among the main important negative impacts.

Key words: Targeted, Empowerment, Household Welfare, Rural Development.

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The Assessment of Quality of Annexed Villages Environment in Sanandaj, case: Hasanabad and Nisar

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Received: 08.Feb. 2013 **Accepted: 10.Sep. 2013**

Abstract
The quality of urban environment is being considered as on the fundamental concerns and challenge as far as the urban planning and management is concerned. This study taking into consideration its title aims to first evolve the satisfaction level of settlers regarding the quality of their environment and second to propose some measures in order to improve it. The achievement of this goal demands application of dwellers satisfaction approach as a research theoretical framework. Data were gathered through questionnaire. This in turn requires the application of SPSS multi variable correlation regression & T test and one way analysis of variance regarding data analysis. This study suggests that the level of quality of urban environment associated with Hasanabad and Nisar with average of 2.47 and 2.46 respectively compared with theoretical median (3) is lower. According to t statistic output, satisfaction level corresponding to quality of the settlers of annexed villages is not significant. These results well applied to objective and subjective indices pertaining to quality of rural settlements. However, at the second level according to multi variable regression analysis subjective indices compared with objective ones are more influential regarding satisfaction level. Based on third level of the model, sub-indices related to exterior part of the rural dwelling, satisfaction level pertaining to accessibility and access to facilities and services are more effective regarding overhead indices. Moreover, according to the results of one way analysis of variance regarding the determination of the degree of effectiveness of social - economic properties upon perception of quality of the settlements environment, there exists a significant difference regarding the perception of the of rural dwellings among all groups in both villages. Ultimately the results of component analysis confirm the critical model.

Key words: Quality of the environmental, annexed villages Sanandaj, Hasanabad, Nisar

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The Investigation of the Impact of Agricultural Extension program upon the Knowledge and Productivity of the Wheat Peasants Growers in Kermanshah

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Received: 11.Oct. 2012 **Accepted: 14.Aug. 2013**

Abstract
Learning, development of technology and adoption of new agricultural methods would have great impact upon peasant productivity more specifically upon subsistent farmer's status. This study aims to investigate the impact of agricultural extension program upon the performance of wheat producers in Kermanshah. Research statistical society includes 186 of wheat farmers who participated in the school farm program as well as 3897 who did not take Part in the program. Random sampling techniques were applied. Viability and creditability of the research tools were determined via faculty members of Razi's agriculture training extension centers as well as Kermanshah provinces agriculture and Jehad organization. Preliminary test and credibility of questionnaire were done via Kronbakh 85%. This study suggests that implementation of farm schooling in the study area had prominent impact upon knowledge level and income of the farmers. According to T test results, there exists a significant differences between participant and non-participants farmers as far as the level of education and irrigated lands is concerned. Taking into account their communicative characteristics of wheat growers that is the contact of farmer with extension agent, participation in school program, neighboring farmers as well as local key figures recommendations were very influential factors. Correlation regression analysis results indicate that biological knowledge based variables ,level of education, contact with extension agent, the usage of mass media, and finally the amount of irrigated lands all could explained 73.4 percent of the variations.

Key words: Agricultural Extension, IPM, Farmers, Knowledge, Kermanshah

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The Analysis of Social – Economic Impacts of Pistachio Cultivation upon Development of Damghan

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Received: 17.Sep. 2013 **Accepted: 15.Dec. 2013**

Abstract
Hidden properties and potentials of agricultural product provide grounds for this sector to play a prominent role in development process in general and rural development in particular. Special capabilities of each region in terms of growing particular crops and their subsequent role in provision of job opportunities as well as rural infrastructures and development could not be underestimated. Taking into consideration the role of pistachio in Damghan this study aims to focus on the social and economic impacts of this crop upon farmers' life.
The research method has descriptive - analytical nature which in turn demands application of SPSS. Sample size composed of 318 pistachio growers which was determined via Kokrans. This study suggests that economic impact of pistachios cultivation in terms of economic well-being, economic security and quality of employment compared with social impacts associated with level of participation and social capital is higher. moreover, there exists significant relationships between history crop practice, level of education, familiarity with market, level of mechanization as well as changes and as independent variables and with economic and social impacts each as dependent variable transformation in arable land. Moreover, access to banking credits, consultation services, household dependency rate, area of croplands, yield per acre, the application of new cropping methods and ownership are being considered as additional dependent variables which have relations.

Key words: Pistachios, Social and Economic Impacts, Rural Development, Farmers Economic and Social Characteristics, Damghan

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The Role of Political Participation of Rural Settlers Regarding Provision of Services in Villages of Mamasani County

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Received: 07.Jan. 2012 **Accepted: 26.Nov. 2013**

Abstract
Rural tendency toward continual participation of rural settlers in social, economic and political activities is being considered as one of the most prominent factor in rural development .However, it is being argued that political participation of people namely rural settlers does not necessarily lead to high level of awareness and overall and comprehensive social and economic development of subsistence communities. Rather, it may provide the ground for demanding their economic and service share and subsequent struggles and internal disputes. In Mamasani region located in Fars province, criteria with regard to peoples participation is not based on an open society rather, political participation principle follows the tribal expectation. This study aims to analyze the political participation trend of the rural settlers taking into account their tribal identity, in provision of economic and social services in rural communities. As such, 90 rural households extracted out of 4 villages with population over 1000 as sample. This paper considered the level of rural participation in national election as well as the determination of relationship between tribal identities of the house of representative with level of provided services in their rural communities. This study suggests that people who took part in election voted for nominees who have high tribal identity. Moreover, provision of services and welfare in villages is highly associated with representative's identity and his tribal affiliation.

Key words: Participation, Rural Development, Provision of Services in Rural Area, Mamasani County.

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Challenges and Strategies Regarding Spatial Development of the Annexed Villages of Gorgan

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Received: 19.May. 2013 **Accepted: 23.Nov. 2013**

Abstract
With accelerated urban growth during past decades in the country, one could well observed the annexation phenomena. This unplanned and spontaneous annexation paved the way for the development of sputter settlements in the margin and edges of the cities. This study aims to investigate the challenges and barriers that these new borne communities are of Ouzineh and Anjirab encountered with. It plans to evaluate the satisfaction level of the settlers. Regarding the provision of services by Gorgan urban authorities and municipalities. The research method has descriptive - analytical and survey nature which supports documentation as well as field works. This study demands the application of K2, logistic regression, and independent Fi and T test, and SPSS software. It suggests that there exists significant relationship between level of development and social economic and environmental indices. It is further argued that migration and its issuing impacts is being considered as the most prominent barrier and challenges regarding spatial development of urban margined lands. It further supports this fact that in appropriate urban policies regarding development has enhanced the challenges and un-satisfaction level of squatter settlements.

Key words: Spatial Development, Annexed Villages, Squatter Settlement, Gorgan

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The Investigation of Tourism Development Impact upon Promotion of Social – Economic Indices in Rural Areas, Case: Rijab Resort in Kermanshah Province

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Received: 27.Dec. 2012 **Accepted: 13.Aug. 2013**

Abstract
It is being argued that rural tourism is considered as a prominent activity with respect to rural development. This industry is known as invisible export by economists. Tourism as a broad activity is associated with some major economic, social and environmental. It further argues that tourism planning demands identification of these impacts as far as the host community is concerned. This in turn accentuates sustainable tourism development. This study aims to investigate the impact of tourism upon Rijab resort of Kermanshah as a host community. Sample siege amounted to be 270. As such 200 questionnaires were gathered using random sampling technique. Principle component results indicate the tourism development bears four major consequences including income generation, environmental problems, cultural development, and reduction of social capital. The result of this study provides some recommendation for tourism bodies. These related organizations could strengthen positive impacts and mitigate negative consequences.

Key Words: Village, Tourism, Rural Tourism, Rijab.

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