

An Alternative Approach to Land Compensation Process to Open Urban Arteries

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SUMMARY

The availability and quality of major urban roads have a great influence on the appropriate development of cities. To open required arteries are usually done by local government. Based on the master plan, opening artery process has been done in two phases. First, land which covers the planned road areas should be acquired, then construction works are began. So, land acquisition is the first and an important step of the entire procedure. Acquisition of land is generally done by land compensation method which is very expensive way for local government. In many cases, government can not effort this so that land development projects may delay. It is also an unfair approach for the landowners that after the land compensation they have to move away from their land. As a result they may not get benefits from the new road development effects but excluding landowners can get. However, the cost of opening new arteries should be reduced, and all road benefits with new environmental effects should be shared by whole landowners in the development area including the owners who's their lands have taken. In this paper, a different approach to land compensation process in road planning and development is modelled and discussed. Instead of the land compensation, land readjustment method is adopted to artery-land acquisition process. First, based on some development parameters, new route effecting area is determined, then land parcels in this particular area are re-planned in order to requirement of the master plan. The model has been tested on several accomplished projects and results were examined.