



العمارة وال عمران على مشارف الألفية الثالثة

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Abstract:

The studies, which indicated plans and process of sustainable urban development in Egypt all over the last years, are pointing that there are many negative appearances in the contemporary Egyptian cities. Urban bulkiness, encroaching of agriculture land, interfering of land use, higher floor area ratio, and subsequently increasing population density are the most important appearances. Therefore, These appearances led to decrease the specific areas for public services, roads, recreation regions, green and open spaces, and loss urban character for any region or village or town.

Many factors come into view, which effect in urban development process and cause the pervious negative appearance. Social, economical and management factors, utilization and urban recourses, and physical environment limitations are the most important factors. Moreover, the probability of urban laws with the surrounding environmental quality and plans of urban development is another important factor.

The research aims to define the development dimensions of urban law in sustainable urban development process in Egypt. The researcher views that explanation of the existing pervious negative appearance in the contemporary Egyptian cities could be start from studying these legislation and trying to find the factors which led to decrease its effective to achieve the desirable development goals and provide safety and healthy for urban environment. The research aims to collect the limitation aspects of urban laws in two main dimensions: first, the limitation of urban laws itself (statutory dimension), second, the impact of urban laws on the sustainable urban development process (application dimension).