



Urban forms in the city of Batna between reality and hope a case study of the city of Batna (Algeria)

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Abstract

This study aims to define the concept of the urban form of the city, and exposure to two important models of it, which characterized the field of the city of Batna and were the result of its continuous urban expansion, namely, the chaotic (unplanned) urban form, and the planned (unorganized) urban form, which is known as allotment, as it was required here Presenting the reality of each of them within the city, and the most important stages of their development, while also addressing their most important advantages and characteristics that highlight the most important positive and negative aspects of them, and the extent of their impact on the urban fabric of the city.

And we concluded during this study that these two urban forms had an impact and are still affecting the urban fabric of the city of Batna through their poor planning, their distortion of the city's image, and the miserable conditions within their neighborhoods due to their lack of the simplest conditions of life (various facilities, drinking water...), and this The effect was according to the nature, importance, role, and function of these two urban forms (organization and guidance) in the management of the city's urban field, which necessitated controlling the spread of the phenomenon in a way that limits its negative effects at the level of this field.

Keywords: the urban form - the unplanned (chaotic) urban form - the unorganized planned urban form (lotissements).

Introduction

The city of Batna was not either a military fortress in 1844 with military objectives, and with the passage of time the city became of administrative importance due to the equipment available to it at the time, and its population increased, especially during the liberation revolution, and despite that, the stage appears to be a foundational stage, but after independence it became of Importance and function due to its strategic location with several important equipment that made its urban and population growth witness a rapid

dynamic, to know an explosion after that, and reach the goal of saturating its urban fabric that pushed it to expand vertically and horizontally towards fusion with neighboring municipalities, given the natural obstacles and with the continued population growth and migration from the countryside to the city. With the aim of improving the standard of living and security stability, especially during the 1990s when the country's security situation deteriorated, forcing the rural residents who were greatly affected by it to flee and leave their homes and properties for fear of their lives and their families, and with the high prices of real estate and the difficulty of obtaining housing, especially in the major neighborhoods of the city, These immigrant residents moved towards areas on the outskirts of the city, which are far from the city center and from administrative control, and they appear to be a kind of neglect, chaos, lack of planning, lack of necessary facilities and cleanliness inside them, in addition to the simple standard of living for its residents, and the narrow and poor conditions of its roads and streets, all of which dominated the reality of this city. Chaotic neighborhoods, especially the complex (Awlad Bashinah - Campaign Road), which was characterized by all these deteriorating conditions. As for the urban form, it is unorganized (Riyadh zoning 1 and 2), it is one of the planned neighborhoods, but it is not organized, and the completion of the buildings in them did not take into account the conditions and rules of the planning laws. And reconstruction, although conditions in this type of urban form are not as bad as the chaotic urban form. Through the negative aspects, especially of these urban forms, and the extent of their impact on the urban fabric of the city, in addition to the poor process of directing and organizing its urban field, the state had to show interest in it, and take all possible ways and solutions to limit its effects that hinder the growth of the city's urban field. and harm its future and development.

Study problem

The city of Batna is among the cities of Algeria with an important strategic location, and as an area of attraction for the population and with significant economic and service advantages that made it an area of attraction for the population, which contributed greatly to the development of its urban growth as a result of migration from the countryside towards the city, for reasons that may relate to stability and the improvement of the economic and social level. The city expanded urbanely through the stages it went through, and became like an octopus extending with urban arms in all directions at a rapid pace, especially on both sides of the major axes that lead in the direction of each of the municipalities (Fasdis, Oyoun al-Asafir, Tazult, Lamberidi and Marwana Road) consuming the urban real estate to transcend it to the lands Agricultural, this was an important factor and an inevitable result of the emergence of these urban forms that characterized the urban area of the city, and the factor of migration and the improvement of living and economic conditions and stability had a prominent role in its presence and growth, in addition to the problem of housing and the difficulty of obtaining it due to the high real estate and construction costs, which forced the immigrant population to settle in the city. In areas that can suit their standard of living and social life, so they established their homes in them in a random, chaotic (illegal) way. These neighborhoods are not

planned, and we find them lacking the minimum conditions of life and their conditions are miserable. It was not based on comprehensive urban planning that qualifies them to be more civilized and organized, and thus contributed to The creation of urban disruption and chaos in the urban area of the city, in addition to the emergence of the chaotic urban pattern in the city of Batna, from the unorganized urban form (allocation), so the state had a role in its emergence by dividing the lands and fragmenting them into shares, then distributing them to the beneficiaries of them, and this pattern had an important role In providing urban housing and controlling urban growth under a set of legal frameworks that organize and run this urban medium, but this urban pattern is not without problems that were negatively reflected by not applying it on the ground, which resulted in a deviation and contradiction between the theoretical plan for achievement in the field. Through the urban heterogeneity within the residential allotments and the failure to meet the needs of the population.

In light of these data, we can crystallize the problem of the study in a general question as follows:

What is the extent of the impact of urban forms on the urban fabric of the city, and its role in directing and organizing it?

The importance and objectives of the study:

-The studied phenomenon is considered one of the most important phenomena that distinguishes it from other urban phenomena, as various sciences and disciplines (urban sociology, psychology, geography and population science, architecture, statistics, earth sciences...) contribute to its study. Population and urban growth of the city and what results from them.

It is also of importance through its interest in the life of the individual, in terms of his right to find adequate housing for him and through legal and legitimate means.

The study is of great importance in that it deals with various aspects related to development, urbanization, and population...

Among the aims of the study in general is to identify a phenomenon that was the result of the rapid urban expansion of the city, the extent of its impact on its urban fabric.

-It also aims to encourage research and study, and to involve various sciences and disciplines in various urban fields.

Study hypothesis: Urban forms are considered as a basic phenomenon in organizing and directing the city's urban field and influencing it.

Hypothesis Indicators

The legal status of urban forms differs according to their nature, importance and role in the urban field.

-Its population is dominated by the nature of rural life (breeding pets and poultry.)

Its population is of different classes (poor, middle, rich.

It suffers from an acute shortage of drinking water, and the poor condition of its roads and streets, and it is either poorly planned (unorganized, such as quotas, or unplanned, such as the chaotic urban form.

-Its expansion at the expense of agricultural lands, which increased its spread and growth.

-Its irrational consumption of vast areas of the city's urban field, and its distortion of the city's image.

Individual self-housing is the dominant pattern within these urban forms, with the ground floor being used for non-residential purposes.

First: the conceptual framework of the study

-Urban form

-The urban form represents an essential aspect of the components of the urban environment, as it gives the image to the recipient's impression of that environment, so understanding the form and its awareness by the recipient is the basis for understanding the city as a whole, which is a collection of overlapping forms.

It is defined as the relationship between the built or vacant space, or the so-called void or satellites (Jean-Claude Doubrere, 1979, p54). Organizing the field, and defining the general appearance of the city, which in turn reflects the standard of living of its residents.

-Among the indicators that determine the urban form (Jean-Claude Doubrere, op, cit, (p66- 71) - the indicator of continuity or continuity of buildings and their succession through a continuous and connected system, where the buildings are located from one boundary to another by means of common and separate walls, and a system Semi-continuous, i.e., semi-continuous, the buildings are located on one separating border, as well as a non-continuous system, i.e. not connected, the construction of buildings here recedes with respect to the separating boundaries, such as the single pattern. As for the CES indicator or area, it is expressed by the relationship: $E = CES = SB/SF$.

SB: represents the built area, SF the real estate area

With regard to the land occupancy coefficient (Paul claude, 1971, p 286 COS)), it represents the relationship between the total surface areas outside the building SPT and the real estate area SF allocated to each building in the following relationship.

$COS = SPT/SF$

Example: A house with a built-up area of 10 and 15 square meters, and the real estate area is 500 square meters. If the building consists of a ground floor with a surface area of $sp = 150$ square meters, the land occupancy factor is: $150/500 = 0.3$.

And if it consists of two floors, it becomes: $0.60 = cos = 150 \times 2 / 500$

The last indicator, which is the indicator of perspective or neighborhood, as this concept codifies the facades, and the appearance of the buildings opposite and overlooking the roads, and there are three cases: (Boras Scheherazade, 2001, text 127)

--**The facade overlooking the road:** It connects the height of the buildings with the width of the road in order to allow the buildings to get sun exposure and avoid health hazards such as moisture.

-**The side façade:** Algerian law limits its width to 15 m and 16 m in order to respect the system. (A succession of buildings (Jamila Al-Alawi, 2007, pg. 25)

- The rear façade: in which the minimum limit between one building and another reaches half the height of the building, without being less than 4 m, and a minimum limit of 2 m is allowed when the façades do not carry openings used to light the rooms of the dwelling

for the private life of individuals, as well as for sunbathing at an angle of 45° (Official Gazette No. 26 of June 1991)

-The urban fabric: Dr. Majed Al-Khatib defines it in the introduction to his book (Majid Al-Khatib, D.S., D.S.), as: “It represents the interaction of a number of economic, urban and social systems with each other, to form an interconnected structure that has its own characteristics, and thus the urban fabric is a system a complex governed by a set of interdependent and interrelated relationships.

It is also known (that it is a system composed of physical elements represented in the road network, built space, free space and the site, and the transgression between these elements is known as the characteristics of urban space, which knows constant transformations, and due to the development that these constituent elements are exposed to through the passage of time.

Third: the stages of urban expansion of the city of Batna

We previously indicated that the emergence of urban forms was produced by the phenomenon of urban expansion of the city and was a direct cause and an important factor in its spread and growth, so we will discuss through the following table a summary of the most important stages of this expansion, in which we distinguish two main stages before and after independence, and we will notice that the annual consumption rate of the field was with a difference 9 ha / year between all stages before independence, but after independence, we will find a quantum leap in the rate of consumption due to migration, rural exodus to the city in addition to population increases.

The table shows the stages of expansion of the urban fabric of the city of Batna and the characteristics of each stage, including

Annual consumption rate	Area consumed (ha)	Features of each stage	stages	
0,33	26	forming a colonial nucleus -Building the military quarter (Camp) -The emergence of the fellowship neighborhood -Signing some facilities and equipment	1923/1844	pre-independence period
5,64	124	Construction of the railway station. -The appearance of Al-Sitoun, Al-Fouriyar, Sheikhi and Bouaqal neighborhoods.	1945/1923	
3,47	59	-The launch of the Constantine plan projects -The appearance of the million neighborhood, the evolutionary neighborhood, the Kashida neighborhood, Park Foraj, and the Bouzuran neighborhood.	1962/1945	
92,54	1018	-The continued random growth of traditional neighborhoods. Auras program in 1968	1973/1962	

		Completion of the general urban framework of the city.		post-independence period
109,18	1201	-Saturation of the city center, and the emergence of chaotic neighborhoods. -The city benefited from the first PUD urban plan	1984/1973	
86,82	955	-The appearance of the second urban plan. -The saturation of the urban fabric and the irrational expansion in the surrounding neighborhoods of the city.	1995/1984	
9,73	107	-The emergence of the master plan for the preparation and reconstruction. Consuming most of the vacant areas within the urban fabric	2006/1995	

Source: Directorate of Commercial Management of Batna City Center, Class of Third: The reality of the chaotic urban form in Batna- 2007

-1The concept of the chaotic urban form: Concepts differed for this form of building. If we take the side of the social and economic situation experienced by its residents, several designations have been received, including the endemic, deteriorating, tin, areas of huts, and the popular area (Ahmed Bouzar'a, 1989, p. 133) and others. Of the designations, and among those that were used in abundance is the tin, which is a group of buildings in which natural or recovered materials are used, and this term has been used for a long time in Algerian cities, as it was called the backward neighborhood, that is, the corrupt (Sayyid Abdel-Ati El-Sayed, 1991, p. Temporary or circumstantial housing in view of the materials and techniques used, which suggest a short duration of its existence, and with the passage of time, the phenomenon expanded to define new changes to use the term non-integrated housing, as the designation was distinguished for those who could not integrate into the social and economic life of the city, but investigations discovered the opposite of that to use the term Spontaneous housing, i.e. chaotic (unplanned), however, studies have shown that the changes that took place on it, and the current orientation of the building, whatever its shape and real estate status, allowed to give a relatively regular shape (existing fabric) to reach a term that may include all the characteristics, and defines the comprehensive concept of this urban form Chaotic, which was taken from the eighties (Saïd Tahar 1999, p124) illegal construction, which is every building that took place outside the legal framework for building and construction, and affects two basic aspects.

- The real estate legal violation, which is represented in the ambiguity surrounding the ownership of the land on which this form of construction takes place.
- Technical violation, i.e. lack of a building permit and violation of building standards.

Chaotic, unplanned construction (Paul claude, 1971, P 286) is also considered that construction that takes place in areas where land prices are low, and where there are gaps in the real estate market, in addition to areas that represent obstacles to construction such as steep slopes, or the banks of waterways, And swamps in Caracas and Rio de Janeiro,

as we find it on my land belonging to the international local authorities, such as protected military lands, as happened in France, or cemeteries, as happened in Egypt.

-The chaotic (random) construction may in most cases indicate the lack of the minimum level of basic services in these population centers, as well as the failure to achieve the minimum level of quality that is necessary to achieve the minimum necessary conditions for comfort, health and safety. (Abu Al-Hajaa Ahmed Hussein, 2001, p. 92)

-In general, areas of chaotic (indiscriminate) construction are defined as (Al-Dairi Ayas, 2007, p. 7), gatherings that arose in places not originally intended for construction, in violation of the law, and an encroachment on state property and agricultural lands, and sometimes in the absence of planning, and then expanded and spread And it has become a fait accompli and an existing reality, as it is characterized by its low urban level and weak social services, as it reflects a reckless social and physical reality, which is represented in being the place of residence in the city that expresses a reality, and a social, economic and physical condition that is low in relation to the social structure of the city .(Mr. Hanafi 1997, pg. .s, d.p(

Where a group of people live in it, their standard of living is low, in addition to their poor housing conditions, and we find that these residents came from different regions of the countryside, and there is isolated a mixture of residents who are characterized. as being of low levels (Muhammad Hussein Al-Ghamry, D.S, D.S(

2-The reasons for the emergence of the chaotic (random) urban form: (Muhammad Al-Junaid, Jamal Al-Lail, 2013, p. 30

2-1- Demographic reasons: represented in the steady increase in the urban population in the city as a result of the natural increase of the population, which led to the occurrence of internal migrations from the countryside to the city due to natural and political disasters. Which led to the occurrence of internal migrations from the countryside to the city due to the natural increase of the population.

2-2- Economic reasons: It lies in the deterioration of the economic conditions of citizens, and the high cost of urban land with the high prices of building materials and workers' wages.

2-3Regulatory reasons: related to the following aspects:

-Shortcomings in organizational planning laws and mechanisms in terms of the absence of an integrated planning system capable of addressing housing problems, in addition to the absence of approved plans for some communities in cities and lands, or areas located outside the city limits, and the failure to follow a policy related to regulating private ownership of lands.

-Shortcomings in the state's support for the housing sector, which is evident through the lack of government lands and the predominance of private property within cities, in addition to the presence of lands with large areas on the state's borders, but they have not been allocated, and the failure to provide adequate economical public housing for people with limited incomes.

-The absence of administrative oversight of the municipalities, or their inability to control overrun areas.

3-Types of chaotic (random) urban form:

3-1-In terms of their violation of planning regulations and legislation, they are residential buildings and facilities without a license, which is housing that takes place on lands that are usurped or not owned by the owner.

3-2-As for its location in the city plans, we find it inside and outside the city plans.

3-3-According to the nature of its establishment, it is semi-official and irregular housing, such as historical areas and traditional popular neighborhoods, as well as individual buildings built in irregular areas, some with permits, and others without them.

4 :Characteristics of the chaotic (random) urban form

--**Control of private ownership of the land:** The lands on which the buildings are located are considered private property belonging to well-known people in the city of Batna who are among the largest land owners (Kamuni, Malakhsu, Ma'rif and Hashashna...) They sold their lands after dividing them into small plots at prices that vary according to time and place to individuals who They want to obtain an individual residence in the city, especially during the period in which the Real Estate Reserves Law appeared in 1974, so that this process accelerated greatly to grow large chaotic areas and distort the appearance of the city in the first years of its emergence.

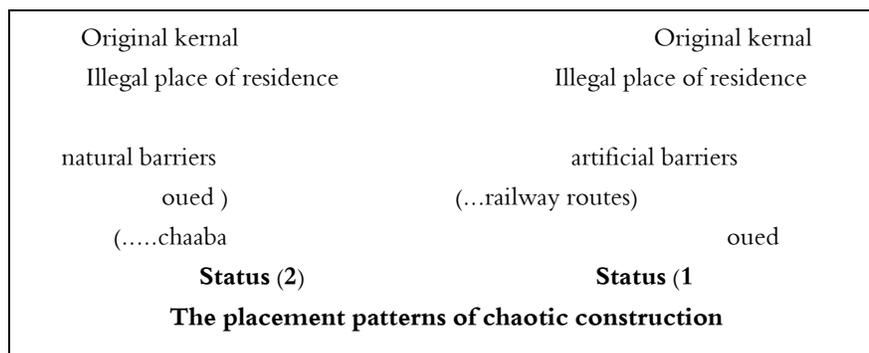
-**The dominance of solid construction and the absence of tin huts:** the pattern of tin huts is not widespread in the city of Batna, but rather solid buildings built with local bricks of poor quality, and their proportion is very small, as they numbered 919 buildings in 1996, and 500 buildings were removed (Alberto Zuchfill, 1984, p7) of them and converted The families that were residing in the municipality of Oyouun al-Asafir, the latter, benefited from an important housing program with a capacity of 11,000 subsidized housing (Planning and Urban Development for the city of Batna, 1998), to hand over 500 homes to these people. Bouzrawan, and then removed later, 95 dwellings in a campaign, 50 dwellings in the Bouaqual neighborhood (1), 30 dwellings in the Park Forage neighborhood) (Urban Planning and Development for the city of Batna, 1998.)

--**Suitable places for reconstruction:** Generally, in most Algerian cities where chaotic construction is spread, chaotic neighborhoods take their growth in the places shown as follows.

the process of coming into view or becoming exposed after being concealed.-

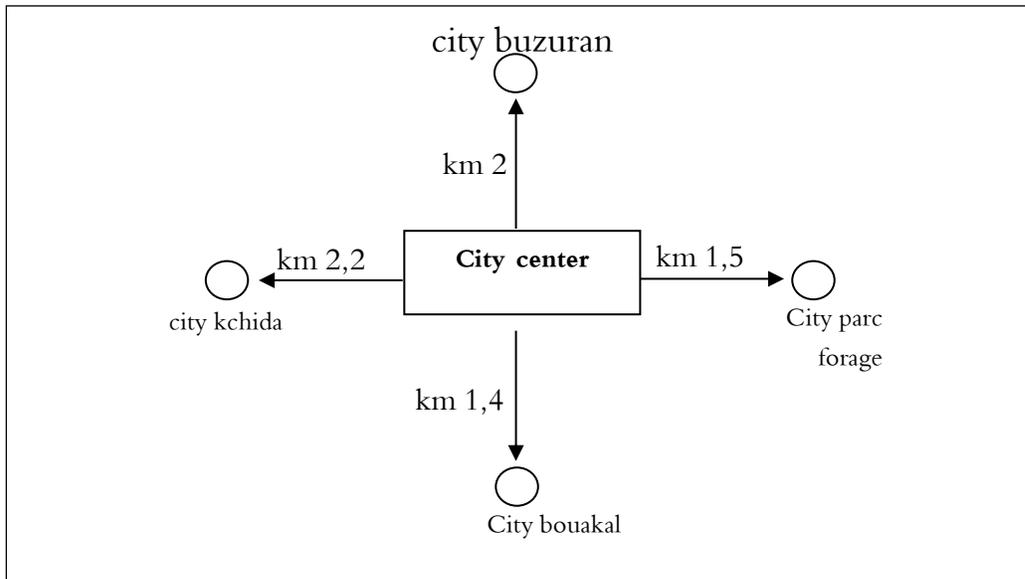
the process of coming into being, or of becoming important or prominent.-

the emergence of the environmental movement.



As for the city of Batna, the opposite of what is known is that chaotic housing takes poor places for reconstruction, as is the case in the city of Constantine, where it is located on the banks of valleys, slippery areas, and slopes. Its presence on the outskirts of the city constitutes a direct extension of the original nucleus or along the axes of roads, such as the cities of Setif, Guelma, Mila.

-Its presence within the urban fabric of the city: This feature makes such neighborhoods easy to integrate into the fabric of the city. Through the following figure, we can identify the distance between the neighborhoods and the city center in order to extract the extent of its closeness to the center as it surrounds it, as it benefits from its advantages, and this phenomenon is not found in the way Tazolt as is the case for the living Other.



A figure showing the location of the major messy neighborhoods in relation to the city center .

The gradual disappearance of this phenomenon in the city of Batna: through the various interventions of the local authorities in order to reduce this phenomenon by various legal and material means, as well as the contribution of the individuals themselves in improving the status of their homes, especially by trying to preserve them by improving the growth of construction and paying attention to the architectural aspect of it, in addition to the technical aspect. (Drinking water, sewage, electricity, gas, telephones) With the help of the authorities, many of the residents of these neighborhoods, especially individual ones in the city center, have been able to improve the conditions of their homes and their surroundings, such as paving roads and taking care of the cleanliness of the neighborhood. The conditions of the people were settled by obtaining ownership contracts, and just as the authorities used it at some point as a starting point in order to limit the growth of the city in this way, which is like a belt of misery that surrounds it and continues to consume most of the land suitable for construction. This starting point is represented in the emergence of another form that is considered an organizational solution. And planned at the same time, where serious urban residential areas were used as a barrier to stop this

creep of illegal construction on the one hand, and as broad programs for housing and equipment that are scheduled to respond to the demands of a certain number of residents on the other hand.

These programs have encountered many difficulties in the face of the proliferation of chaotic construction and the lack of conviction of landowners to incorporate their lands into real estate reserves, and there were also some exploiters of the situation to seize lands that do not belong to them (squatters). (Article 7 of Executive Decree No. 91/176, Official Gazette No. 26, pp. 924-926) Despite this, the operation succeeded to a large extent in halting the advancing chaotic construction, and many houses were demolished (Salsabeel neighborhood in Park Foraj, Awlad Bushina Campaign road...) under the supervision of the local and security authorities, despite some skirmishes and chaos, especially since the houses that were demolished cost exorbitant prices for their owners.

And there is old social housing (La commune) whose owners were evicted and demolished so that they would not return to it, and they were transferred to new buildings located in the new pole campaign. the same fate in the future.

Fourth: The reality of the unorganized urban form (allocation) in Batna

1-The concept and development of allotments in the city of Batna: allotments are considered a means of achieving individual and integrated urban housing within the urban planning and orientation plans. (Article 7 of Executive Decree No. 91/176, Official Gazette No. 26, pp. 924-926)

Allotment is also considered: "Every division or division of a large real estate property into shares of varying size, with the aim of realizing buildings directed to a specific activity (residential, commercial, industrial)" (Alberto Zuchfill, P 76) It was the first use of this method after independence, and it expanded significantly, especially after the state issued Order 26/74 that included real estate reserves (Order 26/74 of 12/02/74 that included real estate reserves, Official Gazette No. 19), which allowed the distribution of many pieces The land is for the benefit of citizens in the form of public and private allotments.

The allotment policy in the city of Batna has known two important stages in the history of its urban growth, as each stage was linked to a specific real estate law, in addition to the diversity of allotment patterns (the emergence of new forms), which we summarize as follows.

-1-1-The first phase (1974/1986): It was characterized by the control of public quotas, and it represented a decisive stage in the history of Algerian real estate, especially after the issuance of Ordinance 74/26 of 02/74, according to which the municipality became the owner of all the lands included in its urbanization surroundings, regardless of their ownership and use in Public purposes or selling them in the form of fragmented plots to private individuals in order to build individual houses, provided that the municipality completes the allotment scheme at its own expense, and this is in order to implement the architectural laws and preserve the urban fabric.*

The city of Batna, like other cities, has known a wide spread of this urban form in its various directions, especially in the southern side. A period of twelve years, extensive

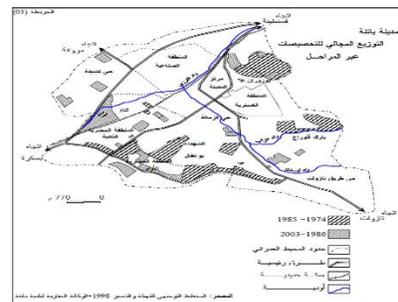
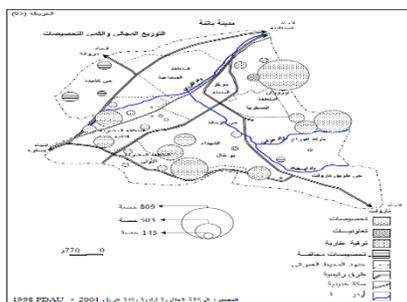
consumption of the property destined for allotment, with an area of 191.06 hectares, or an average of 15.92 hectares / year, and in shares of 355 shares / year, whether within the framework of urban residential areas (Lot) of 4019 shares.

1-2-The second phase (1986/2003): It was characterized by the opening of the real estate market and the emergence of very interventionists, as the state abandoned the completion of quotas in order to give way to other bodies, whether public or private. The emergence of this phase was marked by the issuance of several laws, which are -Law 25/90 of 11/18/90 containing the real estate directive, as well as Ordinance 26/95 of 11/25/95 amending and supplementing Law 25/90, which rehabilitated private property and put an end to the monopoly of municipalities on all real estate transactions, while remaining The state and local communities are the only regulators of the real estate market, as they have put at their disposal a set of laws, decrees, and legal tools to prevent the establishment of a chaotic real estate market characterized by speculation, and the most important of these means is the right of pre-emption, expropriation for the public benefit 26 (Law 91/11 of 27/02/ 91 (containing the rules related to expropriation for the public benefit), the purchase of lands from the real estate market through real estate agencies.

-Real Estate Promotion Law 70/86, which allowed the search for other materials for financing represented in the private money of citizens through direct savings in financing housing.

-Legislative Decree No. 93/03 of 03/01/93 that defined the general framework related to real estate activity, through which (Article 3) stipulates that: real estate dealers in real estate promotion are considered merchants, with the exception of those who carry out real estate upgrade operations to meet their own needs, or the needs of its subscribers.

At this stage, the city of Batna witnessed a consumption of the area amounting to 101.73 hectares, or an average of 8 hectares / year, and this is within the framework of public allotments with a number of shares estimated at 1697 pieces, and this gradual decline in the production of land shares compared to the previous period is due to the decrease in the vacant property and the estrangement defined by the laws Urban and real estate that control the production and management of urban real estate, in addition to the emergence of promotion of both types, residential and real estate.



2-Characteristics and advantages of quotas

Routing is a participatory urban model: it is considered one of the processes that caused the entire housing crisis in terms of involving the citizen as a party in the realization and revitalization of part of the urban field (Al-Malukya Magazine), and given the objectives

for which it was established, there are urban and social indications for it, represented in technical reading (a technical and urban point of view, monotonous in appearance): The planned and prepared allotments are a tool for organizing my domains, so do they really respond to the technical and urban standards and requirements stipulated in the books of conditions and general rules for planning and reconstruction? Every examiner of the conditions for the completion of the dwelling stipulated in the general rules of planning and reconstruction, and the books of conditions, notes that these standards aim to provide (The Development Authority of the Municipality of Batna).

Of the total area, 40% of the minimum conditions are left at least free, through which the beneficiaries can accomplish housing that responds to meeting the social and economic need of the individual through municipal subsidies, and the facilities granted administratively, technically and technologically.

-Social reading by providing the complementary elements to ensure the stability of the individual in various fields, and to respond to the needs of the population in terms of environmental, health, cultural, economic and social aspects.

3-Types of allotments: There are two main types

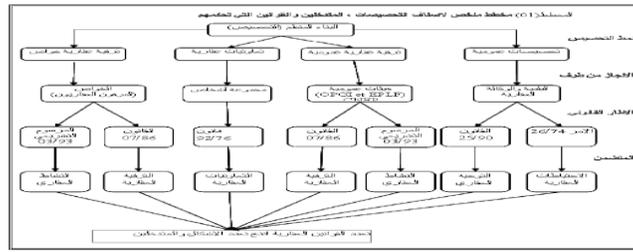
A- Public allotments: These are carried out by the municipality or the real estate agency, and they came within the framework of the new residential urban areas programmes, as well as allotments within the framework of compensation resulting from demolition and the elimination of tin buildings (allotment of Tamshet, Mujahideen) in addition to allotments for restructuring that take place in the field And public allotments are of two types, including social allotments that the state bears the costs of preparing them, and promotional allotments in which the price of the shares is determined after the preparation process is completed.

B- Private allotments: (a small contribution of private individuals in the field of real estate promotion in Batna): These are allotments that are accomplished by private individuals in different periods, where the intervention of the real estate promotion is the initiative of private individuals in building individual homes destined for sale

With regard to allotments that violate this type, every division or division of land that is not subject to development, or agricultural, is considered the property of one of the private, and it is sold as plots of land of small area for the purpose of construction at different prices, and its owner owns the allotment license, and it is not bound by official contracts with the buyer, and the following table shows us this Type of allotment for the city of Batna after 1991 (Development Authority of the Municipality of Batna)

current use	previous use	Number of shares	Area (hectares(The site of the violating quotas
résidentiel	extensive cultivation	97	3.8	kchida
Residential+ equipment	Orchards and nurseries	180	7.0	beneoui
résidentiel	Agriculture	156	5.2	zemouri
résidentiel	Orchards	247	9.4	Ouled bchina
Residential+ equipment	grain cultivation	345	7.2406	Lotissement lembarkya
		1025	32.6406	totals

Source: Development Authority of Batna Municipality + field investigation



From the researcher's achievement



From the researcher's achievement

Fifth: the pros and cons of urban forms of the city: (aspects of impact on the urban fabric of the city

1-The pros and cons of the chaotic urban form: the only positive aspect of this form may be represented only in that it is an urban pattern that has a role in solving the housing problem by providing simple housing units for low-income people.

As for the negative aspects, they are numerous, we list them as follows -Adding a distorted urban fabric to the city's basic urban block.

-2-The severe shortage of public facilities, especially sanitation, which led to the addition of an urban mass polluting the environment as a result of groundwater drainage through wells.

-3-The overcrowding of buildings, and not leaving spaces led to a loss of privacy, and an increase in the degree of audio and visual pollution, and this helped to increase physical, social and psychological diseases as well among groups of the population.

-4-This phenomenon resulted in the loss of large parts of agricultural lands that were converted into lands for construction, which affected the national product of the state.

-2The pros and cons of quotas: (Kawas Mustafa, 2005, p. 164)

Its positive side is as follows

-A participatory urban model: it aims to involve the citizen in the realization and revitalization of a part of the city's domain, which contributes to solving the housing crisis by giving him ownership of a piece of land to establish his residence on it.

-Low population density: Allotments are characterized by low population density in most cases, meaning that they achieve a density with reasonable limits that are compatible with the economic aspects, and do not reach the density recorded in the vertical building

pattern, which helps to avoid many negatives. **-Reducing environmental pollution:** Reducing density leads to reducing pressure on roads and networks, especially if modern methods of planning are followed, and this would reduce environmental pollution..

-Developing neighborhood relations due to the low population and low building heights.

-Reducing social diseases: Designing housing independently within urban areas, and safely by making public spaces open to all, may reduce these social problems, especially security ones.

-Economically: Revitalizing the construction sector by allocating savings mobilized for construction, i.e. involving private capital.

-Unlike other urban forms, the allotment has the possibility of improvement and long-term dependence through the temporal evolution of the behaviors and actions of its residents.

As for the negative side of these quotas, we mention the following -A consumer economy of the field: due to the horizontal and wide extension of the buildings, this makes it costly from an economic point of view, and it does not achieve the optimal investment for real estate, as is the case in vertical urbanization.

Increasing the cost of services and networks: The horizontal extension of this type of urbanization increases the length of networks and streets, and thus increases the share of the individual or the housing unit out of all these equipment, and then the costs increase, especially if this is done in isolation from individuals, as in the past, where the municipality is responsible The only one on the costs of setting up quotas (Kawas Mustafa, 2005, p. 165(

Allotment is a project based on an economic basis instead of population distribution, whereby housing or plots of land are distributed to the population according to the variables of profession or job, which created a typical residential environment architecturally and socially.

Sixth: the challenges of urban expansion of the city of Batna: the problems of expansion of the city can be listed as follows

-The problems of growth that takes place through the axes of the main roads branching out of the city, which started at an irregular pace, which led to an imbalance in the urbanization and growth of the city.

-The existence of vacant pockets within the urban fabric of the city in which chaotic buildings were erected, which affected the spatial and functional production of the city and its appearance.

-The delay in settling the legal status of real estate in the city's surroundings, and thus the low quality of a large part of the private buildings, which are established in various locations in the city.

-The horizontal extension of urbanization, which is considered planned through allotments and public and private real estate promotion, and unplanned construction * through chaotic constructions, which means rapid consumption of the area.

-The total consumption of real estate, with the exception of the military zone, and the area subject to inundation and floods (in Park Forage), which constitutes real estate in the hands

of the authorities that can be exploited (the directive plan for the development and reconstruction of the city of Batna 1998.)

-The saturation of the urban fabric of the city of Batna after 1978 due to the individual unstructured housing in all directions (towards the south towards Tazult and all the outskirts of the city), which was the result of the legal and real estate facilities for the use of the field.

Seventh: The field study was carried out on the unplanned gathering of the campaign area - Awlad Bashina - which covers an area of 280 hectares destined for expansion in the short and medium term, according to the directives of the master plan for the development and reconstruction of the municipality of Batna, with a population density of 185 n / ha 32 (the master plan for the preparation and reconstruction of the city of Batna 1998)

As for the zoning of Riyadh, it is one of the zonings completed after the issuance of Law 25/90, which includes the real estate directive. It consists of three parts, of which we chose two models (Riyadh zoning 1 and 2), with an area of 30.09 hectares of which works have been advanced, with a population density of (220 n / ha in Riyadh 1). And 203 n / ha in Riyadh 2, and they have urban and architectural organizational procedures of great importance, as they contribute to the consumption of the urban area of the city by individual construction.

Study methodology: In order to collect basic information and data that draws a general picture of the problem to be studied, the analytical descriptive approach was used, which defines the general area of the area to be studied, and goes to the field of research several times. And their adaptation within it, is the most suitable for diagnosing the studied phenomenon, and defining the problem of the urban expansion of the city, which was a result of the emergence of these different urban forms, and addressing the characteristics and advantages of these forms as they are in reality, and the different aspects of their impact on the urban field of the city.

As for the historical approach, it contributed to highlighting the most important different historical periods of the stages of development and emergence of the phenomenon, and the statistical approach was to analyze the field results and calculate their percentage.

We also used the simple standardized form to collect the necessary information and data for the study, which was designed in the light of the theoretical study, and distributed to the study sample, which is a regular random sample in which it is assumed that all the research items are known, as well as the homogeneity between them in the characteristic to be studied, and a percentage of 10% was chosen, It included two basic phases, one of which was exploratory to review the field, and verify the number of dwellings by defining the sector, groups and number of buildings, then collecting information related to the research, and the second to fill out the research form, and this is after selecting the sample and determining it through the data available to us.

After we went to the field and collected the information, classified it, and analyzed it, we came to the following results.

-With regard to the chaotic urban form of the Tariq Hamleh-Awlad Bashina community, we concluded.

-The absence of a general structure that governs the process of construction and reconstruction, and allows achieving a harmonious and organized urban fabric, in addition to the absence of an urban space that enjoys all the basic elements and components (roads, green and public spaces, playgrounds, equipment, various public facilities...), and the financial weakness of the social class And culturally, to which the residents of the area belong, which explains many data (the state of school dropout, unemployment, poverty, poor income and standard of living of the respondents, the spread of social ills...), also the presence of the area in question outside the general environment of the city as a whole, due to the absence of integration elements Sufficient to allow interaction and exchange between this area and other neighborhoods.

-As for the unorganized urban form (Riyadh rationing 1 and 2), we noticed

Deviating from its ruler goals of providing decent individual housing that is characterized by comfort and tranquility through the completion of a modest building frame that lacks practical specifications for construction, which led to distortion of the general view of the city, and the occurrence of a large rift between the reality of the quota plans, the books of conditions, and the field of practices, Shahd neighborhood. These quotas have many shortcomings and problems.

Residents' interventions at the level of the original architectural plans through the division of shares without legal controls, and the existence of fragmented sales of shares, whether built or vacant.

-Exceeding and disrespecting the parameters of land occupation and appropriation, and the rules for the settlement of buildings within the allotments, as expressed in the following image.

-Real estate speculation of shares, by selling them in parts or in full, vacant or built, which negatively affected the environment and the urban appearance of these shares, as well as the residents themselves.

-Both urban forms expanded and spread at the expense of vast land areas that were consumed irrationally.

At the level of the hypothesis of the study, the results were as follows

-Most of the categories of the two urban figures are young, which indicates the youthfulness of the study community, and the rest represent the elderly and retirees.

In terms of the number of family members ranging between 4 and 8 members in both urban models (chaotic and allotment), it was larger in the allotment population, which indicates a lack of childbearing and the preference of the nuclear family for them. As for the chaotic agglomeration, both types are preferred (extended and nuclear family), and this It is related to the desire to have children and the lack of birth control, as well as their lack of social awareness.

-With regard to the geographical origin of the population, most of it came from the chaotic and traditional neighborhoods (40%), with smaller percentages from the neighboring neighborhoods (25%).

-We recorded significant percentages regarding the lack of educational, cultural, recreational and health facilities in these urban forms, as the highest percentages reported

by the respondents (yes) ranged from chaotic gathering and 45.55% quota, and this indicates poor planning and reconstruction for them.

-With regard to the residents not obtaining a building permit, the largest percentage of those who said yes to quota was 53%, and 47% to chaotic assembly, which indicates that the residents cling to their homes due to the difficulty of obtaining others in the future, and that there are many unlicensed buildings with customary contracts for chaotic neighborhoods, as well made by the respondents.

%45 said this in the chaotic assembly, Campaign Road – A. Bashina, 25% in allotments, because the residents here obtained the land from the state and a title deed, with the exception of the lands seized by them, which are of course not documented.(

-The individual building pattern is predominant in these urban forms, and with regard to the multi-storeys, the highest percentages belonged to the residents of the allotments, as well as the exploitation of the ground floor for non-residential purposes (trade, crafts, car depot...) as shown by the following pictures, especially for the allotments, and the percentages differed according to the importance. The location and position of both urban forms, they are close in relation to the choice of this style, as for the difference in the number of floors, the highest of which is recorded in the allotment style, due to the large area of housing.

In terms of exceeding the legally permitted number, this indicates a legal violation of the terms and rules of the planning and construction laws on the part of the owners.

The conditions of a chaotic neighborhood are expressed in lack of cleanliness, lack of drinking water, poor condition of unpaved roads and narrow streets, and the overlapping and density of buildings, which hinders the process of ventilation in the dwelling and sunbathing. The arrangement is in slightly lower proportions, with the allocation of Riyadh (1 and 2) (25%, 20%, and 20%), respectively. This is also another evidence of the poor planning of these neighborhoods and their neglect by the state, and their negative impact on the urban area of the city and the population, and the distortion of the city's image.

Conclusion:

Through our study of the various urban forms in the city of Batna in terms of their concept and content, we have drawn several important results through this proposition, including: It affected and continues to affect the urban fabric of the city and the future of its urban and urban field, and therefore it was necessary to release control over it and direct it in the right direction that preserves the status of the city and avoids the various problems and obstacles that prevent its development and the way it grows and expands.

-We also find these urban forms and their different types that the nature of their impact on the urban fabric of the city of Batna, Yalba, or positively, is according to its nature, importance, and role in organizing and directing the urban field of the city, and it had a positive and negative impact on the performance of its function. ---- -The type and

shape of the building and the availability of various economic, social and cultural facilities, as well as the standard of living and the nature of socialization, as well as the location, the way of living and coexistence, the educational level and social awareness.

- The cultural, urban and historical future of the city is linked to the extent of controlling these urban forms and directing them in the right and proper direction. Urban forms are not born today, but rather developed and spread due to several different factors that contributed to this spread.

-The absence of urban planning means the absence of a solid and effective policy to direct and control the growth and expansion of the city, as planning is the basis for achieving comprehensive and sustainable development.

-The possibility of integrating the unplanned areas according to foundations, principles and plans by providing various facilities, means and modern capabilities on the unplanned neighborhoods. – Failure to control and control the random expansion of the city will be a direct reason for the continuation of unplanned slums, while other planned urban forms must be subject and based on the foundations, goals and principles of urban planning and under the supervision of the planning and construction laws in all stages of their establishment (streets, roads and sidewalks).

-The place of throwing waste, the various facilities.....) n Because the lack of planning and organization at the stage of establishing these facilities may make them a reason and an obstacle to the growth of the city and distort its urban image and its cultural and urban future alike.

Suggestions and recommendations

-1-Reducing chaotic (indiscriminate) urbanization by monitoring lands, removing encroachments, setting appropriate mechanisms and means to protect public lands, and setting clear boundaries for random areas that are already afforestation or paving a road around them. To throw garbage away from housing to avoid diseases and environmental pollution.

2-Upgrading directed urban development programs, and providing solutions to the municipality to address the causes of chaotic expansion of cities, including urban development programs directed to stop the spread of random, i.e. chaotic, growth of the city's neighborhoods.

3-Providing housing for low-income people, paying attention to the countryside and developing it, and reducing the phenomenon of displacement from it, while encouraging self-contained rural housing, and providing the state with financial and material subsidies (investments) for this purpose.

-4-Respecting the conditions and rules of the planning and construction laws through building operations with established allotment, strict application of the law regarding respect for the time period allotted for building the provided allotments and imposing penalties on the owners of buildings whose works are not completed and that exceeded the time allotted for construction, and imposing a specific architectural form for the facades in order to Avoid distorting the urban appearance of allotment, and find a solution to obtain building permits by legal means to prevent them from being demolished.

-5-Preparing roads and various networks and equipping the various facilities necessary for these urban forms, while involving residents in the planning process, developing and developing these neighborhoods and running them in accordance with the principles of

sustainable development -Reintegration of chaotic neighborhoods within the urban areas of the city, and the selection of models of allotments commensurate with the specificities of some Algerian families, by increasing the area of appropriation and reducing the free spaces (yard, garden) for the large members of the family consisting of two (extended) families.

-6-Taking into account the urban planning aspect in the reconstruction processes, according to the principles and foundations on which it is built...

- 7-Tightening control over the borders of cities, and criminalizing building on them Offering planned lands for construction commensurate with the current and future needs of the family, at reasonable prices and equipped with basic public facilities.

-Issuing governing building laws and legislations that avoid gaps in current laws

-With regard to our future perception of allotments, in the case of adopting public allotments, they must be an intensive residential product, (small areas and large number of shares) in order to respond to a group of residents wishing to own individual housing, in parallel with the scarcity of real estate.

8-As for adopting Mediterranean allotments, it allows the distribution of areas It is free for as many houses as possible, and although the size of the shares is small, the residential area is good.

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