

# Logic of Urban Planning in Mastering of the Growing Growth of Urban Spaces. Case of the City of Ain Mlila (Algeria)

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## Abstract

In order to control the growing urban growth witnessed by many Algerian cities, the master plan for preparation and reconstruction has emerged within the urban planning policy. Its aim is to direct urban expansion in different terms, control land uses and distribution functions, master land consumption to reduce random growth, and eliminate various urban economic, social and environmental problems ensuring a balanced urban environment.

In this context, this research highlights the analysis of the urban planning logic in mastering the growing urban growth in the city of Ain M'lila. It is considered one of the most important Algerian cities that we have taken up as a case of study for this research. This city has known an increasing urban growth in which many factors have participated and led to the expansion of the urban space of the city; where various urban functions blended and interacted spatially to present a distinctive urban dynamic for it.

The master plan for preparation and reconstruction and land occupation schemes of the city of Ain M'lila have come in to adjust and control the growing urban growth of the city according to logic. The latter takes into account the proper directing for future expansions, raising the living standard of the population, and ensuring a balanced urban environment.

**Key words:** Growing urban growth, logic, urban space, urban planning, the city of Ain M'lila.

## INTRODUCTION

Since its independence (1962), Algeria has adopted different and successive planning policies in response to the various urban problems posed by each period of the Algerian city's urban development. Affected by the methods of economic and social development based on the industrialization process, this resulted in an internal migration from rural areas towards big and medium cities; this also required the existence of urban plans to adjust urban growth and direct the various urban expansions within a legislative framework that controls the various spatial distributions of economic activities and urban functions(Hafiane, 1989).

The examiner of the urban growth phenomenon in Algeria can note that the number of urban residents is constantly increasing. This increase is due to a large number of rural residents moving toward the cities, which resulted in record numbers in urban growth rates. Their number was estimated in 1966 at 3778000 inhabitants, to reach 2008 a total of 22471000 inhabitants (Statistical collections,p.84), That means the urban population was doubled 6 times in just 42 years, and the urban growth rate between 1966 and 1977 reached 3.32 %, to rise in the period between 1977 and 1987 to 4.29%; and it witnessed a significant decrease between 1987 and 1998 3.19%. Then, it stabilized between 1998 and 2008, recording a rate of 3.35% (N.O.S, 2011, P.85).

To control the urban growth after independence in Algeria, "various laws covering land use planning, urbanism and particularly environment appeared in the interval of thirteen years ago since 1990. They have invented different plans and schemes on a national scale to local in order to avoid errors of the past (Gherbi, 2012)", the master plan for preparation and reconstruction is one of the most important urban plans that emerged in 1990. This had an active role in mastering the urban growth of many Algerian cities of different sizes and geographical locations in an attempt by the planning actors to control the growing growth that the Algerian cities in urban policies supported by many laws and legislative texts.

The city of Ain Mlila in the east of Algeria presents a model that can help us understand the mechanisms of the growing urban growth the city is witnessing. And can also help us realize the logic of urban planning in controlling its direction according to current and future needs. That is to ensure a balanced urban environment aimed at raising the standard of living for the population in the city.

The city of Ain Mlila has witnessed an increasing urban growth through its process of development. And it has become an attractive urban pole as a result of the availability of several factors. Perhaps, the most prominent of which is the creation of various economic projects (industrial, commercial and recreational...). The latter has further accelerated the pace of its urban growth and resulted in the emergence of many urban problems that require the existence of urban planning concerned with the reorganization and adjustment of urban space, based on a legal and legislative framework in the implementation of various interventions on the urban space.

In this context, the city of Ain Mlila has benefited from several urban plans according to the successive urban policies adopted by the country. This has been done to master (control) the growing urban growth that characterizes the city and directs it according to a logic that guarantees the well-being of the population, provides an urban environment that interacts with various activities and functions, and most importantly the plan for preparation and reconstruction.

But before analyzing this urban plan and realizing its role in mastering the growing urban growth of the city, it is necessary to address the different urban planning policies in Algeria, as follows:

### **Planning Policies in Algeria**

The scrutinizer of the urban planning policy of Algeria after independence notes that it has gone through several stages. Depending on the circumstances that prevailed in each period of its development process, the country has attempted to enact a set of laws and adopt many urban plans aimed at organizing and controlling the growth of its urban areas.

After Algeria gained its independence (1962), the French colony left an urban legacy with multiple urban problems, coinciding with a shortage of sectors, severe rural migration, worsening unemployment, a deteriorating economy, and so on. Therefore, Algeria took the initiative to formulate a policy in order to manage its new reality where urban policy did not receive priority on the part of the state not to mention relying on the urban law inherited from the colonial period and the continuation of its application in the Algerian city (Rahmani, 1982).

With the issuance of the municipal laws in 1967 and the state in 1969, With the promulgation of the municipal's law in 1967 and the state in 1969, all matters related to preparation and reconstruction have been vested in the powers of the local communities: the municipality and the State. During this period, Algeria has also adopted central economic development planning through the embodiment of three economic schemes to address various economic and social problems and achieve comprehensive development (Bouchemal, 2006). These schemes disregarded the housing sector and considered it an unproductive sector rather than a consumer of financial resources. But this period was characterized by the presence of a voluntary will to restore the spatial balance of the country by relying on reviving the industrial sector and the creation of investment poles by following various economic plans, which were represented in (Lakhdar Hamina, Abbas, 2015):

**Triple Scheme (1967-1969):** The program of this scheme was directed to the poorest and most disadvantaged areas of the country (Tsaki, 2018, p.79), under the principle of balance between the various regions of it.

**First Quaternary Scheme (1970-1973):** With the increasing urban growth witnessed by the cities of the country, this plan adopted the principle of decentralization, and it coincided with the nationalization of hydrocarbons in 1971. Urban studies were launched in order to carry out urban plans (modernization plans) for major cities with the aim of establishing industrial zones, while municipalities have completed so-called municipal plans for the development MPD (Lakhdar Hamina, Y., & Abbas, L., 2015).

**Second Quaternary Scheme (1974-1977):** During this period, there were signs of interest in urban policy, which prompted the public authorities to think of creating more efficient means of managing the field. For this purpose, practical construction tools were included in urban policy, such as the creation of new urban housing areas, NUHA, which offset what was created in 1958 under the cover of the Constantine project, with the so-called Priority urbanized Areas PUA (Rahmani, 1982).

During this period, many urban planning tools were also developed, namely:

- Urban master plan UMP: It is a tool for urban development, urban planning, and the actual translation of all measures on the field and urban reality through the approved public organization and structure that extends from 10 to 15 years(ZUCCHELLI,<sup>1983</sup>);
- Urban Modernization plan;
- Temporary Urban Plan TPU;
- new urban housing areas NUHA;
- residential subdivisions;
- Industrial areas(Saidouni<sup>2000</sup>, p.<sup>201</sup>).

After 1978, the country faced the problem of planned projects' non-completion in previous periods due to the short duration of the annual scheme. The State initiated the programming of longer five-term schemes between 1980 and 1984.

As for the field of urban planning, it has begun to show its beginnings by adopting a rather well-defined policy, by issuing a series of schemes, which:

- **The national plan for preparing the region(NPPR):**Pursuant to Law No87-03 of January 27, 1987, relating to urban development, modified and completed by Law No. 20-01 of December 12, 2001, relating to the preparation and sustainable development of the Territory, which lasts for 20 years, and is periodically reviewed every five years.
- **Regional plan for urban development (RPUD):**It covers a group of geographical regions from Algeria as a spatial level of practice.

At the end of the eighties, the country witnessed a socio-economic crisis caused primarily by the drop in oil prices, in addition to that, the events of October 1988, and the creation of the 1989 constitution after. This period has seen the country transition from the socialist system to the capitalist system and the market economy.

At the start of the nineties decade, according to Baduel: "this is the period of explosion of urban planning instruments and other operational procedures" (Baduel, Pierre-Robert, 2014), Law 29/90 of February 1, 1990, relating to preparation and reconstruction was promulgated. This law defined the tools for preparation and reconstruction as follows:

**\*-Master plan for preparation and reconstruction MPPR:** The urban master plan has been replaced by this plan in 1990 (Tidjani, 2000, p.65), according to the Act No 16 of Law 90 / 29 of December 1, 1990, relating to preparation and reconstruction, It is an urban planning and management tool, which sets out the basic guidelines for the development of the municipality or municipalities concerned. It takes into account the planning designs and development plans, and sets the reference formulas for the land occupation scheme".

**Its objectives:** according to the Act No 18 of Law 90 / 29;

- The general allocation of lands on the territory of the municipality or a group of municipalities is determined by a sector.
- Determines the expansion of residential buildings, the concentration of interests and activities, and the location of the major infrastructure.
- Defines areas of intervention in urban tissues and areas to be protected.

Act No 19 of Law 90 / 29, also divides the area to which it relates into specific sectors as follows:

- urbanized sectors;
- programmed sectors for short- and medium-term reconstruction;
- Long-term future reconstruction sectors;
- Unreconstructable Sectors.

**\*- Land occupation Scheme:** It is the scheme that specifies in detail and within the guidance of the master plan for preparation and reconstruction MPPR, the rights to use and build on lands, according to the Act No 31 of Law 90 / 29, so it is a regulatory instrument, that sets construction rights but does not create a right to construct (Kadri, 2015) .

**Its objectives:** according to the Act No 31 of Law 90 / 29

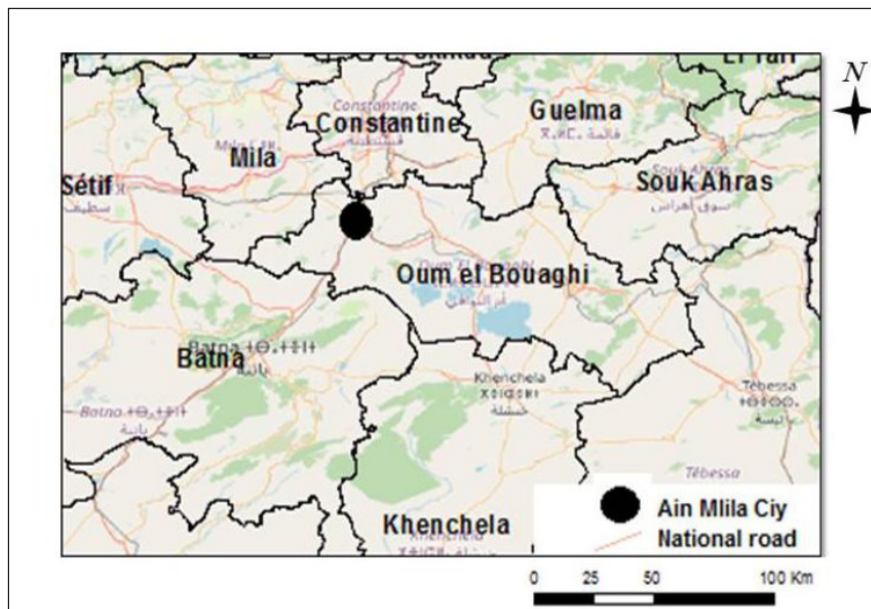
Law 29/90 relating to preparation and reconstruction has confirmed the objectives of the Land-use Scheme.

- Defining in detail the urban form for the sector or sectors concerned, organization and construction rights, and land use;
- Determining the maximum and minimum allowed in construction, expressed in square meters of floor built outside of construction or in cubic meters of sizes, and the types and uses of buildings labeled;
- Adjusting the external appearance of the buildings;
- Determining the public spaces, green spaces, the sites designated for public establishments, and establishments of public interest, as well as the layouts and characteristics of traffic roads
- Defining easements;
- Identification of neighborhoods, streets, monuments, sites, and areas to be protected, renovated, and repaired;
- Identify agricultural land sites to be protected.

### **Increasing Locational Importance for Ain M'lila City**

Ain M'lila is a medium-size city. Its population, according to the latest official census is 72754 inhabitants (N.O.S, 2011). Its history dates back to the colonial period of 1874 as a center of a mixed municipality (Ain M'lila). It was created by a government decree issued on November 28, 1874. It is located in eastern Algeria specifically in the northwest of the state of Oum El Bouaghi, within an extended plain. It is surrounded from the east by the mountainous terrain of Mount "Qaryoun", which is 1729m high, and mountain of "Nef Al-Nisrat" from the southwest with an altitude of 1540 m above sea level; and from the south, there is a flat basin in which some marshes lie (MPPR, 2004, p.7).

The city of Ain M'lila occupies a strategic location by the two national roads. One of which is N°. 03, which connect the state of Constantine to the state of Batna; and the national road No. 100 that connects the state of Mila to the state of Oum El Bouaghi, where the two roads intersect in the city center (Map: 01). This gives it extreme importance. Our exact area of study mediates the cradle of two important civilizations in the Algerian east, Cirta in the north, the cradle of the Numidian civilization in the 3rd century BC (Anngal, , 2000, P.97), and Timgad in the south in addition to the cradle of Roman civilization during the first century BC. In the first and second centuries AD, archaeological studies during the 19th century proved the importance of the works that were built at that time. Owing to the radiance of those civilizations as the road network witnessed development in favor of mobile caravans between the north and south, which cannot be left out of the study area.



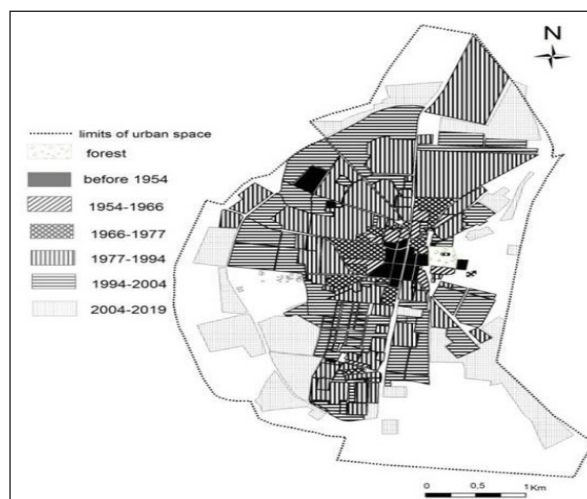
**Map 1.** Geographical situation of the city of Ain M'lilla. Source: Prepared by the researchers based on the revision of the master plan for preparation and reconstruction + aerial photos using the Arcgis10.5 software.

## Growing Urban Growth of Ain M'lilacity: in its Spatial and Demographic Dimensions

The urban growth of Ain M'lila began with the creation of a special neighborhood for Europeans in the city center to the right of National Road No 3. It represents the first nucleus of the city which is its current center. In the period between 1954 and 1966, the city knew an unplanned and random expansion of the colonial nucleus due to waves of immigration coming from the countryside where its net value was estimated at +62,332. As a result of this mass escape, the city witnessed an expansion on the western side (Kabouche , 1985, p.26).

At the beginning of independence, the city expanded in an unorganized manner and was not subjected to urban laws. The matter began to be rectified in 1966 when urban planning was witnessed subjected to the direction of local and central authorities. The growth of the city became subject to the decisions of major development plans, and between 1977 and 1987 the urban Expansion was limited to the south-eastern side. It was dominated by the semi-circular model of the western side with different types of housing, either individual or collective, with vertical and horizontal construction.

Between 1991 and 2004, the urban development of Ain M'lila during this phase was linear. This shows on both sides of National Road N°. 03, and intensively on the western and northern sides due to the availability of suitable lands for construction, and the private contribution during this period took a large part of construction in this period (Attar, Saraoui,, 2021).



**Map 2.** Urban extension of the city of Ain M'lilla. Source: (Kabouche, A., 1985), (U.M.P, 1977), (Announ, N., 2002) and fieldwork, 2020.

## Wide Spatial Consumption

We note through Table N°.01 that the consumption of space was fluctuating according to all circumstances of each period; but the highest consumption rate in the history of the city was recorded between 1994 and 2004 and estimated at 27.48 hectares/year, owing mainly to the involvement of the private sector in the reconstruction of the city. In 1994, the city benefited from a plan of guidance for its development and reconstruction. It outlined the city's expansion and directed it to the west, in addition to the fact that its programs were dominated by intensive implementation of subdivisions. This resulted in a waste of real estate as well as the emergence of a new type of housing in the city. It is represented in real estate cooperatives that numbered 55 real estate cooperatives, with 576 plots, extending in over a total area of 49.29 ha which is remarkably located on the main axes. In addition to that, new urban housing areas NUHA in the west have been created on a total area of 27.45 ha not to mention the signing of many public facilities, especially the large ones, which consumed large areas. All this has made the city witness a real growth in its urban space.

**Table 1.** Consumption of area between 1954 – 2019.

The periods	The total area (hectare)	surface consumed (hectare)	Consumptionrate (hectare/year)
before 1954	30,93	/	/
1954 – 1966	52,57	21,64	1,8
1966 – 1977	92,14	39,57	3,6



1977 – 1994	419,95	327,81	19,28
1994 – 2004	694,77	274,82	27,48
2004 – 2019	946,64	251,87	16,79
total	2237	1290,36	19,85

Source: The surfaces were calculated using the Arcgis 10.5 software based on map N°. 02.

### **The Logic of Mastering The Growth of the Urban Area in Ain M'lila City**

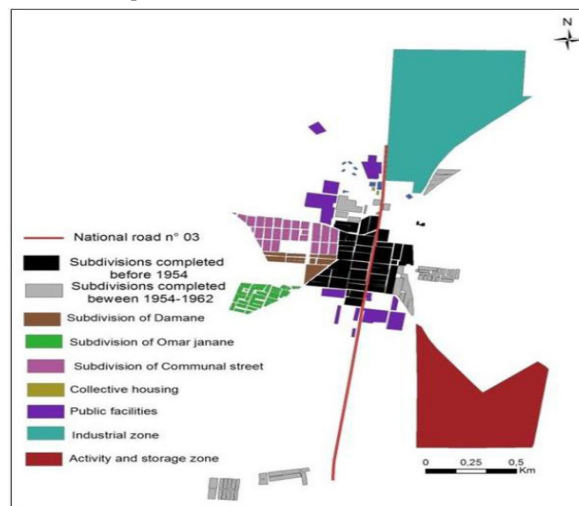
During the process of its development, Ain M'lila city benefited from several urban plans. Its main objective was to control and measure the growth of its space and to address the various problems arising from it. The following is a presentation of the different urban tools that were employed in the city of Ain M'lila.

#### ***Urban Planning After Independence: 1962-1977***

In the face of various urban problems, the city of Ain M'lila after independence did not follow a clear urban policy as the city (its urban heritage) was managed through various decrees and laws issued at the time (vacant properties, agricultural revolution...)

Because of the waves of immigration that took place in the city after independence, in addition to the population growth resulting in housing needs and public facilities, the housing programs have been relied upon subdivisions (Damane, Omar janane...), and some facilities in the management of the city within the general policy of the country that characterized this period.

We touch upon the elements of urban policy at this stage. In the various residential divisions that were accomplished by the municipality. It was the only actor in the production of the urban area at the time.



**Map 3.** Subdivisions completed between 1954-1974. Source: The urban master plan + the local real estate agency for management and regulation of Ain M'lila city.

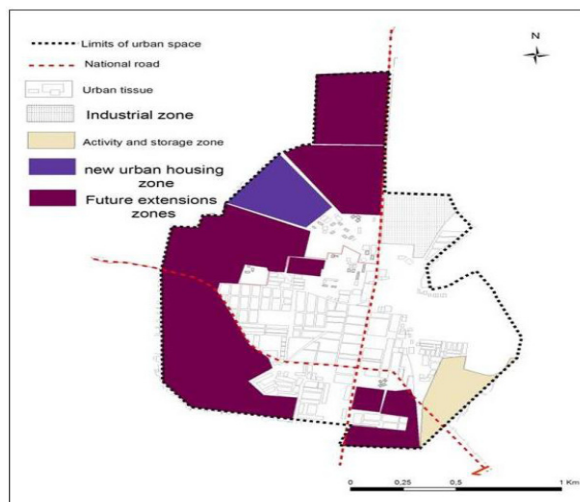
#### ***Urban Master Plan 1977***

In the face of the aggravation of many urban problems in the city of Ain M'lila, and due to the rapid population growth that resulted in a housing crisis, lack of public facilities, and services, in addition to the random construction on the outskirts of the city, which was especially at the expense of agricultural lands, the city received the first urban study. This was done within the framework of the urban master plan in 1977. In order to control and measure the growth of the urban area of the city, the task of implementing it has been assigned to the National Fund for Urban Development, Constantine Regional Branch CADAT.

The objectives of this plan revolve around (UMP, 1977, P.3):

- Exploitation of land's real estate reserves located within the urban perimeter of the city
- Programming residential projects in their collective and individual patterns as an attempt to resolve the housing crisis;

- Programming of various equipment: educational, sports, health, as well as the extension of various networks of water and roads;
- Dividing the urban environment into urban sectors in the short, medium, and long term;
- Construction of major facilities;
- Putting the industry on the eastern side.



**Map 4.** Limits of urbanization according to the urban master plan of 1977 of the city of Ain M'lila. Source: The urban master plan 1977.

This plan was relied on until 1990. According to the latter, the city's needs for housing and services were determined as well as the various uses of the land that complemented daily life until the horizons of 1988.

So, the urban master plan of 1977 was the first real initiative in the mastery of the growing urban growth of the city where 250.24 hectares were programmed as shown in the following table:

**Table 2.** production of urban area according to UMP:

Designation	surface (hectare)
Public facilities	55,89
Activiy zone	42
Housing	44
Roads	18,35
Short term	160,24
Long term	90
Total (short and long terms)	250,24

Source: The urban master plan of Ain M'lila 1977,p. 54.

Through the above table, we note that 160.24 hectares have been programmed in the short term. Within it, 44 hectares are designated for housing, including the new urban housing areas NUHA, and 42 hectares for Activities; which indicated the economic orientation of the city and the importance that will acquire be acquired in the future. Moreover, an additional 55,89 were allocated for various public facilities which are vast areas. In the long term, 90 hectares have been allocated for future expansions of the city.

### ***The Master Plan For Preparation and Construction of 1994: "A Failed Attempt to Address the Mistakes of a Previous Failed Experience"***

Pursuant to Law 90-29 of December 01, 1990, related to development and reconstruction and in accordance with Executive Decree No. 91-177 of May 28, 1991, specifying the procedures for preparing and approving the master plan for preparation and reconstruction, and the content of the documents related to it, the city of Ain M'lila benefited from the first master plan for preparation and reconstruction. It replaced the urban master plan which was prepared by

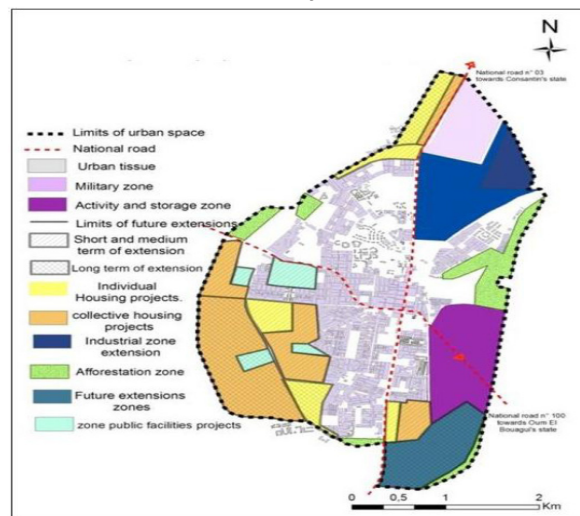
the Center for Studies and Achievement of urbanization in Constantine (URBA.CO). it sets out basic principles that are different from those of the targeted urban master plan, which are mainly represented in the rationalization of the city's urban space use through the application of building and reconstruction laws. All of this is done by respecting the building and reconstruction permit, defining the land occupation schemes, and their interventions; therefore it carries the following objectives:

This plan came with six main objectives:

- Solve the housing and public equipment crisis
- Random urban development control, especially in the outskirts
- Restructuring and renewal of the city center
- Expanding the waste and potable water networks
- Creating a dynamic between the different neighborhoods of the city (MPPR, 1994, P.6)
- **Suggested urban preparation:**
  - ✓ Determining the areas of future construction in the short, medium and long terms, which is represented in the reconstruction of the area between the city center and "Gouadjelia" neighborhood (First November Sector)
  - ✓ Execution of subdivisions in the eastern side
  - ✓ And the completion of individual, group and semi-group housing in the western side (in the new urban housing areas NUHA in the district of July 05<sup>th</sup>).

This scheme was characterized by its coinciding with the openness to the free economy, which explains the completion of a large percentage of individual housing (allocations) that led to large real estate consumption.

Because of mismatches in estimates and reality on the one hand, and the majority of collective housing and public equipment were not completed and were replaced by horizontal housing on the other, the urban area of the city was led to growth. Thus, this scheme failed and was revised after 10 years.



**Map 5.** Limits of urbanization according to the master plan for preparation and reconstruction of 1994. Source: The master plan For Preparation and Construction of 1994.

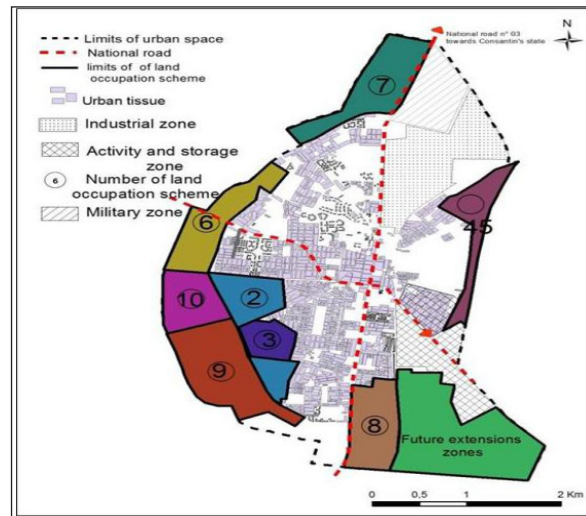
### ***Review of the Master Plan for Preparation and Reconstruction in 2004***

The master plan's experience failure for preparation and reconstruction in 1994 prompted the matter to be reviewed in 2004 by the Office of Studies in Batna (URBA-BATNA). Owing to the city's saturation before the end of the proposed deadlines, the plan of 1994 did not achieve the set goals due to the rapid growth of the city. So, this review came about because of the desire to develop a means to provide the city with an effective urban tool over time.

The revision of the master plan for preparation and reconstruction of 2004, which is still valid, came with a number of objectives:



- Setting the basic directions for preparation, taking into accounts the preparation programs and development plans;
- Taking over the programs of the state and local authorities, especially with regard to the construction of equipment and services;
- Determining the expansion of institutions, services' locations, and activities, as well as major facilities and various establishments;
- Determining intervention areas on the existing urban land and those to be protected (RMPPR, 2004, P.3).



**Map 6.** Land occupation schemes according to the revision of the master plan for preparation and reconstruction of the city of Ain M'lila. Source: Files of revision of the master plan for preparation and reconstruction of Ain M'lila city 2004 + land occupation schemes files.

### Directions of Review the Master Plan for Preparation and Construction for Land Occupation Schemes

The current master plan identified a number of land occupation schemes (10). It is clear that those schemes theoretically aim to enhance housing production, especially collective type, where about 10740 housing had been programmed, including 5187 housing in the short term and 5553 in the medium term. According to what was stated in the plan review, large areas have also been allocated for public facilities.

#### Land Occupation Schemes

In the context of the master plan review for preparation and reconstruction of the city of Ain M'lila, and in order to rationally exploit the urban space, the city benefited from 10 land occupation schemes, as shown in the following table:

**Table 3. Land Occupation Schemes in Ain M'lila city**

land occupation scheme's name L.O.S	situation	surface	terms	registration of study	Validation Date	housing projected				public facilities projected	
		(hectare)				individual	Surface (ha)	Collective	Surface (ha)	public facilities	surface
L.O.S 01	city center		short	2007	2008	/		/	/	/	/
L.O.S 02	West of belle vue	45,29	short	2008	2014	1034	25,34	1300	2,97	7	1,53
L.O.S 03	West of gouadjilia	27,45	short		2013	/	/	2434	20,4	6	2,6
L.O.S 04 + 05	East of the city	22	short	2010	2011	533	16,32	2120	18,3	12	6,06

L.O.S 06	West of 05 July	68,21	medium		2017	45	1,54	345	3,44	7	2.9
L.O.S 07	northern entrance	37,72	medium	2012	2018	60	2	562	4,68	10	3,1
L.O.S 08	East of gouadjlia	150,73	medium	2012	/	1129	37,62	450	4,1	5	29,1
L.O.S 09	West L.O.S 03	55,47	long	2012	2014	/	/	/	/	/	/
L.O.S 10	West of the city	25	long	2012	2015	394	7,04	1751	3,76	11	7,26

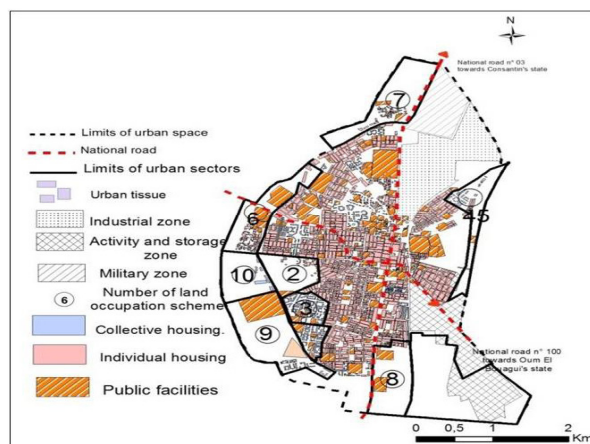
Source: files of revision of the master plan for preparation and reconstruction of Ain M'lila city 2004 + land occupation schemes files.

### **Extent of Application of Plans and Schemes**

Despite the master plan's revision approval for preparation and reconstruction in 2004, it witnessed many cases of abuse, and by examining the different files related to the master plan and the land occupation schemes of the city of Ain M'lila, as well as the field investigation (field visits + interviews with officials in the Directorate of Construction in Ain M'lila), the following is shown:

- The completed horizontal housing occupied a percentage more than what was programmed. i.e. more than 40 of the total number of housing, especially in the Land Occupation Scheme No. 07 with private real estate ownership and the Land Occupation Scheme No. 06, which led to the depletion of real estate and the saturation of the fabric and the growing of the urban space in a short time.
- The Land Occupation Scheme No. 08 had not yet been approved, despite the completion of the study by the Office of Studies in charge of this. This is due to the real estate disputes (the occurrence of plots to occupy the lands within the lands belonging to agricultural investments).
- Land Occupation Scheme No. 09 was not covered by any urban study
- The presence of regional weight equipment, such as the university annex and the National Institute Specialized in Vocational Training, was accomplished by choosing the floor whose location was tested by improvised decisions that collided with the problem of real estate ownership. This has delayed the date of its completion
- The collective housing of Land Occupation's Scheme No. 4 + 5 is out of operation, although, it has been approved in the short term due to the city's lack of having too many housing programs
- Collective housing, which was set at 3 as a maximum, but reached + 4 which raised the population density in the area.
- Taking over areas designated for construction of public facilities or collective dwellings, and transforming them into individual dwellings, especially in the new urban housing areas; And on the Contrary to what was stated in the Land Occupation's Plan No. 02 regarding the height of the main axes in the west of the city, in the form of either real estate cooperatives or housing parcels.

Despite the violations recorded, Land Occupation Scheme No. 03 remains the exception, since it respected the numbers and durations of its programs.



**Map 7.** Current status of urbanization of the city of Ain M'lila. Source: Prepared by the researchers based on the revision of the master plan for preparation and reconstruction + aerial photos+ fieldwork, using Arcgis10.5 software.

## CONCLUSION

After independence, Algeria followed several urban plans. The most important ones were an urban master plan, temporary urban plan, and urban modernization plan in order to organize urban tissues, develop the urban space, and optimal mastery of urban expansions.

The city of Ain M'lila adopted an urban master plan in 1977 and ended its reliance on it in 1990 with the emergence of the plan for preparation and reconstruction, and its land occupation schemes which were applied in the city in 1994. It gave priority to the completion of individual housing that led to large real estate consumption and was revised in 2004 in order to control and measure the growth of the urban area more and realize what was left behind by previous schemes, or rather what they were unable to solve. But they witnessed the same fate due to the lack of sufficient knowledge in the real estate aspect, which made its plans for quantitative studies, with conflicting estimates, that were not related to reality in any way. In addition to that, the absence of oversight that allowed the way for the random urbanization of the city, and the absence of the actual participatory process of citizens since the stage of the study on the one hand and among the various active bodies on the urban production process on the other, such as the study offices, the Directorate of Equipment and Housing, the local or state real estate agency...

For Ain M'lila, despite its importance as a medium-sized city and despite a review of its urban plan for preparation and construction, we can say that its coverage with circular instruments was not conducive to its growth. This resulted in various problems: health, education, and cultural sectors, in addition to the housing crisis, widespread urban chaos, and the poor level of infrastructure for residential neighborhoods.

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