Introduction

Sustainable development and sustainable urban development in recent decades increasingly scientific and theoretical literature on development and urban planning has become common. This paradigm is, however, a variety of interpretations, but overall the continuity and development for all future generations over time is emphasized. And comprehensive review of complex economic, social and environmental development in a country or city highlights. The rapid development of the city, in recent decades, various aspects of social, economic, cultural, political and human lives has been affected. Introduction of sustainable development is the main theme of the third millennium, the pace of urban life in the biosphere and human dimensions. Today, the unstable characteristic of urban communities and the environment (natural and built environment) has been developed. In today's urban planners are facing the problem how to map the effects urban sustainable policies and programs in the sustainability of cities. To achieve these conditions, the need for goals and action plans to reform state structures and associated management in urban governance. In other words, contain an acceptable level of economic growth and employment, social progress and environmental protection and other aspects of urban sustainability and urban form. Urban Sustainability, a social development program that strives to understand the needs of city residents, the sources of environmental protection and social and economic resources of the city to extend it at all levels. With the rapid growth of world population and its concentration in cities, the concept of sustainable urban development as a key component affecting the long-term vision of human societies arose.

Sustainable urbanization or urbanization, urban as is possible on the one hand, to live with dignity in the cities of the future for the following generations come together, and provides other hand, and consistent with the environmental friendly environment. The city is regarded as a source of development and urban management in the development and improvement of urban settlements are very important and crucial. From another perspective, it can be regulated and sustainable development of urban management in a considered way. In this case, the more desirable it is important to

manage the flow of urban life can improve human settlements and sustainable urban development, the most important role to play.

Materials and Methods

The general method of searching for specific facts or procedures or rules of discovery and understanding of phenomena related to them. The dominant approach to qualitative research and quantitative research is applied. The research method is descriptive - analytic study. Collect the required information from the research and use of library documents were accurate. And field studies and direct observation to record information. In this comprehensive study of the institutional structures - City Manager conducted to analyze the findings of the SWOT technique is employed. For this purpose, indoor and outdoor environments were studied in the city of Karaj. Then to complete the questionnaire data obtained by the population of 25 people, with the current city managers, researchers and professionals in the city for weighting and scoring for all internal factors (strengths and weaknesses) and external factors (opportunities and threats) has been used. The analysis of the model is carried out in four steps into a hierarchy.

Finding and Results

In this model, the measures are taken in reliance on Karaj. Development plan is the first step in Karaj, and the Comprehensive Plan and its hinterland city of Karaj. Biological effects of urban development survived on the extent to which it is addressed. Next steps, emphasizing the development of small cities and towns for discrete urban and rural population and migration overflows are Karaj region. On the orientation of the local economy, industries and activities were investigated. The primary sources of supply are available in your area, there rich agricultural and livestock.... The other notable aspect of economic self-reliance and District Branch of the past are shown.

Despite these characteristics, excessive use of renewable energy and the lack of recycling and reuse systems, and so the cycle of development in the area of environmental problems are considered. Among the criteria for evaluating the models

using population data can be used. High percentage of workers in the service sectors of economic activities, a high percentage of immigration and the use of mixed land use and body rupture and discontinuity, as well as physical - Space City are the topics of self-reliance. The second model is discussed, density and concentration of population and housing units in the city of Karaj. Indicators such as the percentage of residential buildings of two stories or more, the amount of residential use, population density and per capita net use of urban green space criteria are used in this regard. According to available statistics, the amount of green space per capita than the user is in good condition.

The third model in Karaj city's dependence on outside of it. In the city of Karaj, are the most important natural resources, including water and agricultural crops and livestock has. In this model the performance and potential of Karaj and external dependence is very important. But there are issues, wastewater, sewage and industrial waste and urban areas downstream of the difficulties existing in the discussion of this model is discussed.

The latest model, the external costs of urban development and urbanization in the city of Karaj discuss two aspects that should be, the first aspect, the supply of drinking water needed by residents of Tehran, Karaj Dam is a water supply. Although the existence of water for local self-reliance urban economy are debatable, but the transfer of excess capacity out of Karaj region, the economic and social costs (reduced agricultural activity and the increase in service jobs, lower incomes, an economic area) and environmental costs (abandoned city of Karaj rivers, orchards and lands dried up water) is removed to the city. Karaj local residences for low-income citizens and the city turned over to the city would have a very negative impact. Instead of vitality and dynamism, it will result in a hostel. Taking part in discussions on the development of the Environmental Branch of damage to the area has not been evaluated. Perhaps densities and land uses, adverse traffic, drainage and buy licenses and principles and the framework of this model. But the figures received, expenses and compensation are the shortcomings?

According to the table above, the most important strengths and weaknesses and the opportunities and threats weighted score based on the current situation and the importance of institutional structures - management is the city of Karaj. The main weakness of three factors:-w6 not participate and monitor the implementation of the affairs of the city,-w7 high costs due to inconsistencies between related devices,-w8 there plans for a program of local, no matter at large that all three are weighted with a score of 0.195 on the same level.

The main strengths of the S5-separate municipalities in urban areas with a score of 10 is 0.26 wt. The main threats: T1-lack of a coherent and hierarchical structure in the planning and management of urban development with a weight rating is 0.21. Considering planning strategy to separate tables for different strategies (SO, ST, WO, WT) developed the strategy with the highest score of 9.077 WO1 institutional structure represents the best strategy - a strategy for the integrated management of urban management and prevention of Karaj overlapping functions of two-level structures and organs in the first place. ST3 strategy with a score of 8.337 with a strategy to strengthen municipal management system to capture relevant planning expertise is in second place.

Conclusions

The results and findings of the SWOT technique in the form of state institutional structure - management of the Branch are as follows.

But the strategy is to make the matrix QSPM out the existing institutional structure - the city of Karaj and management towards sustainable urban development in priority order based on the final score would suggest the following;

Table 1. Mix strategies in the institutional structure - City Branch Manager, Source: The authors.

Mix strategies in the institutional structure - management Karaj	**final score**	**Priority**
WO – Integrated management of urban and avoid overlap between the structures and functions of organs	9.741	1
ST- Strengthen urban management and urban development associated with recruiting experts	8.337	2
ST - Create a coherent and hierarchical structure in the planning and management of development	8.256	3
ST- Develop comprehensive, strategic and long-term sustainable development of the urban management system	7.883	4
ST- Effective coordination between the planning and management of urban development	7.779	5
SO- Public participation in government and community-centered approach to supporting councils and public bodies	7.61	6
WO- Alternative strategic plans - structural plans of urban development rather than urban	7.58	7
WT- Enhancing the administrative and regulatory matters in city	7.345	8
WO- Enhance realism, flexibility and mobility implementations and urban design through inclusive participation of citizens	7.365	9
ST- Replacing the centralized, top-down development of lower levels of national development plans	7.298	10
WO- Featured integrated development plan for the city's poor neighborhood	7.265	11
SO- Strengthening the human-centered perspective rather than a central body in urban management	6.745	12
WO- Substrate support for the creation of non-governmental organizations	6.452	13
SO- Institutionalization of social partnership between city managers	6.698	14

and citizens		
WT- Stabilizing in Urban Management	6.446	15
SO- Development of municipal and provincial development plans, in coordination with the municipal sustainable development	6.335	16
WT- Removing obstacles to effective regulations	6.298	17
WT- Full respect for the rights of urbanization	5.639	18
WT- Create an integrated information system, a comprehensive and up to date management system in Karaj	5.842	19
SO- Formulate rules and regulations of the Department of Electronic and use of new technologies	5.426	20