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Measuring Mental Quality of Life of Citizens in Different Areas in Terms of Objective (Physical) Development; Case Study: districts no.3, 6, and 9 in Mashhad

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Abstract
In this article, it has been tried to analyze the mental satisfaction of the quality of life in different regions in terms of objective development. For this purpose, districts no. 3, 6, and 9 of Mashhad city which through the measures of education, income, and employment were respectively among the deprived, the average, and the privileged regions were selected as the case study areas. Moreover, to measure the mental satisfaction of the local people of the quality of life, a questionnaire considering three basic dimensions of quality of life, i.e. economic, environmental, and physical sustainability (residential environment, the quality of these infrastructures) was designed. The sample size equals 385 people who according to the population of study area were divided into clusters. The research findings showed that there is little or no significant difference between these districts in terms of the desired measures, so that in terms of economic issues, the district no. 9 had a better condition than the other two. There was no significant difference between the districts no. 3 and 9. Regarding satisfaction of the quality of housing and infrastructure, the inhabitants in the district no. 6 showed less satisfaction than others. In this regard, no significant difference was observed between the districts no. 3 and 6; however, regarding satisfaction of the environmental situation, there was a significant difference between the districts no. 3 and 9, whereas the district no. 6 was an exception. Generally, the district no. 9 in Mashhad has a better condition in terms of objective development, social status, and quality of mental life. In contrast, regarding these indices, the district no. 3 is among the poorest regions, so in terms of quality of mental life is in a average state. Yet, the district no. 6 due to its development and the middle social status has a less unfavorable condition in terms of the quality of life.

Key Words: *quality of life, quality of mental life, physical development, mental satisfaction of quality of life, city of Mashhad*

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1- Introduction

1-1- Research problem

Recognizing the truth of cities is an issue that has always occupied the minds of the researchers in this field so that in the transition of time and at any particular time, a unique thought, theory, paradigm or model has claimed the ownership of this knowledge. However, only by the passage of time, the incompleteness of its claim and the mysterious nature of cities have been manifested, since a city is a complex, unstable, and constantly moving system which decorates itself with its special symbols at various stages. Of course, these manifestations are occasionally misleading covering the nature and truth of the city like a veil. It is necessary for the researchers in the urban field to know the true side of the veil has a deeper look at it. In this article, it has been attempted to study the condition of mental satisfaction of life in urban areas. These areas are classified through the objective indicators (education, occupation, and income) in terms of level of development: underserved, average, and areas. This classification apparently gives the impression that the inhabitants of these areas are equipped with different levels of mental satisfaction with the quality of their lives, i.e., areas with high development level have more satisfaction, whereas average areas have an average level of satisfaction. Likewise, deprived areas have less satisfaction. Is this the truth? The main concern of this paper deals with this question trying its best to offer an answer. For this purpose, the mental satisfaction of the quality of life in the districts no. 3, 6, and 9 in Mashhad was studied focusing the level of development in terms of three measures (education, occupation, and income). These districts were respectively among the deprived, average, and privileged areas.

1-2- Research purpose

The main aim of this study was to measure the mental satisfaction of the quality of life among the residents of the districts no. 3, 6, and 9 in Mashhad, each with a different level of development in terms of objective indices.

1-3-Hypothesis

This hypothesis is based on the assumption that it seems that following the level of development in terms of mental satisfaction from the quality of life, there is a regular and systematic difference between the districts no. 3, 6, and 9 in Mashhad, classified as the deprived, medium, and high areas in terms of level of physical development. 5 This mentality is the beginning of this article.

1-4-Research conceptual model

This study aims to assess the relationship and influence of the physical indices of development in urban areas with mental satisfaction of the quality of urban life. For this purpose, the three districts 3, 6, and 9 of Mashhad city, ranging from the deprived to the privileged areas in terms of level of development, were selected as samples. This classification, derived from the research results of Mr.Yousefi entitled "A Reflection on Social Division of Urban Space, Mashhad: Status Classification of Urban Areas", was used in this paper to assess the level of privilege of three general criteria (occupation, education and income) among the districts in terms of the (objective) status quo.Finally, the districts no. 3, 6, and 9 of Mashhad Municipality were classified among the deprived, the average and the privileged areas, respectively (Yousefi, 2009). Moreover, after evaluating people in terms of the objective condition of their lives, the mental measures were defined in the form of a questionnaire in three fundamental dimensions of the quality of life, that is, economic, environmental, and physical sustainability. The aim was to determine the effect of the various objective conditions, in terms of level of development in different spheres, on the mental perception of the residents regarding the quality of life, and to evaluate the condition of mental quality of life in these spaces.

1-5-Research method

The research method is descriptive - analytical. The target population consisted of the

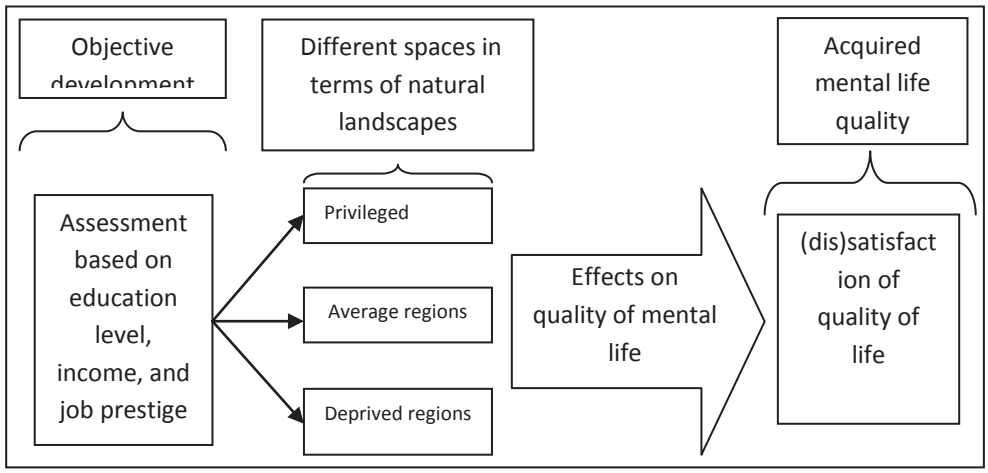

Fig 1. rate of increase of housing price for 22 zones of Tehran, 2007-2012 (Iran statistical center, 2008-12)

residents of the districts no. 3, 6, and 9 in Mashhad who were regarded respectively among the deprived, the average, and the privileged in terms of the level of development. For evaluating the mental quality of life of the inhabitants of these regions, several questionnaires were also used. The questionnaires were designed so that the complexity of the concept of life quality in three dimensions was taken into consideration plus with the concepts of economic, environmental and physical sustainability to highlight the desired criteria. To analyze the wellbeing level in the questionnaire, the Likert 5- choice scale with responses ranging from 1 to 5 (very low, low, medium, high, and very high) was used. The number of the samples (n=385) was then calculated according to the Cochrane method of randomly clustering sampling based on the population of each district. ANOVA and Tukey HSD tests were also carried out to analyze the gathered data.

1-6- Studied indices

The main index in planning is the criterion of judgment or practice. Of course, without proper and pre- determined indices, such evaluation was not be possible; hence, research techniques and methods as well as the levels were determined based on the nature and the type of the indices. In this study, the codified indices were made self- made based on three main criteria: economic, environmental, and physical.

2. Theoretical Foundations

2-1-quality of life (meaning, indices)

Defining the concept of quality of life, which is a multidimensional concept, needs adopting an interdisciplinary approach? By far, this term has been defined in different ways, yet, there is no generally accepted definition offered by the professionals to cover its whole domain. On the other hand, quality of life is severely affected by time and space, so its constituents vary in terms of the time period and the geographical location. Therefore, in spite of extensive investigations on a wide range of mental and objective indicators of the quality of life, there is no supported theory or measurement tool acceptable to all (Harirchi et al., 2009: 92-93). However, today, evaluating the quality of urban life has become a hot topic with an increasing importance and growing literature among the scientific circles. Several authors with different academic and scientific approaches have focused on this issue. It has led to the complexity of this phenomenon: Sociology, geography, economics, public health, transportation, and environmental engineering are just a few examples of references, which have shown their interest to this growing appeal topic among different scopes of science (Morais and Camanho, 2011: 398).

Row		Index	Criterion
1		Economic	Satisfaction with water costs Satisfaction with gas costs Satisfaction with electricity cost Satisfaction with phone costs Satisfaction with mortgage or rent costs Satisfaction with general economic situation
2	Physical	Housing	Satisfaction with home size Satisfaction with home type and shape Satisfaction with family density Satisfaction with per capita housing Satisfaction with the aesthetics Physical satisfaction
		Infrastructure quality	Satisfaction with access to leisure facilities Satisfaction with walkway Satisfaction with traffic volume Satisfaction with access to bus stations Satisfaction with access to parking Satisfaction with access to shopping centers Transportation satisfaction Satisfaction of leisure spaces
3	Environmental		Environmental consent of construction noise Satisfaction with flying planes Satisfaction with vehicle transportation Satisfaction with the removal methods of surface waters Satisfaction with dust Satisfaction with natural situation

Table 1. Criteria and indices of case study

In addition, during the last twenty years, a great number of researchers in the field of interaction between social sciences and environmental planning have proposed that the process of assessing the environmental quality should include both objective assessment of natural phenomena and mental evaluation of human reactions. In addition, the researchers have suggested that research on quality of life could be included among these properties (Lee, 2008: 1205). Due to complexity of human needs and diversity of such needs in cultures and socio - economic and political systems, quality of life is considered as a very broad concept (Shamaei et al., 2012: 295). Likewise, in urban environment, this concept has given off a different meaning, since there are numerous various thoughts leading to everyone's unique definition of life and social welfare. However, in a general definition, quality of life is regarded as enjoying a comfortable life and access to basic needs in an urban environment (Rahnamai et al., 2011: 225). Some researchers have defined quality of life in terms of life satisfaction (Dolincar and et al, 2012: 60). For example, Meeberg believes that quality of life is a feeling of overall satisfaction of life that can be evaluated based on personal psychological condition in life (Meeberg, 1993: 37).

Yet, some researchers have defined life satisfaction as a major component of quality of

life. For example, Gvnys and colleagues believed that personal values, living conditions, and life satisfaction are in interaction with each other to determine quality of life. They have suggested that the importance of each objective and mental aspect in evaluating life conditions is interpretable particularly just in the unique position of that life (Cummins and et al, 1994: 23). The main essence of urban life quality is supplying and satisfying the material and spiritual needs of people simultaneously (Kokabi, 2007: 76); Quality of life can also be defined as the relationship between individual perceptions and people' feelings with their experiences within the space in which they inhabit (Rezvani et al., 2010: 39). Also, the quality of life is personal happiness and satisfaction with life and the environment, including the needs, desires, aspirations, and lifestyle priorities and other tangible and intangible factors which in terms of consent feeling are generally determinant (Naution and Zahrah, 2012: 468).

According to the definitions presented in this context, the key words used in the definition of quality of life could be summed up this way: objective reality, mental perception, enjoyment, well-being, life satisfaction, and human needs (Rezvani et al., 2009: 93). A comprehensive definition of quality of life including all these factors is that quality of life is the outcome of interactions between socioeconomic, facilities (infrastructure) and environmental factors affecting the individual (Mostafa, 2012: 257). In general, offering a clear- cut definition of this concept is difficult because it is a mental experience, which depends on individual perceptions and feelings. There are more than 100 definitions and models of quality of life. However, in recent years, it has been agreed that quality of life is a multifaceted and interactive issue including many aspects of people's lives and their environment (Andereck & Nyaupane, 2011: 248). In general, the overall purpose of all studies on quality of life in urban areas is to achieve results which result in improving the living conditions of urban dwellers. The combination of a healthy physical environment with socio- economic justice is a fundamental goal which all these studies seek for (Tazebay et al. 2010: 1360), since a safe city with high quality of life should provide suitable physical, social and economic conditions to empower its residents for implementing their roles in life and represent their potential talents (Mousavi and Bagheri Kashkouli, 2012: 96-97). In fact, the concept of quality of life has three main features:

First, it reflects the living conditions and personal perceptions versus the quality of life in the community level. Second, it is a multifaceted conception encompassing diverse fields in life, e.g., conditions of housing, education, employment, employment –life balance, access to public institutions and services and their interactions.

The last but not the least feature of quality of life is that this concept combines objective information of quality of life with mental images and attitudes to produce an overall picture of welbeing in the community (Keles, 2012: 24). Despite disagreements present in the definition of quality of life, there is a cognitive consensus among experts upon which most elites regard quality of life as the positive and multidimensionality conceptual aspects of life. Undoubtedly, quality of life is achievable under two headings: "objective measures" and "mental measures" (Hataminezhad et al., 2011: 224). Mental measures, which assess the satisfaction level of individuals and groups, are so-called "mental well-being." These indices are based on individual reports of perceptions about different aspects of life. In other words, they are complementing socio-economic and environmental variables and represent people's perceptions of the objective situation of their lives (Rezvani et al., 2010: 40). After gathering and analyzing these indices, it is possible to infer the values of different social classes. Objective measurements

of quality of life are based on tangible variables which are routinely collected and disseminated by the official agencies. Economic accounts, health, education, urban pollution and other general information, are just among such information. The purpose of an objective method is to assess the overall situation of the state, such as macroeconomic measures, general state of society, and population- based indices (Baskha et al., 2010: 97). In fact, the objective aspect contributes to assess indices such as economic productivity, literacy rate, life expectancy, and other data, ignoring people's mental evaluation. On the other hand, the mental aspect includes quality of life which is based on survey and interview tools to obtain the assessment of the respondents' own life experiences in the form of a personal report of satisfaction, happiness, welfare and the like (Majedi and Lahsai Zade, 2006: 123). It would be noteworthy that quality of life should not to be confused with the concept of living standard, since the concept is generally based on income, whereas the standard measures of quality of life are not just income and employment; they include other indicators such as the built environment, physical and mental health, education, recreation, leisure and social affiliations (Abdel hadi, 2012: 14).

In general, interest in identification and evaluation of the quality of life is affected by different factors as follows:

1. A) Development: Due to the fact that development is not the only core in economic development, there are other involved issues such as social as well as human development.
2. B) Environmental sustainability: Due to the fact that an environmentally development is sustainable whenever it is accompanied by social stability leading to improvement in quality of life.
3. C) Urban vitality: this issue is mentioned in several reports on evaluation and comparison of vitality between cities. This may indicate the effect of wide urbanization on quality of life, individual and collective.
4. D) Life: Due to the fact that life is not summed up only to the lifespan (number of years of living), the more important issue is the quality of life which makes considering the longevity and the quality of life all together (Mostafa, 2012: 256).

2-2-Quality of life and development

In recent decades and along with giving priority to the social goal of its development in the form of development programs, gradually attitudes have tended toward human and sociological development and quality of life in the literature and macro-policymakers and planners of the developed countries have found it profitable. In fact, quality of life indicates the general social, economic, and environmental characteristics of the areas, so it could be a powerful tool for monitoring social development planning. In other words, its ultimate goal of the study and subsequent application is that people have the ability to enjoy a high quality of life (Mousavi and Bagheri Kashkouli, 2012: 111). With this commitment, identifying, measuring, and improving the quality of life is one of the main goals of individuals, researchers, planners, and governments. Presence of various problems makes researches on quality of life necessary (Pahlevanzdeh et al., 2012: 103). Thus, a simple measure, which has a prominent figure in the texts on development, is the index of the quality of life (Smith, 2002: 166). In addition, during the past three decades, quality of life, as a substitute for material prosperity, has become the main social purpose for different countries (Baskha et al., 2010, 96). In fact, the quality of life has been introduced in the recent literature on sustainable development and social development planning, and modern economics and has gained a unique place so that the governments at national and local levels, as well as various institutions, have worked on its assessment and measurements (Faraji et al., 2010: 2). Hence, today, quality of life is regarded as one of the accepted theoretical frameworks

in analyzing the living conditions of communities (Baskha et al., 2010: 96). Due to the growing process of industrialization and technological progress which consider the quantitative aspect of human life and neglects the qualitative aspects of life, the quality of life has taken the concern of several humanities scholars and thinkers in the western countries during the recent decades (Rabbani Khorasgani and Kianpour, 2007: 67). Popularity and application of the concept of quality of life is in fact an action against the one-dimensional economic development at the national level. In other words, it is a mere physical development at the urban scale, attempting to achieve quality standards in the field of planning. The quality of life takes into account the social, cultural, and psychological measures in the process of development. They are related to basic human needs and motives; in fact, planning for housing, labor and employment, and transportation would be complete just in case of considering mental, emotional and social needs of the citizens, i.e., items like need for security, comfort, aesthetic, social belonging, joy and fun (Zebardast and Bani Amerian, 2009: 6). One of the results of focusing on the concept of quality of life in the planning of development is considering the results and the qualitative effects on mental and spiritual development of human beings. This factor was mostly ignored in the past (Mahdizade, 2006: 47). Moreover, in the field of urban planning, quality of life is mentioned as one of the main objectives for researchers so that after the 1970s, numerous schools have been founded in the field of urban planning, trying to improve the living conditions of the citizens. Of course, durig these years, each of these schools have tried trial and errors to realize their own strengths, weaknesses and efficiency. Meanwhile, the City Development Strategy (CDS) is one of the latest schools which has shaped late in the twentieth century (Hassan zade Dalir et al., 2011: 187). Due to this requirement, CDS was founded based on the following four principles of urban sustainability:

1. Livability;

2. Competitiveness;

3. Bankability;

4. Urban management and good governance

According to these principles, one of the criteria for urban livability is the concept of quality of life for urban citizens emphasizing that a city is livable if and only if its space could nurture dynamic citizens in material and spiritual aspects and correlate them with each other and nature (Ashrafi, 2009: 96).

2- Research population

In this study, three districts no. 3, 6, and 9 of Mashhad Municipality were analyzed as the case studies. According to the 2006 census, the region has 341,313 inhabitants and a density of 81 people per hectare and 88,875 households. District no. 6: This area covers an area of 1500 ha with a population of

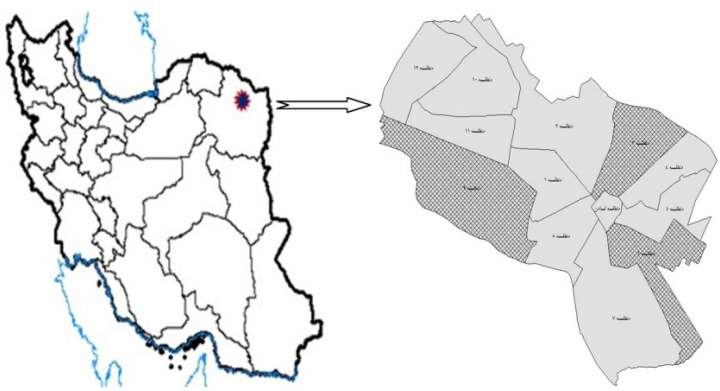

Fig 2. Studied areas location

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Index	Measure	Model	sum of squares	Df	Mean of squares	F	Significance
Economic stability	Satisfaction with water cost	intra-group	13.743	2	6.871	4.709	0.010
		Inter group	302.086	207	1.459		
		total	315.829	209			
	Satisfaction with gas cost	intra-group	24.295	2	12.148	8.832	0.000
		Inter group	284.700	207	1.375		
		total	308.995	209			
	Satisfaction with electricity cost	intra-group	8.086	2	4.043	3.117	0.046
		Inter group	268.700	207	1.297		
		total	276.614	209			
	Satisfaction with telephone cost	intra-group	5.295	2	2.648	2.039	0.133
		Inter group	268.729	207	1.298		
		total	274.024	209			
	Satisfaction with mortgage and renting	intra-group	5.067	2	2.533	1.602	0.204
		Inter group	327.429	207	1.582		
		total	332.495	209			
	Satisfaction with financial condition	intra-group	14.295	2	7.148	4.890	0.008
		Inter group		207	1.462		
		total		209		4.709	

Table 2. Results of F test in terms of economic index

Index	Measure	District	Comparing district	Mean	Standard Error	Significance
Economic	Satisfaction with water cost	6	9	-0.641	0.204	0.008
	Satisfaction with gas cost	3	6	0.714	0.198	0.001
	Satisfaction with electricity cost	3	6	0.457	0.192	0.048
	Satisfaction with financial condition	3	9	-0.628	0.204	0.007

Table 3: Tukey Calculation, economic criteria6

about 273,000 people. Geographically, from the north, it is bordered with the south side of the 75- meter street and the Karmandan neighborhood- Sarakhs St., in the south with Shiroodi Blvd., and the eastern side of the 22nd Bahman Blvd. and Mostafa Khomeini complex, and from the West to 17th Shahrivar Blvd. and in the east to martyr Rajai complex (with a poulation of 39804 households). District no. 9: it has an area of over 3275 ha and a population of more than 329,562 people. In the north, it is bordered with Vakilabad Blvd. and Malek Abad Garden, in the south neighboring mount Binalud, in the east with Jihad Sq. and Kohsangi, and in the west with Y-shaped Torqabe and Shandiz. Moreover, Ferdowsi University is located in this area. Figure 2 shows the location of these zones in the city of Mashhad.

4.Research findings

In this section, the ANOVA and Tukey Hsd tests were used to analyze the data. ANOVA test was used to determine the significance of indices between the study areas and Tukey

Index	Measure	Model	sum of squares	Df	Mean of squares	F	Significance
(Satisfaction with residential environment (housing	Satisfaction with home size	intra-group	18.895	2	9.448	6.522	0.002
		Inter group	299.787	207	1.449		
		total	318.768	209			
	Satisfaction with home shape and front	intra-group	19.229	2	9.614	6.974	0.001
		Inter group	285.368	207	1.379		
		total	304.618	209			
	Satisfaction with home household	intra-group	7.724	2	3.862	2.634	0.074
		Inter group	303.443	207	1.466		
		total	311.167	209			
	Satisfaction with home per capita	intra-group	7.657	2	3.829	2.576	0.079
		Inter group	307.700	207	1.468		
		total	315.257	209			
	Satisfaction with natural landscape	intra-group	3.159	2	1.567	1.076	0.343
		Inter group	303.271	207	1.456		
		total	306.424	209			
	Satisfaction with physical condition	intra-group	11.467	2	5.733		
		Inter group	260.517	207	1.259		
		total	271.981	209			
		total	18.859	2			

Table 4. Results of F test in terms of satisfaction with the residential environment

Hsd test was used at a later stage to identify the differences of these indices among the regions.

4.1 Comparison of economic criteria in the study areas

For comparing, ANOVA test was used to identify the significance. Later, Tukey (Tukey HSD) test was used to find out the differences.

The results of analysis of variance (ANOVA) in Table (2) indicate that F observed in the alpha level of 0.05 in terms of the variables (satisfaction of mortgage, rent costs, and phones) in the level of three districts (three, six and nine) did not show any significant difference, but the rest of the variables were significant.

As seen in the above Table, in terms of satisfaction of water costs, there is a significant difference (a> 0.05) between the districts no. 6 and 9. Of course, this negative mean of these differences is beneficial for district no.9. Likewise, in terms of satisfaction of gas and electricity costs, there is a significant difference between the districts no. 3 and 6, which is beneficial for the district no. 3. In addition, in terms of overall satisfaction with the economic situation, there is a significant difference between the districts no. 3 and 9 which is beneficial for the district no. 9.

4.2 Comparison of satisfaction with the residential environment in the study areas

In the section, satisfaction with residential areas in the districts is analyzed using the above tests (ANOVA) and (Tukey Hsd).

The results of analysis of variance (ANOVA) in Table (4) show that F observed in the alpha level of 0.05 indicates no significant difference between the variables (satisfaction of household density, residential per capita, and residential environmental perspective) in the three regions (three, six and nine), yet the oth-

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Index	Measure	Dis-trict	Comparing district	Mean	Standard Error	Significance
Eco-nomic	Satisfaction with home size	3	6	0.658	0.203	0.003
	Satisfaction with home shape	3	6	0.714	0.198	0.001
		6	9	-0.528	0.198	0.023
	Satisfaction with physical condition	6	9	-0.542	0.189	0.013

Table 5. Tukey Calculation of satisfaction with residential environment6

Index	Measure	Model	sum of squares	Df	Mean of squares	F	Signifi-cance
satisfaction with the quality of infrastruc-ture	Satisfaction with access to leisure facilities	intra-group	5.267	2	2.633	1.730	0.180
		Inter group	315	207	1.522		
		total	320.267	209			
	Satisfaction with access to parking	intra-group	16.725	2	8.376	6.273	0.002
		Inter group	276.412	207	1.335		
		total	293.167	209			
	Satisfaction with traffic volume	intra-group	9.038	2	6.290	2.642	0.074
		Inter group	354.129	207	1.711		
		total	363.167	209			
	Satisfaction with access to bus sta-tions	intra-group	12.581	2	6.290	4.156	0.017
		Inter group	313.343	207	1.514		
		total	325.924	209			
	Satisfaction with access to parking lots	intra-group	15.000	2	6.500	5.216	0.006
		Inter group	297.614	207	1.438		
		total	312.614	209			
	Satisfaction with access to shopping centers	intra-group	21.610	2	10.805	7.631	0.001
	Efficiency consent of public transpor-tation systems	Inter group	292.124	207			
		total	314.424	209			
		intra-group	29.914	2			0.048

Table 5. Tukey Calculation of satisfaction with residential environment6Table (6): F test results in terms of satisfaction with the quality of infrastructure

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er variables were significant.

The above table shows that in terms of satisfaction of the size and shape of the housing, there is a significant difference between the districts no. 3 and 6. Moreover, there is a significant relationship between the districts no. 6 and 9 in terms of satisfaction with the shape of the housings and the physical condition of the urban residential environment.

4.3 Comparison of satisfaction with the quality of infrastructure in studied regions

The results of analysis of variance (ANOVA) in Table (6) showed that F observed in the alpha level of 0.05 indicates no significant difference between the variables (satisfaction with access to leisure facilities and the volume of traffic) in the three regions (three, six and nine), yet other variables are significant.

After significance, Tukey test is used to determine the differences.

Index	Measure	District	Comparing district	Mean	Standard Error	Significance
satisfaction of quality infrastructure	Satisfaction with access to walking paths	3	6	0.624	0.195	0.003
		6	9	-0.542	0.195	0.016
	Satisfaction with access to bus stations	3	6	0.571	0.207	0.018
	Satisfaction with access to parking lots	6	9	-0.642	0.202	0.005
	Satisfaction with access to shopping centers	6	9	-0.785	0.201	0.000
	Efficiency consent of public transportation systems	6	9	-0.875	0.309	0.022

Table 7. Tukey Calculation of satisfaction of quality infrastructure6

Index	Measure	Model	sum of squares	Df	Mean of squares	F	Significance
satisfaction with quality of environment	Satisfaction with construction noise	intra-group	4.067	2	2.033	1.377	0.255
		Inter group	305.557	207	1.476		
		total	609.624	209			
	Satisfaction with vehicle transportation	intra-group	15.800	2	7.900	2.781	0.064
		Inter group	587.981	207	2.840		
		total	603.757	209			
	Satisfaction of flying planes	intra-group	7.724	2	3.862	2.634	0.074
		Inter group	303.443	207	1.466		
		total	311.167	209			
	Satisfaction with the removal methods of surface waters	intra-group	26.781	2	13.390	10.258	0.000
		Inter group	270.214	207	1.305		
		total	296.995	209			
	Satisfaction with dust	intra-group	11.514	2	5.757	5.459	0.005
		Inter group	218.314	207	1.055		
		total	229.822	209			
	Satisfaction with natural situation	intra-group	12.695	2	6.348	5.480	0.005
		Inter group	239.786	207	1.158		
		total	252.481	209			

Table 8. F test results in terms of satisfaction with quality of environment

The above table shows that in the context of measures (satisfaction of walking space, access to bus stations, parking lots, shopping centers and public transportation system), there is a difference between the districts no. 6 and 9. In other words, due to this negative mean, satisfaction rate in all indices was in favor of the district no. 9. Moreover, in case of the variables (walking space and access to bus station), there was a significant difference between the districts no. 3 and 6, so due to this positive mean, the satisfaction rates of these indices was beneficial for the district no. 3.

4.4 Comparison of satisfaction with the quality of the environment in the study areas

Like the previous steps, to compare this vari-

Index	Measure	District	Comparing district	Mean	Standard Error	Significance
satisfaction with quality of environment	Satisfaction with the removal methods of surface waters	3	9	-0.771	0.193	0.000
	Satisfaction with dust	3	9	-0.571	0.173	0.003
	Satisfaction with natural situation	3	9	-0.585	0.181	0.004

Table 9. Tukey Calculation of satisfaction with quality of environment6

able in the study areas, first, ANOVA test was used to determine the significance.

The results of the above table shows that F observed in the alpha level of 0.05 indicates no significant difference in the three regions (three, six and nine) in terms of the variables (satisfaction with the noise of construction, vehicle traffic and flying planes); yet, other variables were significant. In the next step, Tukey test was used in the significant variables to determine the difference.

The results of the above table show a significant difference just in terms of the significant measures in the districts no. 3 and 9. Of course, this difference was in favor of the district no. 9.

5- Test Hypothesis

Based on the gathered data and information, it can be concluded that there is little difference between the regions in the field of the intended measures so that in terms of economic field, the district no. 9 is much better than the other two regions (3 and 6) among which there is little difference. In terms of satisfaction of housing and quality of infrastructure, there is less satisfaction in the district no. 6 than the other two regions. Moreover, there was no difference between the districts no. 3 and 6. However, in terms of satisfaction of the environmental situation, there was a difference between the districts no. 3 and 9, whereas the district no. 6 had no significant difference with them. With this interpretation on the assumption, the present article, which deals with three districts no. 3, 6, and 9 in Mashhad, entitled as the deprived, the average, and the high areas in terms of the level of objective development, indicates that there is no tangible and regular difference between them in terms of mental satisfaction of quality of life. Therefore, it can be noted that the district no. 9, which has a higher position in terms of objective development and social status, has a better situation in terms of quality of mental life, too. Likewise, the district no. 3, which is among the poorest areas, has a in-between state of quality in terms of mental life and the district no. 6 with an average development and social status has a more unfavorable condition. Accordingly, it can be concluded that there is no regular and systematic relationship between improving the objective condition of development and increased mental satisfaction of the quality of life, so the above- mentioned hypothesis is confirmed.

6- Conclusion

Seeking truth is nothing but an attempt to reveal the hidden relationships and structures left under the veil of appearances. Trying to solve this problem has confused the researchers in field of urban planning since an urban system is not something whose physical layers can be realized, measured, and described through the human senses. It is in fact a complicated, unbalanced, unstable, simmering, and continuous transition and in this course, it is decorated with numerous presentations to hide its deceptive nature. While doing research, urban researchers are supposed to pass these surface layers trying to identify the real nature of the city. The present article also revealed the aspects of development (occupation, education and income) which provide a different

level of development. Yet, they have no significant effect on the rates of mental satisfaction of the quality of life of their residents, since the key player in determining this appropriateness level is the man who seeks for the ideals according to their nature and constantly compare their current situation with the ideal. As Peter Hall states although the science - art urban planning is more than a century old, its positive effects on cities is less significant than the negative effects since most urban dwellers, for many reasons, are not much satisfied of urban life. For researchers, this is transformed the city into a maze which at any point in time, it requires a unique thought, template, school and paradigm for its proper recognition. Only it is over time that reveals the more complexity and incompleteness of the maze, ultimately, leaving behind nothing except the city and its inhabitants' problems.

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