

## **Esplanada's Condominium territorial planning of occasion**

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This paper have to intention of understand the conception of the state Brazilian programs in Guarulhos' city in Pimentas' neighborhood, in São Paulo. Seeing that in this neighborhood occurred many investment of Federal government Brazilian and some investments with subsidy of São Paulo's State since 2000. Due the coordination of Municipal Government by PT and of Federal Government by same politic party, the country enlists several federal's resource, or rather, resource of varied government folders. Therefore the country enlist resource to do one Bus Terminal, to one Federal University, to one CEU (Unified Educational Center), to one Municipal Hospital, to do road improvements, these investments enable the deployment of a large condominium MCMV (My Home, My Life), entitled Esplanada (Esplanade) Condominium with 500 housing units constituted by 25 building with 5 floors. In which, they were placed 7 communities in this development.

Beyond these trouble, even though all investment, the space is fragmented spatially, what result in the formation of clusters and transform such spaces in the city, in spaces no city for the people, what it makes necessary a study of spatial policies and land use planning, of dimensions of spatial planning in addressing socio-spatial inequality, of impacts of national, state and local regulations on the urban land use, of the role of land use management in urban design and place-making and of relationships between infrastructure, real-estate development, and spatial polices.

Studying the local land use planning and the spatial policies implemented by the municipality and funding for MCMV, understand the reasons why the conformation of the space occurred and how these implications have transformed the space. Because the attempted of the densification developments led existing conformations today.

Already studying the dimensions of spatial planning in addressing socio-spatial inequality, we can understand why it space can be orderly this way. And because the attempted of the consolidation in State interventions provide this form of occupation. With study of impacts of national, state and local regulations on the urban land use in this local, we can understand how the transformation in this space was possible and why these spatial transformations were combined in this way.

Already with study of the role of land use management in urban design and place-making, we can know as the state cannot have dominion over the urban territory, not whether or not you want to act on private property.

With study of relationships between infrastructure, real-estate development, and spatial polices we can understand as the space were changed and which were the implications of the interventions of State with the special polices and infrastructure's implementations, and as the real-estate development influenced in the space.

But to we have this comprehension, before is important understanding as the State and the real-estate, enlist resource to change the localization in this territory of Guarulhos' city. And how the spatial polices of State if relate with the real-estate market handling the own space to configuration of no city for people. To this comprehension, it is necessary the understanding of why the relationship between real-estate market and the state regulation engender the localization in this territory of Guarulhos' city. Insofar as the localization in this space of the city was engender by the own relationship make with the State and the society. Moreover, the society in this case was represented largely by real-estate market, or rather, by its employees and capitalists involved in this area.

The State being the responsible for allowing capitalism to continue reproducing, and this makes the company adapts the reproduction of capital accordance with its current dominant ideology, because the State is composed of various parts of society, which have different ideologies and all these ideological conflicts are internalized in the State.

Through of the theories about localization in the space, both Flavio Villaça as in Csaba Deak, the localization is not a gift of nature, but the localization is a product made by the man, and this comprehension about localization and as it if transform is

primordial for understanding of their instruction both spatially as socially. Because the conformation of the space will be given through the social and economic arrangements at each localization. This arrangement between society and economy determines the acceptable conditions for the regulation of space are these specific regulations regular or irregular, or rather that part of the legal city or the real city.