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IMPROVING THE MECHANISM FOR ASSESSING THE NORMATIVE VALUE OF RAINFED LANDS AND ORGANIZING THEIR EFFICIENT USE

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Annotation:
This article analyzes the issues of enhancing the economic and ecological significance of rainfed (non-irrigated) lands in the agriculture of the Republic of Uzbekistan, as well as improving the system for assessing their normative value. The study examines modern approaches to determining the normative value, taking into account the meliorative condition, agro-climatic factors, and productivity level of rainfed lands.

Keywords: rainfed lands, evaluation, normative value, bonitet score, soil, bonitation, lease agreement, croplands, agricultural crops.

Аннотация:
В данной статье проанализированы вопросы повышения экономического и экологического значения богарных земель в сельском хозяйстве Республики Узбекистан, а также совершенствования системы оценки их нормативной стоимости. В исследовании рассматриваются современные подходы к определению нормативной стоимости с учетом мелиоративного состояния, агроклиматических условий и уровня урожайности богарных земель.

Ключевые слова: богарные земли, оценка, нормативная стоимость, балл бонитета, почва, бонитировка, арендный договор, посевные площади, сельскохозяйственные культуры.

Introduction:

Based on the Resolution No. 235 of the Cabinet of Ministers of the Republic of Uzbekistan adopted in 2014, "On Improving the System for Determining the Normative Value of Agricultural Crop Lands", the standards for determining crop yields based on the natural fertility of the soil have been established. According to this resolution, the normative value of agricultural crop lands of each agricultural producer is determined for the purpose of calculating the unified land tax and for

other purposes stipulated by law. The determination of the normative value is carried out using an income-based approach grounded on profit capitalization, taking into account normative indicators, land cadastre data, and statistical records. The results of determining the normative value are entered into the State Land Cadastre. Agricultural crop lands of agricultural producers are considered as the object of normative value assessment. The normative value is determined as a production resource, taking into account the quality of agricultural crop lands [1].

Main Part:

Taking into account the development of ongoing economic reforms in all sectors of the national economy, one of the urgent tasks today is to improve the system of efficient use and protection of natural and economic resources, as well as to conduct a comprehensive analysis and assessment of the natural and economic potential of regions. In the process of deepening economic reforms, agricultural lands play an important role as one of the key elements of the market economy.

In recent years, a number of targeted measures have been implemented to fundamentally reform agriculture and to develop the sector based on market mechanisms [3].

Currently, special attention is being paid to expanding horticulture, viticulture, melon and vegetable growing, as well as the cultivation of legumes and oilseeds by reducing cotton and grain areas.

In this context, it is becoming increasingly necessary to establish a system for the efficient use of land through the expansion of the production of export-oriented agricultural products and the active participation of the population.

When determining the normative value of agricultural lands, the fertility of the soil (bonitet score) in each contour is assessed. Calculating the normative value of agricultural crop lands based on the bonitet score and the basic calculation value allows for a more realistic and reliable assessment under current conditions, while also simplifying the process and reducing labor and cost expenditures.

In determining the basic normative value, the bonitet score of agricultural lands and the yield corresponding to 1 bonitet score are taken into account to calculate the price of 1 bonitet score. Based on the yield and income derived from the sale of products of cotton and grain farming enterprises, the average price per 1 bonitet score has been set at **268.000 so‘m** [2].

The normative value of 1 hectare of rainfed (lalmi) crop land is determined according to the following formula. In this case, when determining the normative

value, the coefficient considering the method of water delivery within the internal irrigation system of the farm is not applied.

The **basic normative value** of agricultural lands is determined by the following formula:

Сн = ББ x ЎБ x МК x СК x ХН x 0,1 x 30,

Formula Explanation:

Сн - normative value of irrigated agricultural lands, in soums;

ББ - land fertility score (bonitet score) ranging from 0 to 100;

ЎБ - price of one bonitet score according to calculations, expressed in terms of the basic calculation amount;

0,1 - annual profit, rate of profitability (10%);

МК - regional coefficient;

СК - water supply coefficient;

ХН - crop loss coefficient, applied if agricultural lands are located in protected areas where the use of chemicals is prohibited;

30 - duration of the lease agreement (in years).

The base normative value of agricultural lands by contour is expressed in soums per unit of measurement.

If the bonitet score of rainfed (non-irrigated) arable land within the agricultural land contour is not available, it is calculated based on the bonitet score of nearby rainfed arable lands.

Trees planted on rainfed lands are evaluated as rainfed arable lands, while rainfed gray lands are also considered as rainfed arable lands, applying a coefficient of **0.1**.If there are no rainfed arable lands within the contour of agricultural land, their normative value is conditionally determined using the **average normative value of rainfed arable lands** in the respective district or city [4].

For the preparation of the database and the calculation of soil fertility in agricultural lands, the average bonitet score of rainfed arable lands is determined based on soil bonitation materials.

The **normative productivity** of major agricultural lands is determined as the sum of the normative yields per bonitet score of agricultural crops, orchards, and vineyards, multiplied by the **average soil bonitet score** (Table 1).

Table 1 **Normative yield per one bonitet score of soils for major agricultural crops, orchards, and vineyards**

Agricultural crops	**Normative yield per one bonitet score of soil, c/ha**
In Barren Lands	
Winter Wheat	0,25
Winter Barley	0,20
Spring Pea	0,12
Oilseed Crops	**0,20**
Fodder Crops	**0,20**

As a result of monitoring carried out on fallow crop fields, it was found that many fallow lands have been irrigated due to the installation of irrigation systems. Considering that these land plots have been classified as fallow land in agricultural maps and databases up to the present day, it is proposed to categorize the crop fields into three types:

1. Irrigable crop fields;
2. Conditionally irrigable crop fields;
3. Fallow crop fields [5].

Conclusion:

The sustainable development of agricultural production in our country largely depends on the rational use of land resources. In particular, the effective utilization of fallow lands, the accurate assessment of their normative value, and the improvement of economic mechanisms are of significant importance today. The research results indicate that the existing normative evaluation system does not fully take into account the natural, reclamation, and agroclimatic characteristics of fallow lands, which hinders the full realization of their economic potential. Organizing the efficient use of fallow lands contributes to increasing their economic value and maintaining ecological balance. At the same time, an improved evaluation system has important practical significance for land cadastre management, tax policy formation, and regional planning processes.

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