



**PROBLEMS OF THE COMPLEX DEVELOPMENT OF THE
TERRITORIES RELATED TO THE MANAGEMENT OF THE LAND
CASTRES IN THE TERMS OF LAND REFORMS**

Yunusov Begench Mavlanberdievich.

Doctor of Philosophy, (PhD) Senior Lecturer at the
“TIIAME” National Research University.

Abstract

Keeping the land account in the correct modern methods and carrying out a complete survey of land areas and rational use of land resources is important in ensuring economic stability in the regions of the national report. From this point of view, the article provides information on increasing the economic effectiveness of cadastral indicators, analytical solutions to problems arising in the economic development of the regions..

Keywords: Cadastre, state cadastres, unified system of state cadastres, land accounting, cadastral system, socio-economic stability, territory, efficiency.

Introduction

In the cadastral system, the Integrated Information System for Cadastre and Real Estate Registration (hereinafter referred to as the Uzkad system) is used to create a database. Previously, the registration of land plots and their taxation, as well as information exchange with other organizations in general, was carried out in the “Real Estate Database” electronic program (hereinafter referred to as the “Real Estate-3” program). The lack of visualization capabilities in this program made the work process difficult, led to loss of data accuracy and various misunderstandings with owners. Currently, special electronic programs have been introduced in almost all areas of the cadastral system, and from January 1, 2023, the Integrated Information System for Cadastre and Real Estate Registration (Uzkad) is a single information system that maintains a state register of rights to land plots and information on real estate objects, the authenticity and reliability of which is guaranteed by the state. Accordingly, the Uzkad electronic program is used to



International Conference on Economics, Finance, Banking and Management

Hosted online from Paris, France

Website: econfseries.com

24th December, 2024

register land plots. This, in turn, allows for high-precision, high-quality work and visualization of land plot data [5], and the confidentiality of information about owners is also highly protected. Today, the land cadastre is organized on a regional basis, that is, the boundaries of the mahallas located in the district are determined and the land accounts of 8 land fund categories are maintained in the Uzkad system, where: the Uzkad system includes the mortgage register, the “Notary” automated information system, the unified register of addresses of real estate objects, the unified state register of business entities, the unified register of taxpayers of the Republic of Uzbekistan, the “State Property” information system, the register of non-governmental non-commercial organizations and their divisions, the register of licenses, permits and notifications, and all other state information systems where information on real estate objects is maintained, and online data exchange is established in real time [6]:

- if it is determined that the right to a land plot has been state registered in paper form or in another information system, and therefore is not in the Uzkad system, this right shall be state registered in the Uzkad system within three days without charging a fee and without requiring an application, and information shall be provided;
- registration and state registration of transactions related to land plots shall be carried out on the basis of data in the Uzkad system, it is not allowed to request other information about real estate that is not in this system, the authenticity of the data shall be guaranteed by the state;
- when calculating taxes for individuals and legal entities, registering notarial acts, providing state services, banking, utilities, insurance and other public services, all information on real estate shall be obtained from the Uzkad system by the relevant state bodies and service providers;
- records included in the state register of rights to land plots and information on the “history of property” on land plots are open to individuals and legal entities and are used for a fee through a single interactive public services portal, with the exception of information on state secrets and other information provided for by the Laws of the Republic of Uzbekistan “On Personal Data”;



International Conference on Economics, Finance, Banking and Management

Hosted online from Paris, France

Website: econfseries.com

24th December, 2024

- the cadastral agency shall fully transfer information on rights to land plots registered in paper form or in other information systems to the Uzkad system with step-by-step identification of each land plot;
- Information on land users included in the Uzkad system shall be automatically integrated with the electronic program “Real Estate-3”, which consists of a district, city state registration plan, cadastral documents and geofunds, as well as generated computer data.

Information on land plots shall be compiled by districts, cities, their territories shall be divided into registration areas. The division of districts, cities and other settlements into cadastral units means the determination of boundaries and the division of territories into registration plots within the district or within the boundaries of the city, settlement. The Republic of Karakalpakstan, regions and the city of Tashkent, districts, cities and other settlements, as well as registration plots, are assigned a cadastral code (number) according to a unified system. Information on land plots that have a confidentiality regime is also recorded in an electronic program intended for state registration, the features of maintaining this program and the conditions for using data for the registration of these objects are determined by legislation.

The location of land plots, their ownership or other property rights and their belonging to legal entities and individuals, the grounds and terms of the emergence of these rights, the terms of their termination, the conditions for restricting property rights and other property rights, the rights of third parties to these objects are considered information on the legal status of land plots.

Currently, in our republic, when forming cadastral data and performing processes such as submitting the information created as a result to the appropriate authorities, the use of modern automated programs, such as the “Uzkad” system program, is being introduced. As a result, it provides the ability to quickly and periodically enter, store, and change information related to land plots and information related to land users. The “Uzkad” information system has the ability to form data on 8 land fund categories in the cadastral system. In this case, objects are recorded and geovisualized by downloading them in the form of linear and area layers for each type of land fund category (Fig. 1).

Yer fondi toifalari	Hisobot bo'yicha		Hisobga olingan		Ro'yhatga olingan foydalanuvchilar		Hisobga olingan foydalanuvchilar		Yerlarning kichik toifalari											
	Yer maydonlari	Foiz	Yer maydonlari	Foiz	Yer maydonlari	Foiz	Yer maydonlari	Foiz	Foydalanuvchilar	Maydoni (gektar)	Hisobga olingan yer uchastkalari	Maydoni (gektar)	Foiz	Ro'yhatga olinganlar	Maydoni (gektar)	Foiz	Hisobga olinganlar	Maydoni (gektar)		
Jami yer maydonlari	74,969		73,586 44,934	98.2%	34,801 4,398	46.8%	24,815 1,188	33.7%												
Qishloq xo'jaligi yerlari	62,874	83.9%	53,852 9,051	85.7%	27,968 4,358	51.9%	22,503 1,133	41.8%												
O'rmon yerlari	6,571	8.8%	6,594 24	100%	6,594 24	100%	0 0	0%												
Sanoat, transport, aloqa, mudofaa	1,765	2.4%	1,727 1,735	98%	239 16	12%	19 3	1%												
Suv yerlari	680	0.9%	3,053 1,063	446%	0 0	0%	0 0	0%												
Tabiatni muhofaza qilish va tarixiy-madaniy	179	0.2%	188 80	100%	0 0	0%	0 0	0%												
Aholi punkti yerlari (turar joylar)	203	0.3%	5,761 32,909	2838%	0 0	0%	0 0	0%												
Zaxira yerlar	2,697	3.6%	2,411 72	89%	0 0	0%	2,293 52	85%												
									O'qshoq xo'jaligi yerlari											
									Fermer xo'jaliklarining yerlari											
									Ipakchilik va jun sanoatini rivojlantirish qo'mitasiga qarashli yerlar											
									Boshqa qishloq xo'jaligi korxonalari yerlari (klastar, Agrofirma, xususiy firma, korxonalar, MChJ)											
									Qishloq xo'jaligi ilmiy-tadqiqot tashkilotlari va o'quv-tajriba xo'jaliklarining yerlari											
									Yordamchi qishloq xo'jaliklarining yerlari											
									Dehqon xo'jaliklarining yerlari											
									Dehqon xo'jaliklarining yerlari (aukion)											
									Shaxsiy tomonqa yerlari											
									Fuqarolarning bog'dorchilik, sabzavotchilik, asiqxona va chorvachilik yerlari											
									Qishloq xo'jaligi foydalanilmaydigan yerlari											
									Qishloq xo'jaligi zaxira yerlari											
									O'rmon yerlari											
									O'rmon xo'jaliklari yerlari											
									Boshqa o'rmon xo'jaligi tashkilotlari yerlari											
									Sanoat, transport, aloqa, mudofaa va boshqa yerlar											
									Sanoat yerlari											
									Temir yo'llar yerlari											

Figure 1. Data window of 8 land fund categories of “Uzkad” system

This allows for the development of a transparent mechanism for accurately determining the boundaries of land users and determining the amount of land occupied.

The “Uzkad” system program is created in Russian and Uzbek and works only when connected to the Internet. Specialists are given a special login and password by the program manager (administrator). The specialist is responsible for the accuracy and confidentiality of the information entered into the program. Each information entered into the database is linked online with the relevant organizations.

In the “Uzkad” system program, land plots belonging to citizens are formed regardless of whether they have property rights or not, only land plots that do not have property rights cannot be linked to the “Real Estate -3” program.

An internal integration system has also been established with the “Uzkad” system program: it is interconnected with such programs as Darveestr Pro, ArcGIS, Cadastral Passport, Address Register, Real Estate-3, State Register.



International Conference on Economics, Finance, Banking and Management

Hosted online from Paris, France

Website: econfseries.com

24th December, 2024

In our republic, comprehensive measures have been taken to automate the system of accounting for all lands, in particular, within the framework of the digitization of all land information, comprehensive measures have been taken to implement comprehensive measures in the field of land cadastre, and certain results have been achieved, for example, irrigated lands, which are of great importance for our republic, amount to 4.3 million hectares, or 9.6% of the total territorial area of the country, and this indicator is decreasing from year to year. Thus, keeping records of agricultural lands in the “Uzkad” system program creates an opportunity to preserve them and prevent land encroachment. For example, this program accepts a difference of up to 2% between the area of the land plot in the document that serves as the basis for the allocation of land, and if it exceeds this, the program will refuse to register the land plot in the state register.

It is necessary to carry out work on the organization of a National Geoinformation System in the Republic of Uzbekistan. In addition, land grabbing and the decrease in irrigated land from year to year will lead to a decrease in agricultural production and food shortages in the future. Decree of the President of the Republic of Uzbekistan No. UF-5742 dated June 17, 2019 “On measures for the effective use of land and water resources in agriculture” (paragraph 7: irrigated agricultural lands are subject to special protection, and it is not allowed to allocate these lands for purposes other than agriculture, including the construction of industrial and civil facilities (buildings and structures)). Allocating land to the population and maintaining its accounting requires the use of modern geoinformation technologies in the protection of agricultural lands.

To form data on agricultural lands, it is entered into the “Uzkad” system program through a special website <http://www.mulk.kadastr.uz> and the specialist launches the program using the login password provided by the program administrator. After entering the database, the data on the object to be formed in the database is signed by the landowners, drawn in the ArcGIS program, corrected by land areas, checked against the contours of the agricultural map, and after making sure that it is correct, it is entered into the database in the *Shape file format.

It is expedient to use land resources rationally and improve the regulation of land relations, deepen structural changes and the consistent development of production



International Conference on Economics, Finance, Banking and Management

Hosted online from Paris, France

Website: econfseries.com

24th December, 2024

in the regions, to implement the socio-economic development program in our country, and to further deepen and develop economic reforms.

The state land cadastre is maintained on the basis of land accounting, which is carried out on the basis of purposeful and rational management of land fund categories, ensuring the rule of law in land relations, establishing state control over the management of the land cadastre, preventing the arbitrary seizure of land plots, and an innovative approach to analyzing and forecasting the growth of non-agricultural land, determining the pattern of population growth, preparing land projects for the production of food security products at least 5 years in advance. In addition, in the context of land reforms, it is necessary to implement both scientific and technical aspects of land cadastre management.

Currently, the use of effective management methods for existing land resources to ensure socio-economic stability in the complex development of territories is one of the leading positions. Given the fact that as a result of population growth worldwide, land resources per capita are decreasing, the development of effective management of existing land resources and their clear and transparent mechanism is of great importance.

Over the past three years, Uzbekistan has made significant progress in the development of scientific and innovative activities, and accordingly, scientific growth in the cadastral system is not significant, as can be seen from the small number of scientists in the field working in the cadastral system. At the same time, systematic work is not being carried out to comprehensively analyze and study the achievements and trends in the development of modern science and innovation in the cadastral system, and there is not enough of it. The development of sectoral programs lacks the necessary comprehensive analysis and strategic forecasting, as a result of which these programs are often aimed at eliminating the consequences of problems and do not address long-term development issues. They are mainly limited to the implementation of short-term technical tasks.

Conclusion

Land resource management, in our opinion, firstly, when maintaining a land cadastre, there are automated systems of 8 Land Fund category lands in the field of



International Conference on Economics, Finance, Banking and Management

Hosted online from Paris, France

Website: econfseries.com

24th December, 2024

quantitative and qualitative accounting and their management, development of methods of their use, state registration of rights to land plots, separation of lands into categories and types, distribution by Regions, redistribution, maintenance of land cadastre, secondly, in the direction of, includes issues such as determining the land market, land tax and land rent rates, redistributing land tax revenue to local budgets, organizing the development of territories through revenue forecasting, planning and redistribution, developing methods for calculating compensation payments. Thirdly, in the direction of land ecology, it is necessary to study the economic and technological condition of the lands, assess their impact on production, assess and ensure the compatibility of the lands with the placement of production, establish measures for the organization of territories, improving the ecological condition of the lands, justify methodological-practical features in the complex development of territories.

REFERENCES

1. Land Code of the Republic of Uzbekistan.
2. Resolution of the President of the Republic of Uzbekistan dated 20.10.2020 No. PP-405 “On measures to further improve the activities of the Cadastre Agency under the Ministry of Economy and Finance of the Republic of Uzbekistan”
3. Decree of the President of the Republic of Uzbekistan dated 07.09.2020 No. PF-6061 “On measures to radically improve the system of land accounting and state cadastre management”.
4. Law of the Republic of Uzbekistan “On the State Land Cadastre”, August 28, 1998.
5. Decree of the President of the Republic of Uzbekistan dated August 24, 2022 No. PF-198 “On measures to reliably protect the inviolability of property rights, prevent unjustified interference in property relations, and increase the level of capitalization of private property”.
6. Yunusov B.M., A.S. Altiev. Formation of land data of settlements in the UZKAD system // methodological manual, No. 11 of the Educational and Methodological Council of the “TIAME” MTU November 25, 2022 B 40



E CONF SERIES



International Conference on Economics, Finance, Banking and Management

Hosted online from Paris, France

Website: econfseries.com

24th December, 2024

7. "National Encyclopedia of Uzbekistan" State Scientific Publishing House // T.1997.

8. www.norma.uz