



ON THE TRANSFER OF AGRICULTURAL LAND TO THE URBAN TERRITORY

Safayev Sanjarbek Zafarbek ogli

"Uzdaverloyiha" State Scientific-Design Institute

Independent Researcher

Abstract

Our manuscript serves as a territorial basis for the development of all economic sectors and the settlement of other land categories, as well as solutions to issues in the economic and social spheres. Land is always used cross-sectorally, meeting the demand for land in sectors or reducing land areas. Fertile lands are appropriated for agricultural purposes and plots of land are allocated for non-agricultural purposes. In this article, the mechanism of using land allocated for non-agricultural purposes, the mechanism of scientific implementation of design work in land development, the preparation of a land allocation project, the methodology of land development projects in the allocation of agricultural land to the urban area are revealed.

Keywords: agricultural land, land areas, non-agricultural land, fertile land, land formation, land allocation.

Introduction

The main part. If we look at history, the principle of free use of land worked in our country for some time. As a result, most of the products obtained from the land were disposed of by the state. This has prevented the creation of a normal economic mechanism. By the 70s of the last century, when fertile agricultural land was transferred to non-agricultural agriculture, compensation payments began. However, even then the coverage payments were not complete.

Today, in the legislation of our country, payments such as land tax and rent are made in practice for the use of natural resources, including land. In this case, the differential land rent that occurs due to the location of the land and its productivity is fully taken into account. According to theoretical data, the concepts of "land use" and "land ownership" are incompatible. They are very different from each other. According to the laws of our country, land is given for the purpose of ownership and land use. Land plots can be the property of the state, community or individual citizens. State-owned land is given for permanent use for non-agricultural purposes [5].

Allotment of land for non-agricultural purposes is given based on the principle of absolute conservation of land on the basis of perfectly designed project and technical





solutions. The main direction in this is to increase the proportion of land occupied by production facilities, to increase the construction density of the regions.

The use of land allocated for non-agricultural purposes is the priority of improving existing industrial enterprises and transport facilities and the limitation of new constructions, the wide use of multi-story construction, complex placement of objects, the use of underground spaces, the adoption of zero-emission and low-emission technologies, processing of by-products and storage of raw materials, it is carried out due to the allocation of special territories for the creation of protection zones, the placement of land-intensive industries in unproductive lands, the acceleration of the construction of highways of high technical category and rural roads with a hard surface (Fig. 1).

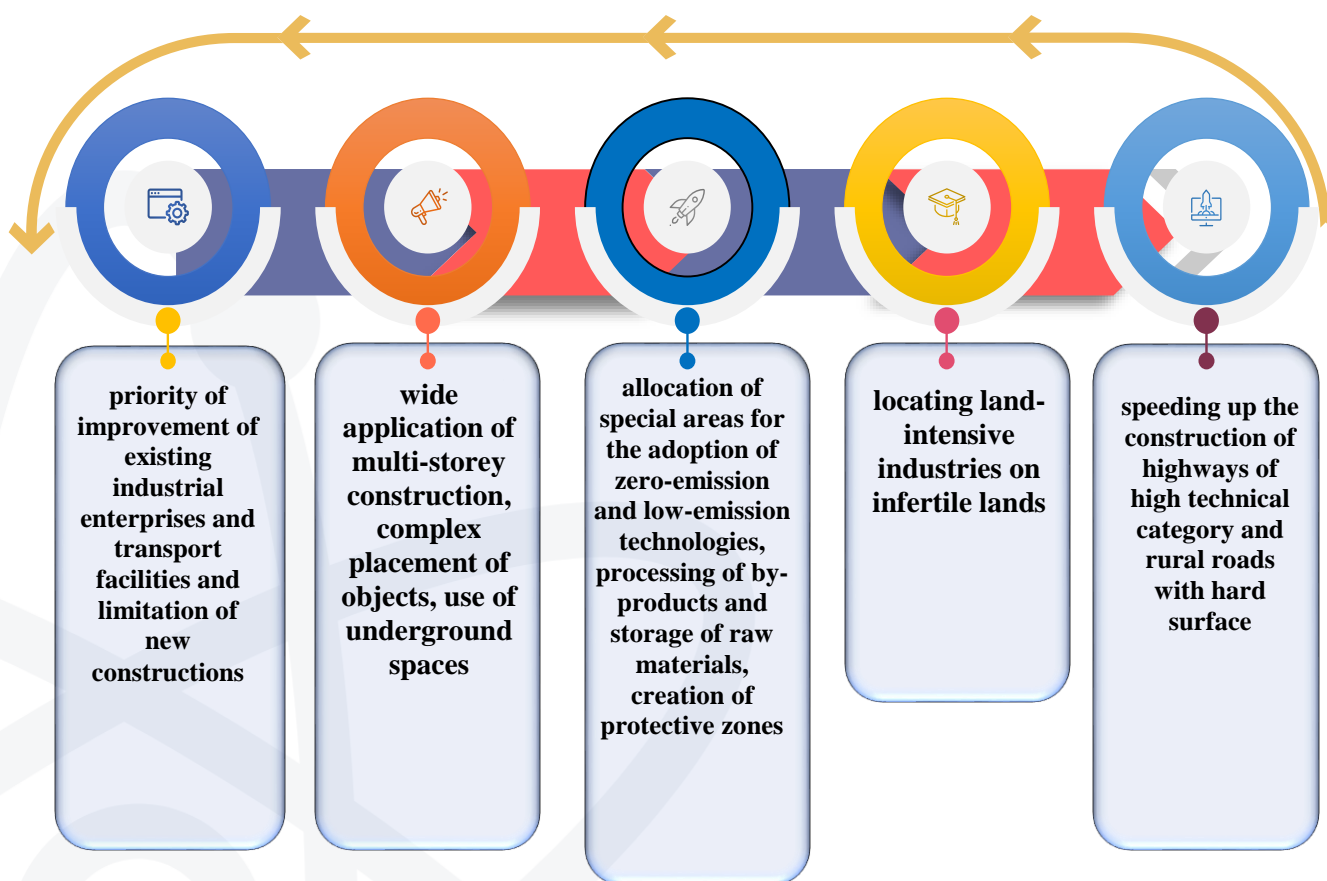


Figure 1. Mechanism of use of land allocated for non-agricultural purposes

Today, in the allocation of land for non-agricultural purposes, it is allocated based on all criteria. This is based on the priority of agriculture. For land allotment projects, it is necessary to prepare drawings and maps full of description of the use of land allocated for non-agricultural agriculture, degree of necessity, etc. Great attention is also paid to determining the optimal boundaries of cities, villages and towns.



In addition to their main tasks, the project institutes for the development of land zoning projects for non-agricultural purposes prepare land zoning drawings during inventory and cadastral work [2].

Today, the level of scientific support of design works in land preparation is not something to be proud of. Scientific research has not been carried out, especially in agriculture and non-agriculture. In order to achieve serious achievements, it is appropriate to consider the main directions of theoretical knowledge in order to increase the scientificity of the general aspects of their design work and clarify them (Fig. 2).

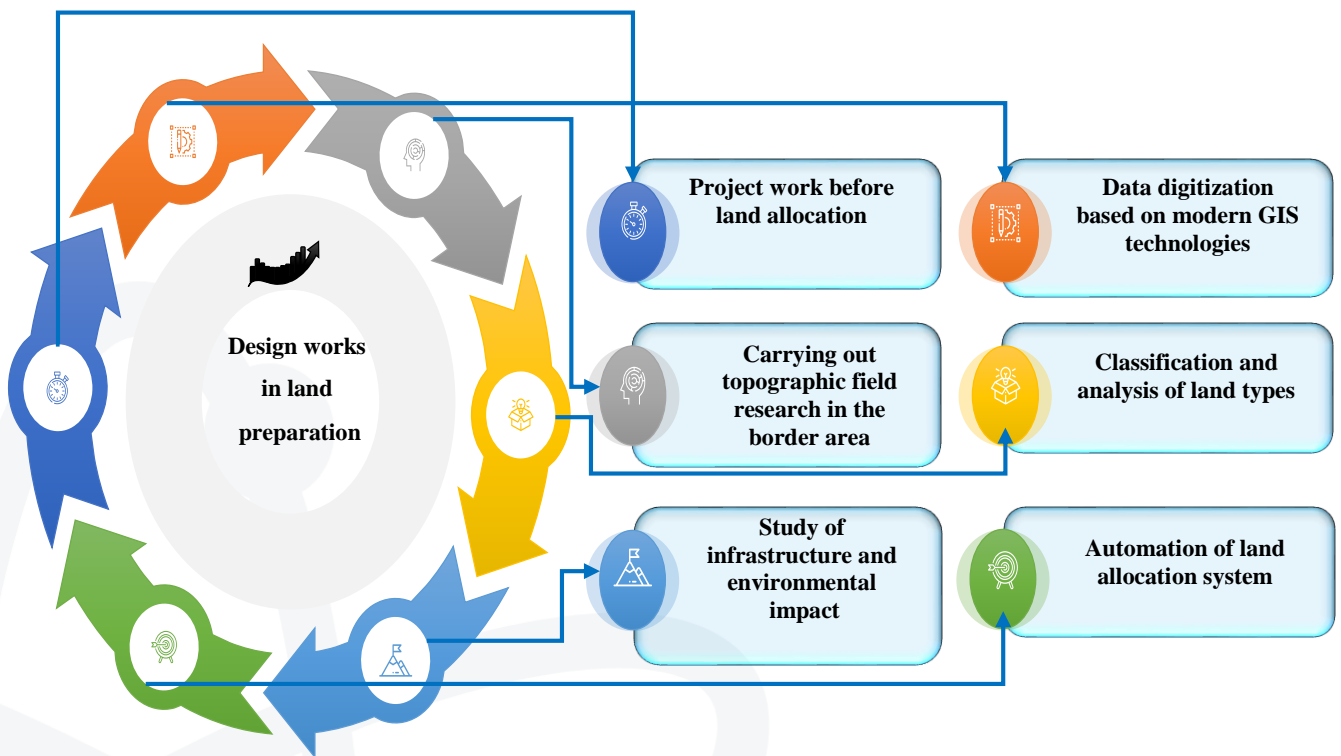


Figure 2. The mechanism of scientific implementation of design works in land preparation

The theory of land formation includes defining the concept, goals and tasks, content, types, forms and principles of the system of activities for the organization of land formation. The unity of theory and practice will determine the clear future of the field. It is mainly methodology, that is, "what should be done and why?" and the method, that is, "how and in what sequence should it be done?" development is the main goal. The separation of methods and methods of general and private scientific problems also substantiates the scientific nature of land formation and design work. The general principles of the organization of land allocation as a means of production and natural resource are developed. In doing so, not neglecting the ways, methods and practices



of land use organization during project or drawing work shows the main content of the scientific basis of land planning.

Design works form the basis of land preparation works. So, if planning is the basis of the process of land formation, it is necessary to consider scientifically based methods, rules and practices of land formation as the basis of the most basic branches. In this case, it is necessary to clarify their tasks and content after the economic-mathematical methods of land formation and their modeling, planning and forecasting analysis [2]. As the land preparation works provide a complex of engineering and economic activities, it includes a system of activities on the basis of legislation. Land formation has a great influence on production and especially on its territorial organization.

All technical results of land preparation are provided by engineering land preparation and geodetic methods. The location of boundaries, areas, massifs and plots, linear elements are also required to be deeply economic justified.

Today, GAT and mathematical methods are widely used in practical land preparation. This will certainly increase the level of research and design work. In addition, the widespread use of modern measuring tools improves the graphic representation and cartographic support of the design solutions of land formation [3].

The principles of determining and summarizing the specific laws of various social-economic, ecological, technological, technical, organizational-economic, legal aspects of land development and land development projects and scientific definition of methodological approaches aimed at solving specific issues and justification of terms. Adaptation of land development projects, which have been prepared before and need to be changed, to their necessary tasks for improvement and forecasting of the design elements adopted by the farms. Grounding of the regulation of the economic justification system of land development solutions made with high precision in the methods of justification of land development projects [3].

It is necessary to specify the norms in the planning of land construction and if necessary, adapt the norms developed many years ago to the requirements of modern techniques and technologies.

The success of targeted research depends on the constant creative cooperation of science and production workers and the accuracy of data, the use of economic and specific methods of land formation, taking into account the economic, social and ecological consequences of land formation actions.

The project of inter-farm land creation, in which a plot of land is allocated for non-agricultural purposes, consists of three stages in a certain sequence - pre-arrangement of the place, transfer of the plot of land and formalization of land use.

The first stage is to agree in advance on the location and approximate area of the





object. Until the project is completed, he applies to the regional authorities with a request for allocation of land for the specified purpose, indicating its location and approximate area. Decisions on determining the location of the object serve as the basis for inter-farm land settlement.

Project-research work on land formation will begin after this decision is made. Design works are carried out by the state scientific-design institute "Uzdaverloyiha" and its departments. If necessary, other institutions may be involved in project-research work. Regional departments and district departments of the Cadastre Agency, architecture - construction, health, nature protection, fire control bodies and other interested organizations, as well as representatives of land owners and land users whose lands will be covered, are required to participate in this.

At this stage, preparatory work, preparation of the land allocation project, its review and approval are carried out. The project will be reviewed and approved by all interested landowners and land users.

Preparatory work includes:

- The request for the grant of a plot of land, its basis, applications to it are studied;
- Collection and preparation of plan-map materials for the area covered by the project (scale 1:10000);
- Collection of materials describing the value of land in the district where the facility is located, as well as assessment, land accounting data;
- To collect materials about the lands previously granted to the applicant and to study the fulfillment of the requirements stipulated by the law.

On the basis of the received information, a project for the organization of land use of the non-agricultural object will be developed. Full and correct operation of all its components must be done at this stage, because any changes and additions later will be impossible or will be associated with large costs.

The competent authorities approve the project and decide on the location of the facility. This serves as a basis for starting the project search for the object being placed. The second stage is land allocation, in which construction organizations apply for land allocation after the project is approved and funds are allocated. In addition to the necessary documents, the questionnaire includes working projects on recultivation of the land worked between the first and second stages, extraction, preservation and further use of the fertile layer, information on the relocation of the population, conditions for the use of the land by the district authorities, etc.

The district authority engages the services of the cadastral agency, prepares the necessary materials and makes a decision on the acquisition of a plot of land and its provision for the requested purpose. The decision specifies the area of the plot of land to be allocated, the conditions for granting the plot of land and other information.





At this stage of the land development project, the project can be clarified. Such amendments are additionally agreed with the landowners and land users.

The third stage is formalization of land allocation. After the decision on allocating the land area is made, its boundaries are determined on the spot and the land user is issued a state document granting the right to use the land. After that, the use of the facility begins.

Allotment of land to non-agricultural enterprises, organizations and institutions, including the project of land formation in the allocation of agricultural land to the urban area - determined, i.e. determination of the allocated land area, placement of the allocated land area in the requested area; development of measures to reduce negative consequences; development of compensation measures for agriculture and land users; preparation of technical conditions for cutting the fertile layer of the allocated land area; development of proposals for terms and obligations of new land use; includes such components as the preparation of proposals for the reorganization of the population system.

We explain the methodology of land formation projects in the allocation of agricultural lands to urban areas as follows:

1. In order to determine the area of land to be allocated, the location drawing and the draft of the master plan are developed based on the norms of land allocation for various purposes. The next parts of the project will work on facility placement solutions.
2. Several options for the solution of the solution of placement in the area are analyzed, which are suitable for the interested party. In this case, the boundaries of the designed part of the non-agricultural land objects are reduced to the project plan on a scale of 1:10000. If the allocated land area is large, a project plan of 1:25000 or smaller scale is prepared.
3. Determining the composition and value of the allocated land boundaries. The composition and area of land types are determined and calculated with an accuracy of 0.1 on 1:10000 or 1:25000 scale plans.
4. The amount of agricultural damages is determined during the allocation of land. Development of new lands, establishment of new farms, introduction of non-agricultural land types to agricultural use. The norms of new land acquisition rates are determined by the state.
5. Determining the types and amounts of damage to land owners and land users. Damages to land owners and land users caused by the placement of non-agricultural land users are determined for each facility placement solution.
6. Preparation of technical conditions for harvesting, storage and use of the fertile soil





layer of the plot of land to be acquired. The fertile layer of agricultural land in plots where non-agricultural objects are located should be cut, preserved and used for improving other lands. A working project must be prepared for this work. The assignment in the form of technical conditions for cutting, storage and use of soil for its preparation is processed at the stage of preliminary (preliminary) agreement on the location of land use as part of the land development project.

8. Preparation of recommendations on the terms of granting the plot. The conditions for granting a plot of land are prepared during the preparation of the land development project for the organization of non-agricultural land use and are monitored before the start of using the plot and during its use.

9. Development of proposals and recommendations on reorganization of land ownership areas, production and population system. Proposals are processed in the form of a land development plan (scheme) or an inter-farm land development project. They indicate the need to reorganize the lands of farms bordering the enterprise to which the land is allocated. If there is a need to relocate villages or buildings and structures, the place of relocation of the population, the size of the relocation works, the construction works related to the relocation of the buildings and structures located on the land allocated to the enterprise will be determined. The need to carry out internal land development works in the territory of farms is also determined.

10. In the last part of the components, compare the project solutions and evaluate and choose the most useful in all aspects.

When planning the use of non-agricultural land, several solutions for their placement are considered and evaluated. A good solution is selected by comparing the technical and economic indicators calculated in the operation of the components of the project. It takes into account the economic, social and other consequences of the placement of new land use and the future use of this area.

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