



REGULATION OF LAND RELATIONS – AN IMPORTANT CONDITION OF DEVELOPMENT STRATEGY

**Altiev Abdurashid Sultanovich – doctor of science in economics., docent.,
Tashkent Institute of Irrigation and Agricultural Mechanization Engineers**

ABSTRACT. Nowadays, in the world, studies are being conducted in many areas related to the regulation of land use relations and the formation of mechanisms in this regard. For example, the issues of the sharpening of the redistribution of lands, the prevention of the decline in the economic productivity of lands and the shortage of investment in it, along with natural factors in the management of land degradation, the impact of economic factors, in the this prevention of the outflow of agricultural land from circulation are in the sentence.

The scientific significance of the results of the research is explained by the fact that the system of use of land resources in Uzbekistan and its regulation can be used in carrying out theoretical-methodological and methodological studies on the formation and development based on market requirements and principles, as well as special scientific researches on improving economic on the relations.

The practical significance of the results of the research is explained by the fact that developed scientific proposals and practical recommendations can be used in the development and implementation of impressive road maps aimed at systematic and complex development of the sphere in targeted and targeted in the Republic software documents devoted to the regulation of the system of use of land resources.

Key Words: land fund, land relation, development strategy, regulation, land reclamation, economic productivity, agricultural land, land productivity, land management, land use, land rent.

INTRODUCTION

The World Land Fund today raised 13.4 billion hectares, it makes up a hectare, it costs only 1,5 billion. hectares, that is, 11% is considered economically favorable for agricultural production [1]. Their quantity and quality are reduced year by year under the influence of natural and anthropogen factors and processes. Hence, to solve the global food problem and increase the efficiency of limited land resources for use in agriculture is not only ecstasy in the future, but also the application of intensive roads, as well as the formation of a system in which land owners and tenants can invest in intensive use of land, to further enhance the to maintain and increase land productivity.



Along with the development of new lands for the purpose of living by mankind and for the purpose of agricultural use, there is a violation of the land reclamation situation, erosion, droughts, salinization and the impact of groundwater, the construction of industry and transport, the outflow of agricultural land from the zone as a result of the open assimilation of minerals, the sharpening, strength the impact of economic factors along with natural factors in the management of land degradation is accelerating globally. Therefore, the main problem of the world's land fund is the regulation of the use of land resources. In many countries, measures are being taken to preserve the land fund and regulate their composition.

MATERIALS AND METHODS.

The fact that land is not only the main means of production in agriculture, but also its territorial and material limitations, the most liquid capital and resource, its productivity at various levels and its division into categories make the problem of regulation of its use always relevant for the development of the economy and society.

However, in recent years, the shortcomings in the management of the use of land resources and the completion of the cycle of their repeated production, the complete formation of the economic cycle in this regard, to some extent, led to the systematic use of agricultural land, their serious degradation. The economic content of the right to land rent is not clear, there is no market value estimate of the land, the land tax does not play an incentive role in the use of land, the principle of economic incentives is not fully implemented.

In recent years, there have been cases of purposeful and effective non-use of agricultural land resources, inefficiency of them in the network and in the network and redistribution, transfer of lands without economic and technological justification for the needs of non-agricultural land, and the most sad is the decline in land productivity. Therefore, the regulation of the use of land resources in the conditions of innovative reform and modernization of the economy of our country is becoming one of the most important priority tasks not only for sustainable development of agriculture, effective use of farmer, peasant and farmland lands, but also for increasing the efficiency and competitiveness of the production of products, ensuring food security. Therefore, in our opinion, there should be a systematic approach to land use, which is built on a concretely economic basis. Whereas, land use is a necessary condition for object, economy and community development, which implies that it is a dynamic process that is constantly evolving and has certain trends. Consequently, knowledge of the gnoseological principles and principles of the land use



system, taking into account the action of the laws of society and nature, serves to develop the theory about this system.

Reflect the objectektiv process by which the use of land resources by the economy and society is unstoppabletiradi because the land resources used are multi-purpose and multi-functional character due to the need to meet the different material and other types of needs of the society. Many analyzes devoted to the problems of the economy testify that now the issue of the application of the theory of land rent in determining the payment for land remains open. The problem of land rent formation and its taqsimplash is becoming increasingly relevant, especially in the conditions of the development of market relations. This necessitates the development of the economic rationale for the implementation of the requirements of the legislation of renta relations in the process of taxation or rent determination, provided that there are stable, objective grounds for stratification of production conditions in the sectors and regions of the economy.

In this regard, the Land Code of the Republic of Uzbekistan, "on Farmer's economy", "on peasant economy" (1998). on the strategy of action of the president of the Republic of Uzbekistan on five priority directions of development of the Republic of Uzbekistan in 2017-2021 " № PD-4947 on February 7, 2017"on the protection of the rights and legitimate interests of farmers, peasant farms and landowners " № PD-5199 on October 9, 2017, decree of the president of the Republic of Uzbekistan on measures to radically improve the system of effective use of agricultural lands and decree of the president of the Republic of Uzbekistan dated 10 October 2017"on organizational measures for the further development of the activities of farmers, peasant farms and landowners №PP-3318 and other normative-legal to the use of acts related.

As in the world, as a result of the degradation of land resources in our country, the volume of processed land per capita remains significantly reduced, for example, its minimum is China (up to 0,09 ha.) and to Egypt (0,05 ha.) that's right. These issues are globally and regionally regulated by the UNDP, UNESCO, FAO and other international organizations [2]. In many countries, for example, I believe that it is worthwhile to apply the experience of developed countries, such as Belgium, Germany, Denmark, Italy, France, in the planning of land use, in which farmer farms determine the use maximum and minimum size of land plots, in order to establish state regulation of land lease relations, in which foreign citizens, physical and legal entities.

In the last 18 years, the land used for agricultural purposes in our country has decreased by 1,64 times, the land area intended for industrial, transport, communications, defense and other purposes has decreased by 2,12 times, the land of population punks has increased by 1,12, forest land 4,45,



water fund lands 1,35, reserve land has increased by more than Every year, for the needs of agricultural land, the average crop land is taken to 3,0-3,5 thousand hectares, for the purposes of land reclamation, 90,0-95,0 thousand hectares of agricultural land, 72,0-82,0 thousand hectares for land reclamation purposes, that is, the redistribution is observed.

The land area of agricultural enterprises, organizations and institutions decreased by 12906.2 thousand hectares on account of the transition of summer pasture lands to forest land categories in the Republic and the increase in the land area of other categories. The total area of agricultural land will be 20261.6 thousand hectares in the state of January 1, 2018 or 45.13% of the country's total land fund. In general, the lands intended for agricultural purposes in the Republic and its territorial sections have a tendency to decrease.

According to the qualitative assessment of the lands, the lands in the mountainous areas occupied 43,0% of the total irrigated land, while the plain lands of the desert regions occupied 57,0%. The total area of the drywall in the Amudarya and Syrdarya basins is 350 thousand hectares, the area of the irrigated lands is 150 thousand hectares. Irrigation and water erosion 8,0% of the total area of irrigated lands, wind erosion 15,0 % of which the average and strong level 7,0 %. In recent years, the construction work associated with the violation of the soil layer, the extraction and use of the fertile layer of soil before the launch of the mineral wealth deposits is being carried out, without which measures are being taken. According to calculations, from this layer to 140 thousand available in our country. as long as the rocky lands can be used in the soil.

The analysis showed that the bonitet score was reduced by 60% of the land area, which was higher than 10,4, while the average and mid-range areas increased by 14,0% in terms of land quality. The reasons for this are primarily explained by the fact that if there is a general deterioration in the land reclamation situation, then the subsequent productivity is reduced to 165 thousand lands, which are appropriated for the needs of agricultural production. Currently, the Republic has 0,02% bad lands in agriculture, 17,9% low lands in the middle, 53,0% average, 27,0% good lands and 2,0% best lands. The average bonus of Lands is 55 points, out of which the indicators of the Republic of Karakalpakstan (41,3 points), Bukhara (51 points), Jizzakh (51 points), Kashkadarya (52,5 points), Navoi (53 points), Syrdarya (53 points) and Khorezm (54 points) are lower. In this regard, due to the presence of adverse conditions such as salinity, desertification, precipitation and deterioration of the geobotanical state of the plantations, wind and water erosion, the increase of abandoned and other recultivations in need of international and foreign financial and technical assistance in this regard, in addition to attracting the funds of donor organizations, we consider it necessary to include these



negative circumstances in the range of projects and programs financed from the account of the fund for improving the melioration of irrigated lands under the Ministry of Finance, as well as to introduce in order to the practice of granting long-term preferential loans to agricultural enterprises.

Nowadays, our country has raised 2.5 million hectares irrigated lands 103,3 thousand km. drainage network, of which 32,1 thousand km. the main highway and farmhouses, 107,7 thousand km. internal irrigation drainage networks (including 37,5 thousand km.) closed horizontal drain), there are 3767 vertically located drains [3]. But despite the fact that the main indicator of the effectiveness of these structures, that is, the work on determining the degree of salinity of soils, should be repeated every 5 years, it was suspended as early as the 1990s. Currently, saline lands constitute 60.0% of the total irrigated land area in the Republic, 12.9-42.6% in Tashkent, Andijan, Namangan, Samarkand regions, 53.7-68.7% in the regions of Surkhondarya, Kashkadarya, Jizzakh, Fergana, 82.2-97.5% in the regions of Syrdarya, Navoi, Bukhara, Khorezm and the Republic of Karakalpakstan [4]. In general, according to the results of the relevant research institutions, in the following years in our country, water shortage is predicted, especially in the period of vegetation of plants. Analysis shows that today the volume of water intake for irrigation purposes of agricultural land was 13 billion compared to the year 1980. although it has decreased by more than m^3 , it accounts for more than 90% of the water resources of our country. Despite the fact that the amount of water taken from the land account to 1 decreased from 18,1 thousand m^3 to 11,7 thousand m^3 . revenue from 1,77 thousand US dollars to 2,93 thousand US dollars has increased [5].

As a result of the fact that the work on the re-registration of lalmi and natural meadow lands in the Republic for the next 30 years has not been carried out in a complex, it is not clear even the information on their quantity at the moment. The area of non-irrigated lands land is up to is more than 750 thousand [6]. It is necessary to carry out geobotanical studies of natural pastures, to identify the areas of fallen pastures and its causes, the volume of phytomelioration, to divide them into regions (districts) by the degree of degradation, to identify ways to increase the capacity of pastures, fertility, to improve the system to ensure the exchange of of obtaining the right to feed cattle on special permits. It is necessary to determine the boundaries of fertile irrigated lands with a special value, to maintain them in accordance with their legal status and to establish a separate regime of their use, as well as to develop a special method of bonitation soils of perennial arable lands.

About 9% of the Land Fund of Uzbekistan consists of crop areas and 7,5% of irrigated lands. Today, an average of 7,1 people per hectare of irrigated land, this figure is much higher than international



standards. This is the result of the rapid growth of the population growth rate compared to the irrigated land areas, the irrigated land area corresponding to the per capita account reduced to for the next 25 years is from 0,22 to 0,11.

Nowadays, one person employed in agriculture in our country provides 12 people with food products. This indicator is 6-8 times higher in developed countries. In particular, according to foreign experts, agrarian reforms in Uzbekistan have not been completed, and the main reason for this is the lack of implementation of the rights to private ownership of land. I think that the non-introduction of private ownership of agricultural lands in Uzbekistan is due to the fact that the economic and social basis of land-agrarian reforms is shallow, but Farmer farms are not protected as a subject of land lease and there is no effective system for the restoration of attached land plots. Currently, 84.4% of crop fields are attached to farms in Uzbekistan, of which 4% are used by families or 6.2% of the population. 12,5% of the population is the main and additional source of income, while 12,5% of agricultural land is attached to peasant and farmland, etc. But in practice, the full satisfaction of all the needs for land resources is a task that can not be solved even in any society.

Today, the main part of the gross agricultural product (more than 60%) is concentrated on the farm and peasant farms, and more than 35% on the farmer's farms, while the main emphasis is on the issues of further deepening of organizational and structural reforms, eliminating the existing shortcomings in the economic and institutional environment, in particular, on the quality and value prices of, issues related to their accounting and protection should be solved exactly as one of the priority tasks in the future of improving the regulation of the system of use of land resources.

At the same time, increasing demand for food products in domestic and foreign markets today, in the conditions that competition in this regard is aggravating the battalion "the absence of an obstacle to the measures taken to increase their share in the development of farmland and ensuring food security" it is necessary to look at the industry not as a natural production, but more as a commodity production and accordingly to make it an institutional reform [7]. In this sense, it is necessary to introduce the practice of clustering the use of Lands of farmer, farmland and peasant farms, as well as the introduction of a subregional form of the use of Lands of farmer farms, as well as the granting of these lands to temporary use while retaining the right to inherit the lands of peasant and farmland.

RESULTS.

For more than 20 years after the adoption of the Land Code of the Republic of Uzbekistan, large-scale and comprehensive significant reforms have been carried out in our country, and today the



processes of their further deepening and liberalization are continuing intensively. To date, there is a need to develop a new edition of the Land Code. In this regard, attention should be paid to the improvement and realization of land relations, including the priority provision of Public-Private Partnership foundations; development of state and other targeted programs for the special protection of agricultural lands; compensation of agricultural lands transferred to other categories of land should be in the form of natural or value; prevention of the transfer of irrigated; according to the cadastral evaluation of the sentence of fertile irrigated lands, which have a special value, the average district bonitet score is not more than 20%, but more than 10% to specify the entry of irrigated agricultural lands; it is necessary to provide that agricultural lands are granted for temporary use for other purposes, as a rule, on condition that they cover; landowners who use agricultural land, land users and tenants must ensure that they do not change the purpose of using the land, pay a fee for the land, pay the cost for the restoration of the lands whose condition is violated by their fault; the order of the farmer farm to take into account the minimum amount of the size of the land plot; priority attention should be paid to such issues as the establishment of the procedure for the issuance of plots of land for temporary use for the cultivation of hay and livestock to citizens living in rural areas and having cattle in their possession for the maintenance of peasant farms.

In addition to the above, this procedure, unfortunately, has not yet found its place in practice, despite the fact that up to now a procedure for granting loans to farmers with a pledge of rights to rent a plot of land has been introduced. Therefore, I believe that it is worthwhile to introduce into the activities of peasant and farmland not only for farmer farms, but also to pledge for a bank loan the right of lifelong possession of land, which, in our opinion will be inherited. Also, the introduction of procedures for privatization of the land plot, investment in this process, mortgage lending, dealing with land ownership and use Securities, as well as support for a wide range of incentives, is an important condition of reforms.

Due to the fact that the land market in Uzbekistan is still fully formed and is now developing, the cadastral value of land plots (Fiskal) should serve as a target for the market value in the mass valuation of land. In developed countries, the price of land is growing faster than in other brands or capital. World practice shows that the growth rate of land prices has always grown 2-3 times and even faster than the rate of inflation. A large part of land resources is not only the market volume, but also the property of state and local authorities in developed countries of the market economy. I believe that in the conditions of Uzbekistan it is desirable to include in such lands intensively used



lands in agriculture (fertile lands that are irrigated and have a special value). Other lands used in agriculture can be considered a market commodity. The land market is the main and voluminous object of Public Administration. Especially in relation to the agricultural land that has been bought and sold threeraydi to serious management.

CONCLUSION

World practice shows that land resources are the main source of development of any state and society. Considering the ability and capacity of the land to perform many functions as a resource, its management practices and methods, which cover organizational, legal, institutional, investment, structural, socio-economic, nature protection, technological, environmental and other aspects, also necessitates the corresponding diversity. In this context, the determination of the strategy for the regulation of the land resources use system and its successful implementation require recognition and resolution as one of the most urgent and priority tasks in the future in the conditions of our republic. This in turn means that it is necessary to develop and implement a national concept aimed at creating a modern printsipial new system, taking into account not only the state-of-the-art regulation of land use, but also the specific characteristics of market requirements, various forms of ownership and economic conduct.

This concept is a concept that corresponds to the market norms, requirements and conditions for the development of land relations according to its purpose and content, in which the first level of attention should be given to the economic aspect of land use and its introduction should provide for the implementation of a number of special programs aimed at the performance. To establish a single order for all regions to determine the “normative value”of lands to the main directions of the implementation of the concept; determination of the basis, procedure and methods of conducting market value assessment of land plots; to develop a methodology for mass assessment of all categories of land for taxation purposes; to serve in the formed land market, it is possible to prepare private land appraisers and regulate their activities by the state (licensing, certification, etc.), their responsibility is established by legislation.

It should be emphasized that the concept considers the use of lands, the issues of constant monitoring of their condition, all lands, their property form, regardless of the purpose for which they are used and the manner of their use, as an object of monitoring. Because, as a result of the increase in the norms of environmental impact on lands in some regions of our country, their desertification, erosion, violation of the fertile layer, salinity, waterlogging and flooding, technological pollution and degradation of springs pose serious risks. In this sense, it is desirable to increase the role of the



Ministry of Agriculture in the system of Public Administration of land resources and expand its powers, as well as to expand the functions of the territorial bodies of the state of land resources, Geodesy, cartography and the state cadastre in order to further the state regulation of land registry and of the implementation.

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