

HISTORICAL EVOLUTION OF TASHKENT'S URBAN MASTER PLANS AND DEVELOPMENT OF THE HOUSING STOCK

DSc., prof. Khotamov Asadulla Toshtemirovich
basic Doctoral Student Akhmedjanov Sirojiddin Shokir ugli
Tashkent University of Architecture and Civil Engineering

Abstract: This article focuses on the division of the city into a new and old city as a result of the construction of a new residential area in Tashkent, and briefly describes their differences in urban planning. It also discusses the urban development master plans and housing stock master plans developed in the city in subsequent years based on the city's demographic indicators.

Industry experts have developed a master plan for the development of Tashkent until 2045, that is, a strategy for the development of the capital. Based on this master plan, the article presents approved scenarios for the development of zones in the city that require construction, conservation, reconstruction, or renovation.

Keywords: Urban Planning, Choch, old City, multi-apartment houses, buildings, technical condition, housing stock, large residential areas, conservation, reconstruction, renovation.

INTRODUCTION The city of Tashkent is known throughout the world not only as the capital city, but also for its long history, its importance, and as one of the most ancient and historical cities of our country.

Over the centuries, it has been called variously, in Persian and Arabic sources it is called Chach and Shosh [1], the city is located in the foothills of the Tien Shan mountains, in a historically important flourishing oasis irrigated by the Chirchik River. The Bozsu and Salar canals pass through the city, which have a positive impact on the microclimate of the modern city today.

In 1897, 156 thousand people lived in the cities of Turkestan, especially Tashkent. By 1910, 200 thousand people lived in 25 thousand households in this area [2]. By 1917, the city occupied an area of 3.3 thousand hectares, and its population reached 280 thousand people [1].

METHODOLOGY In 1924, the construction department of the State Planning Committee of the former USSR drew up a project for a new settlement in the city of Tashkent, which was considered a new city. This project did not provide for construction or renovation work in the old city area. As a result, the concepts of old and new cities emerged in the city, which led to the emergence of a native population of the old city and a population that moved to the new part of the city.

The old part of Tashkent, which has been shaped and developed over centuries, has retained its medieval appearance and essence and is partially deprived of the conveniences of modern urban planning. The houses in the densely populated old part of the city are surrounded by trees, with only the walls of the houses facing the street, and the windows of the house facing inward, while the houses in the new part of the city have a modern appearance with the windows of the house facing the street.

In the center of the old city there was a market, and from the market to the city gates there were narrow streets 3-9 meters wide, which allowed for the transportation of goods by horse and

cart. The new city was characterized by a street planning system based on new projects, in which a network of rectangular streets with a width of up to 25-30 m was combined with a radial-ring [1]

In the mid-1920s, the construction department of the State Planning Committee of the former USSR developed a project for the unification of old and new cities into a single administrative-territorial unit in the “First Perspective Plan of Civil Construction for 1926-1931”.

When designing new buildings, architects used the traditional construction experience of the region to design residential buildings, schools, and teahouses. By the end of the 1920s, the creation of new types of settlements and the construction of housing based on certain types led to a change in the urban planning of that period. It formed a project for apartments with 2-3 rooms, a separate kitchen, and a ventilation system in 2-3-story residential buildings [3].

In 1926, about 200 apartments were built in the 1-May town of Tashkent (in the current central part of Tashkent) [7].

The first urban development project of Tashkent, designed for 900 thousand people, was completed by specialists in 1938 under the leadership of architect L. Kuznetsov. According to the project, the formation of the city was developed based on this perspective plan until the 1950s, but new problems arose during the Second World War and the rapid development of individual housing construction in the city in the first post-war years, as a result of which it became clear that it was necessary to make adjustments to the 1938 urban development master plan.

During this period, the population of Tashkent was 800 thousand people, and in 1954, under the leadership of architect A. Bushuyev, the revision of the urban development master plan was completed, and the reconstruction and development of the city was carried out based on this revised plan until 1960.

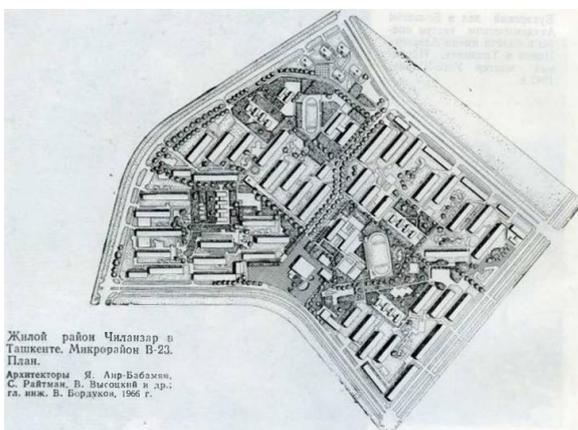
RESULTS The 1959 census showed that the population of Tashkent actually exceeded the projected figure in the revised plan. In 1959, 912,000 people lived in Tashkent. As a result, large residential areas organized in the city on the principle of microdistricts (Chilonzor), the emergence of main streets crowded with cars, the development of science, technology, and the construction industry necessitated a review of the 1954 city master plan.

Architect Y. Puretsky and engineer A. Vanke of the “Tashgiprogor” design institute developed a new planning project for Tashkent (the city’s population is estimated at 1.2 million people) and its outskirts on May 4, 1966, but before it was approved, a strong earthquake with a magnitude of 7-8 and a hypocenter of 8-10 km struck the center of Tashkent on April 26, 1966, causing significant damage to buildings in the area. As a result, architects and builders from other regions of the former Soviet Union arrived in the areas affected by this natural disaster to carry out construction and improvement work in the areas affected by the natural disaster, and worked tirelessly, along with our country’s industry experts and local residents, to give Tashkent a new and modern look that meets the requirements of urban planning. After the earthquake, the construction of multi-storey buildings in Tashkent reached a new stage, with the design and construction of modern, high-quality, and most importantly, durable housing for the population being accelerated. Industry experts have proposed several projects to rebuild the central part of Tashkent after the Tashkent earthquake (Figure 1).



Figure 1. Planning model of Tashkent city center after the Tashkent earthquake.

Based on these projects, large-scale construction work was carried out in the city, one example of which is the construction work carried out in the Chilonzor residential area, B-23 microdistrict in Tashkent from 1966 to 1969 (Figure 2).



a)



b)

Figure 2. Chilonzor residential area in Tashkent
a) project of the B-23 microdistrict, b) view of the residential area.

DISCUSSION As a result of construction work carried out in recent years, a large housing stock has appeared in the city, as a result of which specialists in the field developed a master plan for the city's housing stock in 1996 and a prospective forecast of the housing stock until the year 2000 (Figure 3) [4].

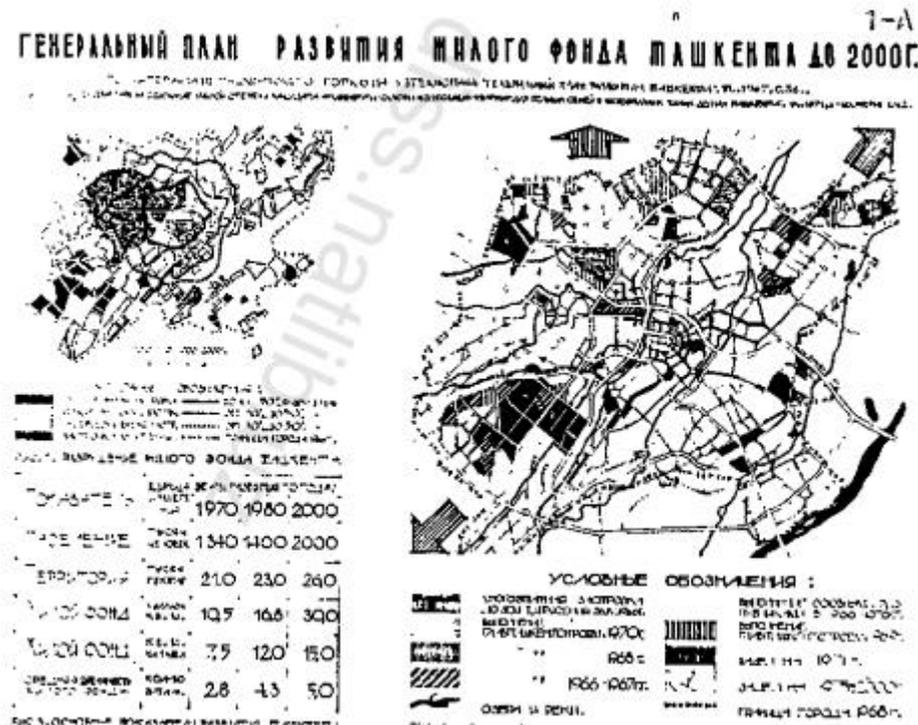


Figure 3. General plan of the housing stock of the city of Tashkent until 2000

The area of residential buildings commissioned in the city was 7 290 000 m² in 2008, while in 2017 it was 11 456 400 m², an increase of 1.57 times [5]. As of January 1, 2025, the population of Tashkent was 3.11 million people, and experts predicted that it could reach 7.4 million people by 2045. Taking this into account, a perspective master plan for the city of Tashkent until 2045, i.e., a strategy for the development of the capital, has been developed, and the project implementation processes are underway at an accelerated pace.

According to the master plan, development scenarios for zones requiring construction, conservation, reconstruction or renovation in the city have been approved, and the work to be carried out in these zones is specifically defined.

Conservation zones - areas of the city aimed at improving the ecological and sanitary condition, as well as cultural, educational and social conditions, including green areas, water and roadside protection areas, as well as cultural heritage sites, are protected, and the construction of additional residential and non-residential buildings and structures is prohibited in these areas.

Reconstruction zones- they are divided into 3: formed areas, areas requiring improvement, areas requiring densification.

Renovation zones- these zones are divided into 2: areas to be reshaped and areas to be expanded.

Each of the above zones has its own usage requirements, which are visible to the public through a digital model of the city created on a GIS platform. The issue of housing reconstruction is the most important issue, 20-30% of the total funds allocated to the construction sector in the world are spent on new construction, and 70-80% on reconstruction [6].

CONCLUSION An analysis of construction work carried out in the region based on the demographic indicators of Tashkent to date shows that we can say that planned construction processes in the region began after the 1920s, and by 1938 the first perspective urban development master plan for the city was developed and approved based on special projects. After the terrible natural disaster, the Tashkent earthquake, the city was systematically redesigned and built, as a result of which the city acquired a new, modern appearance. By the beginning of 2025, the existing green areas in Tashkent, including restricted areas, will exceed 7,120 hectares, but only 893 hectares of green areas are considered public areas. According to the perspective master plan of Tashkent until 2045, it is planned to create 10,000 hectares of additional green areas in the city and create a green belt on an area of 15,000 hectares along the outskirts of the city. The goal is to increase the green area per capita to 8 square meters.

REFERENCES

1. Kadyrova T.F., Babievskiy K.V., Tursunov F.Yu. Architecture of Soviet Uzbekistan. Moscow, Stroy Publishing House. 1972, 134 p.
2. Khotamov A.T. Scientific foundations of the methodology for assessing the obsolescence of the housing stock in urban development and the monitoring system. Dissertation, Tashkent 2021.
3. Askarov Sh.Zh. Formation of socialist architecture in Central Asia in the 1920s and early 1930s. Abstract. Tashkent, 1975.
4. Jabbor U.S. Modern problems of multi-storey housing in Tashkent (traditions and innovations. Dissertations. Tashkent 1996.
5. Davletov I.Kh., Mamanazarov O.Sh. Modern problems of housing construction development in Uzbekistan. <https://doi.org/10.33619/2414-2948/52/35>
6. Khotamov A.T. Methodology for assessing the physical obsolescence of the housing stock. Monograph, Tashkent 2024.
7. Akhmedjanov S.Sh. Retrospective study of the stages of development of multi-apartment residential buildings. European science international Spain conference 25.03.2025.