

THE ESSENCE OF THE LAND CADASTRE AND ITS SYSTEM

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Annotatsiya: Дехқончиликда ер кадастри муҳим ўринни эгаллайди. Қишлоқ хўжалигида маҳсулдорликка эришиш чун албатта ернинг ҳудудлари, бали ихтисослашиву соҳа самарадорлигининг ошишида асосий ўринни эгаллайди. Бунинг учун эса интенсив тараққиётга эришишимиз керак.

Калит сўзлар: Мулкдор, солиқ, тадбиркор, ресурс, инфратузилма, гидромелиорация.

Аннотация: Земельный кадастр играет важную роль в сельском хозяйстве. Достижение производительности в сельском хозяйстве, безусловно, основано на увеличении земельных площадей, специализации сельскохозяйственных культур и повышении эффективности отрасли. Для этого необходимо добиться интенсивного развития.

Ключевые слова: землевладелец, налог, предприниматель, ресурс, инфраструктура, мелиорация земель.

Annotation: Land cadastre plays an important role in agriculture. Achieving productivity in agriculture, of course, is based on increasing land areas, specialization of crops, and increasing the efficiency of the sector. For this, we need to achieve intensive development.

Keywords: Landowner, tax, entrepreneur, resource, infrastructure, land reclamation.

Land accounting is a complex measure to obtain, process, organize and store complete information on the quantity and quality of land. Quantitative accounting of lands includes information on their distribution by certain administrative-territorial units, land categories, land users and land types.

The main purpose of soil assessment is to assess the natural, stable characteristics of lands and the qualities they have acquired in economic conditions and during use. The results of soil assessment serve as an objective basis for the economic assessment of land.

In order to achieve greater productivity in agriculture, the placement of crop types in the territories depending on the land score, the establishment of effective specialization of territories is one of the important scientific developments in the field. [1.161]

The adoption of the Land Law and the Land Cadastre [2.18] 2 shows that we have a respectful attitude towards land, and this law once again legally reminds us that respect for land is extremely necessary and necessary.

The Decree of the President of the Republic of Uzbekistan dated June 8, 2021 “On measures to ensure equality and transparency in land relations, reliable protection of land rights and their transformation into a market asset” states this.

The sixth paragraph of paragraph 5 of the Decree of the President of the Republic of Uzbekistan dated June 17, 2019 “On measures to ensure the effective use of land and water resources in agriculture” No. UF-5742 is worded as follows. The organization of light-type greenhouses for gardening, viticulture and other perennial tree plantations at the expense of irrigated lands is carried out in accordance with the conclusion of the Ministry of Agriculture of the Republic of Uzbekistan. ”The Decree of the President of the Republic of Uzbekistan dated August 13, 2019 “On additional measures to radically improve the system of organizing work to protect private property and strengthen guarantees of the rights of owners, support entrepreneurial initiatives, as

well as to provide financial resources and production infrastructure to business entities. The economic valuation of land is a valuation of the economic efficiency of land plots based on specific economic indicators. In the economic valuation of land plots, natural (through soil fertility scores), climatic (effective temperature range, amount of precipitation, etc.), economic (level of production intensity) and technological (contouring, shape of plots, working conditions, etc.) conditions of land use are taken into account as a whole. Initially, in accordance with the Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 255 dated July 1996 "On approval of the Regulation on the organization and procedure for maintaining the Unified System of State Cadastres of the Republic of Uzbekistan", a unified system of state cadastre is currently being created in the Republic, similar to that of a number of developed foreign countries. The Unified State Cadastre System (USCS) is a multifaceted information system that unites all types of state and sectoral cadastres on a single basis. The USCS contains documented information on land, water, forests, minerals, flora and fauna, real estate and other natural and economic resources for each land plot, covering their geographical location, legal and economic status. This advanced system is created and maintained primarily to ensure a comprehensive calculation and assessment of the natural economic potential of the Republic of Uzbekistan from a state-wide perspective and is managed by the State Committee for Mineral Resources; Information on the legal status of land plots and objects. Data from sectoral cadastres determined in accordance with the established procedure form the basis of the USCS.

- Information about the objects of DKYaT is considered on the basis of a single technological basis for the republic as follows:

- According to the state cadastre - by the local state government system, the system of the Ministry of Agriculture and Water Management;
- General Directorate for Hydromelioration (natural water sources), State Committee for Geology and Mineral Resources (groundwater), Ministry of Agriculture and Water Management (use of water resources and land melioration);
- Ministry of Agriculture and Water Management (General Directorate of Forestry) on State Forest Cadastre;
- State committee on the cadastre of underground mineral resources - geology and mineral resources;
- On separately protected areas - nature protection State Committee and Academy of Sciences;
- Academy of Sciences of Animal World, Plant World;-
- On real estate cadastre - local state authorities and the State Committee of Geodesy, cartography and state cadastre;
- According to the state building cadastre - local state authorities and the state architecture and construction committee;

The data of the State Land Registry are mainly used for the following purposes:

- Implementation of economic reforms, including land reform;
- Development of programs and forecasts for the comprehensive socio-economic development of the territory;
- Conducting comprehensive accounting, assessment and periodic monitoring of natural resources and real estate;
- Assessment of damage caused to natural objects and territories by economic entities;
- Implementation of other activities requiring information on territories.
- The Law of the Republic of Uzbekistan, adopted by the Legislative Chamber on July 24, 2021 and approved by the Senate, was adopted, which provides grounds for introducing amendments and additions to certain legislative acts of the Republic of Uzbekistan in connection with the

allocation and use of land plots, as well as improving the system of land registration and maintenance of the state land cadastre. The land cadastre has also been assigned major tasks in implementing the agrarian policy pursued by our government to further accelerate and develop agricultural production. In particular, the implementation of the laws "Land Code" [4.4], "Tax Code", "On company (cooperative) economy", [5.602-1] "On farming" and "On farming", implementation of agrarian reforms in agriculture is primarily based on land cadastre data. prepares projects for open electronic tendering and submits them to the special session of the district (city) Council of People's Deputies for review and approval;

After the submitted projects are approved by the district (city) Council of People's Deputies, the district (city) government will take measures to put the land areas intended for agriculture into an open electronic competition.

The obligation to develop a number of activities has been imposed. It is known that the regions, districts (cities) of our republic have different regions, climate, topography and soil conditions according to their location. In this case The correct, scientifically based determination of agricultural sectors in these regions and districts, the correct planning of the yields of the main crops in the future and the further development of agriculture on this basis are carried out on the basis of the land cadastre. Land cadastre data are also extremely necessary for planning measures to improve the condition of lands and their use. The state imposes obligations on land users, tenants and owners of land plots to use land rationally and effectively for the intended purpose, increase soil productivity, use environmentally friendly technologies in production, prevent the deterioration of the ecological situation in the region as a result of their economic activities, and develop a number of measures to protect the soil from water and wind erosion, salinization, waterlogging and pollution. To implement these, qualitatively calculated land area data is necessary. As is known, land reclamation, including the irrigation and water use system of agricultural lands Artificial irrigation is the primary basis for organizing agricultural production in our republic and a condition for the effective use of land and increasing its productivity. Areas suitable for agricultural use and irrigation and connected to irrigation sources, having a permanent or temporary irrigation network, are included in irrigated lands. Irrigated agricultural lands, which, according to the cadastral value, are more than 20 percent of the average district bonitet score, are included in the category of productive irrigated lands of particular value. Such irrigated lands must be specially protected and measures must be taken to prevent the transfer of irrigated lands to non-irrigated lands. It is clear from the above that, in such cases, land cadastral materials, including land reports and land valuation data, are of great importance.

Thus, the task of the land cadastre today is multifaceted. They are derived from the requirements of the national economy, including the needs and requirements for rational and efficient use of land resources. All this once again demonstrates the importance of the state land cadastre for the national economy.

Depending on the content and procedure for conducting it, the state land cadastre is mainly divided into two types: main (primary) and current (daily). It includes the "Land Code" of the Republic of Uzbekistan, the Law on the State Land Cadastre, government resolutions on the conduct of the land cadastre, instructions, other regulatory documents on the establishment of state control over land use, land management and land protection. The land cadastre should systematically identify changes in land use. It is necessary to recognize.

Every year, a huge number of changes are observed in the land area of each agricultural enterprise. And such changes amount to very large amounts for the administrative district (city), region, and finally the country. Constantly identifying these changes allows for targeted management of the use of a single land fund. Therefore, it is necessary to conduct a land cadastre continuously.

Correct management of the land cadastre in the territories of the country and the wide use of its resources by agrarians is ensured by control by state authorities on the basis of the principle of centralized management. General management of ensuring the integrity of the land cadastre is carried out by the State Committee of the Republic of Uzbekistan for Geodesy, Cartography and State Cadastre. In the region, general management of land cadastre activities is entrusted to the regional department of land resources, geodesy, cartography and state cadastre, and in the district (city) - to the district (city) service of land resources, geodesy, cartography and state cadastre.

In the Republic of Uzbekistan, land is state property, national wealth, which must be used rationally. Land is protected by the state. The state, as the main owner of land, must also organize the ownership and proper use of the land fund. One of such organizational measures is the state land cadastre. Therefore, the only land fund of the country is the object of the land cadastre. The land fund is divided into the following categories depending on the main purpose of its use:

- 1) Agricultural land - land intended for agricultural purposes;
- 2) Lands of settlements (lands within the borders of cities, settlements and rural settlements;
- 3) Land intended for use for industrial, transport, communication, defense purposes;
- 4) Land intended for use for nature protection, health and recreation purposes;
- 5) Lands intended for cultivation for historical and cultural purposes;
- 6) Lands of the forest fund;
- 7) Water fund lands;
- 8) Reserve lands.

Land allocated for agricultural needs is considered to be land intended for this purpose. These lands are necessary for agricultural purposes. Irrigation of agricultural lands and water use systems are the basis for organizing agricultural production and a condition for increasing soil fertility in the process of land use. Irrigated lands include lands used in agriculture and connected to an irrigation source capable of providing irrigation with a permanent or temporary irrigation network. Irrigated lands are specially protected by state bodies, and their transfer to non-irrigated lands is carried out in special cases, taking into account the land reclamation and economic conditions, as well as the water supply of lands, the available water resources in them and the established norms for them, by regional khokimiyats in agreement with the Cabinet of Ministers of the Republic of Uzbekistan.

Today, the following conclusions can be drawn about the essence and practical significance of the land cadastre in our country. Taking into account the characteristics of land plots, their stability, economic productivity, economic form, etc. in the conditions of market economy relations:

Firstly: The land fund and its activities increase in importance during the transition to market relations. The costs incurred on land are compared with the funds spent and the income received

Secondly: The Unified System of the State Cadastre (Unified System of the State Cadastre) is primarily intended to promptly provide the state system, legal entities and individuals, their activities with the necessary information and information about real estate.

Thirdly: Cadastral documents collect and analyze primary legal, economic and technical information about all forms of ownership and economic management. The Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 709 dated November 24, 2021 "On approval of land plots intended for agriculture" and Resolution No. 71 dated February 14, 2022 "On privatization of land plots not intended for agriculture" were adopted.

The Land Cadastre Law provides for the development and implementation of measures for the rational use of land. Such measures ensure rational and high-quality use of the territory, protection and restoration from various natural disasters and damage.

References:

- 1) President of the Republic of Uzbekistan Sh. Mirziyoyev “Strategy of the New Uzbekistan”, T.2021.B-161.
- 2) “Law on Land” of 1994, p. 18
- 3) Law “On Water and Water Use”, May 6, 1993, p. 3
- 4) Law of the Republic of Uzbekistan No. 11 of June 2, 1998, p. 4
- 5) Law of the Republic of Uzbekistan No. 602-1 of April 30, 1998, on “Farming”