

**URBANIZATION PROCESSES AND STAGES OF ARCHITECTURAL  
DEVELOPMENT IN UZBEKISTAN (1991–2025)**

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**Abstract:** This research analyzes the formation, development, and transition to modern stages of urbanization processes in Uzbekistan during the years 1991–2025. The study explores demographic growth in the country’s cities after independence, modernization of infrastructure, reorganization of the transport system, introduction of environmentally sustainable urban planning principles, emergence of contemporary architectural solutions, and policies aimed at preserving historical heritage. It also examines the transformation of the architectural landscape and urban space in major cities such as Tashkent, Samarkand, Bukhara, Karshi, and others. The research highlights the interrelation between urbanization processes and economic, social, and cultural factors, offering a comprehensive approach to the historical dynamics up to 2025.

**Keywords:** Uzbekistan, urbanization, urban planning, architectural development, infrastructure modernization, demographic growth, architectural landscape, modern construction, historical heritage, urban environment, transport system, environmental sustainability, modernization processes.

During the years of independence in Uzbekistan, profound reforms were implemented in the fields of urban planning and architecture, introducing new perspectives and approaches in these areas. One of the earliest reforms related to housing was the legal regulation of the process of privatizing state-owned housing. Among the key regulatory documents in this sphere are the Regulation on the Privatization of the State Housing Fund in the Republic of Uzbekistan, adopted by the Cabinet of Ministers on March 1, 1993 (Resolution No. 114)[1], and the Law on the Privatization of the State Housing Fund, which came into force on May 7, 1993[2]. These legal documents emphasized the most important aspect of housing reforms—the establishment of private ownership of housing as the foundation for shaping a class of property owners, fostering a sense of ownership among citizens, and, most importantly, meeting the population’s housing needs[3].

On June 28, 1994, based on Resolution No. 325 of the Cabinet of Ministers, the Regulation on the Municipal Housing Fund of the Republic of Uzbekistan was approved. This regulatory document outlined crucial issues related to municipal housing, including the categories of individuals eligible for such housing, procedures for distribution, forms of rental agreements concluded with residents, and rules for the registration and allocation of housing units[4].

In 1996–1997, upon the initiative of the Cabinet of Ministers of the Republic of Uzbekistan, specialists of “O‘zshaharsozlik LITI,” together with architects from the main architectural and urban planning departments of the cities of Karshi, Samarkand, and Bukhara, developed design projects for several regional centers. These projects reflected newly constructed urban facilities such as sports complexes, large public buildings, memorial ensembles, hotels, streets, and squares located in city centers. The continuous population growth in Tashkent, along with the rapid advancement of urban studies and the construction industry, made it necessary to introduce amendments to the Master Plan for the reconstruction of the capital[5].

To support reforms in the housing sector and improve housing legislation, the Housing Code of the Republic of Uzbekistan was adopted on December 24, 1998[6]. This Code served as the most

essential legal source for systematizing and harmonizing housing-related legislative acts adopted after independence, as well as for regulating legal relations that had emerged in this sector[7].

From the early 2000s, a series of significant documents aimed at developing the fields of architecture and construction were drafted and implemented. Among them are: – The Decree of the First President of the Republic of Uzbekistan I.A. Karimov, “On Measures to Further Improve Architecture and Urban Construction in the Republic of Uzbekistan” (No. 2595, April 26, 2000); – The Resolution of the Cabinet of Ministers, “On Measures to Improve the Organization and Supervision of Activities in Architecture and Construction” (No. 165, April 27, 2000); – The Resolution “On the Approval of the Regulation on Drafting Master Plans for Cities, District Centers, and Urban-Type Settlements, and the Procedure for Their Construction” (No. 320, August 14, 2000); – The Resolution “On Increasing the Responsibility of Leaders and Officials for Compliance with Legislation in the Field of Architecture and Urban Planning” (No. 329, August 23, 2000)[8].

On August 30, 2001, the Oliy Majlis of the Republic of Uzbekistan adopted the Law “On the Protection and Use of Historical and Cultural Heritage Sites.” This law regulates the preservation, careful protection, and proper utilization of historical and cultural monuments[9]. It not only envisions the preservation and restoration of cultural and architectural heritage but also aims to ensure the proper maintenance of existing structures and the creation of favorable conditions for their efficient and rational use. Thus, one of the most urgent and promising tasks today is the development of practices related to the use of architectural monuments.

On April 4, 2002, the Shaharsozlik Kodeksi (Urban Planning Code) of the Republic of Uzbekistan, consisting of 7 chapters and 59 articles, was approved by Law No. 353-II[10]. This legal document clearly defined the objects and subjects of urban planning activities, the powers of state bodies in this sphere, urban planning documentation, the State Urban Planning Cadastre, as well as regulations regarding territorial planning and the use of settlement areas and suburban territories[11].

The drafting of the Urban Planning Code involved the Information-Analytical Department and Legal Department of the Cabinet of Ministers, the “Davarxitektqurilish” Committee, and other relevant institutions. Under the “Programme” approved by the Presidential Resolution PQ-165 of August 30, 2005, the master plans of residential areas in 31 cities were implemented during the years 2005–2009[12].

The Resolutions of the President of the Republic of Uzbekistan — PQ–2615 (September 28, 2016) “On the Programme for Further Development of the Construction Industry for 2016–2020,” and PQ–2922 (April 24, 2017) “On Measures to Improve the System of Maintenance and Use of Multi-Apartment Housing for 2017–2021” — became significant documents aimed at developing the construction sector and improving housing provision for the population.

Extensive measures were taken to support socially vulnerable groups and improve living conditions by meeting their housing needs. The Presidential Resolution of November 22, 2016, “On the Implementation of the Programme for the Construction and Reconstruction of Affordable Multi-Apartment Housing in Cities for 2017–2020,” not only transformed the construction and urban planning sector but also dramatically improved the lives of many families, particularly young households in need of assistance. Under this resolution, the engineering company “O‘zshaharqurilishinvest” was appointed as the main customer responsible for preparing project documentation for the construction and reconstruction of affordable apartment buildings, ensuring technical supervision over timely and high-quality construction works, and handling other relevant tasks[13].

To create an effective system for managing the field of architecture and construction, and to introduce innovative ideas, advanced developments, and information and communication

technologies widely into urban planning activities—while ensuring transparency in the services provided—the President of the Republic of Uzbekistan adopted the Decree No. PF-5392 of April 2, 2018, “On Measures to Further Improve the System of Public Administration in the Construction Sector”[14].

Based on this decree, in the following years, systemic issues related to establishing state management in the construction sector were analyzed. These included the widespread introduction of modern urban planning approaches, technical standards, and norms; the development of a healthy competitive environment; and the identification of obstacles hindering the free operation of new entities bringing innovative ideas and technologies into the market. In particular, it was noted that many regulatory documents related to technical regulation were outdated, the use of innovative solutions in architectural and construction processes was limited, and there was sluggishness in promoting promising investment projects in the construction sector and construction materials industry. Additionally, special attention was given to the insufficient utilization of public-private partnership mechanisms in infrastructure development[15].

President Sh. Mirziyoyev repeatedly emphasized that the current Urban Planning Code does not meet modern requirements and must be improved based on international experience. In accordance with Article 5 of the Law No. O’RQ-533 of April 4, 2019, “On Amendments and Additions to Certain Legislative Acts of the Republic of Uzbekistan,” the Urban Planning Code was amended and supplemented[16].

According to the statistics agency, as of January 1, 2023, the number of apartments in apartment buildings in our republic amounted to 1,464.5 thousand. This figure has increased by 62.1 thousand compared to the corresponding period of 2022. Number of apartments in multi – apartment houses by region: Republic of Karakalpakstan – 44.1 thousand, Namangan region – 49.6 thousand, Andijan region – 56.8 thousand, Samarkand region – 97.7 thousand, Bukhara region – 68.4 thousand, Jizzakh region – 67.2 thousand, Kashkadarya region – 59.1 thousand, Navoi region – 77.7 thousand, Surkhandarya Region – 45 thousand, Syrdarya region – 43.2 thousand, Tashkent region – 164.0 one thousand, Fergana region – 125.3 thousand, Khorezm region – 38.5 thousand, Tashkent City-527.9 thousand[17].

Conclusion: During the years 1991–2025, the urban development of Uzbekistan’s cities rose to a fundamentally new stage. After independence, the transition to a market economy, expansion of social infrastructure, modernization of the transport and communication system, and renewal of the architectural environment accelerated the process of urbanization. Functional zoning within urban territories intensified, new residential complexes, business centers, and public facilities were constructed, and modernist architectural styles increasingly blended with national traditions. Principles of environmental sustainability and digital governance began to play a significant role in urban planning policy. The study demonstrates that by 2025, Uzbekistan’s urbanization had reached a stage of comprehensive modernization and continues to evolve in close connection with the country’s socio-economic development.

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