

MODERN PROBLEMS IN AGRICULTURAL LAND USE

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***Annotations:** In the article the modern problems of organization of a rational-toing of land use for agricultural purposes. Disadvantages of the practice of agricultural land use and the composition of the functions of the agricultural land management system are identified. The main problems of agricultural land use are weak agricultural policy, lack of land management system, underdevelopment of certain functions of land management, weak financial base of agricultural producers, significant risks of agribusiness. The article substantiates proposals for solving the problems of organizing the use of agricultural land: restoring an effective system of management of agricultural land; ensuring the possibility of restoring the project practice of land management as the main function of land management; creating a system for effective monitoring of the state of land and assessing the quality of changes in the land Fund; financial support for agricultural producers who use fixed land masses efficiently; increasing the investment attractiveness of agriculture.*

***Keywords:** land management; land Fund, rational use of land, agricultural land, organization of agricultural land use, agricultural producers.*

Introduction: Taking into account the quantitative and qualitative characteristics of the land, the main element is the contour - a plot with a closed outer border. Settlement land is land used for the development of urban and rural settlements and separated from other categories of land.

Industrial, transport, communication and other lands that are not used in agriculture are intended to support the activities of organizations and industrial activities, energy, transport, communication, radio broadcasting, television, informatics, opportunities for space activities, defense facilities and security, implementation of other special tasks and land the rights of the participants of the relations arising on the grounds provided for in the Land Code, the laws of the subjects of the Republic of Uzbekistan.¹

The law stipulates that state cadastral materials should be used as an information base for the implementation of all functions of land management.² In order to ensure the achievement of these goals, the main task of the land cadastre is to create organizational, territorial, economic, social, legal and ecological conditions that ensure the rational use and protection of all lands of the general land fund of the Republic of Uzbekistan, the protection of the rights of landowners and land users. is an objective approach to ensuring the use and operation of land in civil and market transactions.

Materials and methods: Concept, essence and purpose of cadastre of agricultural land. The task of the land cadastre is to comprehensively quantitatively and qualitatively describe each plot of land, municipal (sum of economic resources) land resources, their characteristics, their natural state, economic use and legal status, land assessment and use of their results, land cadastral data of city authorities consists of providing and using other information.

¹ Issues concerning the use of anti-erosion measures in land management projects Avezboyev, S., Mukumov, A., Xujakeldiev, K., Khamidov, F., Adizov, Sh. IOP Conference Series: Earth and Environmental Science, 2023, 1138(1), 012028

² Altiev A.S., Pardaboev A.P. Creation of a three-dimensional model of the lands of farmers and estates based on modern geographic information systems. Copyright Certificate No. 003768 dated June 23, 2021.

Using quantitative and qualitative characteristics, each plot of land or type of soil is given a quality assessment of the land in points, which determines the comparative value of the land according to its natural and historical characteristics.

In addition to the information obtained as a result of the determination, the data on the economic evaluation of the land, represented by the system of indicators describing the level of use in the land cadastre documents, also includes the following indicators on the profitability of some existing lands in comparison with others. Currently, land is not only an object of management, but also as an object of immovable property, participating in civil and market circulation, and using all socio-economic indicators, existing economic market attributes: land cadastral price, land tax, rent for land, permits for various transactions related to land. In this regard, information on land cadastre is the basis for assessing the cadastral value of land plots as real estate objects and their normal operation, and is a civil and market transaction.³ The land area of this category is reduced as a result of land delimitation works carried out in accordance with the law (exclusion from the land of settlements of plots under the jurisdiction of city and village administrations and located outside settlements). Current trends are also influenced by work on clarifying the boundaries of cities and towns, which is also reflected in rural settlements.

Agricultural land is land allocated for agricultural purposes, as well as land outside settlements intended for these purposes. As a part of these lands, agricultural land, agricultural roads, communications, land occupied by trees and shrubs are allocated, closed water reservoirs designed to protect the land from the effects of negative (harmful) natural, anthropogenic man-made phenomena, as well as agricultural production, buildings, structures, facilities used for storage and primary processing are products and other land.

This category of land is the main means of agricultural production (the main means of food production, animal feed, raw materials) and has a special legal regime and special protection aimed at maintaining its productivity, area, and preventing their degradation.⁴

Modern land relations in Uzbekistan are characterized by the presence of many problems, including problems related to the rational use and protection of land. Agricultural land, in particular, requires careful control. Due to the limited nature of these natural areas, it is necessary to evaluate the resources and productivity of the land in order to expand, improve and distribute them effectively. Positive results in the planning of the rational use and protection of the land depend to a large extent on the quality of scientific justification of the relations between the production, environmental, economic and other factors that directly affect their quantitative and qualitative condition during the economic use of the land. The problem of land use and protection, effective restoration of land resources, due to the growth of the world's population, the growth of the population's requirements for food products, the lack of food products leads to our rational use of agricultural land. These problems are among the most important problems at the level of every country today.

First of all, I would like to emphasize the problem of non-control of land policy by the state, underestimation of its scope, abuse of foreign experiences. Thus, land legislation alone does not meet the requirements of land use and protection. For example, in the case of economic exchange, the legislation does not provide for a system of guarantees of land rights.

Today, the lack of a reasonable state policy in the field of proper regulation of the circulation of land shares, legal support, violations of the mechanisms of compulsory termination of the rights of use lead to deficiencies in the accounting of land plots that are not properly used.⁵

³ A.S.Altiyev., M Mahsudov Regulation of the diversification of the use of the district land fund through the general scheme. Design Engineering (Toronto). ISSN: 0011-9342 | 2021. Issue: 9 <http://thedesigengineering.com/index.php/DE/article/view/7216>. SCOPUS. Pages: 2565- 2581

⁴ *Optimization of the main parameters of the support-lump-breaking coil* Nurimbetov, T., Umarov, S., Khafizova, Z., ...Mirkurbanova, R., Durmanov, A. Eastern-European Journal of Enterprise Technologies, 2021, 2(1-110), pp. 27-36

⁵ Use of modern geodetic technologies to improve land reclamation. assis. O.S.Abdisamatov assis.A.Juraev assis.I.Karimov on the occasion of "International Land Day" on the topic "Innovative approaches to management

There are no standards for maintaining the quality characteristics of the land. They are limited to the storage of the intended use in accordance with the regulations. In case of non-use or misuse within 3 years, the state authorities have the right to seize the land from the owner or tenant.⁶ Over time, these lands will be put into circulation again, which will lead to an increase in the amount of land payments. Subsequently, the growth of local budgets makes it possible to finance the improvement of land use and the development of the land market in the regions.⁷ The sharp increase in the areas of degraded lands and their withdrawal from economic activity led to the deterioration of the ecological situation and the violation of the integrity of the environmental components. The restoration of these lands will help to increase the efficiency of the rational distribution and use of land resources. Newly established farms and other forms of small management can be placed on reclaimed land.⁸

Problems in the organization of the land quality monitoring system are the reason for the lack of funds, lack of technical and human resources of the land control service, insufficient control over the rational use of land resources, which is not implemented in sufficient volume or is episodic in nature.⁹ All tasks of rational use of land are complex in nature and must be solved through legal, ecological, economic, organizational and economic mechanisms. Each of these mechanisms has problems. To solve them, it is necessary to implement such measures that ensure the rational use of land.

Results and discussion: It is recommended to implement the legislation in the field of land use and exchange for agricultural land, complete work on the registration of property rights to land plots, inventory and bring unused land into circulation, and carefully protect land from degradation.¹⁰

State cadastre registration as the main process of land cadastre management.

State cadastral registration of land plots, description and individualization of plots in the Unified State Register of Lands, as a result of which each land plot will have characteristics that allow it to be unambiguously distinguished from other land plots in terms of quality and economic evaluation. A plot of land is a part of the surface of the earth, including the soil layer, its boundaries are described and confirmed in the prescribed manner by the competent state body, as well as, unless otherwise provided for, all things located above and below the surface of the plot of land are subsoil according to the laws of the Republic of Uzbekistan, works on air and other uses.¹¹ State cadastre registration is the main process of maintaining state land cadastre, which includes information about cadastral registration objects in the unified State register of land at the municipal (aggregate of economic resources) level and state recognition of their existence.

Another problem of organizing rational use of agricultural land in the regions is socio-economic instability. The lack of qualified personnel, reduction of agricultural workers, low level of entrepreneurial activity, lack of interest in financing public works lead to disruptions in the development of agriculture. It does not allow to improve the situation of industry and land use.

and protection of land resources: problems and creative solutions" republican scientific-practical Tashkent April 22-23, 2019 316 - page 319.

⁶ Optimization of agricultural lands in land equipment projects Khamidov, F.R., Imomov, S.J., Abdisamatov, O.S., ...Ibragimova, G.Kh., Kurbonova, K.I. Journal of Critical Reviews, 2020, 7(11), pp. 1021–1023

⁷ Introduction of innovative technologies in effective use of irrigated land in agriculture. O. Abdisamatov, U. Islamov, F. Yusupov Scientific-practical agro-economic journal 2019. Pages 151-153.

⁸ Numerical solution of nonlinear integro-differential equations Shodmonova, G., Isomov, U., Abdisamatov, O., ...Kholiyorov, U., Khamraeva, S. IOP Conference Series: Materials Science and Engineering, 2020, 896(1), 012117

⁹ Cadastral value as a tool for monitoring the market value of real estate. construction of a mathematical model for assessing the market value of real estate O.S.Abdisamatov1 2023 issn: 2181-3833 | volume 2 | issue 1 | pp.495-502

¹⁰ Introduction of innovative technologies in effective use of irrigated land in agriculture. O. Abdisamatov, U. Islamov, F. Yusupov Scientific-practical agro-economic journal 2019. Pages 151-153.

¹¹ Introduction of innovative technologies in effective use of irrigated land in agriculture. O. Abdisamatov, U. Islamov, F. Yusupov Scientific-practical agro-economic journal 2019. Pages 151-153.

The lack of predictive planning of the use of land resources leads to imperfect management, even at the regional level. The study should serve as a starting point for the rational organization of the results of agricultural land use forecasts.¹² At present, not enough attention is paid to the issues of organization and planning mechanism of land development works, study of essence, content, dynamics of elements. A special place should be given here to issues of rationalization (targeted organization) of land management, land use and protection in farms, which are solved as a system of various ecological, economic and social measures. We agree that in an unstable economic situation, farm projects are a real and inexpensive means of maintaining land fertility (Fig. 1).¹³

Figure 1. Decision of the President of the Republic of Uzbekistan on additional measures to improve the system of agricultural land use and protection.

For example, a large part of the budget is currently spent on the electricity required to release irrigation water to the land, and on the management and operation of the irrigation system that delivers water to cotton and wheat producers. At the same time, very little money is spent on modernization of irrigation and reclamation infrastructures. This means that in the short term, more funds are required to modernize (upgrade) these infrastructures to serve the needs of the diversified (higher efficiency, economic benefits) agriculture of the government (Fig. 2).



Fig. 2. Greenhouse system organization and expert.

In addition, many government programs critical to agricultural development have always been underfunded. These programs include applied agricultural research, knowledge dissemination, agricultural science education, soil fertility improvement, food security system development, veterinary and phytosanitary services, entrepreneurship support (agricultural cooperatives, clusters, productive partnerships), statistical and market including data collection and analysis, development of market infrastructure and agro-logistics, environmental protection, policy analysis, staff training at any level, and monitoring. In the future, these programs may require a large amount of state funds (Fig. 3).

¹² *The special place of walnuts in the world market and their transportation (case study of Uzbekistan)* Sangirova, U., Khafizova, Z., Kurbanova, D., Rakhmonova, B., Kadirhodjaeva, F. IOP Conference Series: Materials Science and Engineering, 2020, 918(1), 012141

¹³ Restoration and use of degraded irrigated lands in the context of land use diversification Usmanov Yusuf Alikulovich Abdisamatov Otabek Saydamatovich science and innovation international scientific journal volume 1 issue 8 uif-2022: 8.2 | issn: 2181-3337 pp.616-624



Figure 3. A transparent mechanism for using information on agricultural land will be introduced. By the decision of the Cabinet of Ministers No. 599 dated 17.07.2019, the procedure for placing and using information on the land cadastre of agricultural lands on the official websites of ministries and agencies and local government bodies was approved.

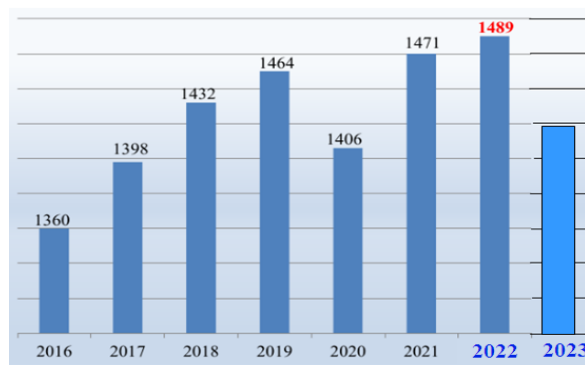


Fig. 4. Analysis of the number of active cadastral engineers (who have mastered their specialty) in Uzbekistan over the years.

With the development of society, there has been and will be a redistribution of land between different sectors of the economy, but at present the priority of agricultural land has always been assumed. At the same time, it is clear that such priorities should be the basis for the rational use and protection of land resources.¹⁴ In many areas, the monitoring process is delayed due to the lack of a modern cartographic basis. The last topographical works on the creation of maps were carried out at the end of the last century. Updating of maps is hardly carried out, while the rate of change of agricultural landscapes is high in the conditions of intensive development of the regions. Development of land cadastres We express the lack of engineering personnel in Uzbekistan by the following diagram (Fig. 4).

The complexity of land control is that they are distributed throughout the country, and the lack of digital maps of agricultural development creates its own challenges. The unavailability of information on agricultural polygons, contours, areas of crop rotation does not allow us to draw real conclusions and make reasonable recommendations on the organization of rational land use.¹⁵

The authors call the main problems of agricultural land use weak agrarian policy, lack of land management system, underdevelopment of land management functions, weak financial base of agricultural producers, significant risks of agribusiness and other factors. In solving these problems, the main attention should be focused on the following problems: creation of an effective system of agricultural land management; to ensure the possibility of creation of land

¹⁴ Transfer equation for the strain rate tensor and description of an incompressible dispersed mixture (incompressible fluid) by a system of equations of dynamic type Yuldashov, A., Abdisamatov, O., Abdullaev, B., Dustova, S.E3S Web of Conferences, 2021, 264, 03025

¹⁵ Modeling of heat exchange processes in the Metanetka bioenergy plant for individual use Sharipov, L.A., Imomov, S.J., Majitov, J.A., ...Pulatova, F., Abdisamatov, O.S. IOP Conference Series: Earth and Environmental Science, 2020, 614(1), 012035

management design practice as the main function of land management; creation of a system for effective monitoring of land conditions and assessment of quality changes in the land fund; financial support to agricultural producers who rationally use designated land massifs; is to increase the investment attractiveness of agriculture.

Conclusion: Immovable property and its structural elements are the form of expression of the social, economic and legal features of the land and related natural and artificially created objects, with the help of which legal and economic regulation of land relations and relations to various objects is carried out. The general rules of the legal regime of the elements of the concept of "real estate" are defined in the civil legislation, which are detailed and developed in the legislation of land, mining, forestry, water and urban planning.

Land is the main element of real estate, and its meaning and characteristics mainly determine the content of this concept. As for all other types of property, they become immovable property that arises only due to a strong connection with the land. Territorial boundaries of the plot of land are determined in accordance with the law on land, based on the documents, and are given to the owner of the land by the authorized state body. Territorial boundaries of the plot of land are determined in accordance with the procedure established by the legislation on land, on the basis of documents. (Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated 24.11.2021 No. 709 "On approval of normative legal documents on the procedure for leasing agricultural land plots").

The legal regime of land plots assigned to certain categories of land is determined in the land legislation. Administrative regulations for leasing land plots for farming (Appendix 1 to Resolution No. 709 of the Ministry of the Interior of the Republic of Uzbekistan dated 24.11.2021).

As an object of civil rights, a plot of land is registered in the Unified State Register of Lands. The moment of the emergence or termination of the existence of a land plot as an object is the date of entering the relevant entry into the single State Land Register of State Cadastre registration within the relevant limits (paragraph 14 of Article 2 of the Law on Land Cadastre). Thus, the legal significance of cadastral registration is the formation of the object of civil legal relations - the land plot. Regulation on the procedure for the secondary lease of agricultural land (Appendix 3 to the decision of the Ministry of the Interior of the Republic of Uzbekistan dated 24.11.2021 No. 709). Therefore, the land cadastre primarily serves the public interest of the state in terms of rational use and protection of the country's land resources. But as the researchers rightly point out, the land cadastre plays an equally important role, including for the state, for the personal interests and goals of owners, land users, land owners and tenants. Thus, any legal entity or individual entering into a transaction whose object is a plot of land and the real estate located on it, cannot perform it competently and profitably without receiving reliable information about the cadastral value and legal rights of this plot of land from the bodies registering the land cadastre. Its owner, servitudes and other encumbrances and specific features of the legal status of the selected subject of the transaction. In case of land disputes, land cadastral documents (Article 13 of the Law) serve as an objective basis for the courts to make a correct decision on a specific case. Thus, the state land cadastre is carried out in order to ensure the implementation of the state policy of effective and rational use and management of land resources, as well as strengthening the national economy, improving the well-being of citizens, providing state guarantees of property rights to real estate and other property rights, real estate objects. and is provided to real estate organizations and citizens, state authorities and local self-government bodies in the interests of forming a reliable source of information, as well as improving public services. Administrative regulation on leasing land plots to legal entities for agricultural purposes (Appendix 2 to Resolution No. 709 of the Ministry of Internal Affairs of the Republic of Uzbekistan dated 24.11.2021). Thus, the land cadastre is necessary for the interests of society and the state. In our country, the legal framework and system of bodies for the effective implementation of state and private interests in this area is the land cadastre. The main sections describing the state cadastre of real estate, as well as the procedure for their

transfer, state cadastral registration of existing land plots. In the theoretical part of the project, the main concepts of the real estate state cadastre, its tasks and contents are formed.

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