



THE ART OF SCIENTIFIC MIND

WITH PROCEEDINGS OF THE INTERNATIONAL SCIENTIFIC AND PRACTICAL CONFERENCE

# SCIENTIFIC PRACTICE: MODERN AND CLASSICAL RESEARCH METHODS

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## IMPROVEMENT OF LAND CADASTRAL INFORMATION SYSTEM IN THE ADMINISTRATIVE DISTRICT

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**Abstract.** *Improving the system of land cadastre information allows a rational use of land resources administrative district. The study found, what creates a database of land inventory information covering about 42,000 of the subjects of land use Kibray district of Tashkent region will promote more rational management of the information stream. The use of electronic programs for creating a cadastral database at the district level will improve the quality of the work of specialists, cost savings, time three times and on-time delivery to consumers of information are reduced 5 times compared to traditional methods.*

It is known that in world practice, attention is paid to the problems of the introduction into practice of many scientific and theoretical issues on the creation of the Land-Information base, since the time when the world saw the automated systems, the theoretical problems have been preserved as the main driving force. The purpose of the development of the Land-Information Database associated with the conduct of land cadastre in the district is an expression of the creation of a software complex that ensures the processing, storage, analysis and transfer of information to a specific land user, as well as individual objects located on land plots.

On the scale of the administrative district, the process of managing the use of land resources is the main source of the formation of the land Cadastral database. And this in turn directly imposes the task of structurally forming data on the District Land Fund. In the preparation of information on land cadastre, the lower part of the district land resources and state cadastre departments is considered as the main step in the formation of land-information.

Professor A.A. Varlamov and S. A. As Galchenko describes, "land cadastre is one of the types of information resources of the state, consisting of a data system that reflects the real, natural and economic situation of the Land Fund" [1]. Therefore, in the course of the research, it was found that detailed information would be necessary if general information on the use of the District Land Fund were not enough. This is an obvious reason for the creation and improvement of the Land Information System in the conduct of the administrative district land cadastre.

Professor A.S. Chertovisky and A.K.Bazarov described it as "the land Cadastral information system has several characteristics inherent in it: the complexity of cadastral indicators, the presentation of information in two types, namely text and graphic forms, the possibilities and necessity of an automated system" [2]. To implement this concept in a more comprehensive sense, that is, to create the land Cadastral information system in administrative districts at the current level of demand, we consider it necessary to focus on the solution of the following important issues of the national economy:

- providing public administration bodies with information on land use;
  - formation of the report of the district land balance and statistics on the status and use of land resources at the modern level;
-

- organization of works on registration of rights to the land plot at the cross-section of all land categories;
- to achieve the required level of formalization of documents confirming the right of land use and ownership, land use, land lease and private ownership of land;
- preparation of documents for the initial agreement on the placement of objects of the national economy, seizure and disposal of land plots, introduction of land plots into the territory of the city and modification of the boundaries of administrative-territorial units;
- achieve the objectives of the development of urban and rural areas, develop agriculture, regulate and harmonize land-water relations;
- excellent land accounting and land balance and assessment of the normative value of agricultural land;
- for the correct implementation of the objectives of compensation for losses and losses in the seizure of land areas;
- to encourage the rational use of land resources and to determine the methods of payment for land use;
- for the development of real estate market activities and mortgages and other beneficial purposes.

In the Land Information System of the administrative district, an excellent database is collected, stored, processed and transmitted to state and private consumers on each plot of the land fund. Z.S.Abdullaev acknowledged that "cadastral valuation of land resources ... it cannot be improved without providing reliable and quality information" [3, 4]. However, this definition does not fully reveal the essence of land Cadastral information supply. We believe that the tasks of the first place in the creation of an information system on land cadastre in the district should consist of the following:

- creation of data for accurate and general use of the district land fund;
- providing information on the targeted activities of the state on the coordination of activities related to land reforms.

The district land information base is a sub-segment of the Geoinformation system, and the land becomes the basis for the systematic improvement of the land cadastre, which is designed to manage, analyze, reflect information related to real estate and rights to them.

Regardless of the form of ownership, each land plot in the district must be registered with the state. This guarantees the right of the landowner in relation to the property and provides for the improvement of tax levies on fair, justifiable land and real estate objects. The district land fund sets the main goal of creating an automated registration system, simplifying the acquisition of information by means of the stratification of information in a single system, its composition by separate categories, providing users with fast quality, graphic, written, digital, cartographic views, through the compactness of information.

According to the results of the study, in the "land resources and state cadastre" section of Kibray district, we consider it expedient to carry out land cadastral work effectively and to include the following in the software and technical complexes of the relevant land information system:

1. Restoration of data for the purpose of centralized storage and processing, as well as continuous retrieval by users of the organization system.
  2. To create the necessary conditions for processing graphic and written information in automated workplaces by consumers.
  3. Providing data with the primary internal computing system and information Input Tools.
-

4. To have the means to print the transmitted data and reproduce the documents.

5. It is necessary to provide the means of communication and communication, equipment that provides support for the adopted information processing and archiving technologies.

At present, the modern development of automated land-information systems requires implementation in scientific, methodological, technological and implementation directions. Electronic program "Eravtobank" developed with the participation of the author (2015 y.) the program on the creation of a land-information base in the district will serve to ensure the following:

- ensure the processing of cadastral information on land plots and individual objects before the formation of the land balance, as well as the transmission of information to the district "land resources and state cadastre" service in an expeditious manner;

- Search and retrieve information on Cadastral numbers, contact addresses or user names of land plots and individual objects;

- Search and selection of information on groups of land plots by type of Use and functional essence;

- development of electronic reporting forms for inspection of land plots, the formation of land accounting and land valuation works with the help of the electronic program and transfer to the district land resources and the state cadastre service;

- development of a manual for users of the software complex.

**Conclusion.** The introduction of the proposed electronic program in the Kibray district provides for the creation of a data bank on all land plots, a whole set of Land Information information, which will be necessary for land users operating in the territory. This system includes replenishment with necessary tables, forms, report forms, classifiers. The possibility of dividing this data into several archives, transferring and separating the necessary data with the help of electronic forms, as well as analyzing or printing the data in a given form with the help of reports is created. The proposed system also serves to provide reliable, versatile information on administrative and economic services of different levels, working with land plots and real estate objects in the territory of the administrative district, as well as improving the information supply of land cadastre, solving various issues related to the management, planning and control of these areas.

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