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ACHIEVEMENTS: RESEARCH AND RESULTS  
OF THEIR IMPLEMENTATION**

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## **MODEL OF CREATION OF LAND CADASTRAL INFORMATION BASE IN AGRICULTURAL SECTOR**

**Introduction.** In the current globalisation period, among all sectors of the economy, the issue of creating and using an even faster land-information base in the agrarian sector is one of the pressing problems. In the process of changing the number, Area, soil quality, socio – economic, ecological and organizational systems, as well as the supply of resources of the Land Information base and its application in practice are necessary subjects of our republic engaged in agriculture [1].

Based on the research carried out, we believe that it is worthwhile to develop a case consisting of the following blocks (components) in the creation of a land - based information base for land-user entities that grow agricultural products:

**1. System of legal acts on the use of land.** Registration of rights to a land plot operating in agriculture involves issues related to the formalization of the rights to rent of a certain land area. In this, the initial documents will consist of information on the legal status of land plots. In the process of analyzing the system of documents related to land use, it was determined that the use of land was directed to a specific purpose, as well as related to a specific territory and a specific subject, it covered information on the economic status of the land plots, their location and the dimensions of land use [2]. In practice, the restrictions on land use in concluded contracts are not fully reflected. Taking into account the above, we consider it desirable that the system of documents and information on the state registration of agricultural products growers should consist of the following in a general way:

- decision of the commission on the issuance (realization) of the land plot on the basis of competition (tender);
- decisions of local authorities on the registration of rights to land use;
- materials on the allocation of the land plot and the transfer of the project to the place;
- formalized materials of the land cadastre in accordance with the established procedure;
- documents on restrictions on the use of land plot (servitudes).

**2. Land Accounting Information System.** Land accounting is of very importance in the specialization of agricultural production. First and foremost it is necessary to have a high accuracy of the results of land accounting. The data obtained on the accounting of land in the subjects of cultivation of agricultural products are considered important in the performance of the following tasks:

- to obtain all available plan-map materials for the territory to be built, to bring an application to a system and to analyze;
- to obtain the necessary primary data and plan-map materials, to conduct field search works on obtaining images and monitoring;
- determine the extent of all lands to be made, quality status, distribution and use case accounts;
- preparation of land account maps and introduction of primary documents to special text documents;
- qualitative quantitative description of the composition of the fund by categories of land, land users, owners and land types, administrative units of land (district, city, region, Republic).

**3. Land valuation data.** Land valuation is part of the overall assessment of the natural resources used in the sectors of the economy, since the state is part of the land cadastre [3]. The land valuation materials of land holdings, which are carried out in the territory of land users operating in

the agricultural sector, are used to positively solve a number of issues: the correct placement of agricultural sectors; the planning of the yield of agricultural crops; determination of the level of use of land and other means of production on the basis of analysis of the production activities of agricultural enterprises; determination of rates of unified land tax; determination of the amounts of rent; calculation of the amounts of compensation for losses incurred by agriculture in the allocation of agricultural land for non-agricultural purposes; determination of prices for the sale. An information system based on the results of land valuation work is issued in a separate block.

**4. Information about real estate objects.** As you know, in the territory of all land use subjects will certainly be located many real estate objects. In the Land Information bank system, information on real estate objects belonging to all land users must be provided truthfully and accurately. To solve similar problems, in this block all information about the objects of real estate located in the territory of the subjects that grow agricultural products is presented in detail.

**5. Data on the melioration of soils.** The information contained in the data block on the melioration of soil and soil is obtained from the materials of soil evaluation and soil search and from the expressiveness listed on the soil map of the farm. In addition, information on the soil layer, mechanical composition of agricultural lands, the amount of humus and mineral substances, the degree of salinity, as well as groundwater is obtained from the second section of the land registry. These data are considered very important for the application of land reclamation and agrotechnical measures to the soil. Studies show that the indicators of the overall assessment of soil properties can be traced with its points bonus. Indicators of economic (normative) valuation of agricultural lands serve to determine the value of the single land tax.

#### **6. System of economic indicators.**

In the block of economic indicators, complete information is provided about all material assets and financial situation of the farmer farm. This data will serve to make economic recommendations that will benefit farmer farms in their future activities. Therefore, it is considered desirable to formulate the above-mentioned Land-Information System in order to fully analyze the state of land use in the territory of the subjects of cultivation of agricultural products and develop plans for the development of future activities. As a result of the practical application of the proposed system will be achieved rapid collection of information on land users operating in agriculture, analysis, up-to-date presentation, creation of a Republican-scale Base of information on land plots, such as improvement of the tax system in the district [4].

**Conclusion.** The practical implementation of the results of scientific research creates an opportunity to introduce a single national system for the creation of an information base of the land registry. The most important thing is to create a data exchange and data bank in the networks and bring them to the same system at a rapid pace. It is a system in which all the rights and obligations of the subjects in the use of land plots mentioned in the contracts and laws are taken into account and it is envisaged that it will be brought into a comfortable state of use by different customers. This means that the information entered through this proposed Land Information System is subject to systematization in a situation where it is reliable, simple to verify, popular, quickly updatable, and the simplest employee who is making in the management of districts is able to understand and access the computer. This system will be able to provide fast and reliable information to all agricultural product growers and guarantee their safety.

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