

## THE MODULE OF DIVERSIFICATION OF THE USE OF THE LAND FUND

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**Abstract:** The regulation of land relations in conditions of limited land resources, meeting the needs of society and the economy for them, necessitates the constant distribution and redistribution of land resources between sectors of the economy and social spheres. Today, the distribution of the land fund does not fully correspond to the needs of society and the economy. Because the exact mechanisms of land fund Distribution have not been developed. In a situation where the population is increasing from year to year, there is no full-fledged land accounting. In particular, in the conditions of a market economy, there are issues of non-full use of available resources, the salinity of the share of reserve lands in the land fund, the demand of the population for land, land, and the need for private property, increasing from year to year, and guaranteeing land rights. And such cases make it relevant to develop scientific and practical proposals and recommendations as a result of research on the content of the distribution and redistribution of the land fund and the mechanism of its operation, the basics of land fund use, guarantees of land rights.

**Keywords:** land fund, land categories, diversification, land use, land management, human resources, soil bonitation, land, general scheme, population, agricultural land, irrigated land, module.

### INTRODUCTION.

The availability of land resources for humanity amounted to 13,4 billion hectare the world that makes up is determined by the land fund. The most valuable arable land is only 11% of the world's land fund, the corresponding figures for meadows and pastures are 26%. The structure of the planet's land fund is constantly changing under the influence of two anti-aging processes. One of them is the struggle of mankind for the expansion of subsistence and agricultural land (increasing the fertility of land, land reclamation, drainage, irrigation, development of coastal areas of the seas); the second is the exit from agricultural turn over as a result of erosion, desertification, industrial and transport development, open mining, swamp, salinity. The second process continues at a faster pace. Therefore, the main problem of the World Land Fund is the degradation of agricultural land, as a result of which there is a significant decrease in per capita arable land [2].

The essence of land reform is largely determined by what aspects it affects and changes in the nature of land relations, as well as to what extent it itself.

Considering the fact that the earth performs many functions as a resource, its management and methods, which cover organizational, legal, institutional, investment, structural, socio-economic, nature protection, technological, environmental and other aspects, also necessitate the diversity of the corresponding. From this point of view, the determination of the strategy of land reform and its successful implementation are required to be recognized and resolved in the conditions of our republic as one of the most urgent and priority tasks in the future. This, in turn, is aimed at creating a modern printspial new system, in which land use is not only regulated by the state, but also takes into account market requirements, the peculiarities of various forms of ownership and economic conduct [3].

Land use planning is carried out in order to improve the distribution of land in accordance with the prospects for economic development, improve and determine the organization of the territory.

### **MATERIALS AND METHODS.**

Before commenting on the concept of diversification of the use of land stock, we need to give a definition to the concept of diversification. Diversification Latin "diversificatio" is a change, a variety of progress-a decrease in the spheres of activity of the enterprise (Union) and a renewal the type of products it produces.

The definition given by British economists Bennock, Bakster and Devis is remarkable "diversification is the process of establishing a circle of goods and services in a firm or geographic region". In this definition, diversification is considered a process, the main attention is paid to its result. Russian. According to V.D. Kamaev, "diversification is a simultaneous development of many types of production, which are not related to each other". "The results of diversification can be very diverse..." these remarks by Joseph T. Rayt are taken as an epigraph to the chapter "diversification and internationalization in the book of the founder of strategic planning and management, Igor Ansoff, entitled "New Corporate Strategy". Well-known scientist I. Ansoff said that "Diversification is a term that applies to the redistribution process of resources available at the enterprise, to other sectors that differ significantly from previous types of activities" [4].

At present, diversification has become the most common form of capital concentration. Today, diversification is an element of strategic management that has arisen due to the need to maintain its place in the market by creating additional advantages for satisfied consumer demand and enterprises [5].

Today, the use of land resources in our society has a multi-functional, multi-purpose character. Multi-purpose use of land resources is reflected in the single land fund. By this sign, the land fund is divided into 8 categories. Each category of land is also classified accordingly, depending on the purposes for which the use of land is more specific. In this they receive a certain composition, depending on their target essence.

Economic reforms, the reform of land relations, the use of land in conditions of rational and effective use of land add a new dimension of economic, social and ecological character. Rational and effective use of land is manifested externally by means of its multifunctional role played by society, such as production, fiscal, market, social, recreational-health, nature conservation. The location of the population and the role of life activity, means of production and latitude serve as the basis of the operation. The need for land use for recreational and wellness purposes gave this process the essence of reaction-recovery, in the process of land use there was a need to take into account the requirements of conservation of nature [6].

If we analyze the experience of developed countries in regulating the effective use of land by Territories. State land resources in Australia are managed on the basis of "Environmental planning legislation". General rules of land use; procedures for the development of territories and the formation of plans for the protection of the natural environment; strict regulation is established of the processes by which it is possible to obtain permission to use the land [7].

Planning for land use in the United States has a powerful mechanism for regulating land use. It has more than a century of traditions, originally associated with the growth and development of urban areas and their development. In the future, plans for land use and their protection began to be drawn up in areas adjacent to cities, covering rural areas and entire districts. These plans and projects are drawn up for 15-25 years and completely change the appearance of the territory. In the United States, planning is based on the principle of zoning for the purpose of regulating the use of privately owned land. In the United States under the Ministry of Finance there is a National "Land Resources Management Bureau", which is entrusted with the task of managing the legislation related to state lands, ensuring execution. In the United States, medium-sized farmer farms are

losing their dominant importance, and they are replaced by large farms with an area of almost 180 hectares of land. There is a development of partner and corporate farms, where there is a merger of several families. In addition, their characteristic feature is that they are managed by the personnel of the ticket office, and they are the largest both for the volume of land use and for the volume of production of gross agricultural products. In the United States, public policy in the field of agricultural land protection is aimed at maximizing agricultural revenues by reducing environmental pollution, maintaining higher productivity, granting subsidies for the development of production and payment of rent payments, promoting security activities. The United States has a voluntary nature of land protection. For example, those who inherited land from their parents, consider it necessary to preserve natural resources for the children of landowners and land users, and the state mainly uses economic means to encourage participants in the implementation of protective measures [8].

Planning for land use in Canada 3 levels:

- established by the state normative-legal acts on the development of land use in the future, improvement of Housing, Urban Development, Infrastructure, etc.;
- region (defined by district, provincial and city plans);
- local (defined by development plans for rural areas).

For the implementation of these plans, territorial land management projects are drawn up (distribution, redistribution, land surveying, in cities - planning and development of the territory).

Planning the use and protection of land parcels in Great Britain is an important component of the country's land policy, since it determines the main directions of use of the territory, the directions of transport, communications, the development of reconstruction and infrastructure. At the same time, changing the purpose of the use of land plot can be carried out only in agreement with the local planning councils.

On the basis of Article 19 of the law "on land formation" in the Russian Federation, the main types of land formation documents for the planning of land use and protection in the Federation are as follows:

- General scheme of Land Management in the Russian Federation;
- Schemes for the management of the territories of the subjects of the Russian Federation;
- Land management schemes for municipal units and other administrative-territorial units;
- Land use and protection schemes.

The function of land use and protection planning is directly related to land cadastre, since it is possible to plan the use and protection of land as long as land Cadastral data is available. Planning is carried out in order to determine the prospects for long-term development of the territory on the basis of socio-economic programs and approved land formation, urban planning, environmental protection and other documents. The general scheme of Land Management is drawn up for a long period of time and includes the solution of the largest socio-economic, scientific and technical tasks for the organization of rational and effective use and protection of land resources of republics, territories, regions and autonomous units. It includes three stages: preparation of a scientific and technical concept; development of the Basic rules of the scheme; preparation of a detailed general scheme [9].

## RESULTS.

Land fund -this is the sum of all lands that are considered to be objects of ownership, use, lease of property in economic proceedings in a certain territory, within its borders (in the country, region, district, etc.).

1. Lands intended for agriculture are those lands that are intended for agriculture and are intended for these purposes.
2. Land of population punks — cities, villages land within the border line.

3. Industrial transport, communication, defence and other intended lands are those lands that are assigned to legal entities for use for the specified purposes.

4. Lands intended for the purposes of conservation, health promotion, recreation — lands owned by specially protected natural areas, possessing natural healing factors, as well as land used for mass recreation and tourism [1].

5. Lands of historical and cultural significance are lands on which historical and cultural monuments are located.

6. The lands of the forest fund are those lands that are given for forestry needs, even if they are covered by forests, and also not covered by forests.

7. The lands of the water fund — water bodies (rivers, lakes, reservoirs, etc.), gidrotechnical and water resources occupied lands.

8. Reserve lands—all lands that are not owned, used or leased, not sold as property, both legal and natural persons.

**Diversification of the use of land funds is a** - termed understanding of the constant division into categories according to the established main goal of highly efficient use of land in the territory, the transformation of its categorization according to socio - economic demand [10].

As a result of the change in the purpose of the use of the land resource in a particular area for the purpose of its effective use according to socio-economic requirements, the diversification of the use of the Land Fund takes place. This process is always an ongoing process.

The use of land in any area of the functioning of society provides for obtaining at least two types of effect, the first of which will always be environmental efficiency. The land in which society is used as a land resource for various purposes is also simultaneously the main element of the natural complex, and its use by society is reflected in the conditions of the environment. In particular, the use of land in agriculture is associated with a decrease in the productivity of land as well as a number of its descriptions, as well as the restoration of soil fertility, an improvement in the reclamation state of land. Negative ecological efficiency in the use of agricultural land is associated with the destruction of the upper layer of the earth in the construction of various objects, the creation of quarries and other processes. There will be a positive environmental efficiency in the recultivation of damaged land [11].

For the purpose of assessing multipurpose land, it is necessary to divide the studied array (or land plot) into sectors (fragments) according to the mark of its intended use in advance, and in accordance with its intended essence, the effectiveness of individual land use for each of them is determined, and then the concentrated efficiency of its multipurpose use is found, that is:

$$\Theta_{\text{total}} = \Theta_{\text{eco}} + \Theta_{\text{soc}} + \Theta_{\text{rec}} + \Theta_{\text{ecol}} \quad (1)$$

Each type of efficiency has its own natural indicators, and in order to calculate the cumulative efficiency of all organizers, it is necessary to bring them to a single indicator, that is, to bring them to the appearance of value (money). The possibility of calculating the cumulative efficiency of multi-purpose use of land plots allows the entire land plot to carry out an assessment in the style of income [12].

**The economic and mathematical model of diversifying the use of a single Land Fund can be expressed in a general way as follows:**

$$Z_{\text{div}} = \sum_{i=1}^{12} \sum_{j=1}^5 D_{ij} - \sum_{i=1}^{12} \sum_{j=6}^9 N_{ij} \times k \rightarrow \max. \quad (2)$$

In this:  $D$  – economic income from land use;

$N$  – expenses that provide income from land use;

$i$  – land single fund category index (taking into account the number of categories of the proposed land fund  $i = 12$  adopted);

$j$ - index of types of land use activities.

$k$  – coefficient of costs for changing the category of land fund.

The use of all types of land that join the first is an indicator of the income received, the second add - on is an indicator of expenses that go to the re-production of land.

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### **DISCUSSION.**

Factors affecting the effective use of land organizational and economic factors, technological factors, the issue of land ownership, the issue of ownership of the manufactured product, the qualification of land handlers, the rational use of mineral and organic fertilizers, the implementation of measures to preserve soil fertility, the selection of fertile varieties, the implementation of Reclamation measures, state support of producers of products, , the technology of soil treatment, crop rotation, the placement of crops, the rational placement of agricultural production by natural and economic regions makes it possible to increase and reduce the volume of production of products.

At the same time, the rational placement of agricultural production leads to an increase in the efficiency of the use of land resources.

### **CONCLUSIONS.**

Today, in our country, the hidden market of land buying and selling, corruption, non-compliance with the norms of construction is gaining momentum, newly built houses are collapsing, less than half of the displaced population received compensation.

The forecast indicators of the diversification of the use of the district land fund should be indicated in the “General scheme of the diversification of the District Land Fund”. One of the main tasks of the main scheme is the forecasting of the desired areas in the prospect of socio-economic sectors.

It is necessary to plan any activities carried out for the purpose of regulating the diversification from the land fund on the scale of the district (city) on the lower tier and take into account the peculiarity of the district territory as the main factor. The main goal of diversification of the district's land fund is the development of the district, increasing the attractiveness of innovation, ensuring employment of the population. The land fund and the land categories are constantly changing according to the socio-economic requirements of society.

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