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## **REGULATION OF DIVERSIFICATION OF THE USE OF THE FUND ON THE DISTRICT SCALE**

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**Abstract.** In this article we will talk about the current issues of land use, guarantees of land rights, issues of diversification of land use in the development of territories on the basis of the general scheme of diversification of land use in the regions of the district, which is becoming more relevant today.

Research methods – statistical, monographic, economic-mathematical, analysis and synthesis, comparative and logical concomitant and other methods are widely used in carrying out the research.

In the preparation of a scientific article, theoretical research is considered a priority.

The land fund is the total land resources area of the country. The regions and districts of the Republic of Uzbekistan have different regions, climatic, relief and soil conditions according to their location. In this case, the determination of the correct, scientifically based position of economic sectors in these regions and districts, the correct planning of the prospects for the yield of the main crops, and on this basis, the further development of agriculture is based on unconditional land data.

The general scheme for the management of diversification of the use of the district land fund is drawn up for a long period of time. The general scheme 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 zones, borders, regions and districts.

Forecast indicators of diversification of the use of the district land fund should be indicated in the “General scheme of 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.

## **1. 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 printsiplial 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.

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.

## **2. Literature review**

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".

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.

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 [3].

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 [5].

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.

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:

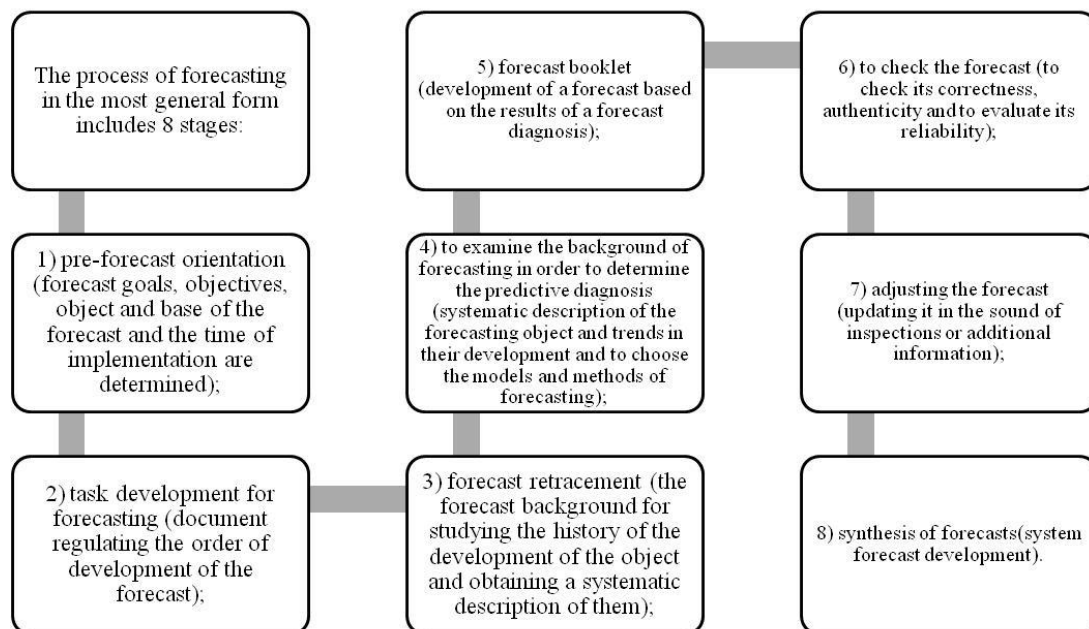
- General scheme of Land Management in the Russian Federation;
- Schemes for the management of the territories of the subjects of the Russian Federation;
- Land management schemes for municipal units and other administrative-territorial units;
- Land use and protection schemes.

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.

One of the most important ways to base and develop national economic plans is the method of balance sheet in planning, which is used in the practice of drawing up five-year and annual plans for industrial development in the territory of the whole country, the republics, districts of the Federation. In accordance with the federal law of 16 September 2003 in the Russian Federation "on the general principles of the organization of local self-government in the Russian Federation" issues of the use of industrial lands are resolved only with the consent of local self-government bodies. Currently, the planning of land use and its protection is carried out in accordance with the law of July 13, 2015 № 7 "on Environmental

Protection", the Land Code of the Russian Federation and the industrial legislation. The Ministry of economic development of Russia is the organizer of the socio-economic development forecast of the Russian Federation. The organization of forecasting and planning will be assisted by councils that coordinate their activities in various sectors for the use of land resources. Their composition is approved by the government of the Russian Federation. The Council coordinates the actions of federal and regional executive bodies.

It should be noted that in the implementation of state programs aimed at changing the architectural appearance of territories in many developed countries, great attention is paid to the Prevention of cases of illegal seizure of land parcels for state and public needs. For example, in the legislation of Russia, Belarus, Kazakhstan, Georgia and a number of other countries, there are rules on the liability of officials for damage to property due to non-compliance with the types of compensation for the seizure or confiscation of land parcels or for the damage to property caused by their failure to give them on time [7].



**Figure 1. Principles of forecasting in the Russian Federation**

### **3. Materials and methods**

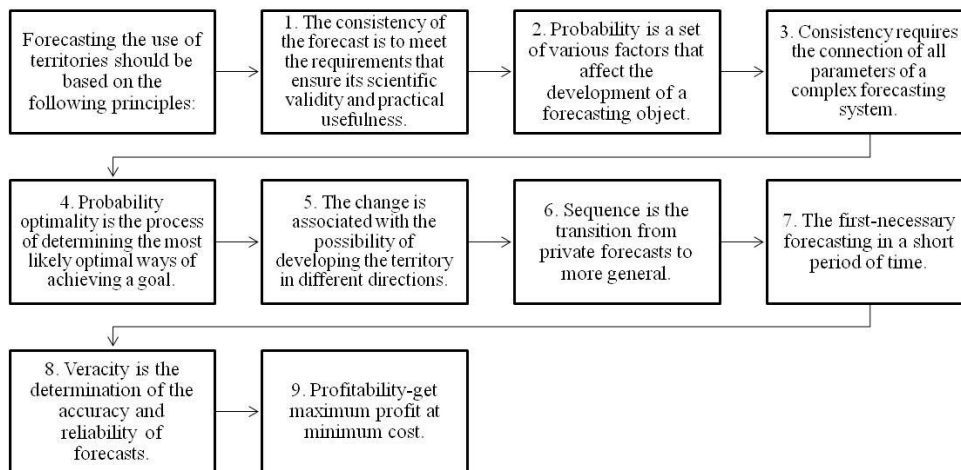
Land fund -this is the sum of all lands that are considered to be objects of ownership, use, lease of property in economic proceedings in a certain territory, within its borders (in the country, region, district, etc.).

1. Lands intended for agriculture are those lands that are intended for agriculture and are intended for these purposes.
2. Land of population points — 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.
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 [1].

As a result of the study the term diversification of land use is proposed to science. **Diversification of the use of land fund-** this is an educational concept in which the effective use of land areas in the territory is constantly divided into categories according to the established basic purpose, the classification according to socio-economic demand is constantly changing.

As a result of the change in the purpose of the use of land resources in a particular region for the purpose of effective use according to socio-economic requirements, the diversification of the use of land resources takes place. This process is a process that is always carried out [6].

The following Figure 2 lists a number of factors that can affect the decisions taken at the scale of the administrative district.



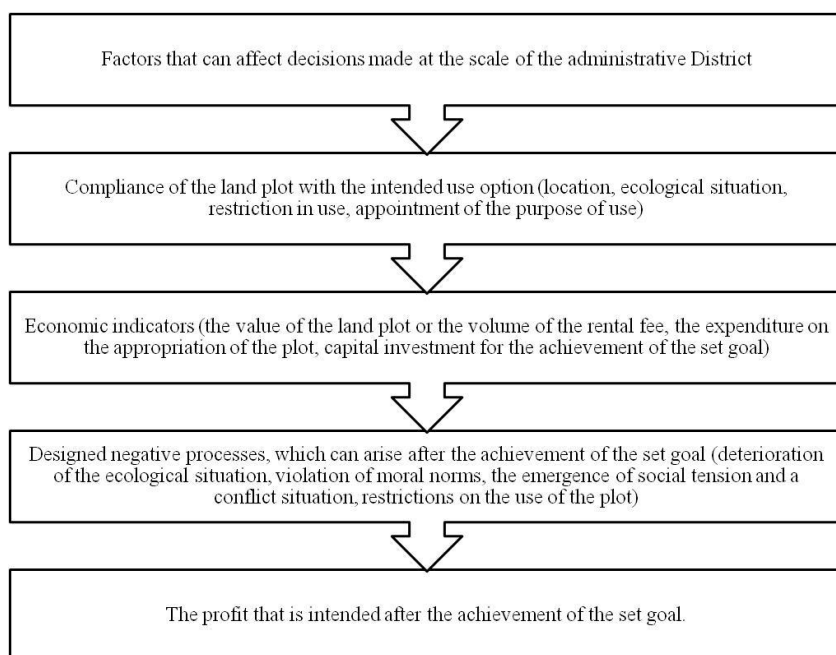
**Figure 2. Principles of forecasting the use of Districts**

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. In order not to go to the prospect with such a heavy inheritance, it is necessary to put a logical point, taking into account the omillarni (Figure 3), which affects the decision-making on land use in the administrative regions [8].

In order to strengthen the confidence of the population in the future, it is necessary to strictly regulate the following practical processes on the basis of normative documents (Figure 4).

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” (Table 1). One of the main tasks of the main scheme is the forecasting of the desired areas in the prospect of socio-economic sectors [9]. Here in principle:

- land acquisition;
- smooth deployment of production forces;
- to eliminate the discrepancy between rural and urban;
- improve living conditions of the population;
- in the future, work will be carried out to calculate the required areas.



**Figure 3. Factors affecting**

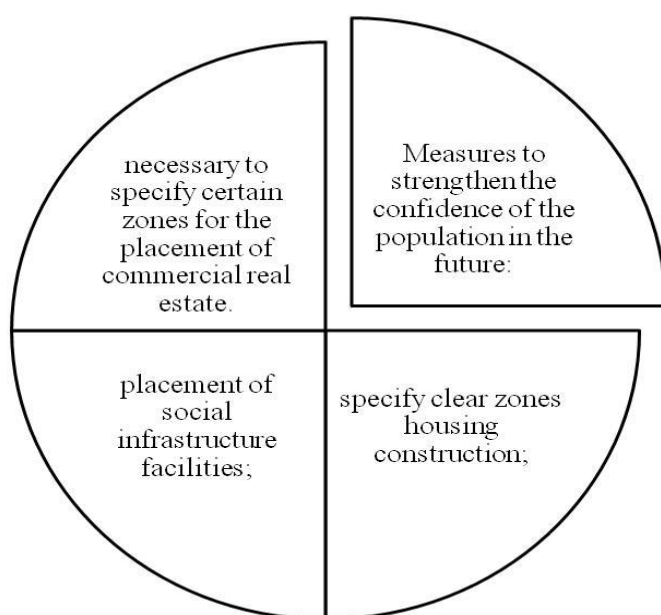
In the diversification of the land fund, it is necessary to take into account the following indicators as the main factor:

- district land fund fertility index – soil bonitation;
- the current export potential of the district (currently the export figure is high for the types of crops, for the establishment of competitive production);
- effective use of available labor resources in the district (for the purpose of raising the level of employment of the population) [4].

**Table 1. The composition of the main scheme of diversification of the District Land Fund**

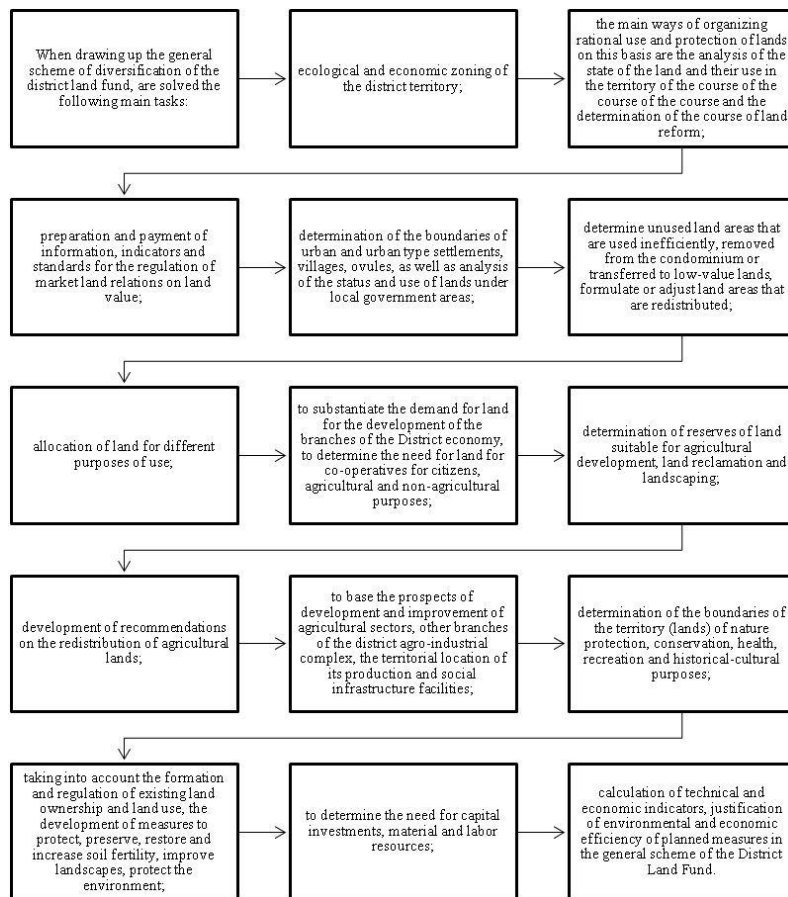
№	Name of departments
1	General characteristics of the Land Fund
2	Last year's assessment of land use in agricultural sectors
3	Justification of the demand for land plots in the main sectors of the economy
5	Proposals to increase the level of effective use of land
6	On measures for protection of land resources
7	The state of the near future 3-5-year changes in the territory of the district

8	Description of newly restored socio-economic facilities
9	Areas of population punks
10	Opportunities and activities for the development of land resources in the future
11	Legal changes in the regulation of land relations
12	Incentive measures for the effective use of land resources in the district
13	Investment projects for the use of land resources in the district

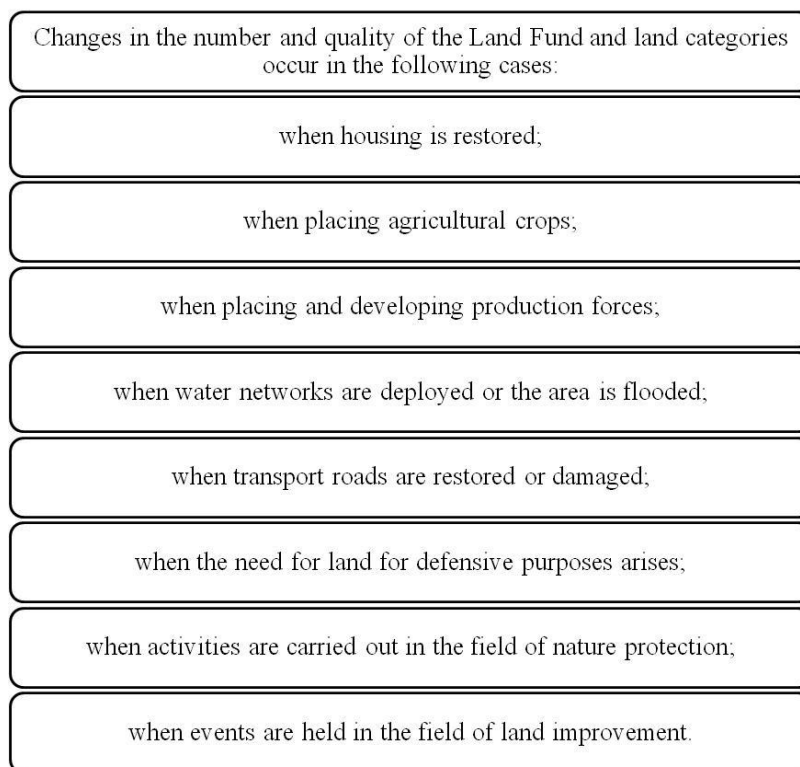


**Figure 4. Measures**

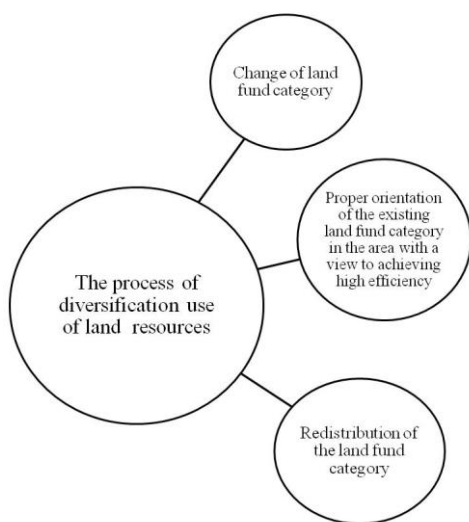
It is necessary to plan any activities carried out for the purpose of regulating the diversification from the land fund on the scale of the district (city) on the lower tier and take into account the peculiarity of the district territory as the main factor. The main goal of diversification of the district's land fund is the development of the district, increasing the attractiveness of innovation, ensuring employment of the population [10]. The land fund and the land categories are constantly changing according to the socio-economic requirements of society. In the Figure 6, the cases mentioned above are listed. As a result of these cases, the process of diversification of land resources use is carried out (Figure 7).



**Figure 5. The main tasks that will be solved when drawing up the General scheme of diversification of the use of the District Land Fund**



**Figure 6. Changes in the categories of the Land Fund in terms of number and quality**



**Figure 7. The process of diversification use of land resources**

#### **4. Analysis and results**

One of the important factors in the diversification of the district area is the rise in economic indicators. The district economic system is a complex regional system that has a certain spatial dimension and is considered to be a complex one. It includes the economic system of the district: production and labor potential, the effective location of the productive forces, the standard of living and quality of life of the population, the activities of local government bodies. The district economic system has a complex structure and develops in uncertainty and diversity.

The total land area on the administrative border of the Altyaryk district of Ferghana region, which is the object of the study, is 63088 hectares. The total land area of the Altyaryk district is 40090 hectares. In the Altyaryk district there are irrigated lands to 23092 [11].

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**Table 2. On average  
points of land use bonus of**

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**agricultural enterprises of  
Altyaryk district**

<b>№</b>	<b>District name</b>	<b>1991-1997 years</b>	<b>Since 1999</b>	<b>Since 2011</b>
<b>1</b>	<b>Altyaryk district</b>	<b>59</b>	<b>52</b>	<b>50</b>
	<b>By region</b>	<b>66</b>	<b>56</b>	<b>56</b>

In the Altyaryk district there are land plots for 1 January 2020 year to 4729. The establishment of farmland lands, the provision of fields for gardening to citizens is one of the important aspects of land reform [12]. The analysis of land use situation with the study of the growth rate of demand for land by land categories for the next 10 years is presented in Table 3. The analysis of land use situation with the study of the growth rate of demand by land use categories is presented in Table 3 [13]. The demand for land in the population of Altyaryk district is very high. In the northern part of the district, 23 thousand hectares of land belonging to the administrative district are attached to the Central Ferghana. And in the management of the district authorities there is an area of 40090 hectares. It would be appropriate to place projects on fruit vegetable, pistachio-almond cluster, fruit and vegetable processing plant, solar power station, population punk in the Altyaryk district lands of the Central Ferghana. The projects for creating land for these projects will be presented below.

Also, the appearance of the future 2030-th year of the land fund is expressed in the schematic card of the district land fund. In order to increase the share of industry in GDP, We propose to master the lands around the territory of Zafarabad gathering of rural citizens, to restore the modern population. Also, agricultural lands offer the use of drip irrigation technology, the restoration of solar and wind power stations while the population is 50 km away from the region of residence. On the basis of the acquisition, exchange (transformation) of lands related to agriculture at the disposal of agricultural enterprises, the amount of lands to be

appropriated is determined and obtained. Once the possibility of appropriated lands is determined, the nature of its use is determined.

**Table 3. The growth rate of the change of the district land fund by categories**

№	Land categories	2010 years		2013 years		2016 years		2020 years	
		Area	On	Area	On	Area	On	Area	On
		, hectars	account of % compared to the total	, hectars	account of % compared to the total	, hectars	account of % compared to the total	, hectars	account of % compared to the total
1	Land of agricultural enterprises	1919 5	47,88	1919 5	47,88	1912 0	47,7	1912 2	47,7
2	Land where the population lives	4710	11,75	4710	11,75	4710	11,75	4729	11,8
3	Land for industrial, transport, communications and defense purposes	2750	6,86	2763	6,89	2770	6,9	2788	6,95
4	Protection of nature	24	0,06	27	0,07	29	0,07	29	0,07

	health, recreation Tourism								
5	Lands intended for historical and cultural purposes	40	0,1	40	0,1	40	0,1	40	0,1
6	Forest fund land	1155	2,88	1157	2,89	1159	2,89	1159	2,89
7	Land of the water foundation	1784	4,45	1785	4,45	1786	4,45	1786	4,45
8	Reserve lands	1043	26,02	1041	26	1047	26,13	1043	26,03
		2		3		6		7	
<b>Total</b>		4009	100	4009	100	4009	100	4009	100
		0		0		0		0	

**Table 4. Description of lands where it is possible to master the prospect, hectares**

№	Name of land resources capable of mastering	Total, hectares	It is mastered for the following purposes		
			Arable land	Perennial plantations	Hayfields
1.	Land of agricultural enterprises	4494	-	3000	-

2.	Land where the population lives	420	-	20	-
3.	Land for industrial, transport, communications and defense purposes	463	-	13	-
4.	Protection of nature Health, Recreation Tourism, Lands intended for historical and cultural purposes	31	-	31	-
5.	Forest Fund land	1114	-	274	-
6.	Land of the water Foundation	67	-	-	-
7.	Reserve lands	-	-	-	-
	Total:	6589	-	3338	

There are different methods of utilisation of land by appropriation and distribution in agriculture, and each of these methods is described in Table 5.

**Table 5. Reserve lands by the methods of appropriation, hectares**

№	Including on the methods of mastering
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	Sources of opportunity	Total area of land reserve in capacity	Hydrotechnical melioration (Watering)	to be carried out cultural technical work	Recultivation	techn	biological	Soil spill	To flatten
1.	Land of agricultural enterprises	4494	50	4354	30	40	-	20	
2.	Land where the population lives	420		420	-	-	-	-	
3.	Land for industrial, transport, communication and defense purposes	463	-	463	-	-	-	-	
4.	Protection of nature, health, recreation, tourism, Lands intended for historical and cultural purposes	31	-	31	-	-	-	-	
5.	Forest land	1114	18	665	274	112	34	11	

6. Land of the water Foundation	67	-	55	-	-	-	12
7. Reserve lands	-	-	-	-	-	-	-
Total:	6589	68	5988	304	152	34	43

The scope and methods of land acquisition are agreed upon by the top managers of the organization. The land areas to be mastered are determined on the map of the land that is currently in use, and Table 6, which characterizes the lands that are possible to be mastered by agricultural enterprises, is drawn up.

**Table 6. Land opportunities for agricultural enterprises**

Name of farms	Total appropriated land, hectares	Including Land where the melioration situation is improving	Pastures	Other lands
Grape clusters	3000	-	200	2800
Pistachio-almond cluster	3250	-	-	3250
Cotton cluster	6500	70	-	6430
Food industry manufacturers	80	-	30	80
Cherry-growing clusters	1000	-	-	1000

Land appropriation in capacity is indicated in Table 6, in turn, the change in the land composition of the district agricultural enterprises. According to the calculations of the increase in the population of the district in Table 7, to be restored are given the calculations of the population punk areas that need.

**Table 7. Distribution of population by land plots in Altyaryk district (forecast figures result to 2030-th year)**

<b>Residents of Altyaryk district (thousand people)</b>	<b>Number of farmland land plots</b>	<b>On average, the area allocated to 1 farm, hectares</b>	<b>Population land area, hectares</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>210,5</b>	<b>35775</b>	<b>0,1325</b>	<b>4740</b>
<b>Forecast indicators</b>			
<b>+35,5 &gt; 38 &lt; +40,5 (forecast result to 2030-th year)</b>	<b>+10500</b>	<b>+0,04</b>	<b>5160</b>

In the sphere of land formation, a map is drawn up that reflects the state of the terrain use in accordance with the approved conditional signs.

## **5. Discussion.**

Due to the potential of each region for the development of the country, it would be worthwhile to plan and implement economic and social projects in practice.

In the Altyaryk district was formed a high peasant culture. The demand for land in the population is very high. As a result of the measures developed for the purpose of diversification of the district lands, the further development of the level of entrepreneurship among the population living in the district, the further increase in the level of employment of the population. Considered one of the problems that is still being preserved at the moment, it would be worthwhile to apply financial measures, tax and customs benefits to practice in a more comprehensive and transparent manner. After all, the increase in revenues from exports of goods and products grown in the district leads to an increase in budget indicators, which leads to an increase in investment attractiveness, the prosperity of the lifestyle of the population.

## **6. Acknowledgement**

We express my gratitude to the “Tashkent Institute of Irrigation and Agricultural Mechanization Engineers” National Research University for their comprehensive assistance in carrying out the research work Department of "Land use".

## **7. Conclusion and suggestions**

We propose to develop and implement the following programs in order to regulate the development of the district territory through the diversification of the land fund:

1. Industrial development programs.
2. Regulation of agricultural development. In this the following sorting methods are used:
  - the volume of products in the regions, the regulation of the specialization of agricultural crop areas and regions;
  - establishment of social and market infrastructure in the village;
  - improvement of land reclamation status of agricultural lands;
  - improvement and strengthening of material and technical base of agricultural enterprises, creation of a network of enterprises for the provision of services to production;
  - construction of nature protection and hydrotechnical devices;
  - financial support of loss-bearing and low-yield agricultural enterprises.

In accordance with the program of deepening economic reforms in agriculture, measures should be taken to continue the processes of formation of the class of owners, farmer farms, peasant farms, cooperations, clusters in the village, increase soil fertility, improve selection and seed production, increase the volumes of agricultural production.

3. The regions are regulated by the effective use of export potential and the predominance of exportable commodities. It is desirable to establish joint ventures in the regions of the district, create targeted programs for attracting foreign investments and create tax, customs, credit incentives for their promotion.

4. Development of transport and communication system. The construction of railways, highways in the regions of the district is an important part of the territorial policy. As a result of this, a favorable environment will be created for the quality of transport links of the regions with the center, foreign economic relations of the region, districts, entrepreneurship, business development, attraction of foreign investments.

5. Regulation of social development of territories. In the regulation of the social sphere there will be levels of Republican, territorial and local government. State regulation of the social development of the district territory is carried out through territorial programs. Proceeding from the specific socio-economic indicators of each territory, it is expedient if programs are drawn up by professionals of their field.

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## ЕР ИСЛОҲОТИНИ БАРҚАРОР ИҚТИСОДИЙ ЎСИШ ЭҲТИЁЖЛАРИГА МОС ТАРЗДА РИВОЖЛАНТИРИШ УСТУВОР ЙЎНАЛИШЛАРИ

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Жамиятимиз ва иқтисодиётимизнинг шиддат билан ўзгариб ва ўсиб бораётган эҳтиёжларини қондириш ўз навбатида ер ислоҳотини амалга оширишни тақозо қилади. Зеро, бугунги кунда дунёда ер ислоҳоти билан боғлиқ кўплаб муаммолар кузатилмоқда. Масалан, ерларни қайта тақсимлашнинг кескинлашиши, ерлар иқтисодий унумдорлиги пасайишининг олдини олиш ва инвестицияларнинг тақчиллиги, ерлар деградациясини бошқаришда иқтисодий услубларнинг камлиги, қишлоқ хўжалиги ерларининг оборотдан чиқиб кетишининг олдини олиш шулар жумласидандир. Ерлар мелиоратив ҳолатининг бузилиши, эрозия, курғоқчилик ва қум босиши, шўрланишнинг кучайиши, саноат ва транспорт қурилишлари, фойдали қазилмаларнинг очик тарзда ўзлаштирилиши, техноген омиллар натижасида ерларнинг оборотдан чиқарилиши жадаллашиб бормоқда. Натижада кўплаб мамлакатлардаги каби мамлакатимизда ҳам ер фондини сақлаб қолиш ва унинг таркибини тартибга солиш бўйича чора-тадбирлар амалга оширилмоқда.

Давлатимиз Раҳбарининг жуда кўплаб қарорларида, вилоятларга ташириқлари чоғида ер ислоҳотининг бугунги кун талабларига жавоб бермаётгани таъкидланмоқда, ерларни ҳисобга олишдан тортиб инвестиция жараёнларида ерларимизнинг иштироки, кўплаб ижтимоий муаммоларни ечиш ерларни тўғри ва адолатли тақсимлаш ва қайта тақсимлашга боғлиқлиги асослаб берилмоқда. Шунинг учун ҳам, ер ислоҳоти механизмларини такомиллаштириш нафақат қишлоқ хўжалигини барқарор ривожлантириш, тадбиркорлик субъектлари, кластерлар, фермер, деҳқон хўжалиги ва томорқа ерларидан самарали фойдаланиш, балки иш

жойларини яратиш, камбағалликни қисқартириш, ишлаб чиқариш рақобатдошлигини ошириш, озиқ-овқат хавфсизлигини таъминлаш ва экспорт салоҳиятини юксалтириш борасидаги энг муҳим устувор вазифалардан бирига айланмоқда. Масалан, ноқишлоқ хўжалиги ер участкаларини хусусийлаштириш, ерларни субижарага беришнинг, кластерларда ер муносабатларининг ёки ерларни активга (капиталга) айлантириш аниқ механизмларининг мазмун-моҳиятини халқимиз кутмоқда. Чунки ер ислоҳотини ижтимоий-иқтисодий ўсиш, экология, ишлаб чиқарувчи субъектлар манфаатларига мос ҳолда татбиқ этиш тобора долзарблашиб объектив заруратга айланмоқда.

Бугунги кунда ўтган асрда қабул қилинган Ер кодекси ер ислоҳотининг ташкилий-ҳуқуқий асоси ролини бажараолмаяпти. Унда ерларни қайта тақсимлаш, хусусийлаштириш, аукцион, ерларнинг бозор айланмаси, кадастр баҳоси каби тушунчалар ишлатилмаган, бу эса ер муносабатларида бозор механизми шаклланмаганлиги, ушбу Кодекснинг мамлакатимизда иқтисодий ўсиш эҳтиёжларига мос келмаётганлигидан дарак беради ва уни янги таҳрирда ишлаб чиқиб, тезроқ парламентимизга киритиш зарур.

Чунки сўнги йилларда ер ресурсларини бошқаришдаги камчиликлар, бу борадаги ҳуқуқий, ижтимоий-иқтисодий, экологик механизмларнинг тўлиқ шаклланмаганлиги маълум даражада ерлардан тизимсиз фойдаланишга, уларнинг жиддий деградациялашувига олиб келди. Ер ижараси ҳуқуқининг иқтисодий мазмуни аниқ эмас, ернинг бозор баҳоси йўқ, ер солиғи ердан фойдаланишда рағбатлантирувчи ролни бажармаяпти. Шунинг учун ҳам, бизнинг фикримизча, ердан фойдаланишга концептуал жиҳатдан иқтисодий асосга қурилган тизимли ёндашув бўлиши лозим. Холбуки, ердан фойдаланиш иқтисодиёт ва жамият ривожланишининг объектив, зарурий шартидир, бу эса унинг доимо ривожланиб ва муайян тенденцияларга эга бўлиб борадиган динамик жараён эканлигини билдиради. Бинобарин, иқтисодиёт ва жамият томонидан ерлардан