

METHODS AND MECHANISMS OF LAND USE IN THE  
MANAGEMENT OF LAND RESOURCES

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**Annotation.** *This article discusses the methods and mechanisms of land use in the management of land resources and its impact on land use and productivity.*

**Key words.** *Resource, mechanism, land use, land economy, reform, land relations.*

### INTRODUCTION

In the conditions of the market economy, the need to improve the management of the effective use of land resources increases during the complex processes of the implementation of state-level macroeconomic, land and agrarian reforms. It is in this sense that the new theoretical and practical approaches to land cadastre and land structure have been proven in the solutions of practical issues of land resources management, which means the practical importance of the given problem.

Effective manifestations of land relations and management of land resources are being manifested in the process of radical transformation of the economy in the Republic of Uzbekistan. In addition to its main features, the land has become a means of production of this resource, regional business, natural wealth, legal relations and an object of real estate. The development of land leasing as the most effective and economically feasible form of land use, which ensures the most convenient use of the complex method of state land management and the increase of budget revenues, in the conditions of the settlement of market relations, is of particular importance. At the same time, it is crucial to take into account the priority of establishing a unified order of land relations in state management, developing methods for the amount of rent, the state of the regional economy that clearly reflects the state of the land market, and the formation of a set of activities in the management system of the process in it, in the land rent policy.

To develop a methodological theory of land relations regulation, to activate the forms and methods of land sale, to encourage the processes of



privatization of land plots, investment, evaluation, insurance activities, mortgage, crediting, transactions with land-related securities. necessary. The listed and many other disadvantages of land use are practically true for agriculture and forestry, industry, transport and other areas of its use. In this regard, it is necessary to continue research in the directions of the role of land during the reproduction of economic products, the nature and characteristics of land as a natural resource in the cycle of reproduction, and the nature of its interactions with other factors of production. . We foresee the complete reproduction of the earth itself (earth resources).

The correct and effective use of any means of production largely depends on how deeply and comprehensively its most important features are studied. First of all, this applies to the land, and its rational use depends on a consistent approach to the production of a set of scientifically based measures and organization in accordance with the experience gained in practice.

Summarizing the data collected from many countries and continents, it is shown that the functions of the soil layer on the whole earth scale result from direct effects on the soil for a specific purpose, as well as It is changing extremely strongly under the influence of human activity as a result of various additional, secondary, often unexpected negative environmental conditions. The scale of this influence can be judged by the following information: of the total land area of the globe, about 1.5 billion hectares are currently under permanent cultivation in world agriculture, during the 10 thousand-year history of agricultural culture About 2 billion hectares of previously productive land has been completely deprived of its land, turned into deserts, all kinds of structures have been built and submerged: about 1 billion hectares of land are still suitable for agriculture: now, every year, there is absolutely no 6-7 million hectares of fertile land, that is, 30-35 times more than the historical average. Now it is becoming an ecologically dangerous phenomenon, which has attracted the serious attention of the world scientific community, official international bodies, including the UN. Among all environmental problems, after the problem of combating damage and destruction of the soil layer, it comes to the fore. Improving the land in every way, constantly increasing its productivity and economic efficiency are returning universal human values, the foundations of the scientific system of agricultural management, and the use of land with high productivity. Proper use of land, scientifically based sequence of different types of plants in time and space, ecologically "clean" methods of tilling the soil, fertilization, disease and protection of favorable agrotechnical periods, fight



against soil erosion. certain elements such as require specific legislative management.

The main thing in the general description of land use management as a whole system is the presence of integrative qualities in it that do not lead to the result of its elements. It can be called the complex functions of the management of the new integrative system arising from the objective existence of continuous connections of all elements of the system and is manifested in the unity of its following aspects.

1) As a result of the performance of the tasks of the whole system of land resources management, private efficiency is higher than the performance of certain tasks, including in the conditions of maintaining their autonomy, not separated from each other, but in agreement, at the same time, the effectiveness of the implementation of each of the individual tasks if it (management task) is not performed independently, but in strong interaction with others. For example, the effectiveness of land use planning is effective if it is implemented in a strong connection with land cadastre materials and land use control. Thus, full achievement of the highest goal of the management system is possible only when all its elements (tasks interact with each other).

2) During the implementation of management in practice, each individual task imposes other tasks to one degree or another. For example, the creation and implementation of land development and other land use projects, in addition to its direct role, also serves to encourage the effective use of land. Land use control also performs this function. Although control is an independent task with its own purpose, conducting the land cadastre, although it has its own private task, it also fulfills the task of land protection and use to a certain extent. Acts as a control. The resolution of land disputes, in fact, has not only private aspects, but also economic aspects, although it serves to promote the efficient use of land, as well as another means of controlling the rational and correct use of land.

To implement this, it is necessary to follow the land use system. That is, land use planning can be solved in various functional and territorial forms. The system of land use planning and organization requires their effective use, improvement of conservation status and restoration. The master plan of land use is approved by state management organizations and is drawn up taking into account the guidelines and programs defining the plan for the development of the national economy and socio-economic development. Its structural part: the order and prediction of the use of land resources in the near future;



- scientific-technical, economic, natural resources of long-term planning of the national economy,
- → a plan for the relative location of production forces in the state, taking into account the current conditions and the future;
- → the concept of locating and developing production forces in the region in the near future;

The purpose, essence and function of land resource management determine the social, economic and political movement of the independent society of Uzbekistan today.

The object of management is the land fund of the Republic of Uzbekistan, its subjects are administrative-territorial units, administrative districts, cities, certain land properties of land ownership, land use that is differentiated by the description of use in legal status, as well as land that is not included in land use (general use lands) are plots of land.

The subject of management is the process of organizing land use, which provides for the diverse needs of the population within a certain territorial boundary. The needs dictate the application of various methods of land use management.

Such methods include:

- → Territorial organization within the boundaries of land users;
- → Engineering support of the land use process (engineering communications);
- → Studying the legal status of the land plot (ownership, purpose of use, rent, demarcation, maintenance duties, etc.);
- → Establishing the types of land use (allowed use) and directions;
- → Implementation of effective economic and ecological technologies in land use;
- → Analysis of the natural and economic condition of the land;
- → Other activities that affect the quantity and quality of the land and its status.

Today, the main tasks of the control over the use of land and their protection are to ensure compliance with the requirements of legal documents of legal entities and individuals, state management bodies, and local government bodies.

State control over the use of lands and their protection is carried out by local state authorities, as well as state bodies with special powers.

Nature protection societies, scientific societies and other public associations, as well as citizens, are assisted by state bodies and self-governing



bodies of citizens of settlements, villages and villages in the implementation of control over the use of land and their protection.

Local administration is carried out by local self-government bodies. Management may also have a special recommendation in this regard. Land management is carried out by land plot users and property owners themselves. The management of land resources has a complex description, because it concerns the interests of the subjects of land relations, therefore, it creates the need to apply a systematic approach to the management of the process of use and protection of land resources. It requires linking organizational and technological solutions with possibilities of ecological and economic consequences. Land resources management is carried out by the legislative and executive bodies of the government. They tax land relations and determine overall strategy for land ownership, land conservation activities, and so on

The content of the activity of the executive bodies for the management of land resources consists in planning and forecasting the use of land resources.

According to the function of information in the management process, it is divided into the following:

- → to inform (used to justify the decision made);
- → the management process is formed and delivered to the entity for execution and use;
- → collection of information, processing and its analysis determines the essence of the integrated management system. Therefore, it is important to determine the components of information management and their interrelationship at administrative territorial levels.

The source of information can be the materials of the land cadastre and other agencies, as well as executive bodies of the government: cartographic material, registers, reports, books and records, catalogs, abstracts, expert information, dictionaries and other inspection and analysis materials.

The assessment of the dynamics of the current situation of land resources management is carried out as follows.

Assessing the existing law of the political-economic situation in the district (city) government, region, region and country and determining the main goals in the field of land resources management and determining the reasons that prevent them from being achieved;

It is planned to establish a plan of activities to achieve the goal.

Regional and district (city) bodies should implement land resource management based on the following situation:



→ land plots belong to the population living in specific areas and to the state. Therefore, it is necessary to coordinate between district (city), regional and state bodies of the executive power on issues of responsibility for issuing orders on their use and use of land resources;

➤ → all residents of the region should benefit from the use of land resources;

According to the Land Code of the Republic of Uzbekistan, land use must be paid based on a lease agreement. The amount of payment for the use of land should be determined based on the results of the state land cadastral evaluation in accordance with the decisions of the regional government to the government bodies involved in land acquisition;

Land transactions (that is, all types of agreements related to land plots) must be carried out according to the rules established by the regional government. In this case, issuing an order on the distribution of land resources and their use should take into account the obligation to take into account the characteristics of the regional conditions stipulated in the agreement on the limitation of powers in the field of use;

If in the process of use it causes damage to the environment or the living conditions of the population, the governor of the region can influence any owners to limit their use of the land;

The executive bodies of the government, which carry out a number of tasks in relation to the general state management of land resources in relation to the entire land fund of the country.

In conclusion, it should be said that the interests of local self-government bodies and regional bodies in the field of land resources management are mostly compatible. However, the interest of local self-governing bodies in the formation of the local budget takes into account the problem of land resource management, mostly only from a financial point of view.

The Land Code of the Republic of Uzbekistan also envisages the development and implementation of measures for the protection of the environment, including land resources, and the rational use of land resources. Such activities include rational organization of the territory, increase of soil fertility, protection of land from water and wind erosion, floods, flooding, pollution, re-salination, erosion, production waste, contamination with chemical radioactive substances, conversion of damaged land into replanting fields. includes the like. Solving these issues should be based on complete and comprehensive information about the quality of the country's land resources.



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