



"Teaching, Pedagogical and Modern Tendencies"

## Registration of Land Areas of Land Users and Update of Digital Maps in Karauvulbazar District

**Karimov Erkin Qodirovich, Adizova Farangiz Nurali qizi**

Teacher of Tashkent Institute of Irrigation and Agricultural Mechanization Engineers,  
"National Research University" Bukhara Institute of Natural Resources Management

**Sherqulov Sherzod Jamshid o'g'li**

Student of Tashkent Institute of Irrigation and Agricultural Mechanization Engineers  
"National Research University" Bukhara Institute of Natural Resources Management

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**Abstract.** In this article, the results of surveying of land areas belonging to land users and tenants in Qarovulbazar district of Bukhara region, problems and shortcomings identified in the survey process. The new innovative technologies used in the survey work, the significance of the statistical data collected based on them in the system of rational and efficient use of land resources, the preparation of digital maps based on the data determined as a result of the survey, and the use of these digital maps in the fields of national economy.

**Key words:** land account, map, land type, contour, geobotany, contour, degradation, forest, homestead land, digital map, orthophotoplan, deed.

**Introduction:** Today, our country is rapidly showing itself in every field. The country has implemented huge reforms in recent years. The government is developing every sector one by one. A number of stagnant industries have reached the peak of their development in the recent past. Thanks to the fair policy of the state, every industry is flourishing today. The transparent mechanisms of the policy carried out by the President are solving the problems and shortcomings in the country to such an extent that the people and the nation seem to be taking a new step full of energy.

Comprehensive improvement of the land, increasing its productivity and economic efficiency is the basis of the scientific system of management of economic sectors, including agriculture, and the use of land with high productivity. Proper use of land, introduction of scientifically based succession of different types of plants in time and space, application of ecologically "clean" methods of soil cultivation, fertilization, implementation in favorable agrotechnical terms, o Certain elements, such as protection of plants from diseases and pests, and the fight against soil erosion, require specific legislation. [1]

The process of globalization of the world economy and its transition to new technological development leads to increasing competition in the world commodity and financial markets, in the field of implementation of digital technologies, and in ways of solving the growing socio-economic problems of the population. The main solution to these issues is to become

one of the leading countries in the field of science and innovation, to achieve international competitiveness during the fourth industrial revolution, to find new solutions to accumulated institutional problems, as well as to resolve controversial issues arising due to globalization. should be [2]

Chambers of the Oliy Majlis of the Republic of Uzbekistan decisions, decrees, decisions of the President of the Republic of Uzbekistan, orders, decisions of the Cabinet of Ministers, decisions of ministries, state committees and agencies, decisions of local state authorities on rational use of land resources in our republic, their protection, regulation of land relations, land cadastre, land It remains an important harmonizing document of economic policy that regulates social relations, arising from experiences in the field of legislation aimed at increasing the efficiency of land monitoring.

As of January 1, 2020, the total land area within the administrative borders of the Republic of Uzbekistan is 44,892.4 thousand hectares, and irrigated land is 4,329 thousand hectares or 9.6% of the total land area. As of January 1, 2020, the number of agricultural enterprises and organizations in the republic, together with farms, is 103,605, and the total land area of the land assigned to them is 20,761.6 thousand hectares, including agricultural the area of land types is 16025.6 thousand hectares, of which 3694.8 thousand hectares are irrigated lands. 46.25% of the territory of the Republic of Uzbekistan is occupied by agricultural land, which is the main means of agricultural production. The distribution of land intended for agricultural purposes in the territory of the republic is determined according to natural climatic factors[3]

Non-disposal of land resources is a part of state land monitoring. Land transfer is a comprehensive multi-purpose state event. Land surveying is carried out by land surveying engineers based on accurate plans and accounting books. As land surveying, which is the main part of land monitoring, is considered an important activity for economic sectors, this process is regularly monitored by the state. Measures are developed to eliminate the problems and deficiencies identified in the process of surveying land.

Land monitoring consists of a system of monitoring the state of the land fund in order to detect changes in the land structure in time, evaluate the land, prevent negative processes and end their consequences. State land cadastre maintenance, land use, land formation, implementation of state control over the purpose and reasonable use of the land fund, provision of information on land protection is carried out on the basis of land monitoring. The procedure for land monitoring is determined by the Cabinet of Ministers of the Republic of Uzbekistan. [4]

Today, a new era has begun in the management of land resources, regular maintenance of land areas, and the system of land surveying, among many areas of agriculture. In our republic, a number of regulatory legal documents are being adopted regarding the fundamental improvement of the land registration system. It is aimed at fundamental improvement of the system of transfer of immovable properties and further protection of the rights of land users on the basis of normative legal documents. Ministers of the Republic of Uzbekistan in order to strengthen state control over the protection and rational use of land, to establish a systematic way of keeping accurate records of land resources, to increase the efficiency of the use of agricultural land, including irrigated, dry and pasture land. by the court on April 23, 2018 "On measures to further improve the procedure for determining the boundaries of administrative-territorial units, delineating land resources and conducting geobotanical research in pastures and hayfields" Decision No. 299 was adopted. This decision due to the lack of systematic organization of the work of determining the administrative boundaries of the Republic of Karakalpakstan, regions, Tashkent, districts

(cities), land resources mapping and calculation, it is aimed at solving various problems in determining internal borders in localities. It is no exaggeration to say that it was a very important normative legal document. This decision was important because it was aimed at solving many problems that had accumulated in agriculture. This timely decision brought the system of rational and efficient use of land resources to a new level.

**Problem setting.**In recent years, a number of measures have been implemented in our Republic to organize rational and effective land use, regulate land relations, and strengthen state control over land use. At the same time, the effective organization of state control over land use, the introduction of modern technologies in the field, and the accounting of land resources remain insufficiently organized. In particular, the fact that the borders of the Republic of Karakalpakstan, regions, Tashkent city, districts (cities), towns, villages (villages) are not connected to the coordinate system causes problems in the areas of keeping land records, allocating land, and regulating land relations. If we take a look at the shortcomings in the field of land accounting and state cadastre today, in 2020 alone, 11,200 hectares of land were arbitrarily occupied in about 50,000 cases, of which 3,200 hectares were illegally built. 99% of this is irrigated, fertile agricultural land. In general, in 113 districts, many reserves are lost due to the lack of accurate calculation of land fund categories and types.

There are also 21 mln. Activities related to the effective use of hectares of pastures and hayfields, the increase of the type and number of plants, the increase of productivity, the establishment of regular rotation of livestock, and the conduct of geobotanical research in order to prevent the degradation of pastures and hayfields are completely out of control. gone As a result, in the last 25-30 years, 35-40% of pastures and hayfields have been degraded, the type and number of plants has decreased by 20%, and productivity has decreased by 1.5-2 times. In addition, defining the administrative borders of the Republic of Karakalpakstan, regions, Tashkent city, districts (cities), Due to the lack of systematic organization of land resources surveying and calculation, there are various problems in determining internal borders. [5]

**Research Methodology:** Land monitoring on agricultural land is carried out by the Ministry of Agriculture and on other categories of land by the Cadastre Agency under the State Tax Committee with the participation of interested ministries, state committees and agencies, developed and approved, this method is mandatory for all enterprises and organizations that carry out rapid and regular monitoring of the state of the land, conduct research, inspections or mapping. Land condition is assessed by analyzing a number of consistent observations (periodic, seasonal, daily) regarding the direction and speed of changes, comparing the obtained indicators with the norms of land quality condition. Ground condition assessment indicators are also absolute for a specific period or date,

In order to detect changes in the land fund in a timely manner, it is necessary to monitor its condition, assess the land, prevent negative processes and end their consequences, maintain the state land cadastre, use land, create land, use the land fund for the specified purpose and rationally, protect the land It is important to exercise state control over it. If changes in land areas are not detected in time, this process will have a very negative impact on economic, social and ecological processes. Land monitoring consists of a system of monitoring the condition of land in order to detect changes in the land fund in a timely manner, evaluate land, prevent negative processes and end their consequences.

"Uzdaverloyiha" State Scientific and Design Institute has implemented targeted projects based on the conditions of public-private partnership for digitalization of agricultural lands, effective use and control of crop conditions, introduction of modern information and

communication technologies in agricultural land monitoring. has the authority to implement. [7]

299 of the Cabinet of Ministers of the Republic of Uzbekistan dated April 23, 2018 "On measures to further improve the procedure for determining the boundaries of administrative-territorial units, demarcating land resources and conducting geobotanical research in pastures and hayfields" in order to ensure the implementation of decision No. 117-F of the Governor of Qarovulbozor District of Bukhara Region dated October 17, 2019 and to the "TECHNICAL ASSIGNMENT" and "WORK PROGRAM" of the Uzbek State Scientific-Design Institute of Land Management "Ozdaverloyiha" mainly, all tenants, land owners and land users in the massifs of Qarovulbozor district of Bukhara province were carried out on land resource mapping and updating of digital maps using orthophotoplan. In the course of preparatory work, the land report of the massifs of the Qarovulbazar district of the Bukhara region, information on the attachment of land plots to existing farms and land owners, land users, documents confirming the right to land, cartographic and space materials, etc. Using the materials of the inter-district land development project, archival materials of the previous survey, together with the specialists of the district land resources and state cadastral department, information on the tables was prepared and existing farms and other agricultural The boundaries of the land areas of Jalik enterprises were mapped on the updated digital agricultural maps using the 1:10000 scale orthophoto plane in the irrigated lands. In the course of field work, all land resources in the massif were mapped, and the borders of each tenant, land owner and land user were drawn on a map on a scale of 1:10,000 based on agreed conventional symbols.

In the process of camera works, digital maps of land resources of massifs were updated using orthophotoplan, a contour calculation record was created, and a contour calculation record was created for each tenant, land owner and land user section. Total area on LINE 30 of the district land report 211063.20 hectares, of which 13984.20 hectares of irrigated land, including 2052.0 hectares of bad land, 294.20 hectares of gardens, 100.60 hectares of vineyards, 970.0 hectares of gray land, 116805 pastures, 90 hectares, homestead land 519.0 hectares, land under reclamation 118.0 hectares, forest lands 23363.0 hectares, total underwater land 21083.0 hectares, roads 689.0 hectares, social yard, street, buildings and grounds are 979.0 hectares and other non-agricultural land is 32157.30 hectares.

As a result of the letter, the total land area in the 30th line of the district 212207.36 hectares, 1144.16 hectares more than the land report, of which 14406.92 hectares are irrigated lands, 422.72 hectares more than the land report, including bad land 2066.72 hectares, according to the land report excess of 14.70 hectares, orchards 302.37 hectares, excess of 8.17 hectares compared to the land report, vineyards 109.86 hectares, excess of 9.26 hectares compared to the land report, greenhouse not available in the land report in practice 51.41 hectares, poplar groves are not available in the land report, in practice 3.51 hectares, gray lands are 1061.62 hectares, 91.62 hectares more than the land report, pastures 120342.41 hectares, 3536.51 hectares more than the land report agricultural land, 787.45 hectares, 268.45 hectares more than the land report, 940.36 hectares less than the forest land report, 22422.64 hectares, total underwater land 9960,30 hectares, 11122.63 hectares less than the land report, roads 1124.37 hectares, 435.37 hectares more than the land report, social yard, streets, buildings and fields 1057.42 hectares, 77 compared to the land report It was found that the excess of 98 hectares, other lands not used for agriculture is 40543.77 hectares, 8386.84 hectares more than the land report. [8]

According to the results of Khatlov, the total land area of the district center is 1655.85 hectares. According to the results of Khatlov, violations of the law were detected in 7.34 hectares of land use in 33 cases, of which 3.23 hectares were illegal constructions (field shed , farm) was built, 0.25 hectares of illegal garden was built, 3.68 hectares were used for other purposes (pool, constructions). These works were carried out in Qarovulbazar district of Bukhara region approved by the decision of the governor of December 17, 2019 No. 247/67-V.

**Summary** it should be said instead The purpose of carrying out the above works is to determine the administrative boundaries of districts (cities), to carry out land resource surveying and calculation, since various problems have arisen in determining the internal boundaries in places due to the lack of systematic organization of land resources, taking into account the above. and to strengthen state control over their rational use, to establish a systematic way of keeping accurate records of land resources, from agricultural lands, including; is to increase the efficiency of the use of irrigated and pasture land.

Land users, land owners and tenants, the purpose of conducting a survey of land plots is to determine the owners of land plots, buildings, structures and perennial tree groves, their users, tenants, as well as the area of land plots occupied by them, the size of buildings and structures, the type and number of trees. . Data collection, taking into account the standardization of the processing mechanism and creating a cadastral information system, providing state authorities with reliable, complete information about real estate objects are also part of the main task of the general registry. Khatlov is a set of cadastral measures to obtain information about real estate objects, their quantity, quality, and legal status. Accurate accounting of real estate objects in the electronic database ensures complete registration of taxation objects for property and land tax calculation. Today, we have to handle every detail related to khatlov with perfection and legality, while taking the system of khatlov transfer of land owned by land users and tenants to a new level. At the same time, further improvement of the public service delivery system in this area requires increasing their speed and usability, achieving transparency of the activities of public bodies, and improving the provision of information services to service users. Introduction of information and communication technologies, integration of relevant systems into the electronic databases of state bodies are the main priorities for simplifying the process of state registration of rights to real estate. Further improvement of the land registration system, use of transparent methods, use of new innovative technologies, and state registration of rights to real estate, and creation of favorable conditions for individuals, reduction of red tape and vagrancy Loss is one of the most pressing issues of today.

Land cultivation is an important pillar of the country's economy. The state can carry out permanent control over the land plot that has been registered in time and has been registered in time. Taxes are paid on time in controlled areas. The tax paid on time goes to the state or local budget. The money received from the state budget was used for the construction of new buildings, new schools, hospitals, roads, recreational parks, sports complexes and social infrastructures, and all other objects necessary for a person to live happily. Today, if we carry out the land transfer system in every district, every city and every region on time and correctly, we will build an important foundation for tomorrow's future generation.

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