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Improving The Creation Of A Land Information Base For The Privatization Of Land Plots In The Republic Of Uzbekistan And Foreign Experience In This Area

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ABSTRACT

The article is devoted to such an urgent topic as the theoretical and methodological foundations of creating a land information base for the privatization of land plots, improving the use of modern methods, effective use of land information base programs and developing a base privatization database.

A radical turn of the republic's economy on the path of intensive development requires the accelerated introduction of scientific and technological progress in all spheres and industries, the functioning of the land information base as a single economic organism, the introduction of new priority directions in the privatization of land plots. It should be noted that the work carried out in the republic on the use of the land information base during the privatization of land plots is felt at an insufficient level. In recent years, little attention has been paid to the use of advanced technologies in the privatization of land plots. Therefore, the topical issue of today is the improvement of the use of the land information base in the privatization of land plots. Therefore, it is necessary to improve the use of modern methods of privatization of land plots and to find available opportunities for this and to develop a basis for the land information base for the privatization of land plots.

KEYWORDS

Land plots, privatization of land plots, land information base, land information system, automated system, land plots, land resources, appraisal of the value of land plots.

INTRODUCTION

The state policy of the Republic of Uzbekistan in the field of informatization, information resources are aimed at creating National information systems, taking into account modern world principles of development and improvement of information technologies and information systems. Currently, there is a widespread land database information system in all areas of activity. They are widely used to solve several scientific and practical problems, including in the field of design and management on a state and territorial scale, in the process of registering land plots and accounting for reserves of natural resources, in the process of monitoring land and in many other areas. Acceleration of the provision of the land information base, the systematic collection of reliable information characterizing the operational situation, its timely and high-quality analysis are some of the most important conditions for creating a land information base for the privatization of land plots in modern conditions. Automation of information processes is directly related to the introduction of computer technology, the creation of automated systems for collecting, storing, processing information and issuing information on its basis. The purpose of creating a land information base based on modern computer programs is to provide reliable, versatile information for administrative and economic services at various levels involved in the privatization of land plots and solving various issues of management, planning and control in this area [1]. The most important tasks are the principles of information support, the organization of a ground information base, which will be needed by various users. At the

same time, storage and updating of information on land plots, their qualitative and quantitative assessment, forms and types of private property rights, etc. are provided as the main directions of use of the land information base. All functions are provided by a modern database management system [2]. The modern land information database, originally used to store information about land plots, is directly related to the concept of a geographic information system (GAT), which provides for the inclusion in the structure of data related to a specific land plot, information about location, territory and field configurations.

MATERIALS AND METHODS

It is known that land resources are distributed among all production sectors and are used for various purposes, in particular for locating settlements and agricultural production facilities, and at agricultural enterprises as the main means of production. Consequently, at present, it is important to conduct special scientific research on the transition to a system for improving the creation of a land information base for the privatization of land plots.

The Republic of Uzbekistan seeks to take its rightful place in the emerging global information society. To achieve these goals, the country's government has identified strategic priorities for enhancing informatization processes in Uzbekistan, accelerating the development of modern information and communication technologies, their implementation and their use in all spheres of the economy and society. This will significantly increase the efficiency of public administration, optimize the interaction

between the state, society as a whole and its institutions and citizens, including the formation of an information base on the use of land resources.

Today, as in all industries, it is possible to use advances in information technology in the efficient use of land. Therefore, the most urgent are the issues of effective use of the used computer programs for processing, storage and transmission of data on privatized land plots, the use of models created on a global scale, their full, accurate and high level of use.

The role of the land information base in the efficient use of land resources in our country, within the framework of modern requirements, is widely used by all design institutes under the State Committee of the Republic of Uzbekistan on Land Resources and State Cadastre at a high level. The creation of a land information database has become an urgent need for the systematic collection, updating, processing and dissemination of information. The creation of a land information base is a subsystem of the general system, which is a product of the development of the cadastral system, designed for the management, analysis, and reflection of information related to land, real estate and rights to them.

To create a land database, it is recommended to use screen forms in the project to facilitate the entry, use and analysis of the data stored in it.

The land information base can also be used to assess the value of the privatized land plots. Assessment of the value of land plots should be taken into account when implementing a system of measures for information support. Improvement of the cadastral valuation in the

land information base should comply with generally accepted criteria for primary information, in particular, have a standardized nature, exclude duplication of information, optimize the frequency of its preparation, simplify the assessment, reduce the time and cost of its preparation, and ensure ease of use and quality control of this information. Initial information for the appraisal of a land plot must contain legal information, quantitative and qualitative characteristics of the appraised land plot, as well as analytical and market information.

K.Rakhmonov in recent years the purpose of developing a database in the dissertation work of scientists of the Republic is to create a software package for maintaining the state land cadastre, which ensures the processing, storage, analysis and transmission of information on individual objects located on land plots [3].

Improving the cadastral valuation of land resources as an information base for assessing the value of land resources in B.Khodiev's dissertation work suggests that primary information should meet generally accepted requirements, in particular, have a standardized nature, prevent duplication of information, optimize the frequency of its preparation, simplify the assessment, reduce the time and costs on its preparation, as well as ensure ease of use and quality control of this information [2, 4].

Even in the dissertation work of A.S.Chertovitski, the objective nature of the land cadastre is determined by the need to obtain information about the land. Information is necessary, first of all, for the regulation of land relations, including for the implementation of such functions as land

management, forecasting and planning of the use of land resources, intersectoral distribution (redistribution) of land resources, assessment of the efficiency of land use in the country as a whole [5].

The integration of the Republic of Uzbekistan into the International Society requires an in-depth study of foreign experience in the field of land information systems, land management, land cadastre, land valuation and registration of land plots.

Registration of rights to land plots is carried out in other countries as real estate. Over the long years of its existence and development, each state has acquired vast experience in adjusting land and property relations and has created its own land information system.

The main result of the development of modern automated land information systems is the formation of a fairly close correspondence between organizations that take responsibility for the formation of cadastral information in their field of application. Therefore, in several countries, information that is important for various purposes is collected in a single information system or information exchange between different systems is organized.

The general similarity with Western European cadastral information systems is that they provide systematic coverage of all territories and uninterrupted updating of information. This is the only guarantee of efficiency. It should also be noted that the technique of maintaining information in registers is similar.

Many years of legal experience in land cadastre maintenance has been accumulated abroad. This allows, as a result of the analysis of experience, to conclude the existing

differences in the concepts of the land cadastre in its organizational structure, content and methods of maintenance. One of the most effective ways is to take into account the experience gained in developed foreign countries.

One of the main functions of improving land use is to regulate the processes of its distribution and redistribution between land users, depending on the needs of society and taking into account the targeted use of the land plot. It is no coincidence that the legislation of different countries attaches great importance to this issue.

In foreign countries, lands are divided depending on the purpose of their effective use. This process is related to planning their use and is characterized by various terms. In the UK, the terms “urban and rural planning” are used, in Germany – “zoning”, in France – “zoning”, In the US – “zoning”. In France, as a result of the territorial structure, urbanized zones, forest and protected areas, zones of special activity are distinguished. In Italy, according to the “green plans” law, zones of agricultural land suitable for the cultivation of certain crops are allocated according to soil quality and natural conditions. In the USA, there are urbanized, agricultural and ecological zones [6].

In developed foreign countries, the state strictly controls the targeted use of land by owners and compliance with the legal regime. The French Civil Code provides for cases when, if land plots are not used, it is possible to seize land from owners, which allows for a decrease in soil fertility or damaging the interests of society. The main purpose of the French cadastral system is to ensure the taxation of land. Until now, it serves as a fiscal

system: its data are the basis for calculating property tax, which applies to various types of land and real estate. But in France, together with all the legal inclusions, the land register cannot fully provide systematic information throughout the country. Large cities such as Paris, Lille, Marseille have created private multi-purpose cadastral systems for their territories.

CONCLUSION

As a result of the links that are established between the various information services in Germany, a multipurpose automated database of land and real estate is formed. Together with other automated data banks, this bank forms a nationwide information system. This system solves a wide range of problems related to land use, spatial planning of real estate, and economics [7].

The subsystem for managing the land information base for the privatization of land plots must ensure the collection, analysis, processing of primary data, as well as the safety and secrecy of information about land plots and their ownership rights. In this regard, it is necessary to comply with increased requirements for primary data, their reliability. The authorities that register all transactions with land plots should become one of the sources of this information. Land databases, which is a dynamically growing system for fast data acquisition, combining knowledge of several disciplines. In this regard, it is necessary to comply with increased requirements for primary data, their reliability. It is necessary to ensure that the authorities registering all land transactions become one of the sources of this information. Currently, as a result of the application of new technologies, the ease,

advantage of the possibility of using the land information base, has been proven.

ACKNOWLEDGEMENT

The authors acknowledge the immense help received from the scholars whose articles are cited and included in references to this manuscript. The authors are also grateful to authors/ editors/publishers of all those articles, journals and books from where the literature for this article has been reviewed and discussed.

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