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THE IMPORTANCE OF EFFICIENT AND PRODUCTIVE USE OF LAND RESOURCES

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ЗНАЧЕНИЕ ЭФФЕКТИВНОГО И РАЦИОНАЛЬНОГО ИСПОЛЬЗОВАНИЯ ЗЕМЕЛЬНЫХ РЕСУРСОВ

Abstrart: This article describes the use of land as the main means of production in agriculture, as a means of production-base (space) on non-agricultural lands (population settlements, other places where industrial centers are located), and how landowners and specialists should know how to use plan-cartographic, land-planning and land cadastral materials to easily use various measures for land development, land reclamation, land improvement, and land cadastre materials in solving issues related to the development of agriculture.

Key words: land resources, land balance, land management organizations, cadastral services, agricultural land category, land owners, means of production

Аннотация: В статье рассматривается использование земли как основного средства производства в сельском хозяйстве, как средства производственной базы (пространства) на несельскохозяйственных землях (населенных пунктах, других местах размещения промышленных центров), а также то, как землевладельцам и специалистам использовать информацию о земле, освоении земель, мелиорации земель, мероприятиях по улучшению земель, а также материалы земельного кадастра для обеспечения к ним свободного доступа.

Ключевые слова: Земельные ресурсы, земельный баланс, землеустроительные организации, кадастровые службы, категория земель сельскохозяйственного назначения, землевладельцы, средства производства-база

In his Address to the Oliy Majlis, the President of the Republic of Uzbekistan, Shavkat Mirziyoyev, paid special attention to reforming the agricultural management system and introducing advanced technologies for the rational use of land and water resources. He also emphasized the importance of using water-saving irrigation technologies and issued relevant instructions in this regard [2].

In addition, during a meeting chaired by the President on November 21, 2023, tasks were set concerning the rational use of land resources, land accounting, and improving the quality of cadastral services.

It was noted that economic growth in the regions, food security, job creation, and investment inflow primarily depend on land resources. Over the past three years, due to digitalization, 40 million hectares—or 90% of all land—have been registered in the state cadastre.

At the same time, it was reported that 44.8 million hectares of land and 8.3 million buildings and structures have not yet been given a market valuation as property. Currently, the conditional cadastral value of existing buildings and structures is estimated at 70 billion USD, while their actual market value is believed to be at least 4–5 times higher. If the market value of the land is also included, this forms a substantial "economic asset." The use of modern aerial photography equipment and drones in the sector has led to the identification of many untapped reserves.

Currently, 817,000 hectares of land have been transformed into residential areas and industrial zones. However, in reports, these lands are still classified as agricultural land, and instructions have been given to the Cadastral Agency and

local authorities to resolve these ambiguities and accurately reflect the "land balance" in reports [12].

The essence of state land management and geodesy work lies in organizing the efficient use of the country's land resources, enhancing agricultural practices, and protecting the land. Land is used in various sectors of the economy for different purposes.

In agriculture, land is used as the primary means of production, while in non-agricultural zones (such as residential areas and industrial centers), land is used as a basis (location) for production.

In the process of deepening economic reforms in agriculture, a number of measures have been established and are being implemented in the Republic of Uzbekistan regarding the rational and efficient use of land, entrepreneurship, and the privatization and transfer of state-owned property.

Given the limited availability of irrigated agricultural land and the varying ecological conditions, it is necessary to use land effectively and efficiently across industries, agriculture, and other sectors of the national economy.

Land management includes the implementation of measures aimed at the use and protection of land designated for agricultural and non-agricultural purposes [4].

The organization of land use is carried out by land management organizations at the expense of state funds. To ensure efficient and productive use of land plots, land management projects related to land use, improvement, and protection are developed by landowners, land users, and interested enterprises, as well as by land management organizations.

When organizing efficient and effective land use, taking into account natural factors and the characteristics of the land is of great importance. Information about the quantity, quality, and characteristics of the land is obtained through the land cadastre.

In solving issues related to the development of agriculture, landowners and specialists must constantly have access to information on land, land management,

reclamation, and measures to improve land conditions. They should be familiar with the use of planning and cartographic materials, land management, and land cadastre data to easily access and utilize them.

Land is used in various sectors of the national economy for different purposes. In agriculture, land is used as the primary means of production to supply the population with food and the industry with raw materials. For residential areas (villages, cities), industrial centers, and social and cultural constructions, land is used as a construction site or location.

Land in agriculture is of great importance as the primary means of production. Through human labor, it provides food for the population, fodder for livestock, and raw materials for industry.

In crop production, the yield largely depends on the soil conditions and natural factors. At the same time, increasing fertility and cultivating the land are related to labor activities, such as plowing, leveling, irrigation, drainage, etc.

Thus, land plays the role of a production tool in the production process. Additionally, irrigation systems and drainage networks on land are also considered means of production.

According to the Constitution of the Republic of Uzbekistan, all land within the country is state property. It is allocated for use in various sectors of the national economy.

Pasture lands can be classified according to their degree of dryness and swampiness. In terms of location, they are divided into lowlands (valleys) and mountainous areas. The pastures in the mountainous systems are called highland pastures. They are also categorized by season: autumn, summer, winter, and spring.

Pastures that have undergone organizational, agronomic, and reclamation measures are referred to as cultivated pastures or hayfields. These include lands that have been plowed and hayfields. The value of land is often determined by their area and the intensity of their use.

Some lands that are not included in the category of agricultural land also play an important role in the life of society.

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