

UDC: 528.44

Kobilov Abror Norkuziyevich

PhD Candidate Samarkand State University of

Architecture and Construction

named after Mirzo Ulugbek

***Annotation:** The state land cadastre in Uzbekistan has been partially analyzed. This type of cadastre is considered the main component of the Unified System of State Cadastres, and the State Land Cadastre serves as the spatial and legal basis for monitoring other state cadastres.*

***Keywords:** land cadastre scheme, real estate, state cadastre of special structures, land, buildings and structures, land category, land plot, land cadastre, cadastral passport.*

CREATION AND MAINTENANCE OF THE STATE LAND CADASTRE

УДК: 528.44

Кобиллов Аброр Норкузиевич

докторант (PhD) Самаркандского государственного

университета архитектуры и строительства

имени Мирзо Улугбека

***Аннотация:** В Узбекистане проведен частичный анализ государственного земельного кадастра. Данный вид кадастра является основным компонентом системы государственных кадастров. Государственный земельный кадастр считается основной составной частью единой системы государственных кадастров и служит пространственно-правовой основой для мониторинга других государственных кадастров.*

***Ключевые слова:** схема земельного кадастра, недвижимое имущество, государственные кадастры специальных сооружений, земля, здания и сооружения, категория земель, земельный участок, земельный кадастр, кадастровый паспорт*

СОЗДАНИЕ И ВЕДЕНИЕ ГОСУДАРСТВЕННОГО ЗЕМЕЛЬНОГО КАДАСТРА

***Annotation:** The state land cadastre in Uzbekistan has been partially analyzed. This type of cadastre is considered the main component of the Unified System of State Cadastres, and the State Land Cadastre serves as the spatial and legal basis for monitoring other state cadastres.*

***Keywords:** land cadastre scheme, real estate, state cadastre of special structures, land, buildings and structures, land category, land plot, land cadastre, cadastral passport.*

The modernization process continues to this day. During this process, 21 types of state cadastres have been introduced, laws concerning them have been adopted, and based on these laws, regulations for each state cadastre have been developed. Among these state cadastres, the main ones, and the two types that recur within all state cadastres, are the “State Land Cadastre” and the “State Cadastre of Buildings and Structures”. We will analyze the procedure for creating and maintaining these two state cadastres: land plot – a part of the earth's surface with a registered boundary, area, location address, legal regime, and other characteristics; cadastral passport – an electronic document containing general information about a real estate object, including its cadastral number; real estate – land plots, subsoil resources, buildings, structures, perennial plants, and other property intrinsically linked to the land, i.e., objects that cannot be moved without disproportionate damage to their intended purpose; metadata – information necessary for identifying, searching, inventorying, and using spatial data sets, services, and other characteristics, enabling their description; attribute data – a set of data in tabular and/or text form describing the characteristics of geographic information system objects.

Development, modernization, and integration processes required new amendments to this code, and over the years partial amendments were introduced. At the same time, in 2022, the “Land Code” was fundamentally revised. On

August 28, 1998, Law No. 666/1 “On the State Land Cadastre” was adopted. This law also underwent partial amendments over the years, and in 2022 it was also fundamentally revised. Based on Resolution No. 543 of the Cabinet of Ministers of December 31, 1998, the Regulation “On the Procedure for Maintaining the State Land Cadastre” was adopted, and under this Regulation, the State Land Cadastre was regulated, and a database and the State Land Cadastre began to be maintained. However, this Regulation has now lost its force. This state cadastre was revised and fundamentally changed based on Resolution No. 389 of the Cabinet of Ministers of June 22, 2021, and the Regulation “On the Procedure for Maintaining the State Land Cadastre” was re-adopted.

Decree of the President of the Republic of Uzbekistan “On the Introduction of a Mass Valuation System for Real Estate” No. PF-43, adopted on March 5, 2025. In both the previous and subsequent regulations, the land fund of the Republic of Uzbekistan is considered an object of the state land cadastre, and the composition and basic principles of the state land cadastre have remained unchanged. One of the changes is that the State Land Cadastre is considered the main component of the Unified System of State Cadastres and consists of a system of data and documents on the natural, economic, and legal regime of lands, their categories, quality characteristics and value, the location and dimensions of land plots, and their distribution among landowners, land users, lessees, and owners. The State Land Cadastre serves as the spatial and legal basis for monitoring the Unified System of State Cadastres and other state cadastres. One of the significant changes is the procedure for maintaining the State Land Cadastre, as follows:

Stage 1 – Owners, users, lessees, and holders of land plots: When changes occur in the legal status, qualitative condition and use, or valuation of land plots (when updating initial cadastral data), they provide information to the territorial departments of the State Cadastres Chamber (the registering authority) and other organizations.

Stage 2 – District (city) branches of the State Cadastres Chamber: Collect information on changes occurring in the composition and use of land plots and, after on-site verification, enter current changes into the electronic information system.

Stage 3 – Territorial departments of the State Cadastres Chamber for the Republic of Karakalpakstan, regions, and Tashkent city: Register changes occurring in the composition, use, and legal status of land plots; coordinate the activities of district (city) branches in maintaining the State Land Cadastre. Within the Unified System of State Cadastres, they ensure the formation and maintenance of cadastral zones, cadastral massifs, and cadastral areas within the administrative boundaries of districts (cities) of the Republic of Karakalpakstan, regions, and Tashkent city.

Stage 4 – State Cadastres Chamber: Organizes broad dissemination of open geoinformation data on land cadastre on the global Internet; provides data to interested ministries and agencies; organizes and carries out systematic monitoring to timely detect changes in the state of the land fund.

Stage 5 – Cadastre Agency under the National Committee for Urbanization and Sustainable Development of the Housing Market: Ensures the development of documents regulating the maintenance of the State Land Cadastre.

Carries out work to determine, using geodetic methods, the administrative boundaries of the Republic of Karakalpakstan, regions, districts (cities), and subsequently coordinate their areas, and to fix them on the ground.

Conducts aerospace studies of land resources.

Studies, analyzes, and summarizes reports on the quantity and use of land. Annually, by March 1, presents the National Report on the status of land fund categories in the Republic of Uzbekistan as open data through its official website.

Based on Resolution No. 278 of the Cabinet of Ministers of June 2, 1997, the Regulation “On the Procedure for Maintaining the State Cadastre of Buildings and Structures” was adopted. Based on this Regulation, the database of the State

Cadastral of Buildings and Structures began to be formed. However, the ongoing developments, changes, and modernization-integration processes in our country have had both direct and indirect impacts on this type of cadastral as well. As a result, based on Resolution No. 389 of the Cabinet of Ministers of June 22, 2021, the Regulation “On the Procedure for Maintaining the State Cadastral of Buildings and Structures” was reworked, re-adopted, and put into production.

The composition and stages of the State Cadastral of Buildings and Structures have remained unchanged. One of the main changes is that previously a cadastral register was kept, but currently an online database is being maintained.

In maintaining these state cadastrals, the following key concepts exist: building – a construction system consisting of load-bearing, enclosing, or both types of structures that form an enclosed volume, intended, depending on its functional purpose, for human habitation or presence and for performing various types of production processes;

structure – a construction system located above ground, on the ground, or underground, consisting of load-bearing, enclosing, or both types of structures, in volumetric, flat, or linear form, intended for performing various types of production processes, storing materials, goods, equipment, temporary presence of people, or the passage of people, goods, and other things;

perennial plants – gardens, vineyards, mulberry groves, and other forest trees;

special structures – a complex of engineering structures built on a separate land plot for use for specified purposes, including railways, highways, communication and power transmission lines, main pipelines located on, above, or below the ground, and main canals and collectors;

unfinished construction objects – buildings and structures whose construction has begun on a land plot allocated in accordance with the established procedure, according to approved design documentation, but has not been

completed by a certain date, or which have been completed but not accepted for operation.

Under the new Regulation, minimal requirements for the composition of data entered into the state cadastre for buildings and structures have been approved. The Regulation on the procedure for preparing a cadastral file for real estate objects was also revised and re-approved. The previous procedure was abolished.

Conclusion In conclusion, it can be said that today's cadastre system has become not just a “registration” system, but a strategic geoinformation platform that unites all of the country's resources on a single electronic map and effectively organizes state and public administration.

References:

1. Laws and Codes of the Republic of Uzbekistan

Land Code of the Republic of Uzbekistan (new version, 2022 and subsequent amendments).

2. Law of the Republic of Uzbekistan “On State Cadastres” (fundamentally revised version of 2022).

3. Civil Code of the Republic of Uzbekistan (sections relating to real estate).

4. Decrees and Resolutions of the President of the Republic of Uzbekistan4. Decree of the President of the Republic of Uzbekistan No. PF-43 of March 5, 2025 “On the Introduction of a Mass Valuation System for Real Estate”.

5. Decree of the President of the Republic of Uzbekistan No. PF-6061 of September 7, 2020 “On Measures for Radically Improving the System of Land Accounting and Maintenance of State Cadastres”.**Specialized Literature and Textbooks**

6. **Bobojonov A.R., Abdurakhmonov S.A.** “State Land Cadastre”. Textbook. – T.: “Iqtisod-moliya”, 2021.
7. **Rakhmonov Q.R.** “Real Estate Cadastre and Its Maintenance Technologies”. Study guide. – T.: 2022.
8. **Abdurakhmonov S.A.** “Land Resource Management and Cadastre”. – T.: 2021.