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**TOSHKENT SHAHRIDA YANGI MAHALLALARNING
SHAKLLANISHI VA ARXITEKTURAVIY RIVOJLANISHI
(YANGI HAYOT TUMANI MISOLIDA)**

Annotatsiya. Toshkent shahrida tezkor urbanizatsiya jarayoni aholi sonining ortib borayotgan ehtiyojlarini va zamonaviy turmush standartlarini qondira oladigan yangi turar-joy hududlarini yaratishni talab qilmoqda. Shu nuqtai nazardan, Yangi Hayot tumani arzon uy-joylar, ijtimoiy infratuzilma va yaxshilangan yashash sharoitlarini ta'minlashga qaratilgan yangi ma'muriy va shaharsozlik birligi sifatida tashkil etildi.

Ushbu tadqiqot Yangi Hayot tumanida yangi shakllangan mahallalarning tarixiy rivojlanishi, rejalashtirish tuzilmasi, uy-joy qurilishi va arxitektura xususiyatlarini tahlil qiladi. Tadqiqotda tarixiy-qiyosiy, shaharsozlik va arxitektura tahlil usullaridan foydalanilgan holda zamonaviy turar-joy qurilishining samaradorligi hamda uning xavfsizlik, energiya tejamkorligi va ijtimoiy qulaylikning zamonaviy standartlariga mosligi baholanadi.

Natijalar shuni ko'rsatadiki, ushbu hudud zilzilabardosh qurilish, muhandislik infratuzilmasi va ijtimoiy obyektlarni integratsiyalashgan holda qo'llash orqali Toshkent shahrida barqaror shahar mahallalarining yangi modelini shakllantirmoqda.

Kalit so'zlar. Yangi Hayot tumani, mahalla, turar-joy arxitekturasi, shahar rivojlanishi, ko'p qavatli uy-joylar, ijtimoiy infratuzilma, Sergeli tumani, zamonaviy rejalashtirish

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**FORMATION AND ARCHITECTURAL DEVELOPMENT OF NEW
MAHALLAS IN TASHKENT**

(CASE STUDY OF YANGI HAYOT DISTRICT)

Abstract. *Rapid urbanization in Tashkent has required the creation of new residential territories capable of accommodating growing population demands and modern living standards. In this context, the Yangi Hayot district was established as a new administrative and urban unit aimed at providing affordable housing, social infrastructure, and improved living conditions. This study analyzes the historical formation, planning structure, housing construction, and architectural characteristics of newly developed mahallas in Yangi Hayot district. Using historical-comparative, urban-planning, and architectural analysis methods, the research evaluates the effectiveness of contemporary residential development and its compliance with modern standards of safety, energy efficiency, and social comfort. The findings reveal that the district demonstrates an integrated approach combining seismic-resistant construction, engineering infrastructure, and social facilities, thereby forming a new model of sustainable urban neighborhoods in Tashkent.*

Keywords. *Yangi Hayot district, mahalla, residential architecture, urban development, multi-storey housing, social infrastructure, Sergeli district, modern planning*

Introduction. In recent decades, Tashkent has experienced rapid demographic growth and territorial expansion, which has significantly influenced the transformation of its urban structure. The demand for affordable housing, modern engineering infrastructure, and comfortable living environments has necessitated the formation of new residential districts and mahallas.

Within this framework, the Yangi Hayot district was officially established in accordance with the Resolution of the Legislative Chamber of the Oliy Majlis of the Republic of Uzbekistan (No. 443-IV, September 8, 2020) and the Senate Resolution (No. SQ-135-IV, September 11, 2020). The district includes territories transferred from Kuyichirchiq, Yangiyo‘l, Bektemir, Zangiota, O‘rtachirchiq, and Sergeli districts, with a total land area of 4419,6 hectares.

The creation of this district represents a new stage in Tashkent’s urban development policy, focused on rational land use, systematic housing construction, and the integration of social infrastructure facilities.

The purpose of this research is to analyze the architectural and planning features of the newly formed mahallas of Yangi Hayot district and evaluate their role in shaping contemporary urban living conditions.

Methods. The research is based on a комплекс approach including:

- historical analysis of the formation of Sergeli and Yangi Hayot territories;
- comparative analysis of traditional and modern residential development;

- urban-planning evaluation of functional zoning and infrastructure organization;
- architectural and constructive analysis of housing typologies;
- review of state programs and official construction statistics.

Field observations, visual documentation, and planning scheme assessments were also applied to determine the spatial and functional characteristics of the new neighborhoods.



Figure 1. Territorial map of Yangi Hayot District.

Results. Historical background of territorial development

The development of the area began with the formation of Sergeli district after the 1966 Tashkent earthquake. During 1966–1967, one- and two-storey wooden houses were constructed to provide rapid housing for affected residents. Over time, this territory gradually transformed into a dense residential zone.

In the 1980–1990s, the construction of four- and nine-storey apartment buildings began, marking the transition from temporary settlements to permanent urban structures.

Housing policy and construction dynamics

Large-scale modernization accelerated after the Presidential Resolution of November 22, 2016, which introduced a program for the construction of affordable

multi-storey housing. The establishment of the “Uzshaharqurilishinvest” engineering company in 2017 ensured systematic and high-quality project implementation.

Construction results include:

- 2017 – 191 seven- and nine-storey buildings;
- 2018 – total of 413 buildings;
- 2019 – 403 buildings plus 16-storey residential towers;
- present – 460 multi-storey residential buildings in Yangi Hayot district.

Architectural and constructive characteristics

The newly built houses demonstrate modern architectural and engineering solutions:

- 7-, 9-, and 16-storey residential typologies;
- monolithic reinforced concrete structural systems;
- seismic-resistant construction technologies;
- energy-efficient wall materials;
- elevators and spacious access zones;
- gas supply and individual heating systems;
- internet networks, video surveillance, and fire safety systems;
- 1-, 2-, and 3-room apartment layouts.

In total, approximately 19,522 apartments have been commissioned.

Infrastructure development

Along with housing, the district incorporates:

- preschool institutions,
- modern schools,
- service facilities,
- engineering networks,
- transportation links,
- landscaped courtyards and public spaces.

This integrated planning approach contributes to the formation of comfortable and socially active mahallas.

Discussion. The transformation of Yangi Hayot district illustrates the shift from spontaneous peripheral settlement toward planned and regulated urban development. Unlike the early Sergeli housing, which focused mainly on rapid construction, modern projects emphasize:

- structural safety (earthquake resistance),
- energy efficiency,
- social infrastructure accessibility,

- environmental improvement,
- functional zoning of residential areas.

From an architectural perspective, the use of standardized multi-storey typologies ensures economic efficiency but may reduce spatial diversity and local identity. Therefore, further development should balance mass housing with culturally expressive architectural solutions reflecting traditional mahalla principles.

The planning strategy shows potential as a model for future expansion of Tashkent, particularly in achieving sustainable urban growth and improving residents' quality of life.

Conclusion. The formation of Yangi Hayot district represents an important stage in the modernization of Tashkent's urban environment. The research demonstrates that:

- new mahallas are developed through systematic state programs;
- modern residential construction provides safety, comfort, and energy efficiency;
- integrated infrastructure supports social sustainability;
- the district serves as a prototype for future urban development.

Further research should focus on improving architectural identity, environmental sustainability, and public space quality to strengthen the social and cultural functions of new mahallas.

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