

THE ROLE, FUNCTION AND IMPORTANCE OF THE LAND CADASTRE IN THE UNIFIED SYSTEM OF STATE CADASTRES

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Annotation

This article discusses the components of the unified system of state cadastres of Uzbekistan, their importance, the place and role of land cadastre data in the unified system of land cadastres.

Keywords: land cadastre, unified system of land cadastres, cadastral system, cadastral data, cadastre materials.

Introduction

According to the decision of the Cabinet of Ministers of the Republic of Uzbekistan dated July 17, 1996 No. 255 "On the approval of the Regulation on the establishment of the unified system of state cadastres of the Republic of Uzbekistan and the procedure for its maintenance", today the state cadastre in the Republic, like in many developed foreign countries, a single system is being created. The Unified State Cadastre System (USCS) is a versatile information system that unites all types of state and branch cadastres on the basis of a single principle. USCS for each cadastral plot of the earth's surface, highlighting their geographical situation, legal and economic status, land, water, forest, mineral resources, flora and fauna, real estate and other natural, also includes documented information on farm resources. Such an improved system is mainly created and maintained in order to provide comprehensive accounting and assessment of the natural economic potential of the Republic of Uzbekistan from the point of view of the whole state.

Materials and methods

Information on the legal status of land plots and objects, systematic analysis methods were used.

Discussion

USCS is mainly intended to quickly provide the state management system, legal entities and individuals with information necessary for their activities, as well as information about territories and real estate. Its information is valid for all systems of state administration, legal entities and individuals, including foreign citizens. Cadastre documents should be accepted as

primary legal, economic and technical information about objects of all forms of ownership and economic management.

The objects of USCS are as follows:

- natural resources (land, water, forest, underground mineral resources, etc.);
- buildings and structures, transport and engineering communications;
- points of geodetic networks;
- objects necessary for the performance of USCS tasks;

Information about the objects of USCS is considered on the basis of a single technological basis, as prescribed by the republic:

- according to the state land cadastre - by the local government system, the system of the Ministry of Agriculture and Water Management;
- on the state water cadastre - the General Directorate for Hydromelioration (natural water sources), the State Committee for Geology and Mineral Resources (groundwater), the Ministry of Agriculture and Water Management (use of water resources and land reclamation) ;
- on the state forest cadastre - the Ministry of Agriculture and Water Management (General Directorate of Forestry);
- State Committee for Geology and Mineral Resources on the Cadastre of State Underground Mineral Resources;
- on specially protected areas - the State Committee for Nature Protection and the Academy of Sciences;
- on the world of animals and plants - Academy of Sciences;
- on real estate cadastre - local state authorities and the State Committee for Geodesy, cartography and state cadastre;
- according to the state construction cadastre - local state authorities and the State Committee for Architecture and Construction.

The State Committee for Geodesy, Cartography and State Cadastre of the Republic of Uzbekistan and its real estate cadastre services in regional and district (city) authorities are responsible for creating USCS and improving the operation of this system. They conduct their activities in accordance with the regulations approved by the Cabinet of Ministers, regional and district (city) authorities.

- full coverage of all regions of the republic;
- centralized leadership;
- unit of cadastral data processing and presentation;
- formation of all types of cadastre system based on land cadastre;
- use of automated information technologies;
- objectivity, completeness, accuracy and truthfulness of information;
- continuity of information filling and updating;
- confidentiality of existing information on certain restricted users.

Thus, such a single informational cadastral system is being created in the republic, which will undoubtedly be of great practical importance for the branches of our economy in the current market conditions. All other cadastral objects of the land cadastre included in the system are formed and located in the upper or lower parts of these areas. In the maintenance of network cadastres for these objects, information on land is primarily relied upon. This situation, of course, requires the state land cadastre to be maintained correctly and comprehensively.

Correct, rational and effective use of land resources is a problem of economic importance. This, in turn, allows for the optimal distribution of the available land in the economy between sectors as much as possible, the production of more agricultural products per hectare of land with the least possible expenses, the preservation of soil fertility and regular, advanced agrotechnical measures. based on, means to increase. Solving this problem creates the need to carry out the land cadastre in full volumes.

The state manages the land fund as the sole full owner of the land. This, in turn, gives the land cadastre state importance. Its information is primarily used not only for the purposes of listing the rights to land plots, further improving the management of land resources by the state, but also for the purposes of protecting the right of state ownership of land, as well as protecting the rights of other owners and users. From this point of view, land cadastral data is not only economically important, but also has legal importance.

Land cadastre information is also of great importance in justifying the allocation of land for state or other public purposes. From the point of view of the interests of the national economy, for the above-mentioned purposes, it is expedient to allocate lands that are unsuitable or less suitable for agricultural production, as well as those that have not been allocated to any subject. Therefore, when solving such issues, it is necessary to have information about the actual condition, distribution and actual use of the land fund, as well as about the productivity of agricultural land. This information is also necessary to justify optimal land allocation solutions.

Land cadastre has also been entrusted with the implementation of the agrarian policy of our government for the further acceleration and development of agricultural production. In particular, implementation of the Land Code, Tax Code, Laws "On Farming", implementation of agrarian reforms in agriculture is primarily based on land cadastre data.

It is known that regions, districts (cities) of our republic have different regions, climate, topography and soil conditions according to their location. In this case, it is necessary to determine the agricultural sectors in these regions and districts on a scientific basis, to plan the yields of the main crops in the future, and to further develop agriculture based on the data of the land cadastre. is carried out.

Land cadastre materials should serve as the primary basis for collecting fees for land use. It is known that a fee is paid for the use of land in the Republic of Uzbekistan. The fee for the land is collected annually in the form of a land tax, the amount of which is determined depending

on the quality of the land, its location and the level of water supply. In the case of land plots being leased, payment for the land is taken in the form of rent, the amount of which is determined according to the agreement of the parties, but it should not be less than one time and not more than three times the rate of land tax. If the land is used for agricultural purposes, the rent is equal to one times the land tax rate.

Land cadastre information is also extremely necessary for planning measures to improve the condition of land and its use. The state requires land users, tenants and land plot owners to use the land rationally and effectively in accordance with the purpose, increase soil fertility, use nature-protecting technologies in production, and prevent the deterioration of the ecological situation in the area as a result of their economic activities. imposed obligations such as developing a number of measures to protect the soil from water and wind erosion, re-salination, waterlogging and pollution. In order to do this, it will be necessary to calculate the quality of land areas.

It is known that reclamation, including irrigation of agricultural lands and artificial irrigation based on the system of water use, is the primary basis for organizing production in agriculture in our republic and is a condition for effective use of land and increasing its productivity. Areas that are suitable for agricultural use and irrigation and are connected to irrigation sources and have a permanent or temporary irrigation network are included in the category of irrigated land. According to the cadastral assessment, the average district credit score is 20 irrigated agricultural land with more than 100 percent is included in the category of fertile irrigated land with special value. Such irrigated lands should be specially protected, and measures shall be taken to prevent the transfer of irrigated lands to non-irrigated lands. It is clear from the above that in such cases, land cadastre materials, including land accounting and land valuation data, are of great importance.

Land cadastral data is especially necessary in economic justification of land development works, including inter-farm and intra-farm land development projects. It should be noted that in recent years, different forms of land users and owners of land plots have been emerging in our republic. This means allocating land to the above-mentioned entities, organizing their areas, and introducing a new form of crop rotation. This situation, in turn, is based on land cadastre materials.

Land cadastre is of great importance for analyzing the production activity of agricultural enterprises, first of all, the efficiency of land use. From this point of view, it is necessary not only to calculate the size and condition of agricultural works, but also to evaluate their productivity politically, first of all, from the point of view of the efficiency of cultivation of certain agricultural crops.

Conclusion

Thus, the task of the land cadastre today is multifaceted. They arise from the requirements of the national economy, including the needs and demands of rational and efficient use of land resources. All this shows once again that the state land cadastre belongs to the national economy.

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