

The Importance of the Development of Private Ownership Forms in Effective Use of Land

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Abstract: This article deals with the development of land ownership, in particular the further development of private ownership, radical reforms in land accounting and state cadaster, transparency in the allocation of land plots, state registration of land rights, ensuring the efficient use of land. and the issue of control functions is highlighted.

Key words: Privatization, land accounting, land allocation, state cadastres, cadastral agency, land balance, land report, district (city) land cadastre book.

Introduction

It is necessary for a person to use it effectively in order to live, earn food and live a prosperous life. The result is of great benefit to man, to the people and to the state. Due to the fact that the population of our country is growing from year to year, the need to provide them with adequate and quality food is growing every year. At the same time, the priority is to make the best use of the land we have. Of course, the wise use of every inch of land that has been the source of life is a guarantee of economic stability, a solid foundation for our prosperous life. In the context of global population growth, rapid industrial development, deterioration of the planet's ecological situation due to global climate change, and limited natural resources such as land and water resources, humankind needs to use its natural resources wisely. The rational and efficient use of land is a matter of life and death as an important basis for the livelihood, activity and well-being of our people. Further improvement of land legal relations is a necessity today, which, in turn, is based on the scientifically based purposeful use and protection of land, restoration, preservation and increase of soil fertility, conservation and improvement of the natural environment, economic development. to create conditions for the development of all forms of management on an equal footing, to protect the rights of legal entities and individuals to land plots, to improve the quality of land management and state land cadastre, the quality of materials and information in the field, transparency in land allocation It is important to carry out systematic work in the field of state registration of land rights, state protection of land rights, land use and protection. Today, no matter what the field, development continues at every step, every step. President MirziyoyevShavkatMiromonovich enters into each system as a personal example and eliminates the problems and shortcomings in the system. Reforms are happening in our lives, not on paper. Clear roadmaps are being developed for the socio-economic and even environmental development of the country. Production investment projects improve the well-being of the people. There is no industry that has not been neglected today. Almost every day of the week, the head of state conducts video conferences and gives hundreds of instructions to develop each sector and develop programs for the future. So what is behind such huge reforms? There is only one answer to this question, and that is to please the people, to increase people's confidence in the future. Some of the shortcomings we call small today can lead to serious problems one day. If we think about today, if we have nothing to do in the morning, we will lose not only tomorrow, but also the day after tomorrow. The president is working so hard today that tomorrow's generation will be happy with us. Today, like all other sectors, the cadastral sector is developing rapidly. In order to comprehensively develop this sector, it is planned to carry out major reforms. There are huge problems and mistakes in the field of land accounting.

Problem statement: Uzbekistan has had many systemic problems in the field of land allocation, land allocation and state cadastres for several decades. hectares of land were looted. Both the population and the business community were dissatisfied with the amount of paperwork and fraud in the industry. At the initiative of the President, the Cadastre Agency under the State Tax Committee of the Republic of Uzbekistan was established on the basis of the State Committee for Land Resources, Geodesy, Cartography and State Cadastre of the Republic of Uzbekistan. The functions of land accounting and state cadastre were transferred to the agency, and the functions of ensuring and controlling the efficient use of land were transferred to the Ministry of Agriculture. It is no coincidence that under the new system, the Cadastre Agency was established as part of the Tax Committee. Because there are huge reserves to expand the tax base in this area. Many irrigated lands in the districts, as well as 100,000 buildings and structures are not included in the state reserve. The head of our state noted that the legislation in the field of cadastre and land accounting is outdated, they are written in a complex, incomprehensible way. This has led to corruption. Today, the system must change completely. The main goal is to keep accurate land records and ensure fairness in this regard. If we look at the shortcomings in the field of land accounting and state cadastre today, in 2020 alone, in about 50,000 cases, 11,200 hectares of land were arbitrarily occupied, of which 3,200 hectares were illegally built. 99% of them are irrigated, fertile agricultural lands. In total, 113 districts are losing a lot of reserves due to the lack of accurate calculations of land categories and types. In addition, Uzbekistan has 21 types of state cadastre. However, the forest cadastre data,

which is one of 21 state cadastres with only 50 percent of the data on 9 cadastres, has not been updated since 1987. Such shortcomings, in turn, hinder the creation of a comprehensive system of state cadastres. There are also shortcomings in the real estate system. For example, the cadastral value of 340,000 objects has not been determined. Of these, more than 200,000 objects are not taxed. In addition, more than 1 million homes do not have cadastral documents.

Research method: The President has adopted a number of normative and legal acts to address many of these shortcomings. On September 7, 2020, the Decree of the President of the Republic of Uzbekistan PF-6061 "On measures to radically improve the system of land accounting and state cadastre" was adopted. In accordance with this Presidential Decree, the Online Geoportal with all the information about the land was launched in Uzbekistan from January 1, 2021. The following information will be included in this online geoportal. all information on land type, contour, boundaries and right holders. In addition, the online geoportal will be integrated into the National Geographic Information System. -correctly presented.

Such large-scale reforms are an important step in the further development of private property in our country, the protection of property, the further development of the system of land accounting and state cadastre. At a time when the world is rapidly evolving, if we do not use land resources wisely and efficiently, if we do not introduce innovative technologies in land use, if we do not create new forms of land ownership, we will be guilty before our conscience and the next generation. Today, in order to use the land efficiently, every leader, from the leader to the ordinary worker, must do his job correctly and honestly. The thousands of protests in the real estate sector, and any official who sees the plight of hundreds of citizens whose homes have been illegally demolished and left on the streets as their own, must not forget that it is time to address the unresolved issues in the area.

Conclusion: Land privatization is an important step in fundamentally reforming the relationship between the state and the citizen, as well as creating a favorable investment climate and a class of customers. However, if this is done without taking into account the interests of the population, it will undoubtedly be one of the reforms that will increase social inequality. This process requires changes to codes, new laws, and full respect for property rights in the courts. Mankind is moving towards an urbanization process at an unprecedented rate. Urbanization is the continuous process of increasing the role of cities, the migration of rural people to cities, the transformation of rural settlements into towns, and the improvement of living standards and well-being. The main reason for urbanization due to the development of industries in cities. If we do not make a radical change in the field of land accounting and state cadastre today, if we do not implement new reforms, not only agriculture but also the economy as a whole may be in jeopardy. For the bridge between society and the state to remain strong, every leader today must understand the policy pursued by the President and serve his people, country, nation, family and the future with a patriotic spirit. Man was originally created from earth. If we neglected our sanctuary as mothers today, we would have neglected ourselves, and if we neglected every inch of our blood, we would have forgotten ourselves. Today, the next generation will be proud of us if we understand the reforms, ask ourselves questions, and use our land resources in the right way. And this fact should never be forgotten by everyone. When we return to earth one day, he will not take revenge on us for the injustice, neglect, and indifference we have shown him. Granting property rights to land and creating its guarantees, economic development. These are important steps towards Uzbekistan's accession to the ranks of developed countries, if we can do this without deviating from our path, and through each of our actions through transparent mechanisms. It cannot be used effectively unless we change the attitude of our people to the land. Because today the lands are blindly allowed to be neglected, salted and corroded. Therefore, since land is an important part of our national wealth and well-being, it is time to change our laws on its rational use. Our people say that the land is rich. In this sense, for the stability of the country's economy, first of all, it is necessary to get rid of frustration and sluggishness in the production of food without wasting land. So that the life of the earth is not wasted, and the prosperity of our markets is not ruined. In short, every inch of the earth is equal to gold. This means that a person must live, earn a living and use it effectively to make his life better. After all, the rational use of land, which has always been the source of livelihood, is a prerequisite for sustainable agricultural development, a solid foundation for a prosperous life.

References:

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