

## REGULATION OF THE SYSTEM OF USE OF LAND

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**Abstract.** To solve the global food problem and improve the efficiency of limited land resources for agricultural use in the future, the application of intensive roads, rather than extractive, as well as investing in the intensive use of agricultural land by landowners and tenants, the formation of a system that will create opportunities to maintain and increase the productivity of lands and to further the functions of lands in resource quality in general is also directly related to market relations and investments. Along with the acquisition of new lands for the purpose of subsistence and agricultural use by mankind, the deterioration of the land reclamation situation, erosion, drought, over shadowing of salinization and the impact of groundwater, the construction of industry and transport, the outflow of agricultural land from the turnkey as a result of the open assimilation of minerals are intensifying globally. It is known that in recent years, there have been cases of purposeful and effective non-use of agricultural land resources, inefficiency of their distribution within the network and within the network, the transfer of land for non-agricultural needs without economic and technological justification, and, most the decline in land productivity. The purpose of the study is to develop scientific-theoretical and methodological-practical proposals and recommendations for improving the regulation of the system of land use in Uzbekistan.

**Keywords:** *land fund, land categories, land use, land management, agricultural land, irrigated land, land market, productivity.*

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### 1. Introduction

The issue of the use of land resources and their protection in the conditions of the market economy is topical in our country and the further strengthening and improvement of its legal framework is of particular importance. In particular, the modernization of the economy and the further deepening of free-trade relations necessitate the creation of an effective legal framework for reforms, the development of the legal foundations of new social relations. In this, occupies an important place in the legal norms related to land resources, which are one of the most important resources. And in this regard, it is important to focus the main attention on the imperfection of competent solutions to the rights to the forms of ownership of the land plot, one of the problems that is hindering the effectiveness and development of land reform.

From this point of view, it should be noted that land relations are considered to be economic relations according to their character. But not all economic relations that arise because of the land will also become legal monases of the land. For example, the solution of the fate of the harvest from the land (sale and etc.) or income from land distribution relations do not fall into the legal relationship of the land. It can be said that the legal relations of land in Uzbekistan are divided into four types: 1) relative

ownership of land; 2) Public Administration of land; 3) in the field of land use and 4) in the field of law enforcement on land.

The most important of the legal relations of ownership with respect to the land is the basis for all other land legal relations, on the basis of which another legal relationship arises and depends on them. After the abolition of the state's right to secluded property in relation to the land in Uzbekistan, some civil monases were introduced into land ownership relations. For example, it is possible to cite the acquisition of land by legal entities established in Article 17 of the Land Code on the basis of leases and property, and the acquisition of land by natural persons on the basis of the right of ownership of the for all of one's forever, which additionally leaves as an inheritance.

Land legal relations in the field of Public Administration can be regarded as a continuation of the relationship around the right of ownership over land, since the management of the land fund comes from the owner - the powers of the state.

Land legal relations in the field of land use also arise on the basis of legal relations on the right of ownership over land. The legal relations that arise with respect to land use are divided into two types: direct use of land, that is, the right to use it in the land registry and indirect use of land, that is, the right to use land by owners and tenants, is not carried out on the basis of property in relation to land. The owner or his representative gives the right to use the land in any legal form to others (legal or natural persons). The right to use land without the right of ownership can be primary or secondary.

On the primary basis, the land plot is assigned by the owner to users in the order established by law. For example, land plots to other enterprises or non-agricultural enterprises that use land intended for farming and agriculture are granted by the owner (that is, the state) or his local authorities. The right to use secondary land arises from the primary right. The use of land on the basis of a family (community) contract or a lease agreement with the farmer and the enterprises benefiting from agricultural land may be secondary.

In addition to the above, legal relations on land use can be divided into types, depending on the legal relations arising from the use of land plots in this or that category. Indeed, the use of lands intended for agriculture, the use of land for population punk, industrial, transport, communication, defense and other purposes, as well as individual types of legal relations arising from the use of lands of a different category.

Finally, relations on land use are also divided into types, depending on the subjects of law. To the extent that the legal relations of the land for the protection of the rights to the land require legal liability and compensation for damage, the legal order of the land is violated or does not fulfill the obligations for the use and protection of the land. Legal relations associated with cases of legal damage to land users and non-fault of the perpetrator are considered to be separate types of protective land legal relations. In such cases, legal damage, that is, it will be economic, and not legal liability, as if it were the responsibility of the subjects brought about by it without violation of the law.

Legal relations of the land fund in the field of Public Administration, as well as in the field of protection of rights and interests of landlords and owners, users and tenants, are divided into material and prosessual. The realization of material legal relations between the subject who has the right to receive a plot of land and the state body that has the authority to issue a plot of land with the help of prosessual legal relations creates a new material legal relationship, such as the use of a plot of land (Altiev, 2009).

## 2. Materials and methods

The authority of the state as a landowner differs from the authority of a private landowner. It is necessary to understand that the state is not the one that carries out economic use in relation to land, but the land as a subject for permanent or temporary use to citizens, individuals and legal entities, or as a subject that rents land plots. The law "On land", which regulates relations with the land, was adopted at the time when our country was still part of the former union, that is, on June 20, 1990, during this period our state was fully dependent on the "Center" both politically and economically, its powers in the regulation of land relations were limited. It was natural that this law, adopted under such conditions, did not meet the current requirements and conditions of the market economy and the use of natural resources (Altiev & Tashkulov, 2007).

On April 30, 1998, the Land Code of the Republic of Uzbekistan, taking into was adopted a new account all changes in social life until this period. In this code, it is established that the land should be used wisely as the basis of national wealth, the life, activity and well-being of the people of Uzbekistan and it will be protected by the state and its main task is to create conditions for scientifically based use of the land and its protection, development of all forms of economic conduct on, it was also noted that the phrase from the strengthening of legality in this area (Land Code Republic of Uzbekistan).

During this period, very large-scale and significant reforms have been carried out in our country, and today the processes of their further deepening and liberalization are continuing vigorously. Naturally, the importance and necessity of institutional, structural, investment, technological changes in order to further reform land relations, land use systems, to ensure the superior development of the economy and society in accordance with the needs and requirements of the company are being updated. This is connected with the formation of its directly applicable organizational and legal framework.

In accordance with Article 16 of the Land Code, the land is a national property, it is necessary to use it wisely, it is protected by the state and is not traded, is not exchanged, is not donated, is not mortgaged, except for cases specified in the laws of the Republic of Uzbekistan. But this article, first of all, should be emphasized in the principal aspects of those exceptional cases, for example, it is necessary to emphasize that for the satisfaction of the needs of the economy and society, the economic dimension of land use should be formed with a focus on the development of a multi-ukladic economy based on market conditions or integration of various forms of In accordance with Article 19 of this code, citizens of the Republic of Uzbekistan shall have the right to receive a land plot for the possession of an inheritance for the conduct of peasant farming, for the construction of individual houses and for the improvement of housing, for the conduct of collective gardening and viticulture. But this norm should be revised taking into account the development of the land use system.

In accordance with Article 20 of the Land Code, land plots can be transferred to legal entities and individuals for permanent and temporary (temporary) possession and use their permanent and temporary. Also, land plots are assigned to enterprises, institutions and organizations for agricultural and forestry activities and in cases provided for by law, for other purposes, also for permanent ownership. Here we consider it necessary to clearly express the essence, differences and boundaries of the

concepts of permanent and temporary land ownership and land use permanent and temporary (Land Code Republic of Uzbekistan).

In Article 43 of the code, called “The composition of lands intended for agriculture”, it is established that lands that are arable, including, steeds, abandoned lands, perennials, perennials (orchards, vineyards, incense, fruit-tree seedlings, fruits, etc.), occupied lands enter the sentence of agricultural lands. But the fact that arable land is not allocated to irrigated and dry lands does not only satisfy the condition of strictly maintaining the account of these lands separately, but also does not emphasize the fact that each of these lands is of great importance for the agricultural economy. In addition, the need for special protection of agricultural land is listed in this article. In this regard, we believe that the norm should be given here on the possibility of developing state and other targeted programs for the special protection of agricultural lands. It is also established that the transfer of these article agricultural lands from agriculture to other categories of lands for their own needs is allowed in exceptional cases in accordance with the Land Code and other legislative acts. Here, in our opinion, the norm that the compensation of the location of agricultural lands transferred to other categories of lands for their own needs can be in the form of the payment of the amount calculated on the basis of the value price should be expressed of natural or land.

Article 44 of the code, called “Irrigated lands”, states that the transfer of irrigated lands to non-irrigated lands is carried out in special cases, taking into account the land-reclamation and economic conditions, as well as the availability of water, the available water resources and the limits set for these waters, in agreement with the Cabinet of Ministers of the Republic of Uzbekistan. In our opinion, this substance should be expressed in a completely different wording, that is, it should be said that “It is not allowed to transfer irrigated lands to the surface of non-irrigated lands, if there is no water resources, then it is transferred to modern methods of irrigation (drip, rain, through polyethylene pipes)” (Land Code Republic of Uzbekistan).

According to the cadastral assessment of article 45, which is called “Fertile irrigated lands with special value”, irrigation agricultural lands with an average of more than 20 percent of the district bonitet score are included in the sentence of fertile irrigated lands with special value. In our opinion, the question arises whether there is more than 20 percent of this norm. Of course, we consider it a lot, because, firstly, today, especially in the future, there is a reduction in the area of these lands, in some districts there are no such lands at all, and secondly, fertile irrigated lands, which have a special value, conduct separate accounting in any documents and also carry out special protection of them accordingly, thirdly, it is not known on what scientific basis this number was previously calculated. For example, if you look at the point of view of how much it costs and time to raise the bonitet score of these lands by 1 point, it will be known that this number is not real. Or if the average bonitet score in the district is equal to 50 points, then at least such a land bonitet score should be 60 points. Therefore, we believe that it is necessary to establish this number by 10 percent and develop special measures in the planning of the use of these lands. And we recommend to exclude the norm that “The granting of fertile irrigated agricultural land with special value for the construction of enterprises, buildings and structures is allowed in exceptional cases according to the decision of the Cabinet of Ministers of the Republic of Uzbekistan”.

In article 46 land intended for agriculture, which is called the “Granting of lands intended for agriculture”:

- 3) to citizens of the Republic of Uzbekistan — for the conduct of farmer farms;

4) for the citizens of the Republic of Uzbekistan — peasant farms, individual gardening, gardening and livestock management;

5) citizens of the Republic of Uzbekistan — for community gardening, gardening and viticulture” shall be provided. The question arises! Are the citizens of the Republic of Uzbekistan unable to engage in viticulture individually or are not entitled to engage in cattle breeding on a collective basis? Here we also consider it necessary to include beekeeping, fish farming, poultry farming, rabbit farming, floriculture, etc.

In addition, these “agricultural land intended for legal entities and natural persons in cases provided for by the legislation, as well as is defined agricultural proceedings can be given for other purposes”. We consider it necessary to add that the in this “Except for fertile irrigated lands, which are irrigated and have a special value” (Sultanovich, 2019).

“Agricultural land is given to temporary use for other purposes, as a rule, provided that it is subsequently made suitable for use in agricultural purposes and after the word” bring “We recommend that it be supplemented with the words” or “Reimbursement of costs and that the control of this process is carried out by a competent authority”. Article 48 is devoted to the obligations of landowners, land users and tenants in the field of land use intended for agriculture. In addition to the obligations under this article, it is necessary to supplement it with the norms on the condition that landowners, land users and tenants who use agricultural land do not change the purpose of the use of these lands, pay for the land, cover the costs for the restoration of lands whose condition is violated by their fault.

Article 49 of the code is devoted to the rules for granting land plots to agricultural cooperatives (joint ventures). In this agricultural cooperative (partnership) is defined as an organizational and legal form of an agricultural enterprise based on the method of payment for the purpose of cultivation of agricultural products of goods. Therefore, in connection with the fact that this form of economic conduct does not exist nowadays we believe that it is necessary to exclude or re-edit this article. In article 51 the legal aspects of the relationship between land plots within the farm and the family (community) contracting are expressed. In this regard, it should be noted that family (community) relations are of very important socio-economic importance in rural areas. In article 52 given that the relationship of land ownership to enterprises and organizations does not exist today, it is necessary to exclude or otherwise edit this article. Because in practice, there is no procedure for granting agricultural lands to enterprises and organizations specializing in agriculture by the decision of the agricultural cooperative (partnership), the upper management body of another collective agricultural enterprise, the employer (administration) of other agricultural enterprises, institutions and organizations.

Norms on granting land plots for the conduct of farmer farming are established in Article 53 of the code. In particular, it is said that the size of the land plot for the conduct of the farmer's farm is determined by the authority issuing the land plot, taking into account local conditions in each specific case, as well as the number of workers in the farmer's farm. Here, first, it is necessary to specify the minimum size of the land plot for the conduct of farming, and secondly, we consider it necessary to bring the norm, which represents the order of taking into account the number of workers. In addition, it was said that the farmer's farm can additionally lease land plots for production purposes in accordance with the procedure and conditions established by law. In our opinion, these procedures and conditions must be provided in exactly the same place of the code. In this article "The procedure for issuing plots of land to Citizens for the conduct of

farming is determined by the legislation". We believe that this link should also shed some light on the norm.

It is established that the temporary use of land for grazing hay and livestock can be given to citizens living in article 55 rural areas and having livestock in their possession, which is called "granting land plots to Citizens for the purpose of conducting peasant farming". The fact that there is no procedure for applying this norm in practice today leads to the degradation of these lands as a result of irregular use of hay and fodder, a decrease in the quality of their means of production, and most importantly to a violation of the process of their repeated production. Article 56 it is necessary to improve the norms on the regulation of relations of granting land plots to Citizens for the conduct of collective gardening, viticulture and gardening. First of all, it is necessary to change the specialization of users from the ground up, based on the requirements of today and tomorrow. For example, it is necessary to pay attention to livestock breeding, poultry farming, captivity, floriculture, rabbits, beekeeping, planting, etc. Secondly, article it is necessary to reconsider the forms of economic conduct of land users, where only the community and the company are given forms of economic conduct (Altiev & Ugli, 2019).

Article 57 of the" grant of land for the maintenance of auxiliary agriculture "In order to improve the provision of agricultural products for employees of such enterprises, institutions and organizations to industrial, transport and other non-agricultural enterprises, institutions and organizations, as well as to provide kitchens, children's institutions, schools, hospitals, old people's and disabled homes, sanatoriums, holiday homes, etc. for the, and in cases provided for by the legislation, it is established that other lands intended for agriculture can also be transferred to permanent ownership. Here, in our opinion, it is recommended to supplement it with the words" quot; Also After the word "Quot; on its own balance sheet" and after the words "Quot; in the implied cases", with the words "except for fertile irrigated land, which is irrigated and has a special value".

In conclusion, it can be noted that due to the tireless deepening of economic reforms in our country, a system of land legislation has been formed, which is constantly updated. Therefore, it is necessary to introduce the concept of "Land use system" into the land code and other legislative acts, appropriately revealing the role of the land in the conditions of market economy as an object of socio-economic relations in society; it is important to correct the relevant articles of the land code in terms of the existence of different types of; elimination of the confusion in the terms of the owner, owner, user and tenant of the land plot; in general, the code requires the development of several legislative acts that reflect other relations with respect to land use, since it has become more agrarian.

In addition to the above, in our country today, where market relations are in force, the relationship between the disposal of land, the possession of land and the right to use it as a pledge for obtaining credit funds in order to ensure obligations is one of the most important issues according to its importance and functions.

As is known, in accordance with article 264 of the Civil Code, it is said that a pledge is a pledge that a person gives to another person to secure the property or the obligations of the right to it, while in accordance with article 265, a mortgage can also apply in the form of a pledge of rights. Real estate foreclosure is a mortgage. In accordance with the law "On mortgage", the rules on mortgage:

- in accordance with the requirements established by the legislation, the construction of the land plot is being restored to the Pledge of unfinished property;
- pledge of the rights of lifetime possession of a land plot, which is left as an inheritance for the construction of individual housing or for the maintenance of a peasant farm;
- if the contract or the law does not provide for a different procedure, the lessee is obliged to pledge the rights (right to rent) under the contract for the rental of real estate;
- if the contract or the law does not provide for a different procedure, the rights to rent a land plot are applied to the pledge.

According to Article 54 of the law "On mortgage", the right to rent a land plot, including a land plot for the maintenance of a farmer's farm, the right to own a for all of one's life forever on a land plot, which is left as an inheritance for the construction of individual housing or for the maintenance of a peasant farm, and other rights in accordance with In addition, in accordance with Article 56 of this law, in case of focus on the rights to rent a land plot, a competition is held in accordance with the legislation, the procedure and conditions for conducting this competition are determined by the Cabinet of Ministers of the Republic of Uzbekistan. In this regard, it should be noted that the procedure and conditions for conducting this competition have not yet been worked out. Of course, in our opinion, the question arises as to how the fate of this land plot should be decided on the basis of the decision of the recovery when the land plot is seized. In our opinion, the approach here should be the integration of the state or market mechanism. We think that the fact that this principal issue has its own solution will greatly contribute to the formation of a new meaning and essence of land relations in our country. According to Article 24 of the Land Code, the lease of a land plot is an expression of possession and use of a term, a fee, under the terms of a lease contract for a land plot. Plots of land for rent can not be bought and sold, mortgaged, donated, exchange objects. The right to rent a plot of land can be mortgaged to obtain loans. The tenant has the right to pledge only his rental rights to the land plot, provided for by law or under a lease agreement, without the consent of the lessor. Also, in accordance with Article 39 of the code, a citizen who owns a land may pledge to obtain loans for the purpose of individual housing construction, maintaining a peasant farm of such right, which is obtained on the basis of increased sales, including the right to the right of lifetime ownership, which is inherited by the land plot.

According to Article 53 of the Land Code, for the purpose of obtaining loans, the farmer has the right to pledge his property, as well as the right to rent to the land plot. The farmer has the right to pledge his rights to the land plot without the consent of the lessor only in cases provided for by law or under a lease agreement. Similarly, according to Article 13 of the law "On Farmer's farm", plots of land assigned to the farmer's farm are used for a strictly defined purpose. They can not be privatized, as well as be bought-sold, pledge, donated, exchange facilities and given a secondary lease. The right to rent a plot of land can be pledged by the farmer's farm in obtaining loans (Abdurashid & Muhammadbek, 2020).

However, to date, the procedure and conditions for conducting the competition have not been developed in the event of the focus on the rights to rent a land plot, and the rights to rent a land plot are not in the form of market prices in places, as well as the non-development of pledge rights to rent a land plot, commercial banks Also, to date, there are cases when the type of right to land is not registered in the state, despite the

fact that the majority of the owners of houses have already registered in the state in the established order the cadastral documents for living and auxiliary castle buildings (buildings) in the courtyard area. And these cases lead to problems in the formalization of a mortgage contract in a notarial order.

Proceeding from the above, we believe that it is necessary to evaluate the market and collateral value of the right to land, to develop a single normative document on its notarization and reconsideration of its registration, as well as to develop measures for the formation of the market of realisation of Rights on the lease of the mortgaged land. Commercial banks, taking into account the Pledge of the future harvest to the farmer farms, only loans are allocated to the farmer farms, which grow cotton and grain, for expenses directly related to the activities of the production of grain and cotton raw materials (Altiev & Mahsudov, 2021).

Today, preferential loans to farmer farms for the purpose of cultivation of cotton raw materials and cereals are provided in the amount of 60 percent of the contract. The interest rate is preferential. Since the limit amounts cover the costs of cotton and grain cultivation, there have been no orders for the costs of grain and grain cultivation on the basis of this supply. Another reason why orders on the basis of this provision do not fall is that it is not provided for the cultivation of other types of products or the allocation of loans for other purposes (Abdurashid *et al.*, 2021).

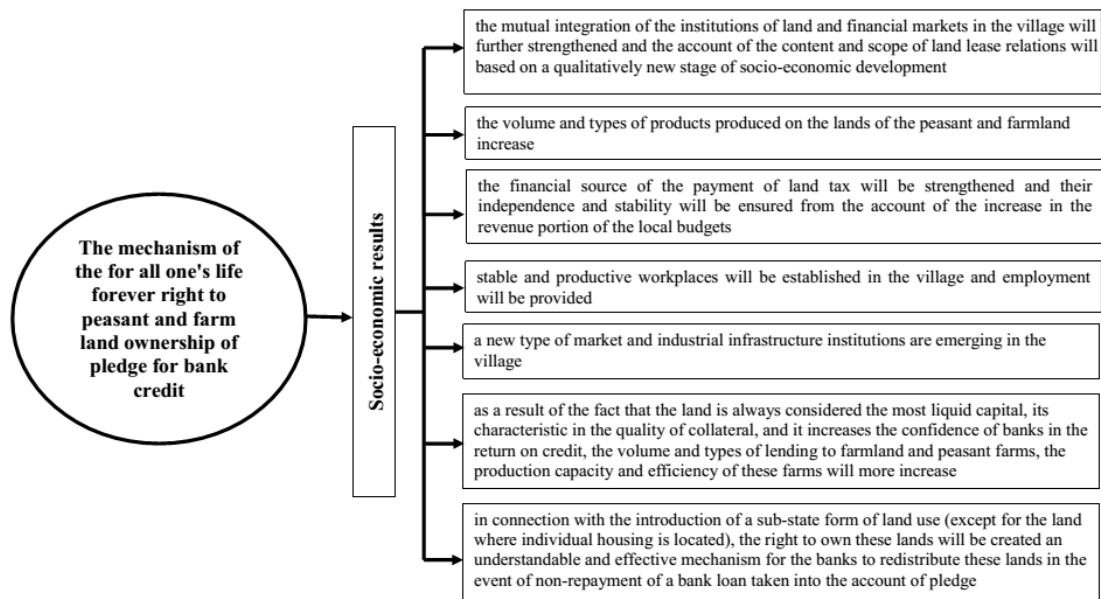
On the basis of the lending procedure for the right of farmer farms to rent a land plot, taking into account the pledge, the introduction of loans to the target areas not related to agriculture, as well as to the objectives of financing investment projects, is of paramount importance. In this case, the loan is given for another purpose. But the supply of its closure is the right to rent land. Therefore, the fertility of the husband, who has the least land area established by law on his specialization, the location of the plot of land, is assessed in the case of the day of the loan order, and most importantly the opportunity to return the loan, that is, we believe that it is necessary to introduce the practice of granting credit to existing farmer farms on the basis of this provision, in order to finance measures aimed at increasing the productivity of land only in the long term (7-10 years).

Circumstances such as the seizure of land for existing objective reasons, including failure to comply with the plan indicator, increase the risk that the loan will remain unsecured. Formalization of the loan is rather complicated, farmer farms require 3-year indicators. Newly established farmer farms can not take advantage of this type of supply. There are more than 3 years of activity in farmer farms, but there is another supply property (Muhammadbek, 2018).

It should be noted that the inadequacy of the legal documents adopted on the issue of the right of land lease of the farmer's farm as a pledge for a bank loan suggests that the economic meaning of the developed in them is incomprehensible, far from the realities that have arisen in the economy, the most important thing is that the This situation, in turn, necessitates the mobilization of additional facilities and reserves to the extent that the content and scope of the economic impact of land use in the village, of course. In our opinion, as one of such reserves, it is necessary to put into practice the right of lifetime ownership of farmland and peasant lands, passing from generation to generation, with the exception of the seizure of these lands for the needs of the state or society, the right to pledge for a bank loan. We believe that there is no need here to substantiate or prove the necessity and importance of this measure. Because we come to such a conclusion from the essence and meaning of the socio-economic realities that



have arisen in today's village and the economy as a whole. The socio-economic results of the strengthening and implementation of this framework in our laws are presented in the Figure 1.



**Figure 1.** The mechanism of the for all one's life forever right to peasant and farm land ownership of pledge for bank credit

In general, I believe that the liberalization of the economic and legal framework of land use should first of all provide conditions for the radical reform of land relations at the required pace, the further development of various organizational-legal forms of land management, the further improvement of the economic and legal framework of land use.

### 3. Results

In many cities of the Republic, industrial zones have a huge non-productive potential. Its area in the city of Tashkent is about 14.0% of the total construction area, 2/3 of residential construction areas. At 7-8 km from the city center, the most expensive lands, whose infrastructure is well developed, are occupied by industrial enterprises. In accordance with this aspect, a number of practical measures aimed at regulating land relations have been developed, which can be included in the sentence:

- first of all, such a procedure is established that, in accordance with it, from 1 January 2007, legal entities of the Republic of Uzbekistan - taking into account the technological processes applied to the buildings and structures owned or privatized by them on the basis of property rights, land plots on which production infrastructure objects are located, as well as land plots adjacent to these Privatization of the land plots of the Bunda is carried out on a voluntary basis, depending on the market value and in the manner prescribed by law, formalizing the right to own property;

- secondly, non – privatized land parcels with permanent use by legal entities-residents of the Republic of Uzbekistan shall be re-formalized for a period of up to fifty years, but not less than thirty years;
- thirdly, citizens and residents of the Republic of Uzbekistan are granted the right to privatize land plots allocated for the construction of individual houses and services to the residential building.

At the time of adoption of the decree of the president of the Republic of Uzbekistan of this decree, during the sale of land parcels in quantities established by the legislation on the basis of volunteerism by citizens who have plots with the right of ownership, which are permanently used or left as a lifelong inheritance in the limits and amounts specified in the – it is established that the sale or donation of individual housing by the covenant of a person alienating or buying (accepting) real estate is carried out in an obligatory order (with the exception of close relatives).

Advantages and positive effect of the introduction of private ownership of land for direct economy and land users expressed Figure 2.

An important role in the privatization of land plots is played by a complete reflection of the real value of existing buildings and the Prevention of illegal and aimless assimilation.

The economy and the positive effect of the introduction of private ownership of land for land users					
obtaining a full-fledged right to a single object of real estate, guaranteeing the rights to own and dispose of real estate, a decrease in the level of market risks	on the account of an increase in the value of fixed assets, an increase in the exchange rate value of shares, the addition of the value of land to the authorized capital, the issuance of additional shares and their sale during its increase	increase in investment opportunities, increase in investment attractiveness of enterprises	the emergence of the opportunity to pledge a plot of land, to obtain a mortgage loan	receive income from the sale or lease of an unused portion of the land plot	it is manifested in such processes as the use of land for the organization of entrepreneurial activities by citizens

**Figure 2.** The economy and the positive effect of the introduction of private ownership of land for land users

It is necessary to take a special approach to the permanent use of land plots, the possession of a lifetime of the inheritance and the privatization (sale)of land plots under lease, trade and service facilities. In particular, incentive and regulatory measures for citizens and legal entities in the privatization of land plots should be carried out under the investment obligation for foreign investors with an initial value not lower than the base market value.

In my opinion, the following calculation method of determining the market value of the land plot in privatization is proposed. The determination of the value of the privatized land plot is confirmed by the decree of the Cabinet of Ministers of the Republic of Uzbekistan № 126, dated 11 April 1995 "On the procedure for the sale of objects of trade and service sectors together with the land areas in which they are located, as well as private property for the possession of the for all of one's life on condition of inheritance of land areas" urban and urban settlements should be implemented on the basis of a method based on economic assessment of land (at base prices 1995 year). It is determined by the following formula:

$$\mathbf{XEq} = \mathbf{Eqb} \times \mathbf{Mtk} \quad (1)$$

here  $\mathbf{XEq}$  –is the market value of the privatized land plot;

$\mathbf{Eqb}$  –is the base market value of the land plot, which is determined by the following formula:

$$\mathbf{Eqb} = \mathbf{Eq} \times \mathbf{M} \times \mathbf{K} \quad (2)$$

here  $\mathbf{Eq}$  -depending on the location (at the base prices in 1991 year) is 1 m based on the economic assessment of the land of urban and urban settlements complex address current cost value of the land plot;

$\mathbf{M}$  -the area of the land plot, square m.;

$\mathbf{K}$  -index of revaluation of the value of fixed assets (buildings, structures) in relation to the base prices of 1991 year;

$\mathbf{Mtk}$  -coefficient of regional correction.

Proposed method:

- in connection with the lack of cadastral valuation data on non-agricultural land and the fact that its transfer takes a lot of time, it is now possible to use the data of the cadastral economic assessment of land;
- to encourage the acquisition of land parcels to enterprises and citizens, having made it possible to establish such an amount of the cost of acquisition in accordance with the principle of solvency in privatization;
- ultimately, this method leads to the simplification of the procedure for calculating the purchase value.

#### 4. Discussion

Changes in the forms of ownership of land on the basis of the reform of land relations in the conditions of a market economy and the formation of a land market in accordance with it are considered one of the important tasks. The large-scale reforms carried out in Uzbekistan led to the formation and introduction of land ownership, that is, to a certain extent, the land market. But in our country, this process is clearly systemless and unstable and does not fully respond to the pace of economic growth. The natural and climatic conditions of our republic, ethnic and national and traditional customs of our people are also reflected in the relations of land use. The fact that the formation and organization of the land market at the level of the Republic and the regions are scientifically and methodically based, and its impact on the economic and social conditions of the population has not been studied also testifies to the sharpness of the problem (Ugli, 2019).

One of the problems that hindered the effectiveness and development of land reform is the imperfection of the rights to the forms of ownership of the land plot. This does not give an opportunity to increase the budget revenues through the land market,

establish a single order in public administration in the field of land market, develop rational methods in determining the rent on land use (Mahsudov, 2021). The implementation of land valuation by state bodies is carried out mainly in agricultural land types. But so far there is almost no data on the evaluation of non-agricultural types, especially on the prices of land plots on which real estate objects are located (Mahsudov, 2021).

The development of scientifically based methods for determining the market value of land, the value added to be levied from land use and the issues of its distribution, is also one of the pressing problems of the present era. Scientific-methodical approach to the regional formation of the land market, as well as practical solutions, economical distribution methods of the land fund, the introduction of a favorable land tax system, state budget revenues from land use, the introduction of modern forms of land lease and economic conduct will determine the directions of more effective use of the land resources of our country.

The application of the most favorable methods of establishing fair economic relations between the state and the subjects of land use in the formation of the land market provides the basis for the targeted, effective and rational use of the land plot, which is attached to each land user subject. Therefore, one of the most urgent problems is the implementation of radical general-economic and agrarian reforms carried out in our country in the conditions of a market economy, the development of economic sectors in the future, the creation of scientific and methodological bases of the land market on the basis of privatization of land plots.

## **5. Conclusions**

On the issues studied on the basis of scientific research, the following conclusions were drawn.

1. To date, the further deepening of reforms on the use and protection of land resources in our country, first of all, its legal justification and strengthening, are required as well as further liberalization of the legal framework.

2. Putting the right of land rent as a collateral for obtaining loan funds in order to ensure obligations is one of the most important issues according to its importance and functions.

3. Privatization of land plots by legal entities should be carried out on the basis of voluntary basis in the quantities necessary for the implementation of production activities, taking into account the technological processes, construction norms and rules applicable due to the market value. It should be taken into account that in practice, the full provision of land to users of all land resources is considered an unsolvable task in any society.

4. The basis of the establishment of the land market in Uzbekistan requires the development of new forms of land relations system. Of course, the formation and development of the land market is an object-oriented process, and in the conditions of Uzbekistan it is necessary to approach this process based on existing traditions and circumstances. Therefore, at the initial stage of the formation of the land market, priority should be given to the creation of the legal framework for its support, as well as the formation and development of the infrastructure of the land market, first of all, its economic implications should be focused on effective functioning.

5. The land market is different from other markets and it has the main characteristics that are characteristic of it. In particular, the land plot in the land market is considered a specific commodity, it has unconventional properties. The plot of land is an object of purchase and sale, which differs sharply from each other by its formal description, location, border and legal cases. For this reason, the land market does not have two identical goods, that is, the same land plot. The main directions of the state policy on the development of the land market are a) the development of the market turnover, including real estate related to them; b) the organization and development of infrastructures of land and other real estate markets and c) the provision of market participants with the necessary operational information.

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