

ECONOMICAL REGULATION OF DIVERSIFICATION USE OF LAND

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Abstract. In this paper, the issues of meeting the demand of the population for food products and solving the employment of the population through the diversification of the use of land resources are considered. The paper addresses the issue of prioritizing export-oriented products in land use and land distribution. The purpose of the study is to develop suggestions and recommendations on how to improve the methods of financial regulation of land use diversification in conditions of variability in demand for land resources and diversification of land use. The subject of the study is the production, financial, organizational and economic relations that arise between the economic entities involved in the processes of utilization of land resources. The recommendations are given on the direction of the regulation of the diversification of the use of the land fund give an opportunity to make effective use of the land fund.

Keywords: *Diversification, land fund, land distribution, land use, export, development, investment, land categories.*

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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. The land fund is the total land resources area of the country. Land fund-this is the sum of all lands that are considered to be objects of ownership, use, lease of property in economic proceedings in a certain territory, within its borders (in the country, region, district, etc.).

1. Lands intended for agriculture are those lands that are intended for agriculture and are intended for these purposes.
2. Land of population punks-cities, villages land within the border line.
3. Industrial transport, communication, defense and other intended lands are those lands that are assigned to legal entities for use for the specified purposes.
4. Lands intended for the purposes of conservation, health promotion, recreation-lands owned by specially protected natural areas, possessing natural healing factors, as well as land used for mass recreation and tourism.
5. Lands of historical and cultural significance are lands on which historical and cultural monuments are located.
6. The lands of the forest fund are those lands that are given for forestry needs, even if they are covered by forests, and also not covered by forests.
7. The lands of the water fund-water bodies (rivers, lakes, reservoirs, etc.),

gidrotehnic and water resources occupied lands.

8. Reserve lands-all lands that are not owned, used or leased, not sold as property, both legal and natural persons (Land Code Republic of Uzbekistan).

The diversification and management of the use of land fund necessitates the revision of land distribution in the use of single property potential. The choice of important areas of effective use of land property potential is a complex process, depending on the conditions and factors that determine the development of production processes in the network and within the network. In the effective implementation will be solved of the diversification of the land fund, the most pressing problems of the district's territory, according to its essence and function. The main of them are the following:

1. Continuous improvement of this process as a result of the study and analysis of the legislation for the development of land relations.

2. To create the most favorable conditions based on the scientific and methodological aspect of the location of the production forces for the current period and prospects.

3. Provision of distribution by land fund, land categories, socio-economic sectors, land users and land types in proportion taking into account the period and climatic conditions.

4. Ensure the continuous economic growth of land resources extended reproduction development and soil fertility.

5. To create an economic and environmental basis for effective use of each land plot.

2. Literature Review

The authority of the state as a landowner differs from the authority of a private landowner. The land fund is the total land resources area of the country. Before commenting on the concept of diversification of the use of land stock, we need to give a definition to the concept of diversification. The definition given by British economists Bannock, Bakster and Devis is remarkable "diversification is the process of establishing a circle of goods and services in a firm or geographic region". In this definition, diversification is considered a process, the main attention is paid to its result. Diversification it is an investment approach aimed at minimizing the risks associated with distribution financial or production resources in various industries and sectors in the manufacturing or trading process. Diversification is common in the foreign exchange and stock markets as a means of minimizing losses during trading. Diversification it is aimed at increasing the efficiency of production, expanding the range of products and directing the sales markets in order to obtain economic benefits and prevent bankrolling, developing new types of industries. Such diversification is called the diversification of production. Diversification this is the process of self-organization of increasing diversity in a particular local area; the process of expanding the content and nature of labor through the growth of its internal diversity, increasing diversity in the field of culture and art, recreation (recreation) and others; the process of increasing the profile of industrial enterprises and associations (extensive and intensive development of the); separate the subsidiary companies from the parent company or Enterprise, Association or concern with the growth of the type, size and types of services. The science of changing and stabilizing diversity is diatropic (Yu.V. Tchaikovsky). It would not be an exaggeration to

say that ensuring the stability of the diversification cycle of the land fund is the most important condition for the diversification of the use of the land fund (Sultanovich, 2019).

Let's analyze the experience of one of the developed countries Holland in the field of agriculture! In the Netherlands, cadastre is maintained by the cadastral service, which is involved in updating and maintaining land borders, planning the use of new land and creating, updating and producing large-scale maps. The Netherlands is a farmer on its territory of 1 million hectares, exporting about 102 billion dollars of agricultural products. The secret of Holland's success in agriculture can be explained by the unity of the state and the two, who freely support the novasiens, who support them in their work. The Netherlands does not have favorable conditions, resources for conducting agricultural activities. With her half a million hectares of land, Holland is ranked second in the world in terms of Agricultural Products Expo. In the first place-the USA, its land area is 270 times larger than that of the Dutch. In addition, the country also ranks first in the world in terms of onions and potato export. In general, the second place in the world in terms of vegetable export. In the world of seed trade, one third of the contracts are concluded in the Netherlands. All this is the work that is being done there in half a million hectares. In 2018, the Dutch gross domestic product amounted to 53106 dollars per person. 12th place in the countries of the world. Like many other countries in Europe after the Second World War, the situation was severe in Holland. For example, 60 percent of the transportation system was out of work. A billion dollars allocated as aid to the country after the war were first spent to stabilize the financial situation and the renunciation of the colonies brought benefits, not harm to the state-the state drew all its attention to its problems. Before the war, when the Netherlands was mainly engaged in trade, now began to produce products. The period from 1950 to 1970 year is called the "Golden Age" of the Dutch economy. In 1950, the gross domestic product amounted to about 5 thousand dollars per person, while by 1973 the figure exceeded 13,5 thousand dollars. The leading sphere of the country's economy is the food industry. 20 years ago in this country, the slogan "to spend twice as much resources, to grow twice as many products" was followed. Farmers have reduced water consumption by 90 percent, while using chemical fertilizers in greenhouses has been completely abandoned. In poultry farming, the use of antibiotics decreased by 60 percent (Brister & Hane, 2013).

Diversification means that without this system, an investment fund can be invested in a variety of securities with different risks, income and interrelationships, in order to minimize risk. In modern times, investment plays a significant role in the development of many countries, being, on the one hand, a source of financing for new projects and on the other hand, acting as a catalyst for positive changes in the overall economic situation. For example, investments can be sources of technological changes in the production process. In addition, new management practices, administration and document management systems that are widely used and recognized as effective can also be introduced and adapted in the recipient enterprises. Therefore, attracting investment is a strategic goal for the development of any state. Foreign experience in stimulating investment activity can serve as a source of positive changes in the investment sphere of the national economy. Thus, the UK has one of the most attractive investment regimes among the developed countries of the world. The key factors influencing the decision to invest in a given country are the size of the market, political and economic stability and the development of infrastructure. The UK investment Legislation does not impose any special restrictions on foreign individuals and legal entities to own property located in the UK. Foreign investors are free to choose where to invest their capital in the country. The country has

a liberal legislation regulating the activities of companies, which establishes a clear and fairly simple system of their registration. However, it is necessary to note a fairly high level of requirements for companies operating in the financial market of the country, in particular, in the field of ensuring transparency of their activities and financial reporting. With regard to outbound investment, it can be stated that in the UK in this area for the past 30 years, there is virtually no clear system of regulation. At the same time, this position of successive governments is fundamental: according to the country's leadership, full openness in terms of both incoming and outgoing investments is the best policy.

The United Kingdom is the world leader in the number of concluded agreements on the avoidance of double taxation with foreign countries. In addition, among the mechanisms aimed at attracting foreign investment and companies to the country, the following can be distinguished:

- creation of "free zones" and "business zones";
- programs implemented by regional Development Agencies;
- preferential conditions for obtaining visas and residence permits for foreign investors;
- diversification of the regional structure for attracting foreign investment.

3. Materials and methods

Today, there are several forms of attracting foreign investment, namely-the establishment of additional enterprises through the participation of a share:

- establishment of foreign enterprises in which 100% of property belongs to foreign investors;
- establishment of subsidiaries and branches of large foreign companies and firms;
- conclusion of concession and lease agreements;
- announcement of tenders;
- establishment of Free Economic Zones;
- sale and purchase of financial assets (Lin, 2011).

Since the economy of the country consists of a whole system consisting of regions, the provision of development in each of its regions creates the basis for the continuous development of our country. Therefore, investment attractiveness adroit and relative advantages created in the country and its regions play an important role in attracting foreign direct investment. Exactly these factors are given special attention by investors (fig 1).

One of the important features of the halaro capital process is the active intervention of the state in this process (fig 2).

The main printouts of the legislation on investment and investment activities are used at all stages of the process of making investments and carrying out investment activities. Investments are divided into capital, financial and social types according to the intended object. Investments in the creation and reproduction of fixed assets, including the development of new construction, modernization, reconstruction, Technical re-equipment, as well as other forms of material production, are in the sentence of capital investments (fig 3).

Investments in shares, corporate, infrastructural and state bonds, as well as other types of securities, are in the sentence of financial investments. The implementation of land use diversification and the expansion of its economic content are of great socio-economic importance today, because in the context of diversification in the conditions of

the market economy, the opportunities for land distribution and redistribution are further enhanced in the future. Land resources can be used for various purposes, according to their functions (fig 4). The fact that the purpose of use is reflected in the documents makes it possible for it to be divided into categories for which the tax is paid or not paid (fig 5).

The automated single system of multi-purpose land information in the conduct of state land cadaster through the attraction of grant funds of international financial institutions and investment projects-yergeoportal.uz launched. In 2020-2030, the concept of Water Economy Development was developed, the strategy of Water Resource Management and irrigation sector development will be introduced. Wide application of drip, rain and other water-saving technologies in irrigation of agricultural crops, in this regard, the mechanism of stimulation of landowners and water consumers is introduced.

For information, currently, more than 20 million hectares of land are used in agriculture, including 3.2 million hectares of irrigated land, and the necessary raw materials for food and economic sectors are grown for the needs of the population.

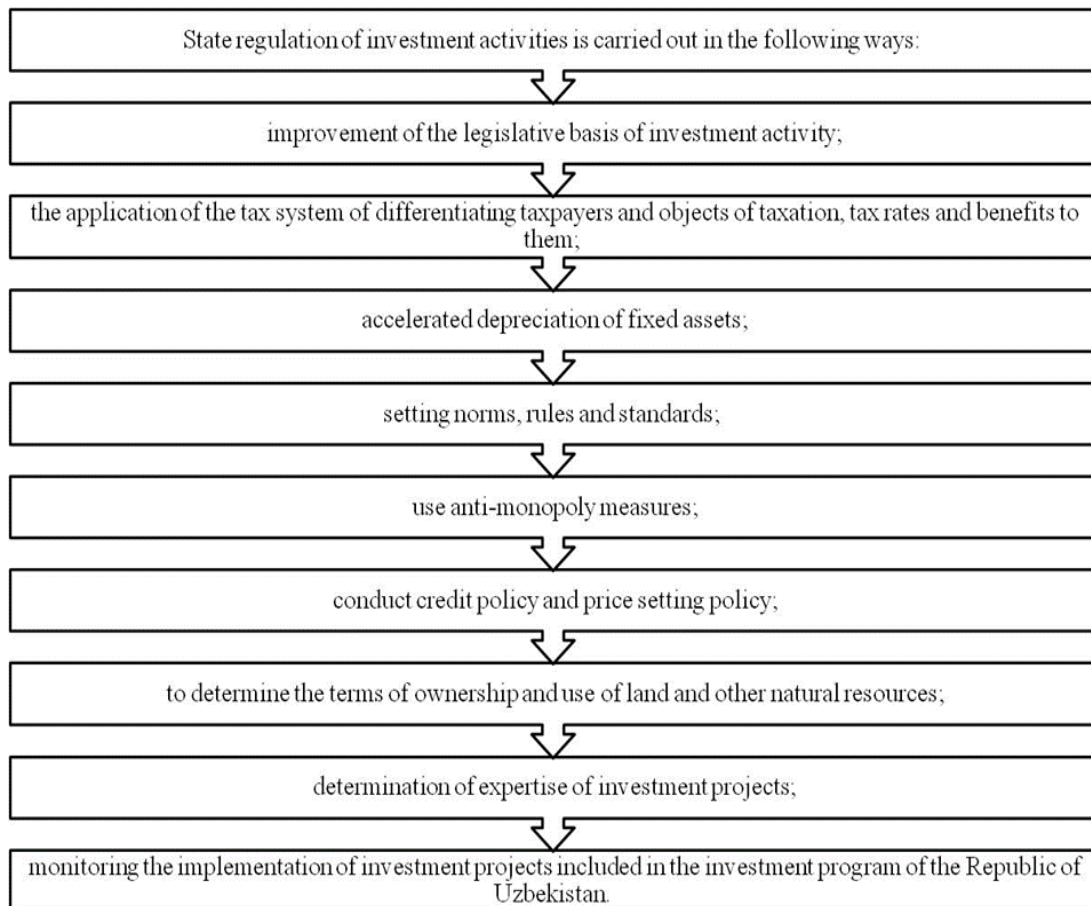


Figure 1. State regulation activities

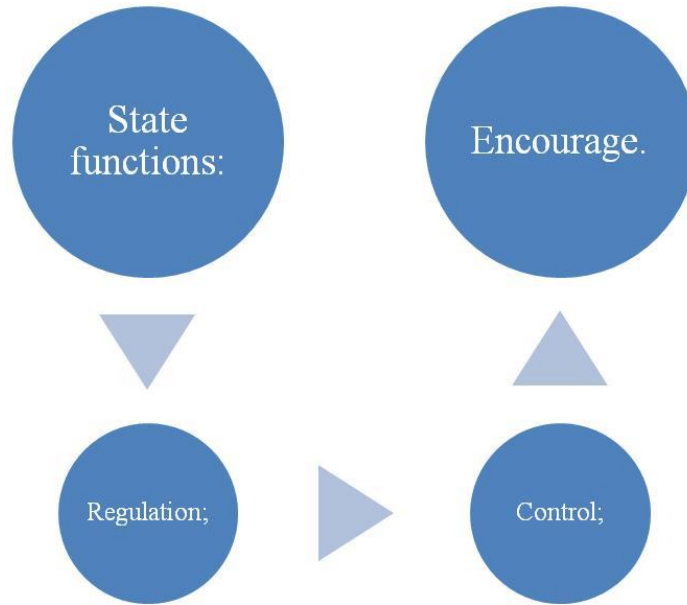


Figure 2. State regulation functions

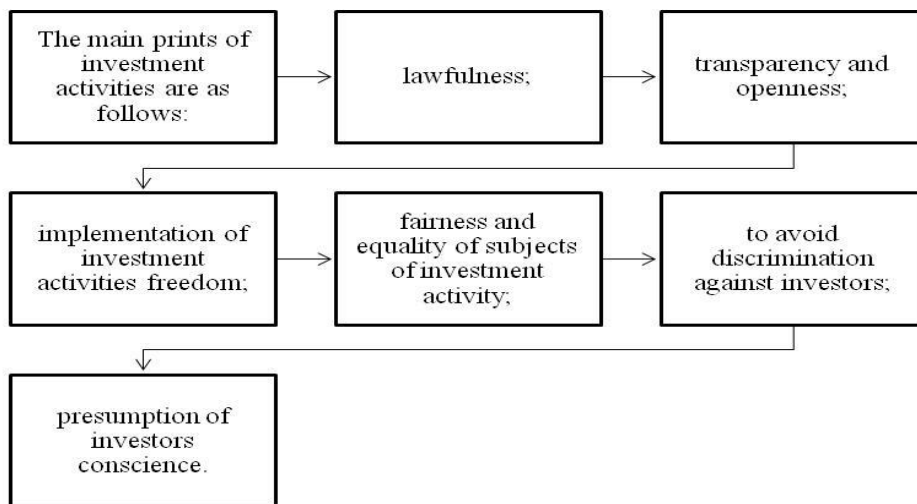


Figure 3. Main prints investment activities

According to the decision will be introduced the procedure for introducing into the use of lands that have ceased to be used and where there is a reserve of groundwater, allocating them on preferential terms to the population for the cultivation of agricultural products (Sultanovich & Ugli, 2019).

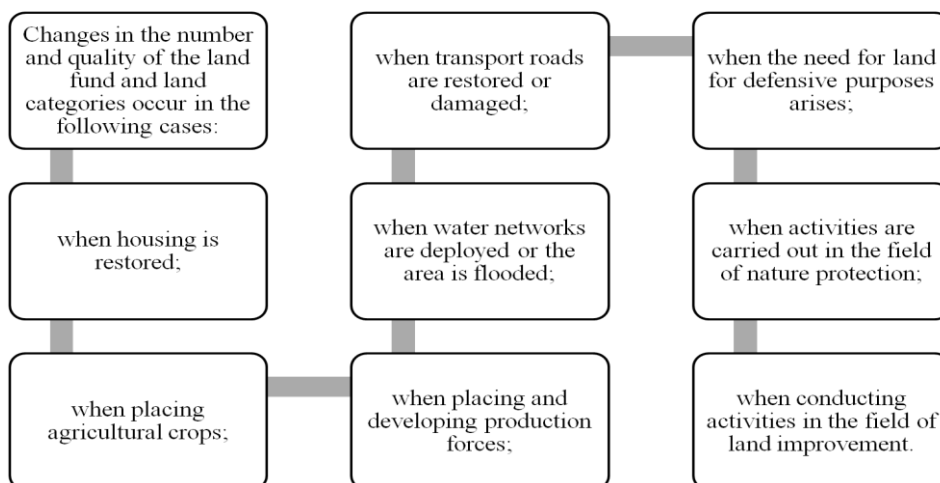


Figure 4. Changes in the number and quality of the land fund and land categories

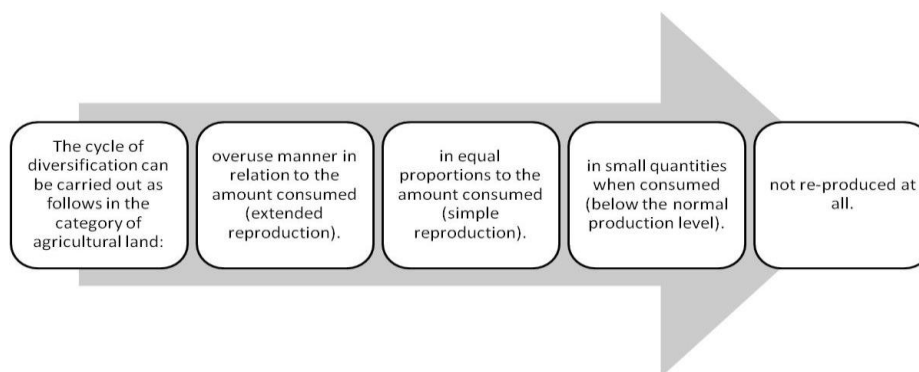


Figure 5. The cycle of diversification category of agricultural land

4. Analysis and Results

As a result of the study, the following terms are proposed to science: “Diversification of the use of Land Fund This is an educational concept in which the use of land areas in the territory is constantly divided into categories according to the established main purpose, the classification according to socio-economic demand changes”.

More precisely, the purpose of the use of land resource in a particular region is changing as a result of changes in socio-economic goals. This process does not remain the same.

Proceeding from the above, We propose the following to ensure the diversification of the use of the District Land Fund by giving priority to export-oriented products;

- Organization of “Export trade center” complexes in the territory of the district (in order to assist exporters, farmer and dehkans in the region);
- To give priority to agricultural lands in the selection of cultivated varieties taking into account the following characteristics of the location of the land plot:
 1. Soil condition;
 2. Climate;
 3. Technoogen is located in the area or not;

4. Amount of precipitation;
5. Availability and suitability of irrigation networks;
6. Water demand of the crop type;
7. Agrotechnical activities that need to be carried out in relation to the type of cultivated crop;
8. The price of the grown product in the previous season;
9. Whether there is demand for exports or not.

• In the process of restoration or placement of production facilities in the territory of the district, in the case of putting unused and state-owned objects into auction or giving them for use (on a lease), it is necessary to ensure that the business plans of the applicants give priority to the ones established for the purpose of creating export-oriented goods.

As a result of the study, the following terms are proposed to science;

“Diversification of the use of Land Fund This is an educational concept in which the use of land areas in the territory is constantly divided into categories according to the established main purpose, the classification according to socio - economic demand changes”. More precisely, the purpose of the use of land resource in a particular region is changing as a result of changes in socio-economic goals (Horák *et al.*, 2019). This process does not remain the same (Mahsudov, 2019). That is a constantly occurring process. As a fundamental solution to the problems of attracting investment in the diversification of the use of district land fund, We propose to carry out the following:

- evaluation of the indicators reflecting the natural and geographical location of the regions, investment attractiveness should be carried out by determining the income (economic return) from the object of investment funds and the investment risk;
- marketing fundamentals should be correctly defined when determining strategies for land ownership, use, guarantee of rental rights, reserve of available land resources, benefits created for investors, infrastructure status, investment rating of regions, flow of foreign investments, as well as the activity of domestic investments;
- the development of the “annual statistical map” reflecting the socio-economic potential of the district plays an important role in the formation of investment programs in the regions, rational deployment of production forces, zonal policy-making;
- the new methodological approach of increasing the investment attractiveness of the district is considered-the formation of the marketing principle, the development of strategies for maintaining the investment marketing policy should become a priority economic tool for achieving significant results in the revitalization of investment activities;
- the use of image strategy aimed at increasing the region's investment attractiveness, increasing the marketing potential of the region as a promising direction aimed at increasing the attractiveness of the investment environment in the district region is required;
- the main direction of increasing investment attractiveness in the territory of the district should be developed the basis for the development of the investment image;
- it is necessary to develop measures to ensure the accuracy, reliability, timeliness of the obligations imposed on the investor when using land.

The main goals and directions of the management system for the development of ecotourism are based on the fact that it is possible to achieve the maximum level of usefulness of activity only when the integrity and balance of ecosystems is maintained. Effective management of ecotourism development includes the following three main interrelated components (fig 6).

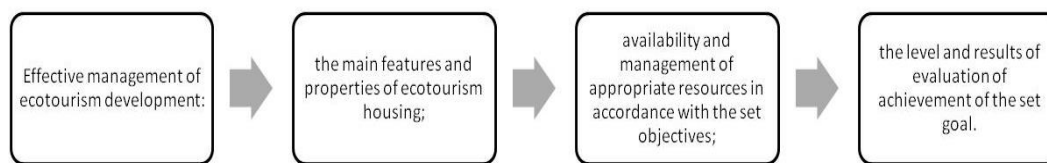


Figure 6. Effective management of ecotourism

These directions are part of the management process, in which information about the past serves to improve management in the future. Through the development of environmental tourism in Uzbekistan, on the basis of the formation of the country's single eco-touristic space and eco-touristic market, ensuring environmental security on the basis of international standards, supporting small business, development of ecologically clean service sectors and production, integration of ecological tourism into local, regional, national economic systems, country's economy will the contribution to the efficiency (Ugli & Qizi, 2019).

5. Discussion

If we analyze the situation of the use of land resources in the sixteenth district, which is considered an object of research! Altyaryk District of Fergana region was founded on September 26, 1926. The population of the district is 214.4 thousand people with the status of January 1, 2021. Total land in the administrative borders of the Altyaryk district is 63088 hectares. The total land of-Altyaryk district is 40090 hectares (Abdurashid & Muhammadbek, 2020; Ugli, 2019).

As for the situation in the Altyaryk district, the district mirishkar has an unofficial brand “Altyaryk’s fruits” on the world market to this day. The reason is that the residents of the district were able to make use of their farmland to a high level of efficiency. After the independence of our homeland, having deeply understood the concept of a market economy, they achieved the practice of using every inch of the land allocated by the government.

In particular, in the 90-ies from the farmland in the district began to grow the most important vital food products from seasonal crops, such as cucumbers, black cucumbers, radish, tomatoes, peppers, pickled peppers, greens, turnips, radish, beets, peas, beans. In the district itself, the markets were sold by farmers to entrepreneurs at wholesale prices and from the financial side they were able to carry out the supply of their family members. Also, from the perennial plantations, a high level of skills in the care of fruit trees, such as grapes, apricots, cherries, peaches, began to form. Since the population, not limited to its own farmland, began to absorb the land in the state reserve, neglected, parks, vineyards in large areas were restored. Since the beginning of the XXI century, residents of the district began to introduce their own way of life in the greenhouse business. In the greenhouses began to plant varieties of cucumbers, such vegetable crops as tomatoes, peppers, which began to bring varieties of seeds from Holland. In the Centers of the district villages, vegetable markets-crops begin to function as soon as they begin to ripen. Local entrepreneurs in the markets, domestic markets throughout the country in their own trucks, export of large trucks to foreign countries began when consumption began to grow. In addition, fruits began to enter both domestic and foreign markets. Grapes are highlighted as the main exported fruit of the Altyaryk. Because the income from the sale

of grapes is several times higher than seasonal crops. As the price of one kilogram of grape fruit, which is recognized as a specific record among the farmers of the Altyaryk district, is noted 270-280 thousand rubles. This result was achieved in the last ten days of March. This means a significant income, because in the usual 13-16 acres of land the climate does not come cold, the subordination of grape seedlings yields up to 4-5 tons.

The main support that will provide the population of the district from the economic side is dekhan farming! If we come to exact statistics! On average, the area of one area in the district is 13,25 acres (Muhammadbek, 2018; www.ygk.uz).

The volume of fruit and vegetable Expositions in the district amounted to 6 million US dollars in 2016, 16.5 million US dollars in 2017, 37.5 million US dollars in 2018, 70 million US dollars in 2019. Products (services) worth a total of 68071,5 thousand US dollars were escorted to foreign countries during January-December of 2020 in Altyaryk district, 3 572.6 thousand US dollars (5.2 percent) of the export volume corresponds to the index of industrial products, 60537.6 thousand US dollars (88.9 percent) of agricultural products and 3 961.3 thousand US dollars (5.9 percent) of other types of products (Shohruh & Muhammadbek, 2019).

In 2019, a total of 280 billion sum 190 thousand tons of fruit and vegetable products were grown in the Altyaryk district. In 2020, 1,936.9 billion sums of agricultural products were grown. In January-December 2020, 54276 tons of grapes were grown in the Altyaryk district, the share of grapes grown in Ferghana region was 30.2 percent. 92,3 percent of the volume of grown grapes corresponds to the contribution of dekhan and personal auxiliary farms of the population. 16273,9 tons or 30,0 percent of grapes grown in the district were exported to foreign countries. The value of grape exports amounted to 15.2 million US dollars (Altiev & Mahsudov, 2019; www.stat.uz).

In the Altyaryk, in 2017 there were 22 units capacity 15 thousand tons of refrigerators. By the beginning of 2020-th year, there are about 80 thousand tons of capacity refrigerators. In 2018, there were 223 vehicles with referees and by the end of 2019, there are 590 vehicles. Altyaryk products in them are entering the markets of such countries as Russia, Kazakhstan, Kyrgyzstan, Poland, Turkey, Ukraine, China. Now that our country is developing rapidly, many documents under the law and legislation are being adopted simultaneously with the times, we must work diligently to achieve new heights in agriculture, as in all spheres (www.oltiariq.uz).

6. Conclusions

We consider the use of land resources as a guarantee of the rights to the earth as the most fundamental aspect in investing in diversification. Also, the investment attractiveness of the territory will serve as a foundation for investing in the use of land resources.

It is shown that the concessions and preferences that are used to support investments and investment activities by the state may include the following: transfer of state-owned objects or property rights to them to the investor at the preferential or zero acquisition value; granting privileges on taxes and fees; subsidize interest rates on loans received by the investor for the implementation of an investment project. Preferences are given depending on: the volume of investments; to the conditions of the place where the investment project is carried out; expected socio-economic effect and creation of new jobs; to the sectors and sectors of the implementation of the investment project. Privileges on taxes and fees are granted in the order established by law. Benefits and preferences are

given to investors who intend to invest in the relevant region, depending on the level of development of the infrastructure of this territory. In order to ensure the diversification of the land use by prioritizing on export products, we propose the following; 1. Organization of “export trade center” complexes in the territory of the district (in order to assist exporters, growers in the region); 2. To give priority to agricultural lands in the selection of cultivated varieties taking into account the following characteristics of the location of the land plot: 3. In the process of restoration or placement of production facilities in the territory of the district, in the case of putting unused and state-owned objects into auction or giving them for use (on a lease), it is necessary to ensure that the business plans of the applicants give priority to the ones established for the purpose of creating export-oriented goods. With the help of the proposed methods, they will lead to the fact that land users in the region will receive additional income, more foreign currencies will be introduced into the territory, creating jobs and increasing the number of firms, the economic indicators of the territory will increase. From the experience of developed countries it is known that the higher the volume of exports than the volume of imports of the country and the constant increase in this indicator leads to the development of the economy, the Prevention of the state of the purchase of natural resources in the country.

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