DIVERSIFICATION OF LAND USE

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Abstract. This article is devoted to the issues of land use. Recommendations are made on the division of land resources into categories of land fund. It was also proposed to draw up the "general scheme of diversification use the land fund".

Introduction. Regulation of land relations in conditions of limited resources, to meet the needs of society and the economy to them, distribution and redistribution of land resources between economic sectors and social spheres on an ongoing basis. As a result of carrying out research on these issues, the development of scientific-practical proposals and recommendations is topical. Also, in the conditions of the diversity of land use, the guarantee of the right of ownership in the processes of ownership, disposal, use of land on a rental basis should be established in a legal order and applied to practical processes.

Methods. In the course of the study were widely used methods such as grouping, statistical and comparative analysis, logical observation and abstract thinking, constructive computation, monographs.

The land fund is the total land resources area of the country. According to article 8 of the Land Code of the Republic of Uzbekistan adopted on 30 April 1998, The land fund in the Republic of Uzbekistan is divided into the following 8 categories according to the main purpose of land use: 1) lands intended for agriculture; 2) lands intended for the purposes of population punk; 3) lands intended for industry, transport, communication, defense and other purposes; 4) lands intended for the purposes of nature protection, health improvement, recreation; 5) lands of historical and cultural significance; 6) lands of forest fund; 7) lands of water fund; 8) reserve lands (1).

Diversification latin "diversificatio" - means change, progress of variety. Russian V.D. Kamaev according to, "diversification is a simultaneous development of many types of production, which are not related to each other". Diversification it is an investment approach aimed at minimizing the risks associated with financial or production resources distribution in various industries and sectors in the manufacturing or trading process.

Diversification of the use of the land fund is - to constantly divide into categories according to the established main purpose of the use of land areas in the territory, it is an educational concept that changes the classification according to socio-economic demand. The purpose of land resource utilization in a particular area is changing as a result of changes in socio-economic objectives. This process is a
process that is always carried out (2).

The implementation of the diversification of land use and the expansion of its economic content are of great socio-economic importance today. Because on the basis of diversification in the conditions of the market economy, the opportunities for land distribution and redistribution are further developed in the future. Land resources can be used for various purposes according to their functions. 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. In carrying out the calculation of the state of land resources use in our country is allocated to the categories of land fund.

Results. The experience of developed countries shows that when categorizing lands according to the purpose of their use, more attention is paid to the state from the point of view of taxes paid. At present, more than 60% of lands is not levied tax in Uzbekistan. It is necessary that the tax burden is determined not by categories of land, but by types of land, by small species, at different values. Self-appropriation of land through such an economic method, it leads to the prevention of deterioration of soil fertility, such as land degradation, salinity, erosion of land resources. I would like to introduce my proposal on the allocation of land resources available in the current legislation to the categories of the land fund. As a result of the proposal, existing land ownership, lands that are possible to master, in general terms, will be made possible to account for the accuracy of the land fund and to multiply the proceeds of the local budget and maintain a clear account.

Proposed categories for land fund categories;

- irrigated lands - I believe that the exact account of irrigated lands, which is a gold fund, should be kept in a clear account of how they are used, because a large part of the lands of the Republic are exposed to erosion and degradation year by year;

- industrial land - proper planning of the economy, to regulate the use of land for specific and correct purposes, free economic zones, taking into account the fact that small economic zones are being formed, maintaining accurate quantity and quality accounting of existing industrial areas lands, due to the potential of the regions, to implement new investment projects, I consider it necessary to keep the necessary land accounts and the quantity and quality accounts of existing land belonging to this category;

- land intended for transport and telecommunications purposes - in order to increase investment attractiveness, it is necessary to maintain this category of land on the basis of accuracy and necessary technical calculations;

- lands intended for defensive purposes – from a security point of view accurate accounting is necessary;

- land intended for public recreational purposes - modern recreational facilities for the purpose of tourism development, implementation of cultural centers projects, it is necessary to keep a clear quantitative and qualitative account of existing ones (3).

The precise target determination of the land fund categories makes it possible to plan the effective use of land in the future. As an example, as a result of the involvement of an invetisia in the allocation of land for the restoration of a mass resort, new jobs can be created, the development of the territory’s infrastructure and the increase in tax revenues to the budget. In irrigated lands, it is desirable to get the highest profit, that is, to plan the types of crops that can be planted with the aim of high productivity and profit by spending less resources. According to the Holland experience, agricultural land users decide for themselves what type of crop they choose on the land areas in use. This leads to high efficiency. It is also necessary to
formulate concrete measures in the privatization of land categories not intended for agriculture. It is necessary to clearly define the issues of in this, land prices, taxation on private land.

I also consider it necessary to introduce the practice of the structure of the "General scheme of diversification of the use of the District Land Fund" in order to plan the effective use of land in the future in the regions. The "main diversification scheme" should be structured taking into quantity and quality indicators account the economic and social status, ecology, geographic location, population and labor resources. In the formation of the "Diversification general scheme" it is necessary that cadastral engineers, architects, construction workers, ecologists, agricultural workers, representatives of the population participate professionally. Practical work as indicated in the "General scheme of diversification", should ensure the establishment of the practice of discussion the broad population with the participation of the general public.

**Conclusion.** I want to note that the effective use of land resources requires accurate calculations, scientific approaches. There is a need to introduce an investing to land use, specify the exact dimensions of the issues of taxation on land use. The practice of drawing up the "General scheme of diversification of land use" in the allocation of land resources to the categories of land fund can create relaxation.

**References:**


