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## REVIEW OF LAND CADASTRE ISSUES

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### Annotation:

In irrigated areas, along with the land, irrigation water also acts as a general means of production. The inseparable unity in the use of land and water determines the specifics of maintaining a land cadastre in irrigated areas of agriculture.

**Keywords:** land use, land turnover, protection of water resources, land cadastre, irrigated agriculture, irrigation water.

### INTRODUCTION

The state land cadastre is a system of necessary and reliable information and documents on the natural, economic and legal regime of lands, on their categories, quality characteristics and values, on the location and size of land plots, their distribution by landowners, land users, tenants and owners [one]. The modern State Land Cadastre is designed to provide the following relevant legally relevant information for the development of the state and society: guarantee of property rights and their reliable protection; support for the system of taxation of land and other real estate; mortgage loan guarantee; development and control of land turnover; conducting state control over the protection and use of land; consideration of land disputes; land reform, including land privatization; development of territories, planning and efficient use of their land resources; rational use of the environment [3]. The land cadastre, being an information support for the regulation of land and agrarian-land relations, to a certain extent performs this function in the process of regulating water relations. The development of schemes for the integrated use and protection of water resources, the compilation of water management balances, the implementation of state control over the use and protection of waters, which, among other issues, constitute the content of water relations, involve the use of land cadastral information.

### MATERIALS AND METHODS

In the agricultural sector of the economy of the Republic of Uzbekistan, the subjects of the right to use land simultaneously act as subjects of the right to water use, with their inherent rights and obligations of water use. Agricultural water use in irrigation systems is carried out on the basis of on-farm and system-wide water use plans, which require the reliability of land registration, accounting and valuation information for their preparation. The obligations of agricultural enterprises as water users provided for by the law of the Republic of Uzbekistan "On Water and Water Use" "... rationally use water bodies, take care of the economical use of water, restore and improve water

quality, comply with the established water consumption limits ...", also involves the use of accounting data on the quantity and quality of land [2].

## RESULTS AND DISCUSSION

It is known that land cadastral information is an indispensable condition for maintaining not only land, but also water cadastre. Compilation of soil-reclamation characteristics of fields requires the use of land accounting materials and soil grading. Consequently, the first feature of the land cadastre in the irrigated zone of agriculture is the use of its information in the regulation of not only land but also water relations. According to prof. AS Chertovitsky The next feature of the land cadastre in irrigated areas of agriculture is the need to develop additional types of land cadastral information. Such information is:

- data on land records in the context of irrigation canals and irrigation systems both by types of land and by the structure of agricultural crops and perennial plantings with subsequent grouping of lands into used and unused;
- characteristics of the qualitative state and distribution of land plots; accounting data on the basis of water supply, irrigation duration, degree of soil drainage, soil salinization, groundwater mineralization, etc. [4].

The preparation of additional land cadastral information requires additional types of field surveys of land and surveys, cartometric work, the development and execution of additional land cadastral documentation, which ultimately increases the cost of monetary and material resources for maintaining land cadastre in irrigated areas of agriculture.

The introduction of market principles in water use and, above all, payments for irrigation water is carried out with the aim of ensuring its efficient use, compensating economic entities for the costs of transporting water, including the costs of maintaining the irrigation network in an operating state, as well as stimulating the efficient use of water. farm water. They play an important role in improving the ameliorative state of lands. Payments for water use currently do not affect the assessment of water as a resource, but only the cost of transporting it to land. However, according to the water legislation of the republic [2. Art. 30] water users have the right, under market conditions, to buy an additional amount of water in excess of the established limits and sell the resulting surplus to water management organizations at economical use, which requires the establishment of a water price. But it is necessary to evaluate not only the additional amount or excess water, but also the "limit" one. The methodology for estimating the cost of irrigation water is related to the irrigated arable land, that is, the land resource, and this, in turn, requires the use of land cadastral information. The features of the land cadastre in the areas under consideration include higher requirements for the accuracy of land cadastral information. Relatively high requirements are due to a number of factors specific to irrigated lands:

- significant investment in irrigation

rational land preparation; cultivation of highly valuable agricultural crops that require significant labor and material resources;

- high productivity of irrigated lands;
- significant expenditures for the reproduction of soil fertility;
- higher taxes on irrigated lands, payment for land lease, amounts of compensation for losses in agricultural production when land is withdrawn from agricultural circulation;
- economic incentives for the rational use and protection of land.

The listed factors, which require a higher accuracy of land cadastral information (compared to non-irrigated lands), thereby determine the methods and methods of its development, the scale of the cartographic base used.

Land registration service and land base system are used to classify geographic information systems related to cadastral land information. The main direction of our research in our country is land information service, which provides internal and external users with data (cadastre).

Land management systems have long served as a registry, but the association now continues to play that role. Our cadastral materials showed that the use of cadastral fabrics is the dominant structural division of the land market for user groups, even if other criteria are met. Ownership and ownership not only provide security for investors and contracts, but also support taxation, environmental protection, and other government functions. This black work of three users was necessary for homework in the coming years. It should be noted that real estate has a common structure with other countries that have a cadastral system.

Organizations, especially the land administrations of the country, need to monitor the changing conditions of asset management. In addition, the transition from the administrator to the user resource can reveal the necessary information about what to expect in the future of the citizen compared to land and cadastral data. Note that efforts are focused on the long-term strategic development of the national system, particularly in the field of land management. Although users do not need in-depth knowledge of the topic, there is not enough literature to address this topic.

The information obtained in our research is something to remember about the consistency and reliability of the goal.

First, in our thematic conversations, different user groups were united into a coherent program that discussed future needs and expectations. It displays interesting, relevant information on the topic.

Second, our fabrics will stimulate the development of the state cadastral sector and serve as a basis for the development of a high-quality and reliable land ownership industry in the country. Despite being able to comprehensively promote the land cadastral system and cadastral data to identify the main structural units, the country has had to ignore the full traces of Tan. Terms related to location and land prices are supported by other governments, which are not available in some other countries.

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## CONCLUSION

Thus, in our opinion, the features of the land cadastre in the zone of irrigated agriculture are:

- A feature of irrigated lands is their arrangement with canals, complex engineering structures, and reclamation network;
- Lands of the water fund, inter-farm canals and structures, groundwater intakes located in the contours of irrigated lands, regardless of the form of ownership of land use, are operated as a single water management system, are state property and are not subject to privatization;
- relatively shorter periods (cycles) of updating information;
- intensive agricultural production and the use of irrigated lands leads to a relatively rapid accumulation of changes in the use of land resources and a loss in the quality of previously obtained land cadastral information;
- Reasonable and recommended terms for updating land cadastral information for areas of irrigated agriculture are much shorter than for non-irrigated areas;
- large expenditures of funds and labor for its maintenance in comparison with other areas of agriculture;
- the need to develop additional types of information, implement its higher accuracy, reduce the frequency of its updating (reproduction) requires higher labor and material costs, causes higher production costs, which dictates the need for a reasonable approach to planning funds and resources for maintaining a land cadastre in areas of irrigated agriculture.

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