

SYSTEM FOR DETERMINATION OF NORMATIVE VALUE OF LAND IN AGRICULTURE.

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Annotation: Taking into account the use of agricultural maps by land users in determining the normative value of agricultural land, the advantages of using modern technologies, remote sensing materials in their creation are highlighted.

Keywords: agricultural land, normative value, normative indicators, land cadastre and statistical accounting, land valuation, cadastral works, engineering, territorial management.

Аннотация: С учетом использования сельскохозяйственных карт землепользователями при определении нормативной стоимости земель сельскохозяйственного назначения выделены преимущества использования современных технологий, материалов ДЗЗ при их создании.

Ключвые слова: Земли сельскохозяйственного назначения, нормативные значение, нормативные показатели, земельные кадастр и статистический учёт, оценка земли, кадастровая управление территорией.

The normative value of agricultural lands of agricultural producers is determined for the calculation of the single land tax and for other purposes provided by the legislation. Agricultural commodity producers include legal entities that produce agricultural products for agricultural purposes on land plots in the prescribed manner. Agriculture is the object of determining the normative value of agricultural land by commodity producers. Determination of the normative value is carried out using the income approach based on the use capitalization, taking into account the normative indicators, land cadastre and statistical records. The results of determining the normative value are used in the formation of state land cadastre data.

Enforcement of the Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated August 8, 2014 No 235 "On improving the system of determining the normative value of agricultural land" [1]

"Uzdaverloyiha" carried out by the State Research and Design Institute. At the same time, an agreement on the work to be performed between the State Research and Design Institute "Uzdaverloyiha" and the State Committee "Davergeodezkadastr" will be approved, the estimate and terms of reference will be approved. According to the approved terms of reference, the territorial enterprises, branches and subdivisions of the State Research and Design Institute "Uzdaverloyiha" receive a single list of land users approved by the Department of Land Resources and State Cadastre of all districts of the Republic to determine the normative value of agricultural land. Agricultural maps of districts on a scale of 1:10 000 were obtained from the State Owned Enterprise "Cartography", on which the boundaries of land users, land allotments and soil points were drawn, and their average points on each land user section were determined and analyzed.

A database of water users for irrigation will be created. Areas with limited use of toxic substances by agricultural land users will be mapped on agricultural maps at a scale of 1:10 000 according to the data obtained from the district environmental and ecological inspections and the areas of land users will be identified. The work done by the regional enterprises, branches and divisions of the State Research and Design Institute "Uzdaverloyiha" is inspected every month by the central office, assignments are issued and acts are drawn up on the identified shortcomings. Work on the work is carried out according to the budget between the State Committee "Davergeodezkadastr" and regional enterprises, branches and divisions of the State Research and Design Institute "Uzdaverloyiha". [2]

The above steps involve extremely large jobs. The implementation of each phase will be regularly monitored and monitored. Execution of calculation (table) and text part of determination of normative value of agricultural lands of agricultural producers Territorial offices, branches and divisions of Uzdaverloyiha State Research and Design Institute summarize information materials and determination of normative value of agricultural lands formalized.

As a result of monitoring the implementation of this decision, the results of the normative value of a total of 12,862.0 thousand hectares of land of 164,948 agricultural producers in the Republic of Karakalpakstan and regional districts were identified.

Determining the normative value of land is one of the main components of land cadastre data [2]. The results of determining the normative value of land are entered in the district land cadastre book. In addition to the changes and the results of determining the normative value of land, the land cadastre book is filled with information about land users. The majority of land users in the country are farms.

The use of modern technologies in determining the normative value of land is currently established (Figure 1).

There should be no doubt that ground monitoring is very effective in processing the resulting aerospace images (Figure 2 (a, b)). Recently, the application of modern innovative technologies in these processes is yielding good

results. In particular, the use of drones in ground monitoring further enriches the quality and content of work (Fig. 3). This method is very useful in carrying out the above work quickly and efficiently, accurately and cheaply [3].



Figure 1. Use of modern technologies in monitoring the area.



a- May 25, 2016.



b-August 22, 2020

Figure 2 (a, b). Results of land monitoring by aerial photography in the region.

Part of the normative land cadastre data is provided to agricultural producers, district state tax inspections for control and forecasting of the single land tax for the State Tax Committee of the Republic of Uzbekistan, calculation and planning of the state budget for the State Tax Committee of the Republic of Uzbekistan.



Figure 3. Drone monitoring of agricultural lands

The results of the calculation of the normative value are prepared and presented in copies specified in the contract with an accuracy of up to 100 soums. In conclusion, we recognize that the use of agricultural maps in determining the normative value of land users on agricultural lands, the use of modern technologies in determining the area of land users, the use of remote sensing materials in regular land monitoring at a scale of 1:10 000 is one of today's urgent tasks.

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