

## ИҚТИСОДИЁТДА ИННОВАЦИЯ ЖУРНАЛИ ЖУРНАЛ ИННОВАЦИЯ В ЭКОНОМИКЕ JOURNAL OF INNOVATION IN ECONOMICS

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### ЕР ТАҚСИМОТИНИНГ ХУДУДИЙ-ИНВЕСТИЦИЯВИЙ ВАЗИФАЛАРИ

**Аннотация:** ушбу мақола бугунги куннинг энг долзарб масалаларидан бири бўлган ерларни оқилона ва самарали тақсимлаш орқали иқтисодиёт тармоқларига миллий ва хорижий инвестицияларни жалб этиш йўлларига бу борада ҳудудий-инвестициявий муҳитни шакллантириш юзасидан илмий-амалий асосланган таклиф ва тавсиялар ишлаб чиқишга бағишланган.

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### ТЕРРИТОРИАЛЬНО-ИНВЕСТИЦИОННЫЕ ЗАДАЧИ РАСПРЕДЕЛЕНИЯ ЗЕМЕЛЬ

**Аннотаци:** в данная статья посвящается разработке научно-практических предложений и рекомендаций о путях привлечения отечественных и иностранных инвестиций в экономику путем рационального и эффективного распределения земель, одной из наиболее актуальных проблем современности и формирования региональной и инвестиционной среды.

**Ключевые слова:** территориально-инвестиционные схемы, регионального инвестиционного проекта, региональное развитие, диверсификация.

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## **TERRITORIAL-INVESTMENT FUNCTIONS OF LAND ALLOCATION**

Annotation. This article is the development on scientifically-practical proposals and recommendations on how to attract domestic and foreign investment in the economy through a rational and effective allocation of land, one of the most urgent today's issues and the formation of a regional investment climate.

Key words. Territorial-investment schemes, development of investment projects, land management, land allocation, regional development, diversification.

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### **Introduction**

The creation of favorable conditions for attraction of foreign investments into the economy of Uzbekistan, introduction of practical mechanisms of their legal protection and further improvement of the investment climate is one of the most important tasks in the field of economic development. Is one of the leaders among the CIS countries in the investment policy of the Republic of Uzbekistan, providing more favorable conditions for attraction of foreign investments, creation of an effective mechanism for reliable investment of foreign investments, improvement of the investment climate in the country.

The growth and demographic characteristics of the country's population, as well as the rational use of nature, are the factors determining the main goals and objectives of the development of the territory. The change in population in any country, as a rule, has a certain tendency to grow. In this regard, in the presence of natural resources ( primarily land resources), which are considered large in terms of quantity, the degree of anthropogenic influence on these resources as well as negative impact on the environment increases.

But natural resources in any country are limited in terms of it or that. Such a situation requires rational and effective use of them and an increase in the level of production. At the same time, environmental protection requirements are associated with the need to monitor the environment, as well as its protection, with a favorable impact on natural resources. Therefore, the object of increasing the level of use of natural resources is the need, on the one hand, to observe the permissible level of anthropogenic influence on them, on the other hand, this leads to some kind of dependence between society and nature. And this means that this problem can be solved optimally evazi, that is, maximizing the targeted function on the use of natural resources in the conditions of which the self-recovery of natural resources is ensured, the limit of negative effects on nature in excess of the norm.

The changing nature of the main factors of the development of territories creates the need to regulate this process (development of the territory) in order to make it acceptable. The regulation of the development of territories is practically the creation of its systems, while keeping the level at which the system parameters are determined - in practice is the management of the development of the territory.

In the context of solving the strategic goals and objectives of the development and liberalization of the economy of the country's effective and rational use of land fund resources, the socioeconomic significance. As the prospects of development of all branches of economy of the Republic of Uzbekistan, business and entrepreneurship, and social spheres are closely connected with its level of use of the land fund.

Which requires the allocation of land between their categories, sectors, regions and land users in terms of addressing the needs of the state and society on the basis of objective needs of socio-economic development. In practice, it is desirable to organize the distribution of land in the regions so as to adapt to the investment climate in the regions.

As the directed link to land allocation should be considered as the most sensitive factor in raising the investment attractiveness of the regions. Many reforms are being carried out in the Republic of Uzbekistan.

Their purpose is to strengthen the interconnection between land allocation and the formation of competitive economies in the national economy, to create a groundbreaking system for modernization and rapid development of agriculture, to undertake institutional and structural reforms to reduce government involvement in land relations, it is necessary to actively involve foreign investments climate and complex and balanced territorial development of the regions, towns and cities.

Foreign investment attraction or construction projects, inefficient use of production premises and land plots for direct investment in projects involving them, and the allocation of land for perfect land use should be implemented.

Entrepreneurs and investors to further enhance their ability to purchase land parcels and free state-owned property by participating in online auctions, in accordance with the Decree of the President of the Republic of Uzbekistan № PP-5495 "On measures to radically improve the investment climate in the Republic of Uzbekistan" from August 1, 2018, from October 1, 2018, the parcels of land for investment activity the following new mechanisms for the introduction:

Long-term lease of agricultural land for a period of up to 50 years, but not less than indicated in the application

Auction sale of the right to permanent land parcels for construction of real estate objects.

1,331 land plots sold at online auction on "E-IJRO AUKSION" have been sold for 10,191 million soums with the investment of 365940 million soums, with the creation of 5660 new jobs [1].

Possibility of granting land parcels and purchasing free real estate objects with the definition of investment and social obligations through direct negotiations with the investor without carrying out an auction for investment projects realization also born.

Which determines the order of experiment on the simplification of the procedure for the sale of the rights to the state-owned and land parcels. The state-owned facilities and parcels will be sold on the single electronic trading platform "E-IJRO AUKSION" taking into account the investment and social obligations of the bidder.

District and city Khokimiyats of the Republic of Uzbekistan electronically conduct online e-sales on the basis of the "Electronic auctioneering bidding center" State Unitary Enterprise in the amount of 3351 blank plots, 835878 million soums were sold at auctions.

For example, the State Competition Department of Tashkent region issued auction for auction of 14 vacant state property, with a starting price of 1 soum, 330 new jobs and 24,580 million soums investment.

In addition, in recent years, efforts have been made to improve investment processes in the country, define the order of formation of targeted programs, increase the transparency and effectiveness of selection of projects, and to finance them. As well as all the components of the new formulation of the state targeted programs have just begun and approved, as well as the implementation of large and strategically important investment projects, such as the implementation of such projects with direct foreign investments, investment and financial fears that have not been synchronized with timeframes, ending them in time, increasing production capacities, starting production, and creating new jobs.

To prevent this, the first objective of the land allocation is to attract these investments and, first of all, to start the economic development of the administrative district.

Of course, it would be appropriate to invest in regions, and to increase the development of the economy through the development of infrastructure in the region, industrial enterprises and tourism. Especially in the areas of social development and the employment of the population. And that is why money is needed. The best solution to this problem is to introduce measures to attract foreign investment. In attracting investment projects, it is necessary to attract long-term investments in the implementation of the investment climate in the distribution of land, especially in the economic sectors.

According to the resolution of the President of the Republic of Uzbekistan from september 11, 2018 year, "About measures on the organization of accelerated implementation of entrepreneurial initiatives and projects in the regions", pursuant to the Decree of the President of the Republic of Uzbekistan №PP-3939, accelerated socio-economic development of the territory, implementation of a number of systematic measures to implement and create the most favorable conditions for investments, including direct foreign investments[2].

From this point of view, the use of land resources should improve the rates of land tax and create favorable conditions for investments in economic areas through economic mechanisms. First of all it is necessary to create wide opportunities for entrepreneurial activity. The first feature of attracting investments is the proper organization of land allotments.

Particularly important aspects of the economic distribution of land allocation are also important and include the following: land use, land lease payments, fiscal aspects of land use, land use in market, loss of land and land acquisition, compensation for damage, land reclamation, land protection, rational land use incentives.

In doing the right thing to do the right thing, we must work strictly on land and other laws, and these laws must be comprehensive in all respects. A fundamental improvement of the legal framework for land management and their involvement in the practice and their role in the economic sectors.

The legal basis of land management in the regulation of economic sectors of the Republic of Uzbekistan includes the Constitution of the Republic of Uzbekistan, the

"Land Code", "State land cadastre", "Law on farming", "Agricultural cooperative", "On lease" and other legislative acts.

Another problem in improving the territorial investment objectives of land allocation is the lack of regulatory legal norms on land law.

Of course, the proper distribution of land in natural disaster prevents many problems and violations and increases the investment potential of the region. But there are many shortcomings and violations. In order to minimize the deficiencies, it is necessary to re-examine the powers of the district or provincial governor in exercising the right to allocate land to legal and physical persons [4].

Since land resources are limited, the regulation of proper and rational use of them in any country is the most important necessity aimed at ensuring socio-economic development. This is achieved by the fact that the process of effective use of the characteristics of the territory in a continuous manner as a complex approach, which is convenient and flexible in all respects for the purpose of developing regions, is an object of necessity.

The increase in population growth and demographic characteristics, the use of nature, the increase in the needs for achieving high socio-economic development results are the most important factors that influence the formation of the main goals and objectives of the development of the territory. They, in turn, lead to an increase in anthropogenic load on land resources and an increase in the level of negative impact on the environment. Because, with the adaptation and use of the territories by humans in the interests of their social, economic, recreational and nature protection, their activities will depend on the development of the territories.

The territory, on the one hand, is the space of anthropogenic activity carried out by humans, and on the other hand it is a component of the natural complex. Two such joint features of the territory determine its socio-economic and ecological essence. From a social point of view, the place of settlement of the population of the territory is the place of settlement of the population. It is known that in the living quarters of the population, in addition to housing, gardens and schools, secondary and higher educational institutions, medical, cultural, health-care facilities, trade and services, as well as other types of social facilities are placed. The territories also include transport facilities (pedestrians, cars, railways, pipes), which will be necessary for the implementation of relations between the population points.

The economic essence of the territory implies the conduct of the economic activity of the population here, the allocation to it in the production and other infrastructures that ensure the existence of society. On the border of the regions of cities are placed mainly industrial facilities, as well as objects of the transport, trade, service sector. In the rural areas (outside the urban area) are located objects of agricultural and forestry production, as well as a number of objects of processing and chemical industry. In rural areas, road, irrigation and collector-yard networks, as well as facilities in them, many enterprises and enterprises for the processing of agricultural products can be located.

The most important of these is the legal norms related to land resources, which are important. In this regard, one of the main obstacles to the effectiveness and development of land reform is to focus on the imperfections of competent jurisdictions on land ownership. As the population increases, their needs will increase. In the first place, the need for food is taken into account in promising projects.

For the development of the economy, all sectors need to be developed in the environment. It is necessary to consider the use of unused lands and agricultural land.

The district's diversification of land resources, the rational and efficient use of the land fund, and especially the development of a market economy, are now largely dependent on the national economy. Thus, distribution and redistribution of separate categories of land between land ownership, land users, land owners or all types of land, land users or different types of land are legal processes and it occurs on a regular basis. This process is regulated by the state as the main property of the land fund and regulated by the executive authorities of the state, taking into account the priority of agricultural issues. Land acquisition and redistribution are under constant government control.

Land-use relationships in the field of land use are also derived from land-related legal relations. Legal relationships arising from land use are divided into two types: direct use of the land, that is, the use of land and indirect access to land, ie the right of land users, land owners and lessees to land is not liable to land ownership. The proprietor or his agents shall give the right to use land in any legal form to others. Land use right may be primary or secondary, without the right of ownership. Legal relations in the field of public administration, as well as in the field of protection of the rights and interests of landowners and owners, users and tenants, are subdivided into material and procedural questions. Implementation of procedural legal relationships between material rights relations between the state-owned entity and the state body authorized to grant land parcels constitutes a new material and legal basis for the use of a land parcel [4].

Conclusion and suggestions. In order to encourage investment in the development of the economy, it is necessary to first arrange the distribution of the land.

**It would be expedient for us to consider the following suggestions:**

Revision of competencies of district and regional khokimss on allocation of land parcels;

Creation of regional investment schemes for the proper allocation of land resources;

Develop a regional investment projects to create and expand existing businesses based on regional conditions;

While using land resources, it is necessary to improve the rates of the land tax and to create favorable conditions for investment in the non-developed areas through economic mechanisms.

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