The Importance Of Land Distribution And Redistribution In The Development Of Regional Economic Sectors

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ABSTRACT

Using methods of analytical analysis and scientific reasoning, the article highlights the role of land allocation and reallocation processes in the development of regional economic sectors, as well as presents scientific and practical recommendations for regulating and effectively managing these processes.

Keywords: Land allocation, valuation, irrigation, land resources, land fund, category, analysis, reallocation, modification, efficiency, arable (cropland) areas.

Introduction. The development of sectors of the economy of the region to the extent that it meets today's market requirements, including the elevation of the agricultural, industrial and transport sectors, the expansion of settlements, in the first stage, is inextricably linked with the improvement of their land supply. In this case, the development of relevant scientific and practical recommendations for studying the current state of the land distribution between the above-mentioned networks, assessing and looking for ways to improve such a distribution is distinguished by its relevance.

Scientific research methodology. The fact that the land fund varies categories, constantly redistributes them, is a legal process [3]. Population growth continually increases the demand for land. This demand arises from the need to construct housing, establish industrial enterprises, and develop transportation infrastructure. However, such processes must be properly managed in a timely manner, and the redistribution of land areas must be supported by legal authority. The conducted studies have shown that there are a number of shortcomings in the allocation and redistribution of land. These shortcomings have mainly arisen as a result of illegal allocations of land from land fund categories, particularly the conversion of agricultural land for non-agricultural purposes. Eliminating such deficiencies and ensuring that the allocation and redistribution of land are carried out strictly within the legal framework have become critically important. From this perspective, the scientific research presented below extensively employs methods such as analytical analysis, scientific reasoning, statistical grouping, and territorial (spatial) analysis.

Research results and scientific discussion. In accordance with Decree No. PF-5742 of the President of the Republic of Uzbekistan dated June 17, 2019, the adoption and implementation

of the "Concept for the Efficient Use of Land and Water Resources in Agriculture", and the initiation of its measures in the region, has fundamentally changed the approach to irrigated crop areas. This is also reflected in the data presented in Table 1. Specifically, by 2025, compared to 2020, the area of land designated for agriculture increased by 6.1 thousand hectares, and the area of irrigated agricultural land grew by 6.8 thousand hectares. Additionally, 69.0 thousand hectares were allocated as forest fund lands under the category of protected areas. Designating such land as a separate land category in the region has further increased attention to lands of this type in subsequent years.

In studying and assessing the current state of land distribution among various sectors of the Kashkadarya region, data on the distribution of the regional land fund by main land categories over the past ten years (2016–2025) can be presented. Such data are provided in **Table 1** below.

Table-1
Dynamics of the Distribution of the Land Fund of the Kashkadarya Region by Main Land Categories

№	Categories of land	2016-year (thousand ha)		2020- year (thousand ha)		2025- year (thousand ha)		Difference, +;- , (thousand ha)	
		Total	Irrigated	Total	Irrigated	Total	Irrigated	Difference from 2016 (2020)	Difference from 2020(2025)
1	Land for agricultural use	2 370,4	508,1	2 322,7	506,5	2 328,8	514,9	-47,7	+6,1
2	Settlement land	11,5	3,9	11,5	3,9	12,5	4,4	-	+1,0
3	Land for industrial, transport, communication, defense, and other purpose	66,3	0,1	67,0	0,3	70,2	0,2	+0,7	+3,2
4	Land for nature protection	-	-	-	-	69,0	-	-	+69,0
5	Historical and culturally significant land	2,1	-	2,6	-	2,6	0,1	+0,5	-
6	Forestry lands	366,8	3,2	412,1	3,2	319,6	2,9	+45,3	-92,5
7	Land of the water fund	35,9	0,1	37,1	0,1	53,0	0,2	+1,2	+15,9
8	Land reserves	3,8	-	3,8	0,1	1,1	-	-	-2,7
	Total land:	**2 856,8**	**515,4**	**2 856,8**	**514,1**	**2 856,8**	**522,6**	**-**	**-**

Note: *Based on data from the* State Committee for Geodesy and Cartography *and calculations by the author using information from the Cadastre Agency.*

According to the data from **Table 1**, by 2020, compared to 2016, the area of land designated for agriculture decreased by 47.7 thousand hectares, the area of land for industry and transport increased by 0.7 thousand hectares, and the area of forest fund lands increased by 45.3 thousand hectares. The decrease in agricultural land can be explained by the fact that some of it was withdrawn from agricultural circulation for various reasons and incorporated into the forest fund. The increase in industrial and transport land reflects the growth in the number of such enterprises during this period. The expansion of water fund lands by 1.2 thousand hectares is attributed to the additional construction of water management facilities during this time.

The increase in irrigated land designated for agriculture, it should be noted, has led in recent years to a greater emphasis on the management of irrigated agricultural land, including irrigated crop areas—particularly in terms of preserving their existing area, expanding them where possible, and preventing their allocation for non-agricultural purposes. This situation has laid the foundation for a significant increase in the area of such lands over the next ten years. This is also confirmed by the data presented in **Table 2**.

Table-2

Dynamics of Changes in Irrigated Crop Areas within Agricultural Lands across Districts of the Kashkadarya Region

№	Districts	2016-year (thousand, ha)	2025- year (thousand, ha)	Difference in 2025 vs 2016 (thousand ha)
1	Guzor	31,2	31,7	+0,5
2	Dehqonobod	1,6	1,9	+0,3
3	Kamashi	27,2	28,7	+1,5
4	Karshi	40,7	40,9	+0,2
5	Koson	62,0	62,3	+0,3
6	Kasbi	44,1	44,5	+0,4
7	Kitob	7,9	8,3	+0,4
8	Mirishkor	55,2	55,9	+0,7
9	Muborak	31,0	31,6	+0,6
10	Nishon	51,4	52,1	+0,7
11	Chiroqchi	26,4	12,6	-13,8
12	Shahrisabz	17,2	17,7	+0,5
13	Yakkabog	21,0	21,4	0,4
14	Kokdala	-	15,0	+15,0
Total:		**418,4**	**425,0**	**+6,6**

Note: Data from the Regional Department of Land Resources and State Cadastre
Note: Data from the Regional Office of the Cadastre Agency

Indeed, the data from table 2 show that the area of irrigated crop lands in the region has increased by 6.6 thousand hectares in recent years. Such an increase is observed across all districts. Preserving the area of irrigated crop lands for agricultural use, preventing their allocation for non-agricultural purposes as much as possible, and, conversely, expanding their area wherever feasible, has produced positive results over the past three to four years. This trend can also be observed in the example of a single district, namely Karshi district **(**table 3).

Indeed, the data from table 3 show that in 2020, compared to 2016, the total area of crop lands decreased by 203.0 hectares by district, the area of perennial orchards decreased by 86.0 hectares, and the total area of all types of agricultural land decreased by 457.0 hectares.

Conversely, the area of household plots increased by 134.0 hectares, and the area of other land types increased by 323.0 hectares. A similar pattern can be observed for irrigated lands. By 2025, the situation had changed somewhat. Compared to 2020, the area of crop lands increased by 418.0 hectares, while the area of perennial orchards decreased by only 10.0 hectares. The areas of household plots and other land types increased by 11.0 and 76.0 hectares, respectively, due to the expansion of pastures and hayfields. During this period, the area of irrigated crop lands also grew significantly, by 433.0 hectares.

Table-3
Dynamics of Changes in the Areas of Main Land Types in Karshi District

№	Main land types	2016-year*		2020-year *		2025-year *		Difference in total land area (2020 vs 2016) (+/- ha)	Difference in total land area (2025 vs 2020) (+/- ha)
		Total	**Total irrigated**	**Total**	**Total irrigated**	**Total**	**Total irrigated**		
1	Crop lands	43 812	40 693	43 609	40 502	44 027	40 935	-203	+418
2	Perennial orchards	2 656	2 656	2 570	2 570	2 560	2 560	-86	-10
3	Sandy lands	817	-	756	-	755	-	-61	-1
4	Pastures and hayfields	18 130	-	18 043	-	17 549	-	-87	-494
5	Total agricultural land	65 435	43 349	64 978	43 072	64 891	43 495	-457	-87
6	Household plots	5 887	4 678	6 021	4 769	6 032	4 770	+134	+11
7	Other land types	20 311	781	20 634	781	20 710	781	+323	+76
Total by district		**91 633**	**48 808**	**91 633**	**48 622**	**91 633**	**49 046**	**0**	**0**

Note: *Data from the Regional Department of Land Resources and State Cadastre*
Note: *Data from the Regional Office of the Cadastre Agency*

The efficient use of irrigated crop areas for the purpose of cultivating agricultural products remains one of the most important issues today. As a result, preserving these areas and, where possible, expanding them has been implemented to a certain extent in the region. However, it is also necessary to pay special attention to improving the quality of these lands, as well as restoring and enhancing the fertility of the soils present there, since in recent years the quality indicators of the existing irrigated crop areas in the region have declined significantly. This is fully confirmed by the data presented in **Table 4**.

Table 4

Dynamics of Changes in the Quality of Irrigated Crop Lands in the Region

Classes	Soil quality and fertility ratings	1980-year	2008- year	2021- year	Difference in 2021 vs 1980 (+/-)
V	81-100	22 684,0	7 036,0	6 094,4	-16 589,6
IV	61-80	126 312,0	92 589,0	79 053,7	-47 258,3
III	41-60	281 216,0	313 428,0	280 785,4	-430,6
II	21-40	14 888,0	45 008,0	34 413,5	+19 525,5
I	01-20	-	-	-	-
Total		**445 100,0**	**445 379,0**	**400 347,0**	**-44 753,0**

Note: *Calculations by the author based on data from the Soil Science and Agrochemistry Institute*

Indeed, the data from **Table 4** show that over the past 40 years, the area of irrigated crop lands with a score of 81–100 decreased by 16,589.6 hectares, while the area of lands with a score of 61–80 decreased by 47,258.3 hectares. This reduction can primarily be explained by the disruption of the crop rotation system, which was an important agrotechnical practice in subsequent years, and by the fundamental changes in farm management practices. Secondly, it is also due to the allocation of highly fertile irrigated crop lands for non-agricultural purposes. This latter factor, in turn, has contributed to changes in land fund categories. The decline in the bonitet scores of irrigated crop lands, in turn, leads to a reduction in the yield of agricultural crops, a decrease in the efficiency of land use, and an increase in production costs. This situation highlights the necessity of protecting highly fertile irrigated lands during the process of land redistribution and strictly limiting their allocation for non-agricultural purposes.

Conclusion. Based on the conducted research, the following conclusions were drawn:

1. The distribution and redistribution of lands is a continuous and important process in the development of the regional economy.
2. Ensuring the priority and preservation of irrigated agricultural lands should be one of the fundamental principles of land management.
3. The allocation of highly fertile irrigated crop lands for non-agricultural purposes should only be permitted on the basis of specially justified land management projects.
4. During the process of changing land fund categories, it is advisable to strengthen mechanisms for timely compensation of damages caused to agricultural and forest enterprises.
5. Efficient use of land resources is one of the key factors ensuring the sustainable development of the regional economy.

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