

Mechanisms and Theoretical Foundations of Regulation of the System of Land Use

¹ Altiev Abdurashid Sultanovich

² Dr. Alma Bangayan-Manera

³ Khafizova Zulfiya Kholmuratovna

⁴ Abdulkhaeva Gulshan Makhmudovna

Abstract

The territorial and material limitations of the land, its division into different categories and levels of fertility determine the need for its intensive, but rational use. The problem of the systematic use of land resources still remains relevant for the development of the economy and society.

The formation of a system of economic regulation of land use requires the development of a methodological mechanism as a theory of land rent. Land rent is, first of all, an income factor, the existence of which is associated with a number of specific features of the land, which cannot be ignored in economic sectors, especially in agriculture.

Keywords: *Land, land use, system, capital, resource, natural resource, economic resource, real estate object, economic activity, loan.*

¹ Doctor of Economic Sciences, Professor Head of Land Use Department of the “Tashkent institute of irrigation and agricultural mechanization engineers” National research university

² PhD of Cagayan State University

³ Senior Lecturer of “Tashkent institute of irrigation and agricultural mechanization engineers” National Research University

⁴ Associate Professor of “Tashkent institute of irrigation and agricultural mechanization engineers” National Research University

Introduction. It is known that land resources are used in all spheres of the economy and society and constitute the land fund, which is used in the process of social production. The fact that land use is both a process of systematization of nature management and the use of land resources by society determines its social significance and the constant relevance of the problem of land use [1].

As a result of insufficient attention to the structure of land use and reproduction of land fertility, the incompleteness of the reproductive cycle of land use has been observed for many years. It can be said that the land use system is not based on such laws as the ever-increasing need of society for material goods and the objective need to reproduce soil fertility [2].

The problem of land use in accordance with the market is complex, which requires the solution of such specific issues as economic, social, legal, recreational, environmental, organizational and territorial, informational, innovative, technological, entrepreneurial [3]. The systematic nature of land use and its essence are manifested through socio-economic and other relations in society. For example, humanity has always used the earth primarily to satisfy its own needs for material goods and living space [4]. Consequently, land use has primarily socio-economic content. The development and improvement of land use makes it necessary to regulate it by legislative methods, resulting in the legal content of land use. With the continuous nature of land use, with unsystematic and irrational use of land resources, leading to deterioration of the state of nature, it becomes obvious that land use has an ecological content [5].

The development of the land market, however, gives a market-fiscal characteristic of land use and further strengthens the role of land as the most important object of relations in society, etc.

Materials and methods. The use of land resources by the society reflects an objective process of a continuous nature, since the society cannot stop using land to meet the ever-growing needs for material and other interests, cyclical reproduction occurs [6]. Since the land resources used require reproduction in order to steadily meet the necessary interests of a constantly developing society, they are multi-purpose and multifunctional in nature, due to the requirements of meeting various material and other types of needs of society [7].

Along with the fact that Land is a spatial basis (for the placement of structures and structures), it is also a means of production, and in agriculture - the main means of production -the fertility of the land has a direct impact on the production of products and in many cases determines its result. Although in other industries and industries land and its fertility do not have such characteristics, it is not only an important means of production in the economy, but also a reliable asset and capital. Therefore, in world practice, land is included in the concept of "fixed capital", and its lack of material and moral depreciation emphasizes its study as an 'economic resource-capital" rather than as a 'natural resource', "real estate object" and an object of economic activity. In our opinion, this idea allows, firstly, to form scientific views on the land use system and its economic mechanism, secondly, to introduce into the process of using land resources methods of stimulating the effective use of land resources through the use of methods of an effective economic mechanism and, thirdly, to scientifically substantiate the sphere of interests of the land owner and land users.

The theory of land rent is an economic doctrine consisting of two parts: the first part explains the causes, conditions and source of land rent, identifies its types, and the second, in fact, is related to the issues of rent distribution [8].

The main provisions of the theory of land rent classics of economic theory he. W. Petty, A. Smith, D. Ricardo, K. Marx, A. Marshall and others studied on the basis of the theory of value. They considered rent and land ownership to be directly related. a. Smith argued that as soon as land becomes private property, the landowner begins to demand his share of almost any product grown or harvested here by an employee [9].

Rent relations in agriculture, throughout the history of their development, have always been the subject of scientific disputes. Especially in the conditions of the development of market relations in agriculture, in the conditions of a variety of forms of ownership and management, the problem of the formation of land rent and its distribution is becoming increasingly relevant [10].

Results. As a result of our research on the problem of land rent distribution, it has been established that the differential rent-I should be paid as a land tax and replenish the state budget and expand the state's capabilities to support the technological and economic potential of land resources, and the differential rent – II and absolute rent-belong to the owner (owner) of the land, in the presence of land rent, a certain part of the differential rent-II should remain with the tenant, the amount of which should be determined by the implementation of a set of measures for the economic regulation of the rational use of agricultural and other lands using the market value of land, land tax and other similar instruments, in turn, requires the development of a scientifically based methodology for land valuation.

In the conditions of the formation of a market management system, an integral indicator-the price (market value) of a land plot, determined by capitalization of rental income in accordance with the classical approach, occupies a central place among the indicators of the economic assessment of land. In market conditions, the importance of this economic category is determined by the development of the land market, the creation of a mortgage lending system, the need to make quickly adaptable decisions in the field of tax policy [11].

The factors influencing the cost of a land plot can be the fertility of the land, the location of the land plot, the availability of communications, transport networks, landscape characteristics of the area [12]. According to the classical theory of rent, the price of land (market value) calculated by the expression:

$$E_n = D_d / p \times 100,$$

Here: E_n - is the price of land, D_d - is the annual differentiated income, p - is the loan interest rate.

As the economic basis of the land use system, the cycle of reproduction of land resources, the priority of the economic approach and the economic mechanism are studied. In this regard, the organization of the use of land resources from an economic point of view, as well as any other resources, should be considered at the present stage one of the priority tasks of ensuring high rates of economic development by searching for scientific and practical solutions to strengthen, along with the fiscal and regulatory functions of the modern economic mechanism based on the theory of land rent, stimulating its function [13-15].

Conclusion. It should be noted that the evaluation of the results of our research is theoretically possible, first of all, with the correct interpretation of the specifics of the concepts of "natural resource", "economic resource-capital", "real estate object" and "object of economic activity", characterizing the land as a multifunctional object, and only after a clear definition of the differences and boundaries between them, we can talk about taxation, loan collateral, regulation

of privatization and other economic processes. One of the important issues in the conditions of land use lease is the establishment of rent for land, taking into account the fertility, location and other characteristics of the land plot. When assessing land, it is impossible not to take into account the ecological characteristics of land, which means that it is necessary to develop an ecological and economic assessment of land plots, measures to protect land from salinization and erosion. Regulation of land relations as the most important form of state regulation of economic processes should be aimed at the implementation of the state's land policy.

In conclusion, it should be noted that part of the income from rent is received by the land user in exchange for his expenses aimed at improving the quality of land, entrepreneurial abilities and the introduction of a modern management system. Of course, the inclusion of this part (differential rent-II) in the object of land tax or land rent in whole or in part dramatically increases budget revenues for land tax or land rent with further strengthening of their fiscal function, but this ultimately leads to a violation of the property rights of the land user, failure to fulfill the stimulating function of land tax or land rent. This ultimately generates such negative phenomena as the looting of land, the misuse of land, the transformation of Land into an object of speculation.

REFERENCES

1. A. P. B., & S. B., R. (2021). The Current State Of The Use Of Lalmi Crop Land And The Main Directions Of Their Improvement. *The American Journal of Agriculture and Biomedical Engineering*, 3(03), 39-45. <https://doi.org/10.37547/tajabe/Volume03Issue03-07>
2. Muratovich, Mukumov Abdugani and Alikulovich, Usmanov Yusuf and Sobir, Ruziboyev. (2020). The ways to increase the efficiency of dekhans and household plots. *International Journal of Psychosocial Rehabilitation*, 24(03).
3. KZ KHOLMURATOVNA. The Environmental Protection, the Role of Land Support in Creation of Economic and Legal Mechanisms of Effective Use of Land Resources. *JournalNX - a Multidisciplinary Peer Reviewed Journal* 2 (2), 84-86
4. AR Babajanov, MD Mahsudov. Diversification of land fund in the district. Monograph. LAP Lambert Academic Publishing, 77-78
5. Samosa R. C. et al. Methodology for Determining the Costs of Environmental Protection Measures in Land Management // *European Journal of Life Safety and Stability* (2660-9630). – 2021. – T. 10. – C. 39-45.
6. Bangayan-Manera A. et al. Problems of Cadastral Evaluation of Land Intended for Non-Agricultural Purposes // *European Journal of Life Safety and Stability* (2660-9630). – 2021. – T. 10. – C. 34-38.
7. Sayfuddin S., Muhammadbek M. Working Projects of Disturbed Land Recovery-As a Method of Land Protection // *Academic Journal of Digital Economics and Stability*. – 2021. – T. 9. – C. 80-84.
8. Abdurashid A., Muhammadbek M. Regulation of the Diversification of the Use of the District Land Fund through the General Scheme // *Design Engineering*. – 2021. – C. 2565-2581.
9. Altiev, A., & Mahsudov, M. (2020). Improvement of the regulation mechanisms of the land use diversification. *International Journal of Pharmaceutical Research*. ISSN, 9752366.

10. Sultanovich, A. A., & Ugli, M. M. D. (2019). Methods of forecasting and management of land fund diversification in local areas. *International Journal of Recent Technology and Engineering*, 8(3), 403-411.
11. Altiev, A. S., & Mahsudov, M. D. (2019). REPRODUCTION CYCLE OF LAND. *Central Asian Problems of Modern Science and Education*, 3(4), 96-102.
12. Алтиев, А. С. (2019). ДИВЕРСИФИКАЦИЯ ЗЕМЛЕПОЛЬЗОВАНИЯ В УСЛОВИЯХ УГЛУБЛЕНИЯ РЫНОЧНЫХ РЕФОРМ. In *ПРОФЕССИОНАЛ ГОДА 2019* (pp. 92-96).
13. Abdurshid, A., & Muhammadbek, M. (2020). IMPROVING THE REGULATION OF THE DIVERSIFICATION OF LAND USE IN THE TERRITORY.
14. Alikulovich, U. Y. (2020). Mechanisms Of Establishing The Use Of Irrigated Land In The Degradation State In The Conditions Of Land Use Diversification. *The American Journal of Agriculture and Biomedical Engineering*, 2(09), 77-84. <https://doi.org/10.37547/tajabe/Volume02Issue09-13>
15. U Sangirova, Z Khafizova, I Yunusov, B Rakhmankulova, U Kholiyorov. The benefits of development cage fish farming. *E3S Web of Conferences* 217, 09006