

PRINCIPLES OF PLANNING THE DEVELOPMENT AND CONSTRUCTION OF URBAN AND RURAL POPULATION AREA

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Abstract: *Urban and rural settlements should be designed as components of the republic-wide settlement system and the settlement systems of regions, districts, agricultural enterprises, as well as regional settlement systems.*

In this case, it is necessary to take into account the social, production, engineering-transportation and other infrastructures unique to settlement systems, as well as the formation of prospectively developing labor, cultural-household and recreational relations within the sphere of influence of the settlement, which serves as the center or sub-center of settlement systems.

Key words: City, Functional zone, City Plaza, agro-industrial, rural, interprovincial route, city master plan, provincial master plan, settlements.

INTRODUCTION

The formation of the settlement system should be determined by the master scheme of settlement (GBS), the comprehensive master scheme of territorial organization (HTKBS), and the detailing of these systems should be reflected in the planning schemes and projects of regions and districts.

On the basis of these developments, the master plans of cities and settlements should be developed. If there is a scheme and project of a specific area that was completed more than 5 years before the development of the master plan of urban settlements, it is necessary to clarify its prospective development based on the information of planning organizations, ministries and agencies, scientific research and project institutes.

When planning settlements, it is necessary to take into account their place in the settlement system today and in the future. On the basis of this system, it is necessary to determine the development of employment, labor, cultural-household and recreational relations with the centers of the higher level of the settlement system of these settlements and the settlements and areas that are included in the influence zone of the planned settlements.

The sizes of the influence zones of settlements that perform the function of centers of different levels of settlement systems should be adopted on the basis of the development of district planning schemes and projects.

When developing planning projects of urban and rural settlements, it is necessary to take into account their subordination, administrative and economic importance, their role and importance in settlement systems:

regional center - Tashkent;

inter-provincial sub-regional centers;

Centers of regions considered to be the center of GSNM;

cities, urban and rural settlements - centers of rural administrative districts that are considered the center of local settlement systems;

cities, urban and rural settlements - recreation centers, industrial and transport centers, as well as rural settlements - central settlements of agricultural enterprises that are part of local systems of settlement and are considered the initial link of settlement.

Cities - large industrial enterprises, transport facilities that serve not only the population of the center but also the population of the entire group system in the centers of GSNM

and social-cultural-household institutions should be placed.

In the center of the local system of settlement, industrial enterprises that ensure the processing of agricultural products and serve to meet the needs of the branches of enterprises located in the centers of GSNM, as well as institutions that provide social, cultural and household services to the residents of the local system of settlement should be placed.

In the central settlements of agricultural enterprises, it is necessary to place production-repair and storage facilities of farms, as well as institutions that provide seasonal services to the entire population of the agricultural enterprise, there are also agro-industrial complex enterprises and GSNM centers, and branches of enterprises located in local location systems. can be located.

For local placement systems, it is recommended to establish a social-cultural-household connection with the center at a distance of 1.5 hours, and for GSNM centers, inter-provincial and regional centers - at a distance of 2 hours.

It should be organized taking into account the labor migration connections: no more than 45 minutes for local systems, 60 minutes for GSNM.

The extreme of the network of settlements in the irrigated region

when calculating the population in dense conditions, it is necessary to take into account daily labor relations with other settlements in the centers of the systems. For the centers of local systems of placement, it is recommended to accept the number of people coming to work in the amount of 5-15% of the number of the group that makes up the city population, and for the centers of GSNM in the amount of 5-10%.

When deciding the architectural-planning structure of a city, urban settlement, it is necessary to take into account mutual relations with neighboring rural settlements, and when deciding the structure of rural settlements, it is necessary to consider their integration into the rural agglomeration.

The promising development of settlements should be based on the formation of the following inter-regional settlement systems:

Tashkent (Tashkent, Syrdarya regions);

Ferghana (Andijan, Namangan and Ferghana regions);

Bukhara (Bukhara and Navoi regions);

Samarkand (Samarkand and Jizzakh regions);

Kashkadarya (Kashkadarya and Surkhandarya regions);

Lower Amudarya (Korakalpagistan and Khorezm region).

Designing in the centers of inter-provincial systems (Tashkent, Fergana, Bukhara, Samarkand, Karshi and Nukus)

it is necessary to provide for the establishment of science, cultural centers, higher educational institutions, economic organizations, joint-stock companies, trusts, banks serving the entire region.

6*. Planning projects for the development and construction of the territory of very large, large and large cities with centers of location systems should be considered together with the city and the suburbs, which form a single economic-economic, engineering-technical, natural-ecological and urban development-planning complex.

Areas adjacent to very large, large and large cities should be planned as green areas, including agricultural lands, landscaped recreational zones, small settlements and other objects.

At the same time, in an appropriate manner, the calculation of labor reserves and the determination of the indicators of the development of urban subsystems should be carried out on the basis of the balance of labor resources in accordance with Appendix 16, taking into account the daily labor and cultural-household relations with the settlements around the center-city .

7. It is advisable to implement the planning projects of the development and construction of the population centers on the basis of scientific research works prior to the project, which allow to determine the selection of normative development indicators.

8*. Urban and rural settlements are divided into groups according to Table 1, depending on the projected number of inhabitants for the estimated period, in which the first order of construction according to the development of master plans is set to 5-7 years, and the estimated period is set to 20-25 years.

Note*: 1. The master plans of cities and urban settlements must be corrected every 10 years after approval.

2. For cities with a population of more than 250 thousand, it is recommended to develop projects in 2 stages:

- technical-economic justification of the master plan of the city and its surrounding area (TIA);

- draft city master plan.

3. If the estimated population of cities, urban settlements and rural settlements is up to 20,000 people, then it is recommended to work together with the master plans together with the detailed planning project.

4. The reserve areas provided for the prospective development of the city (30-40 years) should be included in the city boundary line and used for the future needs of the city.

9.* The estimated number of population for the project period should be determined based on the information on the prospective development of the settlement, taking into account the demographic forecast for the natural and mechanical increase of the population and the pendulum migration.

10*. Based on the comparison of technical-economic, sanitary-hygienic indicators, fuel-energy, water, regional reserves, environmental conditions, future changes of natural and other conditions for the development of urban and rural settlements. should be chosen taking into account the forecasts for the region, the possibility of reasonable functional use of these areas.

Selection of areas for the construction of new cities and other settlements, reconstruction of existing ones, taking into account the possibilities of rational placement of places of work, living and recreation of the population, study and analysis of the natural and other conditions of the areas, technical-economic, sanitary-hygienic options and it is necessary to implement on the basis of comparison of architectural and planning indicators.

It is necessary to choose an area for the accommodation of workers of newly built industrial enterprises at the same time as choosing an area for these enterprises.

For newly built cities and other settlements, as well as

for the reconstruction of the existing ones, it is necessary to select the areas from the lands that are not used for agricultural purposes or are unsuitable for agriculture, or from the lands that are of poor quality for agriculture, and in cases where they are used, special engineering measures are required for their development.

Lands located within the boundaries of cities and other settlements, but without construction facilities, should be developed first.

New cities and other settlements, industrial enterprises, structures on irrigated and drained lands and plowed lands, on land with perennial fruit trees and vineyards, as well as on lands planted for water conservation and protection purposes and occupied by other types of forests, placement of buildings and communications, reconstruction of the existing ones is allowed only as an exception, taking into account that decommissioning of the specified lands in accordance with the Land Code is carried out only by the decision of the Oliy Majlis of the Republic of Uzbekistan.

Area dimensions of industrial enterprises, buildings and structures built in cities and other populated areas should be taken as the minimum necessary size, in compliance with the standards of density of building construction.

Allotment of plots of land for construction of buildings in areas with fossils is carried out in agreement with state mining control bodies.

Placement of buildings, structures and communications is not allowed in the following cases:

- in the dangerous zones of mines and mineral enrichment complexes where there are rock falls;

- in the zones where there is a risk of landslides, avalanches and torrents, emergency release of water from reservoirs and flooding;

- water supply sources in the first zone of sanitary protection circles;

- in the cases where the objects being designed are not directly related to the use of treatment facilities in spas, in the sanitary protection area of spas;

- on the lands of green zones of the cities occupied by forests, forested parks and other tree groves, which perform protective and sanitary-hygienic functions and are considered places for residents to rest;

- in the lands contaminated with organic and radioactive waste before the deadlines set by the organizations providing sanitary and hygienic services;

- in cases where there is a risk of damage to natural complexes or preservation of natural objects of scientific and cultural value, reserves and their protected

It is forbidden to place buildings, structures and communications in their mother.

- it is prohibited to place buildings, structures and communications in the protection zones of historical and cultural heritage monuments without the permission of the relevant organizations for the preservation of monuments;

- it is prohibited to destroy, move, change immovable historical and cultural monuments. Amendments to this rule may be made only in special cases with the permission of the Cabinet of Ministers of the Republic of Uzbekistan.

11*. Taking into account the priority of functional use of territories, the territory of the settlement is divided into residential, production and landscape-recreational parts.

Residential area housing stock, public buildings and structures, including research institutes and their complexes, streets, squares, parks and other common areas, as well as some communal and industrial facilities that do not require the creation of sanitary zones intended for placement.

The production area includes complexes of industrial enterprises and scientific institutions related to them with experimental production facilities, utility-warehouse facilities, external transport facilities, extra-urban and suburban highways, engineering facilities. and networks, as well as employee service institutions and enterprises.

The production area in rural settlements is designed for the location of agricultural machinery repair shops and garages, seed and fertilizer warehouses, agricultural products

and animal feed warehouses, livestock farms, and facilities for processing and storing agricultural products.

The landscape-recreation area will consist of a system of open common areas with greenery and water supply, as well as nursery and sanitary zones.

Within the boundaries of these areas, different functional purpose zones are distinguished: residential construction, community centers, industrial and utility-storage, scientific and scientific-production, external transport, public recreation and spa zones, protected landscapes, etc.

12*. The planning structure of urban and rural settlements, compact location and mutual relations of functional zones, rational division of the territory, effective use of the territory depending on its urban planning value, architectural-urban planning traditions, natural-climatic, landscape, national-household and other regional characteristics are taken into account together. It is necessary to form while ensuring the environment, objects of cultural heritage and technical-engineering activities of citizens.

13*. The project of planning and development of the territory of each agricultural enterprise and village citizen's gathering should be developed in accordance with the regulatory document ShNQ 2.07.04-06 "Architectural-planning organization of the territories of agricultural enterprises".

Planning the development and construction of urban and rural areas is a crucial aspect of ensuring sustainable and livable communities. Below are the main principles that guide this process:

1. Sustainability: Development and construction of areas should be done in a way that minimizes negative impacts on the natural environment and promotes sustainable practices.

2. Inclusivity: Planning should be inclusive and incorporate input from a variety of stakeholders, including community members, community leaders, and local government officials.

3. Accessibility: Access to basic services and amenities such as health, education, transport and recreational facilities should be considered and incorporated into the planning process.

4. Safety: Safety measures for the community should be integrated at every stage of the development process, including safety measures in the built environment and disaster response plans.

5. Adequate Infrastructure: Adequate infrastructure and basic services such as water, sanitation, electricity and waste management should be available for urban and rural development.

6. Preservation of natural and cultural resources: The planning process should also consider the preservation of natural and cultural resources in the area in order to preserve the character and identity of the community.

These principles help guide planning decisions in a way that promotes sustainable and livable communities.

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