

## DEVELOPMENT OF LAND ALLOCATION SYSTEM FOR MANAGING MULTI-SECTOR FARMS

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**Abstract:** *A farm is an independent economic entity with the rights of a legal entity, based on the joint activity of members of the farm engaged in the production of commodity agriculture using land plots leased to it for a long term. is ect. Relations related to the establishment of farms, their activities, reorganization and liquidation are regulated by this Law and other legal documents. If the international agreement of the Republic of Uzbekistan stipulates different rules on agriculture than those stipulated by the legislation of the Republic of Uzbekistan, the rules of the international agreement shall be applied.*

**Keywords.** *Farmer, labor, land, contract, agriculture.*

The members of the farm include the head of the farm, who manages the farm jointly, and the work on this farm is the main place of work, his wife, children, including adopted children, includes adopted children, parents, other relatives and other persons of working age. Persons working on a farm under an employment contract are not considered members of the farm. The head of this farm acts on behalf of the farm in relations with legal entities and individuals. The head of the farm is one of the able-bodied members of this farm who have reached the age of eighteen and have the appropriate qualifications and work experience in agriculture. The head of the farm has the right to delegate his duties to one of the members of the farm or to any person who meets the requirements (on the basis of the contract) in case of temporary incapacity or long absence .

Farming is organized on the basis of choice, in most cases, in lands and regions where there is no surplus of labor resources. A farm specializing in the production of livestock products is established if there are at least 30 conditional heads of livestock. The minimum size of the plots of land to be leased to a farm is at least 0.3 hectares in the irrigated lands of Andijan, Namangan, Samarkand, Tashkent, Fergana and Khorezm regions, in the Republic of Karakalpakstan and other regions in irrigated lands it is at least 0.45 hectares, and in non-irrigated (lalmicor) lands it is at least 2 hectares.

The minimum size of the plots of land to be leased to farms specializing in the cultivation of agricultural products is at least 10 hectares for cotton and grain cultivation, and at least 1 hectare for the cultivation of horticulture, viticulture, vegetables and other crops. When land plots are given, the farm undertakes to ensure that the yield of agricultural crops (based on the average annual yield for three years) is not less than the cadastral value of the land. This obligation is confirmed in the land plot lease agreement.

In the charter of the farm, other provisions related to the specific characteristics of the farm activity, which do not conflict with legal documents, may be included. Reserve lands, special republican fund lands, farms with insufficient labor resources and lands in newly irrigated areas will be given to farms. Lands of loss-making or unprofitable agricultural enterprises can also be given to them. The lands of agricultural cooperatives (companies) can be given to farms based on the decision of the district governor based on the decision of the general meeting of the members of the cooperatives (companies). Lands of research institutions, higher educational institutions, academic lyceums, vocational colleges and general education schools, as well as water fund lands cannot be given to farms. Land plots for farming are leased to citizens for a period of up to fifty years, but not less than ten years. The long-term land lease agreement is signed by the management of the agricultural cooperative (enterprise) and the head of the farm. A farm that is using the land rationally and efficiently is granted a short-term lease by the management of the agricultural cooperative (company farm) based on the decision of the general meeting for the production and processing of agricultural products, the organization of fodder production, as well as the creation of pastures. plots of land may be given in addition to rent. The persons living in this place have the right to get the land plot. The decision of the management of the agricultural cooperative (company farm) and the district governor on the refusal to grant a plot of land can be appealed to the court or to a higher authority or an official in the order of subordination.

Homestead check lands in the houses of persons who have received plots of land for farming and have a residence in a rural settlement shall be preserved. The boundaries of the land allocated to the farm are formalized in kind (on the spot) by the bodies of the land survey service at the expense of the local budget funds. The procedure for granting land to farms is determined by the Land Code of the Republic of Uzbekistan, laws and other legal documents. Members of agricultural cooperatives (company farms) who want to leave the structure and run an independent farm, according to the charter of the cooperative (company), the value of their property share and the amount of income (profit) of the cooperative (company) has the right to receive a share determined taking into account the labor participation of the member. According to the decision of the general meeting of the agricultural cooperative (company farm), these persons are allowed to use the land of this cooperative (company) in accordance with Article 10 of the law has the right to receive a plot of land for a long-term lease in the prescribed manner. In this case, the long-term lease of the land plot should not deprive the agricultural cooperative (company farm) of the necessary land resources and basic production funds for its operation.

The rights and obligations of the farm in the field of land ownership and use are determined by law. The land plots given to the farm are used for a strictly defined purpose, they cannot be privatized, sold, mortgaged, gifted, bartered, or sub-leased. The farm has the right to mortgage its property, as well as the right to rent a plot of land, in order to receive loans. A plot of land given to a farm cannot be divided. The size and boundaries of the plot of land can be changed only with the consent of the head of the farm. In the case of the death of the head of the farm, the right to rent a plot of land is transferred to one of the members of the household who wishes to continue the operation of the farm, based on mutual agreement of the members of this household. passes. In the event that the head of the farm loses his ability to work, the right to rent a plot of land is transferred to one of them with the consent of the members of the farm in accordance with the procedure and conditions established by law. The land plot lease agreement can be changed or canceled by the court in case the parties do not reach an agreement. In case of liquidation of the farm, the lease contract of the land plot granted for its management must be canceled in accordance with the procedure established by law. The fee for the use of the plot of land given to the farm is collected as an annual rent included in the district budget in the amount of the land tax rate, which is determined depending on the quality of the plot of land, its location and the level of water supply, taking into account its cadastral value. Water use limits for farms are determined by competent authorities. The procedure for taking into account the consumption of water supplied to the farm and the payment of tax for the use of water resources, as well as the benefits of this tax, are determined by legal documents. The farm must perform the following: use the plot of land for a strictly defined purpose;

do not damage the earth, which is a natural object;

making expenses related to the preservation of the plot of land, maintaining and increasing its productivity;

development of the plot of land within one year, if no other term is specified in the lease agreement;

compliance with agrotechnical requirements, established regime, maintenance duties and servitudes;

to be fully responsible for the obligations and debts of the farm;

payment of mandatory contributions to the Off-Budget Pension Fund of the Republic of Uzbekistan and to the State Fund Supporting Employment of the Population in accordance with the legislation for all members of the farm and persons working on the basis of an employment contract; keeping records of labor activities of members of the farm and persons working on the basis of labor contracts; ensuring safe working conditions for members of the economy and persons working on the basis of an employment contract; allocating funds for cultural and educational activities, improvement works on the basis of a contract.

Loss (destruction) of farm owned and leased means of production, agricultural fields (nursery), perennial trees, cultivated products, raw materials, materials, voluntarily insures the risk of failure or damage, business risk, as well as the risk of liability for breach of contract, and receives insurance compensation in accordance with the procedure and conditions established by law. The farm pays taxes, levies and other payments to the budget

in accordance with the legislation. Personal incomes of members of the farm and persons working on the basis of a contract on the farm are reflected in income declarations. The state guarantees the observance of the rights and legal interests of farms engaged in the production and sale of agricultural products . State bodies should support the development and strengthening of the farm.

The farm is terminated in the following cases:

- if there is no member of the household or heir who wishes to continue the business activity;
- when the right to rent a plot of land is voluntarily relinquished;
- when the lease period of the land plot ends and there is no possibility to restore the right to use the land;
- when the land is not used for its intended purpose and rationally, and the obtained productivity is lower than the normative cadastral value continuously (for three years);
- when the ecological condition of the land deteriorates;
- when the plot of land is confiscated in the prescribed manner;
- when the farm is declared bankrupt;
- when the rent is not paid consistently within the specified periods;
- if the farm has not started economic and production activities within one year from the time of land acquisition;
- when the legal documents regulating the activities of farms are violated several times or once, but grossly;
- when the land lease contract is canceled due to violation of the terms of the contract.

Summary. When the farm is liquidated, its members retain the right to the property in their possession and the right to the homestead plot of land. Disputes related to the establishment of farms, their activities, reorganization and liquidation shall be resolved in accordance with legislation. The farm is responsible for its liabilities with its assets, which can be levied in accordance with the law. The state is not responsible for the obligations of the farm, and the farm is not responsible for the obligations of the state. In the event that the farm being reorganized or liquidated, which is responsible for the damage caused to the life and health of the employee in connection with the fulfillment of his labor obligations, the amounts to be recovered are in accordance with the legislation shall be paid by the state in the prescribed manner. Persons who are guilty of violating agricultural legislation shall be held accountable in accordance with the established procedure. In accordance with the legislation, the farm is responsible for the damage caused to the life and health of the members of the farm and the persons working in it on the basis of an employment contract. The responsibility of the farm and its members, as well as persons working on the farm based on an employment contract, for failure to use the land for the specified purpose and effectively is determined by legislation.

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