

# THE WAYS TO INCREASE THE EFFICIENCY OF DEKHAN AND HOUSEHOLD PLOTS

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*Annotation---*The land use process in dekhan and house-hold plots requires the creation of an effective and efficient mechanism. In this article, the mechanism for increasing the efficiency of their use is based on the analysis of dekhan and household plots.

*Key words---*Strategy of actions, export, institutional reforms, mechanisms, investment, rent, bank credit, estimation

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## I. Introduction

The sustainable development of the economy of our country, modernization of society, development of democratic processes are largely associated with the effective implementation of the reforms carried out in the process of agricultural production. Therefore, the government of the Republic and personally the president are paying attention to the reform of the effectiveness of Agriculture and especially the activities of farmers and farmland. Deepening of reforms in the agrarian sphere transition to new forms of Economic Conduct and its support, it is manifested through a series of measures carried out to improve the lifestyle of the rural population. It is known that the main link of the reforms carried out in the field of Agriculture is directly related to the regulation of property relations. Because in conditions in which real market relations prevail, the right of ownership of each person is a naturally necessary norm. Property rights are considered a socio-economic negation of property, and this right is granted only to property owners. Property relations are always the main form of economic relations of any society. A system based on a market economy requires the creation of the same legal and economic basis for different forms of ownership. The first stage of economic reforms carried out since the independence of the Republic of Uzbekistan to the present day was devoted to the regulation of property relations. As a result, in the early years of independence, that is, in 1990-1996, the fundamental basis for the transition to market relations was created, and during this period such market reforms were formed that they focused on the development of various forms of economic activity. It is desirable to divide the reforms carried out in agriculture into the following stages (Figure 1).

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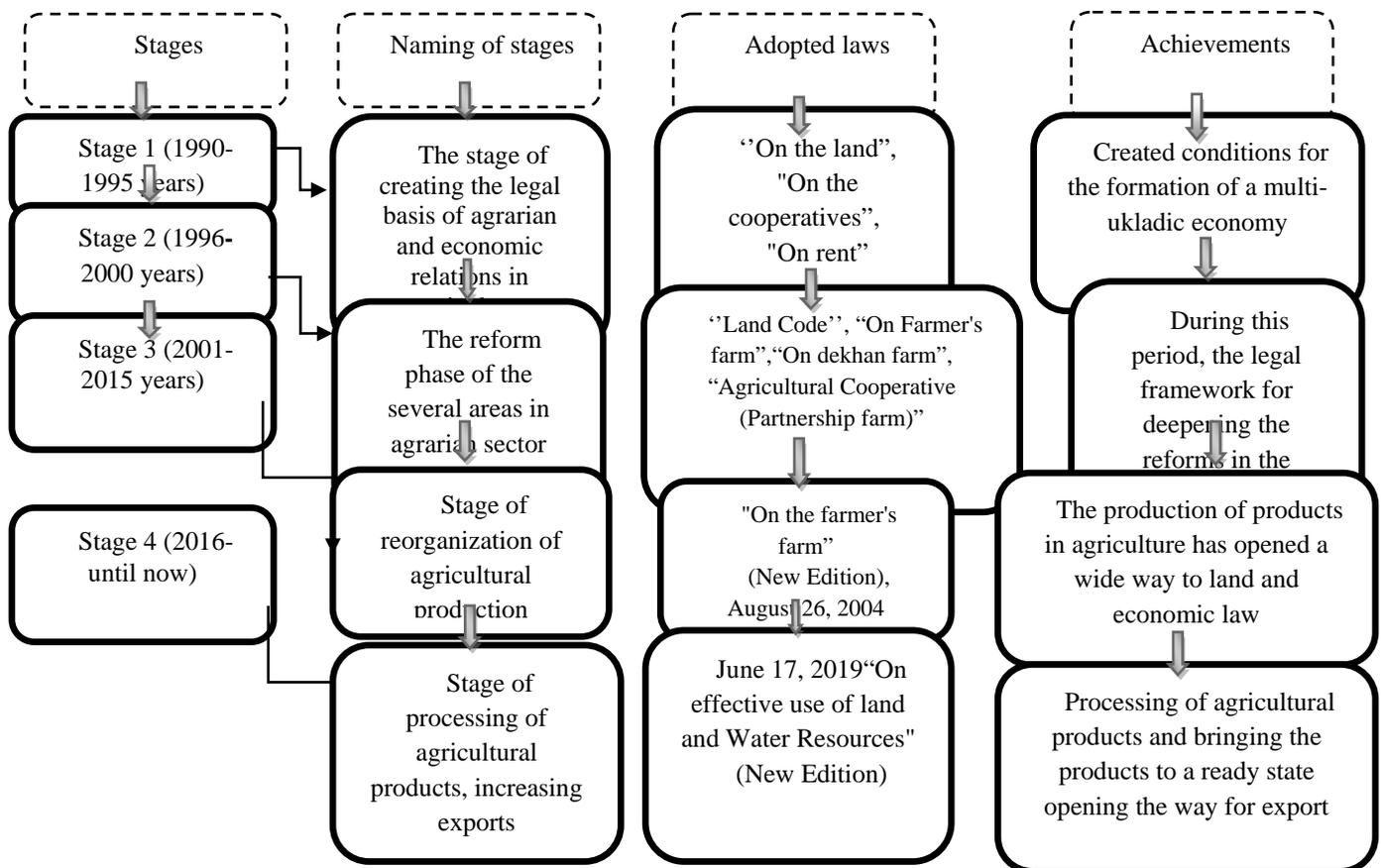


Figure 1: Stages of reforms in the field of Agriculture in the Republic<sup>2</sup>

At the first stage of reforms (1990-1995 years.) the legal basis of agrarian and economic relations in agriculture was created. During this period, mainly agricultural reform laws were adopted. In these sentences, laws such as "On the land" (1990), "On the cooperatives (companies)" (1991), "On the rent" (1991), were adopted and put into practice. They served the development of farmer farms, along with the creation of conditions for the formation of a multi-ukladian economy.

In the second stage of market reforms (1996-2000 years.) focused on reform in several areas of the agrarian sector. During this period, normative legal acts, codes were adopted, which served to deepen the reforms in the market economy. At the same stage, the Land Code (1998 year), "On the farmer's farm" (1998 year), "On the dekhan farm" (1998 year) and the adoption of laws "On agricultural cooperative" it is important. Currently, in the third phase of reforms (2001-2015), the reform phase of the agrarian sector in several directions is considered "On the farm" (2004) adoption of the law in the new edition was an important step.

Since 2016-th year, the fourth stage of market reforms continues. The significance of this stage, which distinguishes it from others, is explained by the fact that the production of products in agriculture has opened a wide way to land and economic law. Consistent development of production through deepening the reforms carried out in agriculture, continuous provision of the population of the Republic with food products, raw materials of industry,

<sup>2</sup>Compiled by the authors within the framework of the study.

strengthening the food security of the Republic, expansion of production of environmentally friendly products, significant increase in the export potential of the agrarian sector is one of the most important priority tasks envisaged. When viewed out of this context, the performance of these tasks in our opinion is achieved through the following ways, ensuring the effectiveness of the use of Lands of farmers and farmland along with other agricultural enterprises:

- organization of effective use of Lands of peasant and farmland farms on the basis of innovative approach;
- establishment of stable permanent and seasonal jobs for the population;
- continuous satisfaction of the population's need for food products;
- issues such as increasing the additional income of the population are important.

Within the framework of the research, ijtiomical surveys on the activities of the farmer and farm farms existing in the Samarkand, Surkhandarya, Kashkadarya regions of the Republic were conducted to study the problem.

The Social Survey involved 146 respondents, of whom 89% of respondents concluded that the land of peasant or farmland farms should be privatized, while 74% noted that the peasant and farmland had nothing to do with the district agribusiness, while 86% of respondents noted that there would be new laws, decisions, normative documents for the development of the activities of peasant and farmland. In the Social Survey, in which 146 respondents took part, the analyses related to the activities of the peasant and farmland farms are presented in Table 1 below.

Table 1: Results of the survey conducted at the peasant and household plots farms in Kashkadarya, Surkhandarya, Samarkand regions  
(In the case of July-August 2018)

<b>The number of dekhan and household under study-146 units</b>			
<b>Questions</b>	<b>Answers of respondents</b>		
	<b>Variants of answers</b>	<b>Number</b>	<b>%</b>
What measures do you think should be taken to further increase the efficiency of using the lands of the dekhan or household?	Privatization of lands of dekhan or household farms	130	89%
	Use of granting of unused land of dekhan or household to temporary	16	11%
Is the dekhan or household connected with the district agribusiness?	Yes	38	26%
	No	108	74%
Do you want to have new laws, decisions, normative documents for the development of dekhan or household activities?	Yes, certainly	126	86%
	No	20	14%

Looking at the analysis of the responses of the respondents who participated in the Social Survey, the majority of the respondents showed that there are many problems associated with the development of the organizational

activities of the peasant and farmland farms, especially the misunderstanding of land allocation, the issue of the sale of products grown on the market in the peasant and farmland, the systematic solution of the problems in the process of carrying out financial indicators associated with the production activity in the peasant and farmland Farms is one of the main issues that are waiting for its solution today. The distribution of land areas of peasant and farmland farms operating in the districts of Samarkand region, considered the object of the study, is presented in Table 2.

Table 2: Status of distribution of Lands of peasant and household farms operating in districts of Samarkand region (1 January 2018 year)\*

№	Name of districts	Total land area		Dekhan and household farm lands	
		Total	Including:irrigated	Total	Including:irrigated
1	2	3	4	5	6
1.	Okdarya	34732	27656	4394	3693
2.	Bulungur	71253	29320	5133	4331
3.	Jomboi	45539	29634	5864	5311
4.	Ishtihan	66295	31150	7598	6024
5.	Kattakurgan	121377	33769	7821	5286
6.	Kushrabat	190056	5678	4629	2638
7.	Narpai	39884	26985	5033	4129
8.	Nurabad	413377	7295	6358	510
9.	Payaryk	125410	40624	6286	5185
10.	Pastargom	81804	53594	8097	6666
11.	Paxtachi	128497	23123	5095	3829
12.	Samarkand	38270	15120	2384	1658
13.	Toylok	22180	15859	3556	2747
14.	Urgut	99365	29883	7308	5912
<b>Total</b>		<b>1478040</b>	<b>369690</b>	<b>79556</b>	<b>57919</b>

\*the table was compiled by the authors on the basis of the data of the Department of land resources and state cadastre of Samarkand region

The analysis of Table 2 data shows that the total land area attached to farmers and farmland in the province in 2018 year is 79556 thousand hectares, of which irrigated land is 57919 thousand, on these lands 55-60% of the gross agricultural product grown in the province is being developed. Almost 75% of these areas are located in irrigated areas. Along with this, it should be noted that the system of land use of household and dekhani farms is not fully introduced, in particular, the existing complexities in the system of land and property taxes, the uncertainty in the system of investment, the need to improve the relationship between the bank and the peasant and farmland is emerging. Proof of this conclusion is confirmed by the diagram presented in Figure 2 the share (%) of the lands of the household and dekhani in the land fund of the districts.

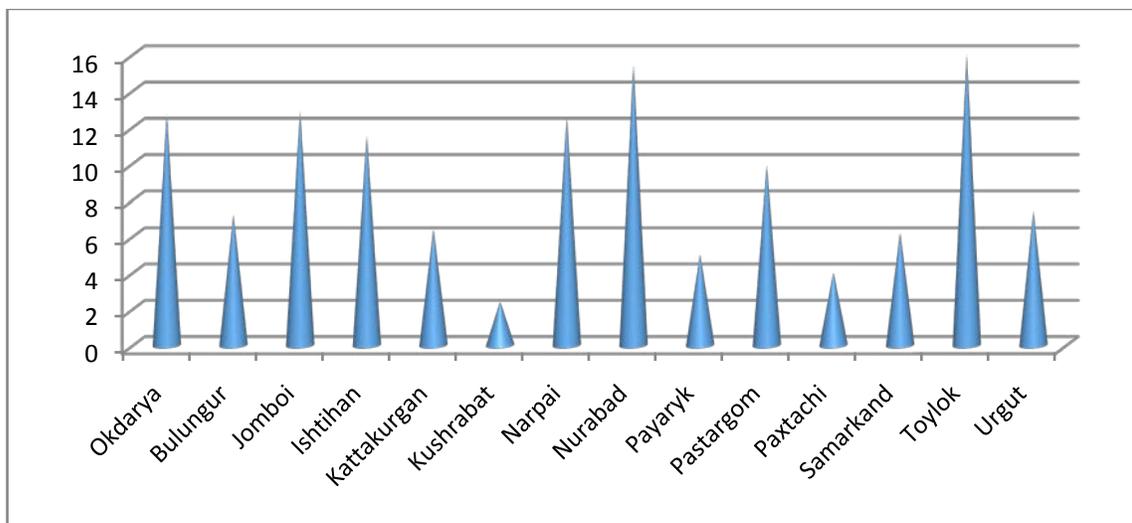


Figure 2: The share of dekhani and household lands in the district land fund.

As can be seen from the diagram, the share of peasant and farmland lands in only 5 units of the 14 administrative (Okdarya, Jomboy, Ishtihan, Narpai, and Toylok) districts existing in the region is higher than 10% in the structure of the Land Fund, in the remaining 9 districts this figure is lower.

In accordance with the decree of the president of the Republic of Uzbekistan “strategy of actions on five priority directions of development of the Republic of Uzbekistan in 2017-2021”, the implementation of modern agrotechnologies in the sphere aimed at further improving the efficiency of using lands of peasant and farmland, the solution of the tasks necessary for the liberalization of the economy, in, it is necessary to develop and introduce measures for the organization of urgent social problems, especially sustainable and effective workplaces and employment in the village. This creates the need for the expansion of the roles and functions of dekhani and household lands in the quality of commodity production tools from the characteristics of the means of natural production and the creation of organizational and economic bases of investment schemes, because the essence of such an approach is the President of the Republic of Uzbekistan Sh.M. Mirziyayev is reflected in a number of lectures and assignments [1,2], in this regard, a number of relevant decisions [3,4,5] were also adopted by the Republican government.

In the world on the issues of scientific, methodological and practical basis of the use of lands of dekhani and household [6,7] and in our country, a number of scientific studies have been carried out in the following years [8,9],

in them, methodological issues related to taxation for the use of Lands of peasant and farmland farms have been solved, measures have been developed to support the restoration of public funds, bank loans, the necessary infrastructure networks from the account [7]. At the same time, it is worth noting that scientific and practical studies have not been adequately conducted on the conceptual basis of solving problems in the field of land use of peasant and farmland, especially on the further liberalization of its organizational and economic impact.

The issues of the liberalization of the organizational and economic impact of the use of Lands of dekhani and household farms are of strategic importance in today in its essence and attention, because in it, the introduction of market elements into the system of the use of these lands, the privatization [8] of the land plot, the improvement of taxation, expansion of the economic content of land lease, introduction of cluster projects, pledge of the right to land use to the bank for obtaining a mortgage loan, formation of investment sources, the development and implementation of the most important instruments and instruments, such as the determination of the normative value of land, ultimately form the basis for the creation of a reliable and solid ground for social justice and stability in the countryside, based on the stable and full economic viability of dekhani and household lands.

The decrees and decisions of the president and the government of the Republic of Uzbekistan adopted in recent years in our republic reaffirm the need and importance of the liberalization of the organizational and economic environment of the use of Lands of dekhani and household. For example, On May 31, 2017, the President of the Republic of Uzbekistan “on measures to establish control over the protection and rational use of Lands, improvement of Geodesy and cartography activities, regulation of State Cadastral conduct” PD-5065 and PD-5199 “On measures to protect the rights and legitimate interests of farmers, dekhani farms and landowners, radically improve the system of effective use of agricultural crop fields” on October 9, 2017 at the same time, the use of lands of peasant and farmland farms in accordance with the priority tasks and measures set forth in the decrees laid down new tasks for their liberalization are also laid down, laying the foundation for a qualitatively new stage of organizational and economic development. As a result of these studies, the volume of agricultural products grown in the province in 2018 year increased in the range of 105-134% in the farmer's farms, while in the dekhani and household sector, the volume of other products, except potatoes, increased in the range of 109-132% (Table 3).

Table 3: The volume of agricultural products grown on the lands of dekhani and household (January-June 2018)\*

Name of agricultural products	Farms of all categories			Including					
				farmer farms			dekhani and household farms		
	2017 y	2018 y	rate of growth%	2017 y	2018 y	rate of growth%	2017 y	2018 y	rate of growth%
1	2	3	4	5	6	7	8	9	10
Potatoes	1405	1326	94,4	215	227	105,6	1190	1099	92,4
Vegetables, total	2875	3226	112,2	950	1058	111,4	1925	2168	112,6
Melons, total	176	234	133,0	52	70	134,6	124	164	132,3

Total of fruits and berries	7445	8231	110,6	1612	1731	107,4	5833	6500	111,4
Grape, total	279	302	108,2	238	257	108,0	41	45	109,8
<b>Total</b>	<b>12180</b>	<b>13319</b>	<b>109.4</b>	<b>3067</b>	<b>3343</b>	<b>109</b>	<b>9113</b>	<b>9976</b>	<b>109.5</b>

\*The table was compiled by the authors on the basis of data from the Statistics Department of Samarkand region

## II. Conclusion

In order to increase the volume of production of agricultural products in the dekhan and household farms established in our country, especially in the irrigated regions, and to prevent a sharp increase in prices for them in the domestic market, the implementation of a number of choratadbirlar has been defined in the strategy of actions. Therefore, the creation of the scientific-practical basis of the strategy of liberalization of organizational and economic mechanisms of the use of lands of dekhan and household operating in our republic in accordance with market relations is considered important and scientific problems, and we consider that the creation of their conceptual foundations is necessary both for practice and for theory.

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