

THE PROCEDURE FOR ASSIGNING A CADASTRAL NUMBER TO LAND PLOTS, BUILDINGS AND STRUCTURES IN THE REPUBLIC OF UZBEKISTAN

N.Kh.Bakhriddinova – student of “Tashkent Institut of Irrigation and Agricultural Mechanization Engineers” National Research University

Annotation

This article contains information about the procedure for assigning cadastral numbers to land plots, buildings and structures in Uzbekistan and the procedure for dividing the territory of Uzbekistan by cadastre.

Key words: Cadastre, cartography, cadastral numbers, cartographic basis, zone.

Аннотация

В данной статье содержится информация о порядке присвоения кадастровых номеров земельным участкам, зданиям и сооружениям в Узбекистане и порядке кадастрового деления территории Узбекистана.

Ключевые слова: Кадастр, картография, кадастровые номера, картографическая основа, зона.

Annotatsiya

Ushbu maqolada O‘zbekistonda yer uchastkalari, binolar va inshootlarga kadastr raqamlarini berish tartibi hamda O‘zbekiston hududini kadastr bo‘yicha bo‘lish tartibi haqida ma’lumotlar keltirilgan.

Kalit so'zlar: Kadastr, kartografiya, kadastr raqamlari, kartografik asos, zona.

Introduction. When maintaining state cadastres, first of all, it is necessary to carry out registration works, and for registration, it is necessary to divide the territories of the Republic of Uzbekistan according to cadastre and give cadastral code numbers. Cadastre division is the division of the territory of the Republic of Uzbekistan into cadastral units (zones, massifs, areas) in cartographic materials (maps, plans, schemes) in the prescribed manner.

Division of the territory of the Republic of Uzbekistan by cadastre and formation of cadastral numbers of land plots, buildings and structures is carried

out according to the Regulation on the procedure for division of the territories of the Republic of Uzbekistan by cadastre and formation of cadastral numbers of land plots, buildings and structures.

Materials and methods. The cadastral division of the territories of the Republic of Uzbekistan is carried out for the purpose of creating a unified system of accounting for immovable property and assigning cadastral numbers to land plots, buildings and structures. Cadastre includes the provision of uniform identification of all land plots, buildings and structures in the unified system of registration of immovable property.

The distribution of territories according to the cadastre is carried out in each district and the cities of the Republic of Korakalpakistan as well as the provinces. The cadastral zones (combination of several cadastral areas) and cadastral areas (combination of several land plots) of the Republic of Korakalpogistan and regions, Tashkent city, districts (cities) are divided. In some cases, depending on the characteristics of the district and city territory, the number of land plots, whether they are large or small, some zones may consist of one massif, some massifs may consist of one region, and some regions may consist of one land plot.

Discussion. At the level of regions, districts (cities), the cadastral division boundaries must correspond to the administrative-territorial division boundaries. The territory of the administrative district (city) is divided into cadastral zones accordingly. The territory of the administrative district (city) is divided into cadastral zones accordingly. When demarcating the territory of the administrative district, the cadastral zones are considered to be the territories of villages, villages and cities (towns) belonging to the district. If there are urban districts as cadastral zones in the demarcation of the cities belonging to the Republic of Pakistan and the province, or parts of the cities that are distinguished by their characteristics (such as the nature of the construction of various natural buildings, the purpose of use), such as industrial zones, residential areas, recreation parks, recreation areas and so on. etc. are accepted.

In determining the cadastral zones and boundaries, it is appropriate for the outer limits of the cadastral massifs to pass along natural objects (rivers, railways, main canals, collectors, other regular objects). The cadastral zone itself is divided into cadastral arrays. In rural areas, cadastral massifs are considered to be rural settlements, rural economy and land for other purposes. In this case, the border of the cadastral arrays must extend along the outer borders of the cadastral districts and coincide with the streets or outer borders of the settlements.

When dividing the territory of the cadastral massif into cadastral areas, the land used for agricultural and other purposes, the territory of horticulture and viticulture companies are accepted as cadastral areas in rural areas.

In cities and towns, as a cadastral massif, land plots that are distinguished by conventional signs (characteristics of the construction of a natural building, purpose of use, etc.) total accepted.

The territory of the cadastral districts should be formed in such a way that the number of land plots in them should not exceed a four-digit vowel number (that is, 9999). If such a situation occurs in practice, this cadastral region should be divided into two.

According to the cadastre, the primary unit of division is the land plot formed in the prescribed manner. Commonly used lands (streets, squares, orchards, reserve lands) that are not attached to specific legal entities and individuals are not divided according to the cadastre and are not assigned a cadastral number.

The composition of the cadastral number of land plots, buildings and structures and the procedure for their formation and issuance. The system of identification of land plots, buildings and structures in the Republic of Uzbekistan is created according to the single principle, based on the cadastral number of the land plot.

The cadastral number is a number that cannot be repeated on the territory of the Republic of Uzbekistan for a plot of land, a building, or a structure. The cadastral number is issued according to:

-The code of the administrative district within the territories or the cities subordinate to the Republic of Korakalpagistan and regions;

-Cadastral zone code;

-Cadastre array code;

-Cadastral district code;

-Land plot code;

-Code of the building structure;

-The code of one part of the building structure.

The cadastral number of real estate objects has the following structure:

AA., GG., CC., EE., DDDD., YYYY., XXX:

in this; Two-digit vowel number indicating the code of AA-regions (regions of the Republic of Korakalogiston and the city of Tashkent);

AA - a two-digit consonant number denoting the code of administrative territorial structures (administrative districts, cities subordinate to the Republic of Korakalpagistan, regions);

GG - a two-digit vowel number indicating the code of cadastral areas within cadastral zones;

CC - a two-digit vowel number indicating the code of cadastral zones;

EE - a two-digit consonant number indicating the code of cadastral areas within cadastral arrays;

DDDD - a vowel number indicating the code of land plots within cadastral districts;

YYYY- four-digit vowel number indicating the code of buildings and structures within land plots;

XXX- is a three-digit vowel indicating the code of one part of buildings and structures hip;

Based on this procedure, the cadastral number of land plots must consist of 14-digit vowel numbers. The cadastral number of buildings and structures, after the cadastral number of the plot of land on which these buildings and structures

are located, the four-digit vowel code given to the building and structure is added to form an 18-digit vowel number.

For example, cadastral zones, arrays within cadastral zones, as well as the numbers of districts within the arrays within the administrative district, cities belonging to the Republic of Korakalpoqistan and regions are carried out by dividing them into zones, arrays and districts.

Cadastral zones, arrays and areas are designated in all documents by their code, they are not named. The boundaries of cadastral zones, massifs and regions are generally accepted as the administrative boundaries of cities, urban districts, villages, villages. Later, if the administrative borders changed, the appropriate changes were made to the cadastral division system.

Assigning a cadastral number to a plot of land is carried out in the process of filling out the district (city) land cadastral book after the plot of land is formed as an immovable property object. The cadastral number assigned to land plots is reflected in their registration register.

The land on which long engineering objects (canals, collectors, roads and railways) are located in the area cadastral located in the territory of the district (city), which are counted separately by name or number, are considered independent land plots, and within the district (city), they are one cadastral number is given regardless of the location in the zone, massifs and districts.

When forming the cadastral number of long land plots, the main part of them is determined by the code of the zone, if the bridge is located in the area of the zone, the code of the area, if the bridge is located in the area of the area, the code of the area and the code of the next land plot in this area.

Result. If a new plot of land is separated from the territory of several districts, if this plot of land is located in a bridge in which district, the code of that district is given and appropriate changes are made to the cartographic materials for the division of its territory according to the cadastre. Mandatory elements (codes) that make up the cadastral number of a plot of land, buildings and structures (except for a part of them) are not changed during the process of re-

photographing (making corrections), registration, preparation of new cadastral maps (plans).

The cadastral number of buildings and structures is formed by assigning consecutive numbers to each of the buildings and structures on a given plot of land, starting from the first one.

In the certificates and other cadastral documents about the transfer of the rights to buildings and structures in the database of buildings and structures, its code is written in the form 0001-5, for example, in addition to the cadastral number of the land plot, and the number "5" means that there are five buildings and structures on this land plot.

On the blank page of the certificates of the transfer of the right to buildings and structures to the state register, the serial number of each building and structure in the plan, the cadastral number and the type of the building are written.

The cadastral number of a part of buildings and structures is formed as a part of the main building with the order of numbering.

Some of its rooms (apartments, separate rooms and other parts separated from them) that have a different legal status than the main building (the official owner is another person) are considered to be a part of the building and constructions.

In the process of creating a cadastral number for apartments in two-story houses, the land plot of the housing owners' association or other organizations that use this house and the cadastral number of the house itself are the basis is taken. As a part of the building on the plot of land, the apartment number is accepted.

The cadastral number of the buildings and structures is given after the preparation of the plan of the land plot showing the buildings and structures during the state registration of the rights to these buildings and structures.

The cadastral number of these immovable property objects does not change when the right to buildings and structures on the entire plot of land is transferred to another person and (or) the type of right to them changes.

Conclusion. In conclusion, it should be noted that when the boundaries and area of land plots are changed as a result of dividing them or burning a part of them, as well as when a new land plot is established, they are assigned a new cadastral number according to the established procedure. The cadastral numbers issued earlier are invalid and cannot be used later. The cadastral numbers assigned to real estate objects are reflected in the land cadastral register, the state register of land rights, the cadastral register of buildings and structures, the register of accounting of buildings and structures and other cadastral documents.

List of used literatures:

- 1.Law of the Republic of Uzbekistan on state cadastres;
- 2.Resolution No. 492 of the Cabinet of Ministers of the Republic of Uzbekistan dated December 31, 2001;
- 3.T. Kh. Boltayev, Q. Rakhmanov, O. M. Akbarov “Scientific basis of geoinformation system” study guide, Tashkent, 2019;
- 4.V.R. Rahimov, A.R.Babajanov “Fundamentals of the state cadastral” study guide, Tashkent, 2013;
- 5.Scientific-practical magazine "Akhborot" of the state committee "Ergeodezkadastr" of 2009, issue 1;
- 6.<http://www.lex.uz>.
- 7.www.kartografiya.uz