

SPECIFICS OF LAND PLOT REGISTRATION (DISTRICT-LEVEL LAND PLOTS)

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Abstract This article provides a comprehensive analysis of land use registration at the district level, emphasizing that the process is implemented in accordance with the legally established terms and conditions governing the use of specific land plots. The study highlights that land registration is not merely a technical procedure, but a structured administrative and legal mechanism designed to ensure transparency, legality, and accountability in land relations. Particular attention is given to the role of district and city administrations in carrying out the state registration of rights to land plots. The article examines how these local executive authorities operate within the framework of national legislation and regulatory procedures when allocating, formalizing, and recording land rights. It explains that the registration process varies depending on the category and designated purpose of land use, such as agricultural, residential, industrial, or public use lands.

Keywords: land user, land parcel, registration, data, land cadastre book, certificate.

Introduction.

Within a district's territory, a land user may be allocated a single, integral land plot or several separate plots located in different parts of the area. In either case, a legal and organizational framework is established to ensure the rational and efficient use of land resources. This is because, regardless of the number of plots, their use is managed by a single entity, which is considered a full participant in the land use process. The land-using entity holds specific rights and obligations within the boundaries of the land plots allocated to it. The user is obligated to use the land plot for its designated purpose, maintain soil fertility, and comply with environmental requirements and standards. Concurrently, the user will have the opportunity to legally protect their rights, generate income from the land, and conduct economic activities. These rights and obligations are officially registered with the state and documented in cadastral records.

State registration of the right to a land plot for each land user entity forms the basis of the unit of the list adopted at the district level. That is, all land plots on the territory of the district and the rights of ownership or use of them are accounted for on the basis of a unified system. This system ensures the accuracy, transparency, and legal protection of information on land plots. The process of registering land plots not only determines their legal status, but also recognizes them as an object of economic management. In other words, land appears as a means of conducting economic activity. Agricultural production, construction, industry, or the service sector are organized on the basis of land resources.

Registration documents serve as the primary source reflecting the activities of the land user. These documents clearly record the location, boundaries, area, type of use, and other key indicators of the land plot. This information is crucial for managing land resources, establishing the tax base, territorial planning, and implementing state oversight. Consequently, the system for registering and accounting for land plots at the district level strengthens the legal, economic, and organizational foundations of land use and acts as a significant factor in regional development.

Problem statement:

Rights to land plots - land ownership, permanent use, lease, or other types of rights - are officially recognized by the state and confirmed by relevant documents. These documents establish the legal basis of land rights and protect the interests of the owner or user. However, due to the diversity of types and forms of land rights, the procedure for their legal formalization and state registration is not uniform. For example, there are significant differences between the procedure for formalizing the transfer of a land plot into private ownership and the procedure for leasing. Also, the processes of legal registration for land plots allocated to legal entities and individuals have their own peculiarities. This can lead to some organizational and legal problems in practice.

Registration of land use in the territory of the district is carried out, first of all, depending on the term of use of the land plot. Land plots may be granted on the basis of the right of indefinite (permanent) use or on the basis of the right of temporary use. Temporary use, in turn, is divided into long-term and short-term forms. For each type, the registration process, document composition, and control mechanisms have their own specific procedures.

The right of indefinite use usually allows for long-term economic activity and ensures a stable legal status in relation to land. Temporary use is limited to a certain period and requires strict adherence to the terms of the contract. When registering this type of right, the precise indication of the period, its start and end dates, and the terms of use are of great importance.

Thus, the different implementation of the system of registration and formalization of rights to land plots, along with ensuring legal certainty, creates the need to form a unified and perfect mechanism in practice. This plays an important role in the effective management of land resources at the district level, preventing legal disputes, and ensuring the rational use of land.

Method of research:

The right to use a land plot granted without a predetermined term is recognized as indefinite use. That is, such a land plot is allocated to the user without time limits, and he has the right to use the land permanently. This type of use provides a stable and long-term legal status in relation to land and allows the user to plan their activities for the future.

The right of permanent use is usually formalized on the basis of a corresponding decision adopted by the district khokimiyats. The main document confirming this right is the State Act granting the right of permanent use of the land plot. This act contains the location, boundaries, area, purpose of use, and other important indicators of the land plot. The state act legally consolidates the rights of the land user and guarantees their protection by the state. At the same time, this document will serve as the basis for the cadastral registration of the land plot, its inclusion in the state register, and subsequent control and monitoring processes.

Results of the study:

Term use of land plots in the territory of the district is carried out in two main forms: short-term and long-term. Short-term use usually covers a period of one to three years. This procedure



is mainly used for temporary economic needs, seasonal work, or the implementation of short-term projects. Long-term use includes a period of three to ten years. This form is most often used when it is necessary to establish more stable production processes, implement investment-intensive projects, and systematically use land resources. Long-term use allows the user to plan their activities and ensure economic stability.

In some cases, due to production needs or socio-economic necessity, it may be necessary to extend the established deadlines. In this case, the term of use of the land plot is extended within the limits provided for by law, but not exceeding the total maximum term of temporary use. The authority to extend the term of use belongs to the state body that allocated this land plot, and the decision is formalized in the prescribed manner.

Cases of the emergence, transfer, restriction, and termination of rights to a land plot are also subject to state registration. For the registration of rights to land plots, a registration fee is levied in the manner prescribed by the Cabinet of Ministers of the Republic of Uzbekistan. State registration is carried out in the prescribed manner on the basis of an application from a legal entity or individual to the body carrying out the state registration of rights to land plots. Registration is carried out within ten days from the date of application, and if the issue is resolved positively, the land user is issued a certificate of state registration.

During the state registration of rights to land plots, the following information is entered into the district (city) land cadastre book:

- on the person who has acquired the right to the land plot;
- about the land plot (land category, purpose of use, type of land, its quality, boundaries, area, cadastral number, etc.);
- on the conditions for granting land for use, functions for its preservation, and easements;
- on the decisions of the khokim of the district, city, region, the Council of Ministers of the Republic of Karakalpakstan and the Cabinet of Ministers of the Republic of Uzbekistan on the inclusion of a land plot in the zone of allocation for state or public needs; the serial number of the certificate of state registration and the date of its issuance;

Documents establishing, changing, or terminating rights to land plots are the main legal arguments that legally consolidate relations related to ownership, use, or disposal of land. Such documents include decisions of state bodies, contracts (purchase and sale, gift, lease, exchange), certificates of inheritance rights, court decisions, and other legal grounds. These documents create the right of a specific subject to a land plot, change the content of the existing right, or cancel it. Therefore, they serve as the main evidence in the process of state registration of land rights. State

registration confirms the legality of this right, raises it to the level of recognition in relation to third parties, and creates a basis for protecting the interests of the right holder.

Conclusion.

This article thoroughly examines the issues of state registration of enterprises, institutions, and organizations located and operating in the territory of the administrative district, as well as the rights of individuals to land plots. The results of the study showed that the registration of rights to land plots is one of the most important and integral components of the state land cadastre. The process of formalizing ownership, permanent or fixed-term use, and lease rights to land plots not only ensures legal certainty but also creates a solid foundation for the rational use and effective management of land resources. The implementation of this process on the basis of unified documents approved by the state ensures legal stability and guarantees reliable protection of land rights.

Also, the registration of rights to land plots in the unified state register increases the transparency of the territorial administration system, contributes to the proper formation of the tax base, and reduces possible disputes in the field of land relations. This, in turn, has a positive impact on the development of regional development strategies, the acceleration of investment processes, and the strengthening of economic stability. In conclusion, improving the system of registration of rights to land plots at the level of administrative districts will ensure the effective maintenance of the state land cadastre, strengthen the targeted use of land resources, and serve the formation of a legal, economic, and organizational stable management mechanism.

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