

PROS AND NEGATIVES OF TRANSFERRING AGRICULTURAL LAND TO OTHER LAND CATEGORIES

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Abstract

The article analyzes the positive and negative aspects of the process of transferring agricultural land to other land categories (land conversion) on a scientific and theoretical basis. The importance of land conversion from the perspective of efficient use of land resources, economic development, environmental sustainability, and social consequences is revealed. Also, scientific conclusions are given on the problems associated with changing the land category in the conditions of Uzbekistan and their mitigation.

Keywords: Land conversion, land management, agricultural land, land resources, sustainable development, ecology, economics, land cadastre.

Introduction

Land is the most important natural resource of the state, it is the main means of production for all sectors of the economy. In particular, agricultural land is of strategic importance in ensuring food security. At the same time, urbanization, industrialization, infrastructure development and demographic growth are increasing the need to transfer agricultural land to other land categories. Land conversion (land conversion) is the process of changing the intended use of a land plot, which includes legal, economic, environmental and social aspects. While this process serves economic development on the one hand, it can have a negative impact on agricultural production, ecological balance and social stability on the other.

Therefore, a scientific analysis of the positive and negative aspects of converting agricultural land to other land categories is an urgent issue [3].

The scientific and theoretical foundations of land conversion are based on the following key ideas:



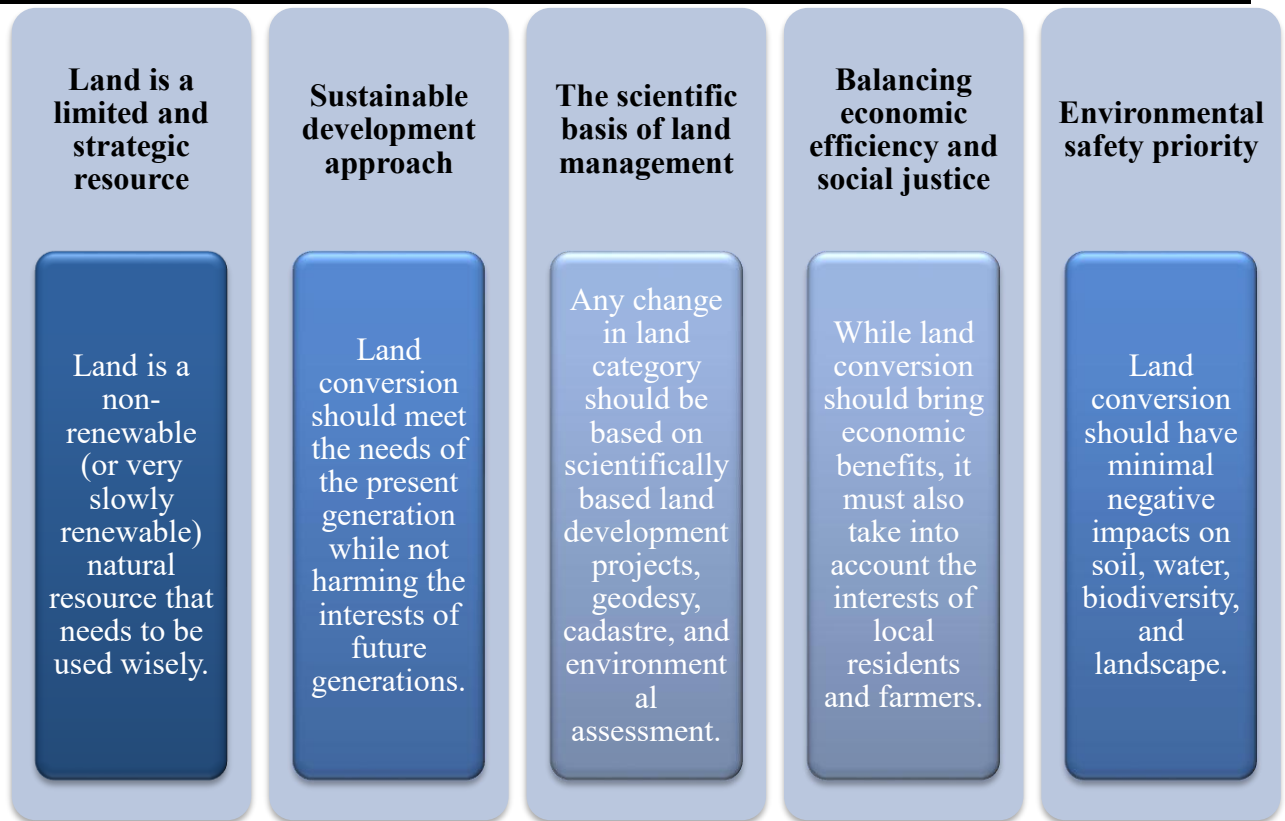


Figure 1. Ideas of the scientific and theoretical foundations of land conversion.

Also, the scientific and theoretical foundations of land conversion are a set of scientific approaches aimed at managing land resources, their effective use, and ensuring development in harmony with nature. We present the main principles of land conversion (Table 1)[4,5].

Table 1

№	Principle name	Contents
1	The principle of rational land use	The most efficient, rational and appropriate use of land resources.
2	The principle of sustainable development	Land conversion should not harm the interests of future generations.
3	The principle of ecological balance	When land is converted, minimal damage to nature is caused and reclamation measures are taken.
4	The principle of social justice	Taking into account the interests of local residents, farmers and peasants.
5	Principle of economic efficiency	The economy of the region should develop as a result of land conversion.
6	Principle of legal validity	All land conversion must be carried out in accordance with laws and regulations.
7	The principle of scientific validity	Each conversion must be carried out based on land planning, cadastral and ecological expertise.
8	Principle of transparency	The process of changing the land category must be open and fair.
9	The principle of territorial planning	Land conversion must be consistent with integrated development plans for the area.
10	Compensation principle	There must be a mechanism to compensate for the loss of agricultural land.

Positive aspects of transferring agricultural land to other categories.

From a scientific perspective, the positive aspects of land conversion, when assessed based on the principles of sustainable development, are manifested in the following areas:

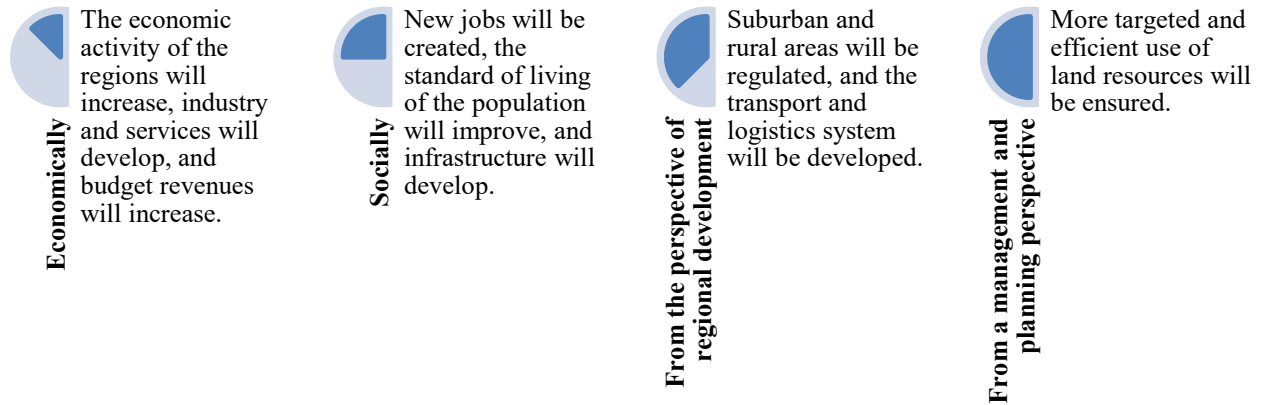


Figure 2. Positive aspects of transferring agricultural land to other categories.

Therefore, if land conversion is properly planned and implemented on a scientific basis, it can have a significant positive impact on the country's economy and regional development.

Economic positive aspects - the conversion of agricultural land to other categories leads to a number of positive economic results. First of all, land conversion allows attracting new investments to the region. The allocation of land for industrial, logistics, trade and service facilities creates favorable conditions for investors, which contributes to the activation of the regional economy (Table 2) [6,7].

Table 2

№	Direction	Positive impact	Basis
1	Attracting investments	New investment is coming to the region	Allocation of land for industry, logistics, and commerce will encourage investors
2	New jobs	Employment rate increases	Industrial zones, shopping centers, and service facilities will open
3	Local budget revenue	Tax revenues increase	Commercial properties and manufacturing enterprises are subject to taxation
4	Regional economic activity	Local business thrives	Infrastructure improvements create opportunities for small businesses
5	Increase in land value	The economic value of land will increase	Converting agricultural land into industrial or commercial land increases its value

Social benefits - From a social perspective, land conversion contributes to increased employment. The establishment of new manufacturing plants, service centers, and retail outlets creates additional job opportunities for the population, which reduces unemployment and creates many opportunities (Table 3) [8].

Table 3

N ^o	Direction	Positive result	Basis
1	Increase employment	Unemployment decreases	New businesses and services create jobs
2	Infrastructure development	Roads, electricity, gas, and water will be improved.	Necessary infrastructure will be built for industrial zones
3	Standard of living of the population	Income increases	New job opportunities and services will expand
4	Urban and rural integration	Rural areas will develop	The transport and logistics network will expand
5	Expansion of social services	Education and healthcare will improve	The construction of new facilities will develop social infrastructure

Positive aspects from the perspective of territorial development - Land conversion plays an important role in the planning and orderly development of territories. As a result of the alignment of land categories with territorial development plans, systematic development in suburban and rural areas is ensured (Table 4).

Table 4

N ^o	Direction	Result	Basis
1	Planning areas	Orderly development is ensured	Land categories are aligned with the territorial plan
2	Transport and logistics	The transportation system will be improved	Construction of logistics centers will accelerate
3	Urbanization process	Cities develop	Part of agricultural land will be transferred to the urban zone
4	Establishment of industrial zones	Production increases	Necessary land will be allocated for industry
5	Interregional balance	Development equalizes	Investment in backward regions

Positive aspects in terms of management and planning - Land conversion increases the efficiency of land resource management. Land is directed to specific targeted uses, which prevents irregular construction and inefficient land use (Table 5) [5,6].

Table 5

N ^o	Direction	Result	Basis
1	Land resource management	Efficiency increases	Land will be allocated for targeted use
2	Development of the cadastral system	Accuracy increases	Land accounting will improve
3	Quality of land development project	The scientific basis is strengthened	Conversion will be based on scientific projects
4	Transparency	The risk of corruption is reduced.	Official procedures are introduced
5	Strategic planning	State policy will intensify	Land resources are managed in accordance with the national strategy

In general, if the transfer of agricultural land to other categories is properly planned and implemented on a scientific basis, it will accelerate economic development, create new jobs, improve infrastructure, comprehensively develop regions, and ensure the efficient use of land resources.



However, this process must be carried out based on carefully planned mechanisms, taking into account environmental and social consequences.

Negative aspects of transferring agricultural land to other categories.

Although the conversion of agricultural land to other land categories (land conversion) can be justified by the needs of economic and territorial development, it has a number of serious negative consequences. These negative aspects are mainly manifested in the impact on food security, environmental sustainability, social stability, and the agricultural production system.

First, The reduction of agricultural land weakens the country's food security. As a result of the reduction in arable land, domestic food production decreases, which increases dependence on imports and negatively affects price stability.

Secondly, Land conversion leads to a disruption of the ecological balance. There is a loss of topsoil, destruction of natural landscapes, a decrease in biodiversity, and a negative impact on water resources. As a result, the stability of natural ecosystems is disrupted.

Thirdly, From a social perspective, land conversion has a negative impact on rural employment. The reduction of agricultural land leads to a decrease in farms, job losses, and increased internal migration. This creates additional pressure on urban infrastructure.

Fourth, The agricultural production system will suffer. The reduction of irrigated land, the disruption of irrigation systems, and the disruption of the agricultural production chain will reduce agricultural efficiency.

Fifthly, The risk of land resource mismanagement increases. Unscientific land conversion can lead to the loss of strategically important agricultural lands, and a lack of transparency can increase the risk of corruption[5,6,7].

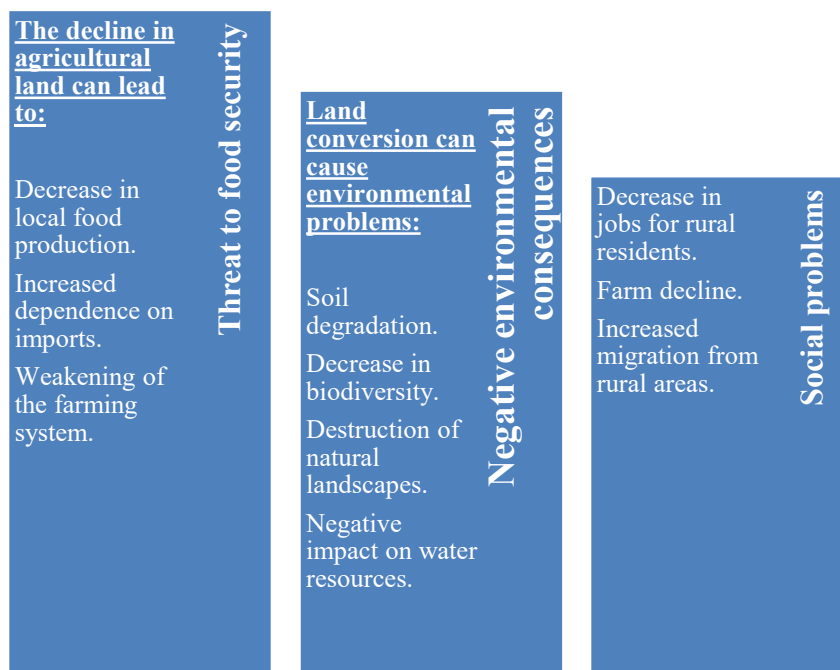


Figure 3. Negative aspects of transferring agricultural land to other categories.

Also, the negative aspects of converting agricultural land to other categories pose a serious threat to long-term environmental, social and economic sustainability. Therefore, land conversion should only be carried out scientifically based, carefully planned and under strict control[9].

Compare the positive and negative aspects of land conversion.

Land conversion is the process of transferring agricultural land to other categories, which has both positive and negative consequences (Table 6).

On the positive side, land conversion accelerates the economic development of regions, attracts investments, creates new jobs, improves infrastructure, and enhances the targeted use of land resources. Thus, it serves the processes of regional development, industrialization, and urban planning.

On the negative side, the decline in agricultural land undermines food security, disrupts ecological balance, increases soil degradation, and reduces biodiversity. It can also negatively affect rural employment and increase internal migration.

Table 6

Aspect	Positive	Negative
Economy	Investment increases	Agriculture will shrink
Employment	New jobs	Rural jobs are declining
Ecology	Sometimes reclaimed	Soil and nature suffer
Food	Infrastructure is developing	Food security is weakening
Regional development	Cities expand	Rural areas are becoming weaker

Comparative conclusion: If land conversion is carried out on a scientific basis, based on ecological expertise and territorial planning, its positive results can prevail. Otherwise, the negative consequences will seriously damage economic, ecological and social stability in the long term.

Land conversion problems in Uzbekistan.

The main problems associated with land conversion in Uzbekistan are:

- Excessive reduction of agricultural land.
- Insufficient scientific basis for changing land categories.
- Weakness of ecological expertise.
- Insufficient protection of the interests of farmers and peasants.

Also, **suggestions for troubleshooting.**

1. Land conversion should be carried out only on the basis of scientifically based land development projects.
2. Each conversion project must undergo an environmental examination.
3. Introduce strict restrictions on the protection of agricultural lands.
4. Strengthen compensation mechanisms for converted lands.
5. Expand rural development programs.

In conclusion, the conversion of agricultural land to other land categories is a complex and multifaceted process that, while necessary for economic development, can have negative impacts on food security, ecology, and social stability.

Therefore, the process of land conversion should be carried out only scientifically based, carefully planned and under state control. The rational use of land resources should be an important part of Uzbekistan's sustainable development strategy.



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