



THE IMPORTANCE OF DIVERSIFICATION OF LAND USE IN THE DEVELOPMENT OF THE DISTRICT

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| Article history: | Abstract: |
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| Received: July, 10 th 2021 Accepted: August 11 th 2021 Published: September 25 th 2021 | This article deals with the importance of land resources for sustainable economic development, the analysis of the experience of developed countries, and the diversification of the land fund. The author also provides theoretical suggestions and considerations. |
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Land is an important factor in the development of economic sectors. The organization of effective and rational use of it in the future will become an important direction in ensuring stability in the economy of the Republic [1].

One of the main goals of the use and management of land resources is to achieve the division of the state land fund into categories and types of land, leading to a higher efficiency indicator based on the creation of a resource-saving system for land users [2]. The positive result of the use and management of land resources is measured by the sustainability of the social, economic and environmental situation on the ground and the process of improving these indicators [3]. In the conditions of market relations, the use and management of land resources should be carried out in accordance with the market mechanism [4]. Categories of land and types of land are scattered across the territory of the district, region, regions and are distributed among themselves in various proportions [5]. In these conditions, it is important to take into account the administrative and territorial features of the use and management of land resources when solving issues of intersectoral and intersectoral land management [6].

So what is the concept of diversification? Why is this necessary? How to implement it? I will try to answer such questions. Diversification is a Latin word meaning "diversificatio" - change, diverse progress.

The definition given by the English economists Benck, Baxter and Davis is noteworthy: "diversification is the expansion of the range of goods and services in a firm or geographical region." In this definition, diversification is considered as a process, with the main focus on its result. Russian V. D. Kamaev believes that "Diversification is the simultaneous development of many types of production that are not related to each other".

"The results of diversification can be very diverse...". Joseph T. These words of Wright are

perceived as an epigraph to the chapter "Diversification and Internationalization" in the book "in the book" new corporate strategy "by the founder of Strategic Planning and Management Igor Ansoff. The outstanding scientist I. Ansoff says that "Diversification is a term that refers to the process of redistributing the resources available at the enterprise to other areas that differ significantly from previous activities".

F. E. Udalov and O. F. Udalov in the monograph "Management and conversion: problems and prospects" under the authorship of Udalov, the following definition is given: "The diversification of production is aimed at the production of a large number of products. Diversification is the expansion of the product range or, figuratively speaking "A mine for a single product".

As a result of the conducted research, the term diversification of the use of the land fund is proposed in the new science. Diversification of the use of the land fund is a concept that means the continuous division of land plots into categories, distribution and redistribution according to socio-economic demand in accordance with the designated main goal of effective use of land plots in the region [7].

The diversification of the use of the land fund is carried out as a result of changing the purpose of using the land resource in a certain territory in order to use it effectively in accordance with socio-economic requirements. This is a process that always happens.

Diversification of the use of land resources:

- correct orientation of the category of the land fund of the lands available on the territory, in order to achieve high efficiency;
- changing the category of the land fund;
- high economic is the need for distribution or allocation to obtain social benefits.



The implementation of land use diversification and the expansion of its economic content is becoming of great socio-economic importance today, since in the conditions of a market economy, on the basis of diversification, there is a further expansion of opportunities for land redistribution and redistribution in the future. The implementation of the diversification of the land fund of the district will lead to the creation of a new type of production and market infrastructure on the territory of the district, increase the efficiency of the use of the land fund, ensure employment of the population, ensure the balance of demand and supply of land, positive socio-economic results.

One of the most important factors in the diversification of the district's territory is the increase in economic indicators. The regional economic system has certain spatial dimensions and is a complex regional system. It includes the economic system of the district: production and labor potential, effective allocation of productive forces, the level and quality of life of the population, the activities of local self-government bodies. The regional economic system has a complex structure, develops in uncertainty and diversity.

The economic and mathematical model of the economic efficiency of using the unified land fund of the state in general can be represented as follows:

$$Z_{opt} = \sum_{i=1}^7 \sum_{j=1}^5 D_{ij} - \sum_{i=1}^7 \sum_{j=6}^9 N_{ij} \rightarrow \max. \quad (1)$$

D – economic income from land use;

N – expenses that ensure the receipt of income from land use;

i – index of the category of the unified land fund;

j – index of the types of activities carried out for land use.

The first annexer is the income received from the use of all types of land, the second annexer is an indicator of the costs of land reproduction. The social significance of land use, or the social efficiency of land use, can generally be expressed as follows:

$$\Xi_{\text{coi}} = \sum_{i=1}^n \sum_{j=1}^m \Xi_{ij}; \quad (2)$$

i – land plot index ($i = 1, 2, m$)

j – index of land use in the social sphere ($j = 1, 2, \dots, n$);

Ξ_{ij} – the social effect of using i - that square

j - the direction for this purpose.

Both the land user and the state should be interested in preserving and increasing the fertility of land in agriculture. In addition, for the remaining types of land fund, a clear set of procedures should be put into practice so that decisions taken in the future and projects to be implemented are appropriate for implementation with a deep analysis of the state of the land. In addition, it is necessary to ensure that specialists of land management design carry out measures for the placement of industrial facilities and settlements. In the long term, an increase in the population will lead to a constant increase in demand for food and jobs. The solution of such human issues, of course, requires the rational use of available land resources. As a complex of all the above measures, it is necessary to comprehensively diversify the land fund.

When diversifying the land fund, the following indicators should be taken into account as the main factors:

- indicator of the fertility of the land fund of the district-soil bonitet;;

- the existing export potential of the district (currently, export indicators are high, for establishing the production of competitive products);

- effective use of the available labor resources of the district (in order to increase the level of employment of the population).

The forecast indicators of the diversification of the use of the land fund of the district should be indicated in the "General scheme of the diversification of the land fund of the district" (Fig 1). Forecasting the branches of socio-economic development for the future is one of the main tasks of the general scheme. Any measures taken to regulate the diversification of the land fund should be planned on a district (city) scale in subordination and take into account the specifics of the district territory as the main factor. The main goal of the diversification of the land fund of the district is the development of the district, increasing its innovative attractiveness, ensuring employment of the population. In other words, the land fund and land categories are constantly changing in accordance with the socio-economic requirements of society.

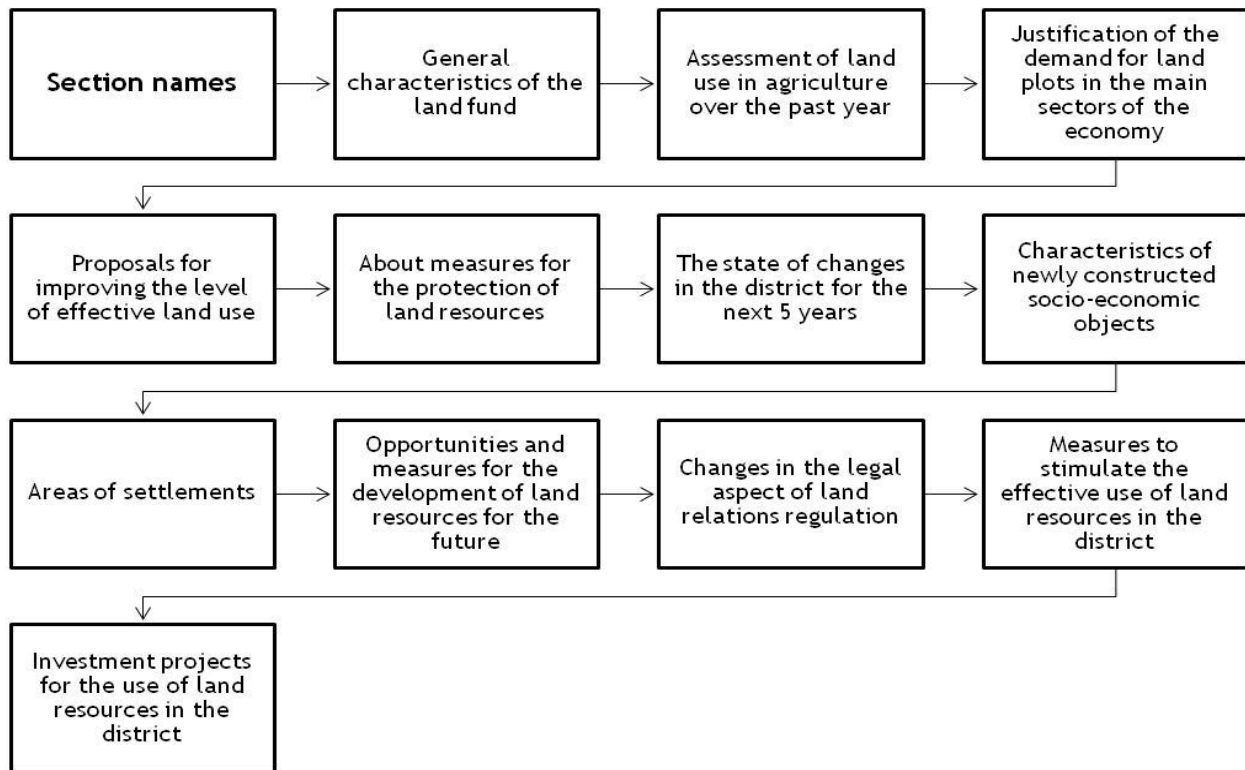


Fig 1. The composition of the general scheme for the diversification of the land fund of the district

CONCLUSIONS AND SUGGESTIONS.

In order to regulate the development of the district's territory by diversifying the land fund, I propose to develop and implement the following programs:

1. Industrial development programs.
2. Regulation of agricultural development. The following sorting methods are used:
 - regulation of production volumes, sown areas of agricultural crops and specialization of regions in the regions;
 - creation of social and market infrastructure in rural areas;
 - improvement of the reclamation condition of agricultural land;
 - improvement and strengthening of the material and technical base of agricultural enterprises, creation of a network of production service enterprises;
 - construction of environmental protection and hydraulic structures;
 - financial support for unprofitable and low-profit agricultural enterprises.

In accordance with the program of deepening economic reforms in agriculture, the processes of forming a class of owners, farms, dehqan farms, cooperatives, clusters in rural areas should be continued, measures to increase soil fertility, improve

breeding and seed production, and increase agricultural production volumes should be steadily built.

3. Regulation through the effective use of the export potential of the regions and the priority of export-oriented goods. To create joint ventures in the district, create targeted programs to attract foreign investment and stimulate them, it is advisable to create a mechanism of tax, customs, and credit benefits.

4. Development of the transport and communication system. The construction of railways and highways on the territory of the district is an important part of the territorial policy. Thanks to this, high-quality transport links between the regions and the center will be provided, inter-regional, inter-district foreign economic relations will be strengthened and creates, favorable conditions for the development of entrepreneurship, business and attracting foreign investment.

5. Regulation of social development of regions. The republican, territorial and local levels of government will be present in the regulation of the social sphere. State regulation of the social development of the district territory is carried out through territorial programs. It is advisable if the programs are compiled by professionals in their field,



based on specific socio-economic indicators of each region.

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