

CREATION OF MODERN RESIDENTIAL BUILDINGS IN RURAL AREAS OF UZBEKISTAN

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It should be emphasized one of the state issues to provide housing to the population in rural areas at the center of attention, during the years of independence. In independence years, one of the fundament of the most auspicious events was beginning the creation of modern residential buildings, especially in rural areas. President of the Republic of Uzbekistan Karimov said: "Our priority direction is – to raise the level of the village to the city".

The main part of the country's population live in rural areas, so it requires greater attention to this issue. Because to provide the development of the standard living in the rural population, in turn, improve the quality of agricultural products are the main conditions for achieving positive results in economic reforms.

From the early days of independence, main part of the country and the local budget was allocated for the construction of public housing.

For example, in the first quarter of 1993, 22.6 million. UZS from the local budget were spent for housing and public utilities.

Residential housing constructions in rural areas were began to build on the basis of specific projects. As a result, the Fund for housing in rural areas kept increasing. For example, it grew up rural housing fund 169,4 million sq. meters from 1995 to 231.4 million by 2004. 14,1 mln.sq. meters increased to 22,4 mln.sq. meters in Kashkadarya region, 14,3 mln.sq. meters increased to 18,6 mln.sq. meters in Surkhandarya region. The work carried out in this area on both the regional indicators in comparison, Surkhandarya region was alleged a little bit slow. For example, in the villages of

Surkhandarya regional housing fund 16.3 million sq.meter in 1999 , it was only grew up to 16.4 million sq.meters in 2000.

Increasing pace of residential construction in the southern regional villages of Uzbekistan was not at the required level.

Overall, the population in rural areas, according to the indicator of per capita housing area has been increasing.

If the residential indicator showed 12.1 square meters for per person in 1995, that was raised up to 14.1 square meters in 2004. In this regard, in particular, good results have been achieved in Kashkadarya region.

For example, if the rural population was 9.8 square meters per capita in 1995, that was kept increasing up to 13.1 square meters in 1996. Per capita housing area in the villages of Surkhandarya region, the index remained almost unchanged. For example, in 1996-1998, the figure was the same. There were specific reasons for the state. Because, in the southern provinces, due to the high population growth occurred in the villages.

Becoming residential areas growing from year to year can be seen in the districts. For example, if the residential constructions were 16653 square meters in U. Yusupov district of Kashkadarya region, in 1995, 33103 square meters of residential housings were put into operation in 1996.

On the 22nd of July, 1997, the Cabinet of Ministers of the Republic of Uzbekistan adopted the decree on "State support for the construction of housing on additional measures"³. But, the implementation of the decree was not carried out positively in the southern regions. The plan of submitting Social infrastructure facilities in the regions was not fulfilled. For example, in the first quarter of 1998, 117.7 thousand square meters residential building must have been built in Kashkadarya, but instead, almost 79.0 thousand square meters Housing constructions were completed only by 67.1 percent of the plan.

In order to ensure the regulation of population housing legislation many strict resolutions and decrees were developed and implemented in Uzbekistan. The Constitution of the Republic of Uzbekistan, the Land Codex (1998), and the Housing Act (1998) and etc. Article 27 of the Codex, agricultural land and forestry enterprises, institutions and organizations of the permanently residing in rural areas which are not part of the land owned by citizens of the Republic of Uzbekistan, where individual housing construction and home-improvement-imposed leave a legacy for tenure every family in the manner prescribed by law to be 0.06 hectares of land plots for individual housing construction inherited 0.04 hectares in range of land-tenure law imposed highlighted auction to be sold on the basis of the established in the order.

In 2000, 743.9 thousand square meter of housing were put into operation in Kashkadarya region. This year only in Chirakchi district 66.4 thousand square meters of housings were built. With the increase of housing in rural areas there came an opportunity to change rural conditions into urban conditions. In particular, many rural households, two-storey residential buildings, bathroom, kitchen, bedroom and separate rooms were paid to increase the number of available houses. Besides that, instead of home-baked or raw bricks, it was started to be built of baked bricks. Baked brick houses are resistant to hot and cold, and serve more than one generation were taken into account. Designing the state rural residential communities, the specific housing constructions were planned to meet the requirements of the standard of the world. At the same time, a number of preferential credits were given to have private residential.

In 2001, totally 749411, in 2002, 2628836 square meter of housings were put into operation all over Kashkadarya region. The housing constructions have been established in the the region's Guzar, Dehkanabad, Shakhrisabz, Yakkabag districts. Especially in Koson region, positive results can be seen on building public residential constructions during 2000s. The public residential places contain 13.1 sq. meters for per person in Kashkadarya region during 2007s⁶.

In order to ensure the implementation of Presidential decree on August 3, 2009, "On expansion of housing construction in rural areas, additional measures", over the past period of a total of 1640 housing units were built on standard designs. 100 of them were built in 2009, 735 of them were built in 2010, was built in 2011 and the remaining 805 total.

On the base of the 1687- numbered Presidential Decree of the Republic of Uzbekistan on January 14, 2012 "Construction projects of building Exemplary houses in rural areas in 2012", there identified to build 870 housing units in 22 districts of Kashkadarya region.² In this year, new decisions of Kashkadarya governor were adopted for selecting contractor organizations to construct new housings on this exemplary project. According to this decision, the content of tender commission was

approved for each district for selecting contracting companies having work experience and potential in organizing given tasks systematically. Because there made a number of shortcomings in the area of quality control at the construction of the houses which were built on standard projects in 2011. In order to avoid these shortcomings, together with the regional architecture and construction control inspection adopted some measures to ensure the quality of housing construction.

One can say that, reforms which are being led in our country on construction of exemplary public houses, firstly, serve for the development of rural population.

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