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"IN THE STATE REGISTRATION OF REAL ESTATE GENERAL REQUIREMENTS"

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Abstract. Study of experience in maintaining a unified system of state cadastres and general requirements for state registration of real estate based on In the field of geodesy, cartography and state cadastre, as in all areas, newly formed land plots or parts of them are the objects of cadastral survey, so they must be registered in the cadastral plans of land plots.

Keywords. Land code, unified system of state cadastres, cadastral plans, object of cadastral survey, real estate objects, pledge, court decision, cartographic basis, enterprises, organizations, institutions, transport, partnerships, scale.

Relevance of the topic. After gaining independence, our country is taking a bold step towards solving economic, political, social and cultural problems. This includes geodesy, cartography and state cadastre, as well as all other areas. In order to further improve the ongoing scientific and practical work, great attention is paid to the implementation of new techniques and technologies in the field.

Work is underway to study the experience of developed countries in maintaining a unified system of state cadastres, the creation of new, modern technologies and their further improvement.

In accordance with Article 15 of the Land Code of the Republic of Uzbekistan, the state land cadastre provides information on the natural, economic and territorial order of lands, their categories, on quality indicators and value, on the location and size of land plots, them to landowners. It also consists of a system of necessary, reliable information and documentation on the distribution to landowners and land users.

Cadastral survey - Special photography for the purpose of defining and mapping the boundaries of land plots and land types and their reflection in cadastral plans and maps.

Cadastral survey is carried out by aerophotogeodetic and surface methods, on a scale conditioned by the size of the land plot, in accordance with the established technical requirements for topographic and geodetic works, on the basis of soil, geobotanical and other special inspections.

The objects of cadastral survey are existing and newly formed land plots or their parts, the legal status of which is determined on the basis of title documents or relevant entries in the district (city) land cadastre book or other official registration documents.

Legal owners of land rights, including unlimited legal entities and individuals, enterprises, organizations, institutions, partnerships, cooperatives, associations, public authorities, as well as enterprises with foreign investment, international associations, organizations, foreign legal entities and individuals are the customers of the film.

Cadastral survey of land plots is carried out for the following purposes:

demarcation (restoration) and strengthening of the boundary of the land plot on the ground, determination of the coordinates of the turning points of the boundary; mapping of buildings, structures and other real estate objects, land types, land assessment zones allocated on the land plot, as well as obtaining land and other relevant cadastral descriptions.



Figure 1. Registration Update Procedure - Real Estate Agents.

The following principles must be observed when conducting cadastral survey:
 ensuring the required accuracy of the cadastral plan;
 necessary awareness;
 legal correctness;
 austerity.

Cadastral surveys of land plots in settlements shall be carried out by specialized organizations of the Geodesy and Cadastre and other ministries and agencies that have licenses and permits for topographic and geodetic works.

The following should be specified in the cadastral plans of land plots:

from the owners of lands that are included in the protection zone of production, transport, construction facilities, as well as those that are subject to conservation due to various types of degradation, degradation, pollution, etc, types of restrictions on the use of land plots with a special order of use of nature, formed without withdrawal from land users and landowners;

types of restrictions of a legal nature (bail, court decision, etc.);

limited right of use of a foreign land plot (servitudes).

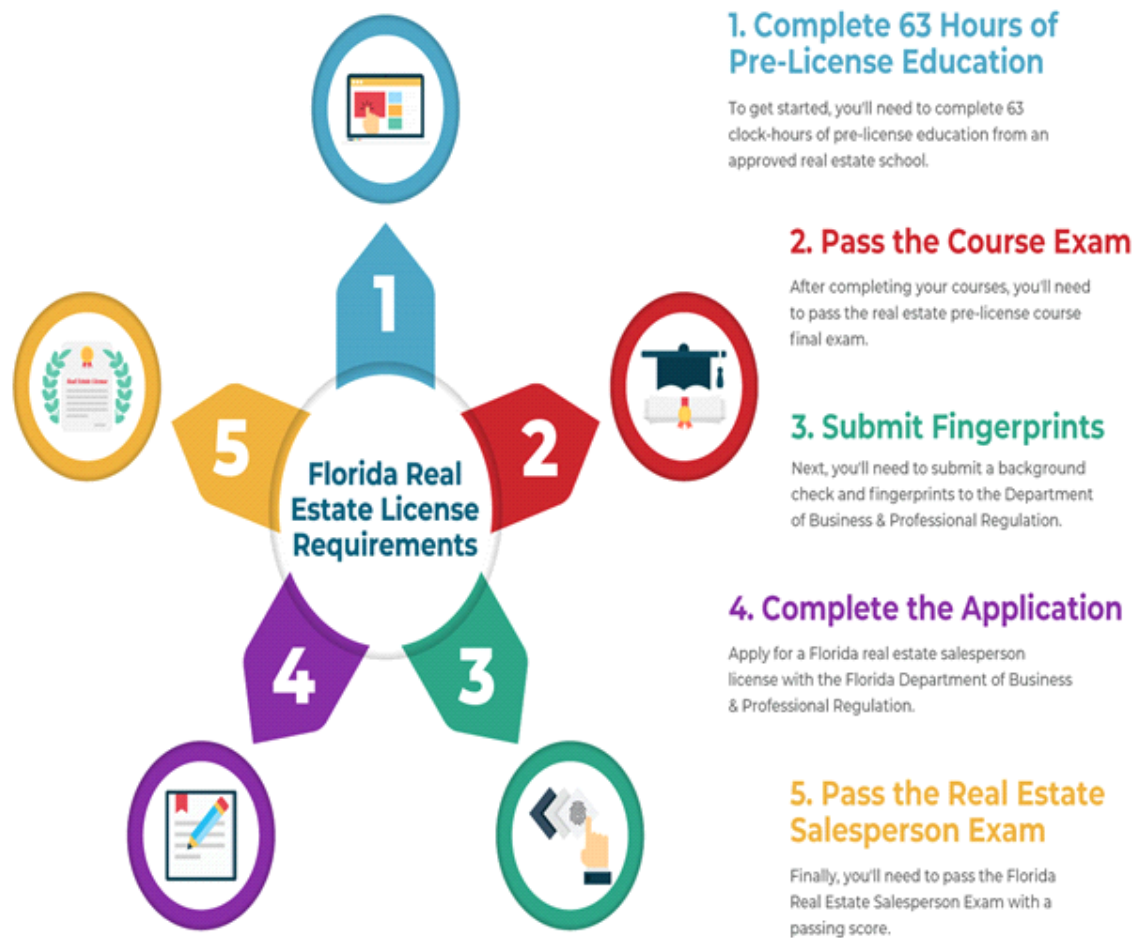


Figure 2. Procedure for obtaining a Florida real estate license.

Cadastral survey is included in the set of cadastral works on request in case of occurrence or change of rights to the land plot, as well as in real estate transactions.

Cadastral survey can be performed in both national and conditional coordinate systems.

The scale of the cadastral plan provides a detailed description of the contents of the cadastral plan, keeping it easy to see and read, take into account the specialization of production activities, cadastral zoning of the territory, etc.

In some cases, when the plan is overflowing with information (or the information is insufficient), surveys for individual plots may be made on a larger or smaller scale, as appropriate.

Recommended scales of cadastral plans:

in the central parts and industrial zones of large cities with a high level of topographic orientation - 1: 200; 1: 500;

in the outskirts of large cities and in the central parts of settlements with a moderate topographic orientation - 1: 500; 1: 1000;

In the outskirts of cities and towns with low topographic orientation - 1: 1000; 1: 2000;

in rural areas - 1: 2000

Cadastral survey of land plots should be carried out as a "cartographic basis" using existing topographic materials. If necessary, the topographic elements of the site will be changed first.

In the absence of such an "initial cartographic basis", first a topographic survey of the land plot, and then a cadastral survey. In this case, both types of shooting are carried out simultaneously.

The cadastral survey of land plots in settlements includes:

- preparatory work;
- topographic survey of the land plot;
- cadastral survey of land plot elements;
- chamber works;
- review, negotiate and approve materials.

Conclusion.

In short, the efficient use of land resources in the territory of the Republic of Uzbekistan, Management of the land fund in a single system, ie the maintenance of a single state cadastre system (SAS), requires the provision of the necessary level of geodetic and cartographic data using modern technologies. That is, one of the main and topical issues is the general requirements for the state registration of real estate in the country.

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