

DEVELOPMENT OF EFFECTIVE USE OF LAND AREAS IN ECONOMIC ZONES IN G'IJDUVON DISTRICT

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Abstract

This article explores the current state and future prospects of efficient land use in the economic zones of the G'ijduvon district. It provides information on the geosocial location of the district, land resource distribution, and economic zones. Additionally, the article analyzes challenges related to the efficient use of land, such as land degradation, water resource distribution, and unclear land allocation. The article suggests the implementation of modern technologies and methods, such as Geographic Information Systems (GIS), digital maps, and sustainable management practices in agriculture, to enhance land use efficiency. Based on the proposed recommendations, strategic approaches are developed for the development of the district's economic zones and the effective use of land resources. The article aims to improve the land resource management system in the G'ijduvon district and ensure sustainable development.

Keywords: G'ijduvon district, economic zones, land resources, efficient use, GIS, cadastre, land planning, ecological issues, water resources, land degradation, digital maps, land management.

Introduction

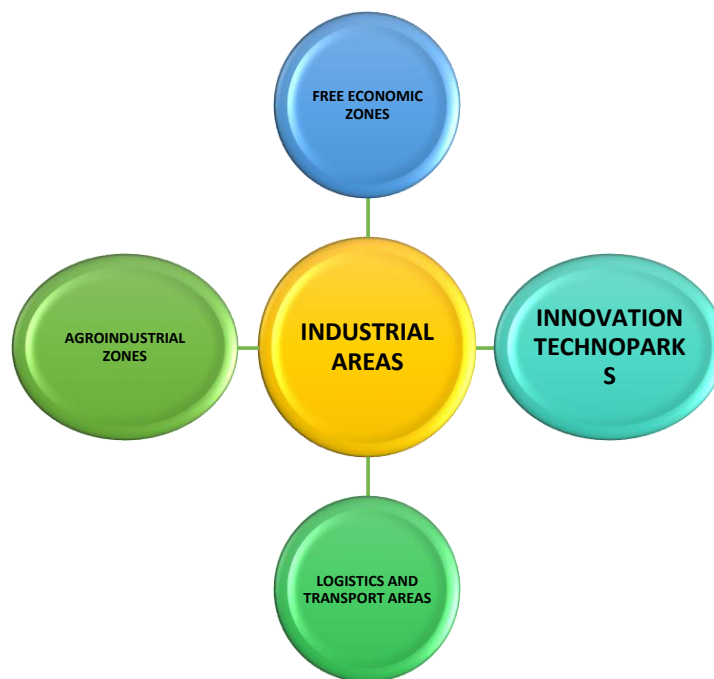
The effective use of land resources and the establishment of economic zones are of great importance in the Gijduvan district. In this region, the issues of land use, resource distribution and proper management, as well as environmentally and economically sustainable development are of great importance. The agricultural and industrial potential of the Gijduvan district is high, and there are opportunities for the most effective use of land resources in this area.

Effective use of land not only ensures economic development, but also serves to maintain ecological balance. At the same time, digital technologies, in particular, Geoinformation Systems (GIS), land cadastre and digital maps, make it easier to analyze and manage the state

of land resources of the region. This article considers proposals and practical solutions for the effective use of land resources and the development of economic zones in the Gijduvan district.

Economic zones (EZ) are special economic areas located in a certain territory of a country or region, operating under special procedures and privileges. They are usually established to attract foreign and local investments, develop production and exports, create new jobs, and enhance innovative activities.

In world experience, there are several types of economic zones, which are classified as follows.



Free economic zones (FEZs) are specially designated territories in which business entities are granted tax, customs, currency and other benefits, as well as simplified state control and regulatory measures. FEZs are an important tool for liberalizing the economy, attracting foreign investment, transferring modern technologies and increasing export potential. The main goals of establishing FEZs are:

- increasing the flow of foreign investment;
- introduction of modern technologies and management practices;
- to establish the production of high value-added products;
- increase jobs and increase incomes of the population;
- reducing regional economic inequality.

The main features of SEZs are:

- ✓ **Simplified registration procedure** for business entities ;
- ✓ **Tax and customs benefits** : exemption from value added tax (VAT), profit tax, and property tax;
- ✓ **The right to free currency exchange and repatriation of income** ;
- ✓ **Benefits in the use of land** , long-term lease or free allocation.

Looking at global experience, there are more than 5,000 economic zones operating around the world (as of 2023). The most successful examples include Shenzhen in China, Jebel Ali in

the United Arab Emirates, and Incheon in South Korea. These zones have seen high-tech production, increased export volumes, and increased labor employment.

If we look at the development of FEZs in Uzbekistan, the first free economic zone in Uzbekistan - "Navoi FEZ" - was established in 2008. Later, zones such as "Angren", "Jizzakh", "Urgut", "Gijduvon" were also formed. The following amenities have been created for foreign investors in these zones:

- ✓ Tax and customs benefits for up to 10 years;
- ✓ ready engineering and communication infrastructure;
- ✓ legal protection guaranteed by the state.

Industrial zones are territorial areas designated by the state to support production and technological activities. Within these zones, the engineering and communication infrastructure necessary for industrial enterprises (electricity, gas, water, roads, telecommunications networks) is prepared in advance. Industrial zones serve to accelerate economic growth by centralizing production resources, creating a favorable environment for local and foreign investors, reducing production costs, and simplifying the logistics system.

The main objectives of industrial zones are:

- Location of large and medium-sized industrial enterprises in the regions;
- Development of production cooperation;
- Coordination of regional industrialization;
- Creating jobs and increasing incomes of the population;
- Ensuring efficient use of resources and infrastructure.

Conclusion:

The introduction of modern geoinformation technologies is of great importance for the effective use of land resources and the development of economic zones in the Gijduvan district. Proper management of land resources is one of the main factors in ensuring environmental sustainability and economic development, which will help to maximize the potential of the region. With the help of GIS and digital cartography, the efficiency of analyzing and managing the state of land resources will increase significantly. In addition, when developing economic zones, it is necessary to take into account the agricultural, industrial and infrastructure potential of the territory. The use of digital technologies in territorial planning will allow for rational and sustainable use of resources. At the same time, the principles of environmental safety and sustainable development should be followed when establishing economic zones. The effective use of land resources in the Gijduvan district is the main factor in the development of economic zones, which will improve the socio-economic situation of the district and ensure the future development of the region.

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