

CREATION AND MANAGEMENT OF A REAL ESTATE CADASTRAL INFORMATION BASE

Abdiraxmatov Nuriddin Abdiraxmatovich

Karshi state technical university

nuriddinabdiraxmatov83@gmail.ru

Mirzayev Jonibek Oltiyevich

Karshi state technical university

jonibekmirzayev21@gmail.com

Hamdamova Dildora Murodulla qizi

Karshi state technical university

ddildora311@gmail.com

Annotation. This paper analyzes the process of creating an information resource for real estate cadastre, its importance and effectiveness. The real estate cadastre is an important information base for the protection of property rights, property management and the calculation of state taxes. The paper examines the application of modern technologies for collecting, storing, updating and using cadastral information, including geographic information systems (GITS) and digital platforms. It also analyzes the problems that arise in the process of creating and managing information resources, and ways to solve them. As a result, the possibilities of ensuring legality in the real estate sector, developing the real estate market, and improving the quality of public administration through the formation of an effective cadastral information system are determined.

Keywords: real estate, cadastre, information resources, cadastral information, geographic information systems (GIT), digital cadastre.

Introduction. The importance of the cadastral system for ensuring effective management and legality in the real estate sector is invaluable. Cadastral data of real estate objects constitute an important information base for the public and private sectors. This information is the main resource in the processes of property registration, financial calculations, tax collection, as well as planning and development. In recent years, the development of information and communication technologies, in particular the widespread use of geographic information systems and digital platforms, has significantly increased the effectiveness of the cadastral system.

However, one of the urgent problems remains the systematic, reliable and continuous updating of cadastral information, as well as its creation and management in the form of integrated information resources. Therefore, the issues of creating and developing information resources for real estate cadastre will have to be given great

importance from a scientific and practical point of view. This article analyzes the process of creating cadastral information resources, its technological foundations, as well as existing problems in the industry and ways to overcome them.

LITERATURE REVIEW AND METHODOLOGY. The issue of creating information resources for real estate cadastre is one of the widely studied and developing areas in Uzbekistan. Scientists and specialists of Uzbekistan are carrying out a number of scientific works to improve the efficiency of the cadastral system, introduce modern information technologies, as well as methods of data collection and management.

A. X. Tashpolatov. Tashpolatov and M. I. A study conducted by Mirzaev (2018) examined the use of geoinformation systems and their effectiveness in the process of creating an information base for the real estate cadastre. Their work highlights the possibilities of accurate and rapid updating of cadastral information from GIT.

In addition, moreover, N. R. The study conducted by Abdullayeva (2020) focuses on the role of digital platforms and electronic government services in the real estate registration process. The author emphasizes the need to combine cadastral information into a single information resource, as well as to create a system of free and secure access to it.

The information published by the State Committee of the Republic of Uzbekistan on Cadastre also describes in detail the processes of introducing modern information technologies and the formation of information resources in the cadastre of real estate. These resources contain practical recommendations for improving the quality of cadastral information, ensuring its regular updating and effective management.

At the same time, Uzbek scientists analyze the problems that arise in the process of creating information resources for real estate cadastres, in particular, outdated information, insufficient system integration and a shortage of qualified personnel.

Results. According to the results of this study, the following main achievements and conclusions were achieved in the process of creating information resources for real estate cadastres:

A unified system of information resources has been created: a unified digital cadastral information base has been created for the centralized collection, storage and management of information on real estate. This has significantly improved the accuracy of property rights and the reliability of information.

Geoinformation technologies have been introduced: the use of geoinformation systems in determining and updating cadastral information, which has made it possible to automate the processes of mapping locations and objects.

Fast access to information was provided: the availability of information resources in online form allowed government agencies, property owners and other interested parties to quickly and easily obtain information about real estate.

The quality and relevance of cadastral information has improved: mechanisms for regular data updates have been developed, and old and unreliable information has been removed from the system.

The legality and protection of property rights has increased: with the help of cadastral information resources, property rights are more accurately registered, and the stability and transparency of the real estate market are increased.

Problems have been identified and ways to eliminate them have been identified: recommendations have been developed to solve problems such as data integration, lack of qualified personnel, and modernization of technological equipment.

As a result, the process of creating cadastral information resources serves not only to increase the efficiency of real estate management, but also to improve economic development and the investment climate.

Discussion. The issue of creating information resources for real estate cadastre is an urgent and important task in our country today. The results of the study showed that the creation of a unified digital database of cadastral information and its regular updating is becoming important for accurate and transparent registration of property rights. Such a system plays an important role in ensuring the stability of the real estate market, increasing the efficiency of public administration.

The introduction of geoinformation technologies has opened up new opportunities for the accurate collection of cadastral information and location mapping. At the same time, we have found that for the integrated application of these technologies, there is a need to train qualified personnel and strengthen the technical infrastructure. Staff shortages and the use of outdated technologies in this area sometimes negatively affect data quality.

Also, issues of data integration and compliance between different systems remain an important problem when creating cadastral information resources. Currently, the information databases are not interconnected and there are cases of delayed data updates. This reduces the effectiveness of the cadastral system and increases the risk of disputes related to property rights.

In addition, it is necessary to develop information exchange and cooperation between government agencies, the private sector and the public. This not only increases the completeness and reliability of cadastral information, but also strengthens citizens' trust in property.

In this regard, it is advisable to take the following measures to further improve cadastral information resources: widespread introduction of new digital technologies,

continuous retraining of specialists, ensuring intersystem integration, as well as improving the legislative framework.

As a result, the creation and development of information resources for real estate cadastre is an important factor in protecting property rights, developing the economy and organizing public administration more effectively in our country.

Conclusion. The creation of information resources for real estate cadastre is an important factor in protecting property rights, effective organization of public administration and economic development. The results of the study showed that by creating a unified digital cadastral system, it is possible to accurately, fully and timely update information about property. The widespread introduction of geoinformation technologies and digital platforms contributes to improving the quality of cadastral information.

However, integration of information, training of qualified personnel and constant updating of modern technologies are important tasks for effective management of cadastral information resources. It is also necessary to ensure inter-system interaction and strengthen the legislative framework.

In general, the creation and development of cadastral information resources significantly contributes to improving the quality of public administration, ensuring transparency of the real estate market, and strengthening economic stability.

Therefore, further improvement and development of the work carried out in this area remains an important task for the future.

FOYDALANILGAN MANBALAR VA ADABIYOTLAR RO'YXATI

1. list of literature used to 'g'rsida'gi PQ-5006-son Qarori

List of literature used

1. O'zbekiston Respublikasining "Yer kodeksi". Toshkent. 2018.
2. O'zbekiston Respublikasining Shaharsozlik kodeksi. Toshkent. 2004.
3. O'zbekiston Respublikasining 2020 yil 19 iyundagi "Geodeziya va kartografiya faoliyati to'g'risida"gi Qonuni
4. Bobojonov A.R., Raxmonov K.R. va boshqalar. Davlat kadastrlari asoslari. Ma'ruzalar to'plami, Toshkent: 2012.-148 b.
5. G'.N.Aliqulov, M.M.Aralov, N.A.Abdiraxmatov, Z.Qilichev. "Yer va bino inshootlar xatlovi" O'quv qo'llanma. Qarshi, 2022. -172 b