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An analytical approach to the accounting of settlement lands: A case study of Mirishkor District

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Abstract
Purpose: The aim of this study is to analyze the legal, technical, and organizational aspects of accounting for settlement lands, with a specific focus on the Mirishkor district. It seeks to assess how settlement lands are classified, distributed, and managed, and to identify current challenges in maintaining accurate land records.
Research methodology: The research applies geostatistical analysis, geospatial object mapping, remote sensing, cartographic tools, and algorithmic approaches. These methods are used to evaluate land use distribution, monitor settlement expansion, and improve land accounting systems.
Results: The findings reveal that Mirishkor district contains 16,359 household plots totaling 4,494 hectares, with an average size of 0.27 hectares per plot. Of this, 797 hectares are occupied by residential buildings. The study recommends implementing a unified geospatial cadastral system, improving the address registry, and digitizing land accounting processes to better monitor and manage settlement lands.
Keywords: *Settlement lands, land fund of Mirishkor district, land categories, distribution, land area*
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1. Introduction

Ensuring global socio-economic stability necessitates the scientifically grounded and efficient use of existing land resources. Globally, the expansion of the construction sector is directly linked to factors such as population growth, increased welfare, and rising purchasing power. Taking into account the decreasing availability of land resources per capita, it is imperative to implement geoinformation systems that allow for the effective use and systematic accounting of settlement lands. To ensure effective control in this domain, it is necessary to pay particular attention to the strict adherence to the organizational and technical mechanisms defined by land legislation, especially in the areas of land accounting and land use regulation.

2. Methodology

2.1 Object of Study

The study focuses on the lands of settlements within the territory of the Mirishkor district.

2.2 Research Methods

In the course of the research, several methods were employed, including land accounting for populated areas, geostatistical analysis, geospatial object mapping, cartographic tools, remote sensing, and algorithmic approaches

3. Results and Discussions

To date, legal documents and regulations have addressed the concept of settlement lands primarily by focusing on the legal status of lands within urban and rural localities. A clear understanding of terms such as “population,” “city,” “settlement,” “village,” “rural locality,” “land,” and “lands of settlements” is essential for defining the legal status of settlement lands. These lands are considered distinct from other categories within the state land fund due to their unique characteristics, legal standing, and designated purpose of use, as defined in the Land Code, the Urban Planning Code, and other normative acts on land management (G. Aliqulov, Aralov, & Nortoshov, 2023; G. o. N. Aliqulov & Xolov, 2024; Avezbayev & Volkov, 2006; Pratiwi, Khairunnisa, Ramadhandy, & Savitri, 2024; Suyono, Nurhuda, & Sari, 2023).

Key concepts related to settlement lands include:

1. **Settlement lands**: lands within the boundaries of cities and urban-type settlements, as well as rural localities;
2. **Rural settlement lands**: lands used for establishing, developing, and improving settlements in rural areas, where the main economic activity includes agriculture, forestry, and related sectors;
3. **Rural settlement boundary**: the official external boundary that separates rural settlement lands from other land fund categories, approved through urban planning and land management documentation;
4. **Master plan of a settlement**: an urban planning document that determines the integrated development conditions and the strategic directions for territorial development of a settlement;
5. **Architectural planning project of rural citizens’ assemblies** (including settlements, villages, and neighborhoods): a comprehensive urban planning document that addresses key objectives such as boosting rural production, improving living conditions, protecting the environment, and ensuring efficient use of natural, labor, and material resources through zoning and full architectural planning of rural settlements (Manurung & Putro, 2024; Rizal, Fanggidae, & Neno, 2023).

According to data from the Kashkadarya Regional Department of the Cadastre Agency, the total number of household plots in the region is 452,734, with 2,683 of them located in field areas [6]. In Mirishkor district alone, there are 16,359 household plots. The total land area allocated to household plots across the region amounts to 80,172 hectares (Table 1).

Table 1. Information on Household Land Plots

T/r	**Area name**	**Number of tomato farms,**		**Land area of tomato farms, ga**	
		total	**thence, in the field**	**total**	**thence, in the field**
1	By region	**452 734**	**2 683**	**80 172**	**828**
2	Mirishkor district	16 359		4 494	

Note: As of January 1, 2025.

According to Table 1, the average land area per household plot in Mirishkor district is 0.27 hectares.

The total area of land occupied by residential buildings in the region amounts to 15,570 hectares (see Table 2). In Mirishkor district specifically, the area occupied by residential buildings constitutes 797 hectares. Our study indicates that public demand for housing—in terms of quantity, volume, and quality—varies over time. Taking into account all related factors, we propose the following recommendation:
the implementation of a comprehensive accounting system for settlement lands.

Table 2. The Land Area of Household Farms and Its Types

T/r	Name of the Territory	Land Area of Household Farms		*including*			
				Ekin yerlar		Perennial Tree Plantations	Lands Occupied by Buildings
		total	of which, in field areas	total	of which, in field areas		
1	**Across Qashqadaryo Region**	**80 172**	**828**	**55 639**	**828**	**8 961**	**15 570**
2	**Across Qashqadaryo Region**	4 494		3 270		427	797

1. the formation of a unified geospatial data system for state cadastral records;
2. the establishment of a systematic approach to analytical processes;
3. the improvement of the address registry system;

The digitization of land accounting to monitor the processes of increase and decrease in settlement land areas.

3. Conclusion

This study has provided an in-depth analysis of the accounting and classification of settlement lands in the Mirishkor district, emphasizing the significance of a structured land management system. The findings highlight the growing demand for residential land, necessitating enhanced monitoring and regulation based on accurate data. By utilizing geoinformation technologies, remote sensing, and statistical mapping, the research underscores the importance of integrating digital systems into cadastral accounting. The recommendations proposed—such as creating a unified geospatial data platform, improving address registries, and digitizing land records—are essential steps toward sustainable and transparent land use planning. These measures are particularly important in regions experiencing rapid urban and rural development, where land resources must be managed efficiently to support socio-economic growth.

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