

URBAN PLANNING IN THE CONTEXT OF A TRANSFORMING ECONOMY

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Annotatsiya: Maqolada transformatsiyalashayotgan iqtisodiyot sharoitida shaharlar rivojlanishining asosiy ko'rsatkichlari hisoblangan uy-joylar qurilishi holati Qashqadaryo viloyati misolida tahlil qilingan. Natijalarga ko'ra, viloyatning o'nta hududida vertikal o'sish indeksi viloyat bo'yicha o'rtacha qiymatdan past bo'lib, bu holat ko'p kvartirali uy-joylar qurish bo'yicha hududlararo tengsizlikning yuqori ekanini ko'rsatdi.

Kalit so'zlar: transformatsiya, iqtisodiyot, shaharlar kengayishi, qurilish, ko'p qavatli uy, vertikal o'sish, infratuzilma xarajatlari.

Аннотация: В статье проанализировано состояние жилищного строительства, являющегося основным показателем развития городов в условиях трансформирующейся экономики, на примере Кашкадарьинской области. Согласно результатам, в десяти районах области индекс вертикального роста ниже среднего по региону, что свидетельствует о высоком межрегиональном неравенстве в объеме строительства многоквартирного жилья.

Ключевые слова: трансформация, экономика, разрастание городов, строительство, многоквартирный дом, вертикальный рост, расходы на инфраструктуру.

Abstract: The article analyzes the case of housing construction, which is considered the main indicators of urban development in the conditions of a transforming economy, using the example of the Kashkadarya region. According to the results, the vertical growth index in ten areas of the province was lower than the provincial average, indicating a high inter-territorial inequality in the construction of multi-apartment housing

Keywords: transformation, economy, urban expansion, construction, apartment building, vertical growth, infrastructure costs.

Introduction

Choosing to build up instead of out comes with various perks. Firstly, it allows cities to use limited land more efficiently, especially in areas where land is scarce. Going vertical helps make the most of existing land without cramming it, preserving green spaces and farmland. It also prevents cities from encroaching on nearby rural areas.

Secondly, going vertical can improve transportation and infrastructure. Vertical cities can develop public transportation networks, reducing congestion. They also offer easy access to popular amenities, making them attractive places to live and work.

In summary, Uzbekistan's urbanization strategy, with a focus on building upwards, isn't just about tackling present challenges. It's about setting cities on a path of sustainable growth, resource efficiency, and an improved quality of life for residents.

Literature review

Many researchers argue that urbanization occurs as a result of structural changes. In particular, while analyzing the relationship between development, structural changes and urbanization, X. Yang explains the evolution of the distribution by the increase of transaction efficiency as a result of changes in the level of urbanization, policy or institutional structures, thereby explaining the structural changes [9]. G. Michaels, F. Rauch, S. Redding analyze the population evolution in rural and urban areas of the United States of America from 1880 to 2000. They find a positive correlation between initial density and subsequent growth for population density during this period. Using theory and empirical evidence, they conclude that the main cause of urban population growth is the result of differences in the initial share of agricultural employment in terms of population density and structural changes that shift employment away from agriculture [6].

Research methodology

Using a vertical growth index, the study compares the intensity of urban expansion over time and identifies trends over time in the dominant growth component.¹ It is determined based on the following formula:

$$VHG = \frac{(B^{k+})_{t+1}}{(B^{k-1-})_{t+1}} - \frac{(B^{k+})_t}{(B^{k-1-})_t} \tag{1}$$

where and represent the number of houses with more and less than k floors built in the x-time interval. $(B^{k+})_x (B^{k-1-})_x$

Analysis and results

In particular, in 2018-2022, the total area of the housing fund by region increased by 29.7 percent. It should be noted that this value of growth was 2.2 times more than in the previous five years (2013-2017)

Dynamics of change of the area of the housing fund in the regions of Kashkadarya region, percentage²

Areas	2018	2019 year	2020 year	2021 year	2022 year
Kashkadarya region	5.5%	3.4%	0.5%	1.1%	2.8%
Karshi city	3.7%	6.5%	0.8%	1.7%	0.6%
Shakhrisabz city	-	1.6%	7.1%	0.8%	2.2%
Guzor	12.0%	3.9%	0.2%	1.0%	1.5%
Dekhqonobod	0.0%	0.3%	1.4%	2.0%	2.2%
Qamashi	3.6%	0.8%	-1.0%	0.6%	1.3%
Karshi dist	3.6%	0.7%	-1.4%	0.1%	3.7%
Koson	10.5%	0.4%	0.3%	0.5%	0.8%
Kitab	9.4%	0.6%	3.6%	1.4%	1.1%
Mirishkor	3.2%	0.0%	-1.4%	2.9%	0.3%

¹ Zambon I., Colantoni A., Salvati L. Horizontal vs vertical growth: Understanding latent patterns of urban expansion in large metropolitan regions //Science of the Total Environment. - 2019. - V. 654. - P. 778-785.

² Author's development based on the data of the Statistical Agency.

Muborak	6.8%	0.5%	-5.8%	1.8%	0.4%
Nishan	2.0%	24.9%	-0.5%	0.2%	0.2%
Kasbi	1.5%	0.3%	1.5%	1.9%	0.3%
Kokdala	-	-	-	-	-
Chirokchi	2.2%	4.1%	0.4%	1.0%	-41.3%
Shakhrisabz dist	-35.8%	1.1%	0.3%	1.2%	1.0%
Yakkabog	13.1%	6.7%	-0.4%	0.5%	0.6%

The analysis shows that the construction and commissioning of residences in the regions of the region took place at a rapid pace in 2018-2019. The area of the housing fund in the region increased by 5.5% in 2018 and by 3.4% in 2019 compared to the previous year. In particular, in 2018, this indicator increased by 13.1% in Yakkabog district, 12.0% in Guzor district, 10.5% in Koson district, 9.4% in Kitab district, and in 2019, it increased by 24% in Nishan district. .9 percent, increased by 6.7 percent in Yakkabog district and 6.5 percent in Karshi city.

Conclusions and suggestions

In conclusion, the vertical growth of regions, especially cities, has several advantages and can be an important tool to help create favorable conditions for residents and optimize land use. However, there are specific aspects and negative consequences of vertical growth, such as the reduction of urban green areas due to the increase in housing construction, and the increase in the load on the existing infrastructure. Taking this into account, the following proposals and recommendations were developed for the regions of Kashkadarya region:

1. Updating the master plans of Karshi, Nishon, Chirokchi and Kitab districts of the province based on the principle of "growth".
2. Assessing the effectiveness of the task of building multi-storey housing based on the principle of "growth" defined in the Uzbekistan-2030 strategy and in order to regularly study the opinion of the population, to launch social polls conducted every six months. Selection of Dehkanabad district and Karshi city as pilot areas for conducting surveys.

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