

ON MEASURES FOR IMPROVEMENT OF PROCEDURES TO ALLOCATE LAND PLOTS
FOR TOWN-PLANNING ACTIVITIES AND OTHER NON-AGRICULTURAL NEEDS

RESOLUTION
CABINET OF MINISTERS
REPUBLIC OF UZBEKISTAN
May 25, 2011
N 146

Annex 1. Provisions on Allocation Procedures of Land Plots for Town-Planning Activities and Other Non-Agricultural Use

Annex 2. Provisions on Loss Reimbursement Procedures to Owners, Users, Tenants, and Possessors of Land Plots and Regarding Losses of Agricultural and Non-Agricultural Production

Annex 3.

I. List of void COM Decisions

II. Modifications to the Provisions on Loss Reimbursement Procedures to Citizens and Legal Entities Resulting from Land Seizure for Government and Public Needs

With the aim of further improving the land allocation procedures, ensuring protection of rights for legal entities and individuals to land plots, improving the architectural image of population centers in the country, and the optimum use of lands for construction in accordance with the Land Code and Town Planning Code of the Republic of Uzbekistan, the Cabinet of Ministers shall **RESOLVE** the following:

1. To approve:

Provisions on Allocation Procedures of Land Plots for Town-Planning Activities and Other Non-Agricultural Use as per Annex 1;

Provisions on Loss Reimbursement Procedures to Owners, Users, Tenants, and Possessors of Land Plots and Regarding Losses of Agricultural and Non-Agricultural Production as per Annex 2.

2. While allocation land plots, the local governments shall ensure the following:

Strict compliance with the requirements of general designs for population centers and other town planning documents on territorial development;

Making decision on allocation of land plots strictly within their authorities on the basis of approved town planning documents; and

Forward establishment of engineer infrastructure on the sites, allocated for construction of individual houses and businesses.

The personal responsibility for preparation of general designs, detailed plan designs, territorial architecture/planning designs with the schemes of general designs for rural population centers, and for immediate implementation and financing measures shall be incumbent on the Chairman of the Council of Ministers of the Republic of Karakalpakstan as well as on the Khokims of Provinces and Tashkent city.

3. State Committee for Architecture and Construction and State Committee for Land, Geodesy, and Cadastre shall systematically monitor the implementation of requirements, pursuant to this Resolution, by the Council of Ministers of the Republic of Karakalpakstan as well as by the Khokimiyats of Provinces and Tashkent city and shall semiannually inform the COM on monitoring results for relevant reaction measures.

4. To acknowledge that particular decision of the Government of the Republic of Uzbekistan as per Annex 3 shall become void and make relevant modifications therein.

Ministries and agencies shall bring their regulations in compliance with this Resolution within one month period.

5. Mr B.Khodjaev, Deputy Prime-Minister of the Republic of Uzbekistan, shall control the implementation of this Resolution.

Prime-Minister
Republic of Uzbekistan

Sh.Mirziyoev

ANNEX 1

**COM Resolution
May 25, 2011, N 146**

PROVISIONS On Allocation Procedures of Land Plots for Town Planning Activities and Other Agricultural Needs

I. General Provisions

II. Procedures for allocation of the land plot and preparation and approval of materials for land plot selection and acquisition without approved town planning documents

III. Procedures for land plot allocation, selection, and acquisition with approved town planning documents

IV. Refusal of land plot selection and acquisition for construction of facility

V. Allotment (sale) of land plots for individual housing construction

VI. Stakeout of land plot boundaries, elements of town planning documents, and construction regulation lines

VII. Final provisions

Annex 1. Land plot selection flowchart for facility design (location of land plot and preparation and approval of materials for selection thereof) without town planning documents (general design, design of architecture/planning organization for territories of villagers' assemblies, and design for detailed planning for parts of population center territories)

Annex 2. Flowchart for preparation, coordination, and approval of material for acquisition of land plots and stakeout thereof.

Annex 3. Land plot selection flowchart for construction of facilities with town planning documents (general design, design of architecture/planning organization for territories of villagers' assemblies, and design for detailed planning for parts of population center territories).

I. GENERAL PROVISIONS

1. These Provisions, pursuant to Land and Town Planning Codes of the Republic of Uzbekistan, shall define the procedures for allocation of land plots to legal entities and individuals for town planning activities and other non-agricultural activities.

The Provisions have been developed with the purpose of ensuring the following:

- Use of land plots for construction in accordance with town planning standards and rules and with requirements for environmental legislation, protection of cultural and historical facilities, and protection of the territories, regulated by special town planning activity rules;
- Use of land plots strictly for their purpose;

- Observation for rules and legal interests of the legal entities and individuals, interested in obtaining land plots for construction of enterprises, buildings, and installations (further referred to as facilities);
- Exercise of rights for legal entities and individuals, whose rights and legal interests may be infringed while allocating land plots to other legal entities and individuals;
- Rational use of land plots; and
- Allocation of land plots with simultaneous preservation of comprehensiveness, integrity, and harmony during construction in population centers and local landscape.

2. These Provisions shall use the following basic terms:

Land of population centers – land within boundaries of towns and urban villages as well as rural population centers;

Land plot – part of land stock with fixed boundary, space, location, legal regime, and other specifications to be reflected in the state land cadastre;

State land cadastre means the system of data and documents on natural, economic, and legal regime of lands, their categories, qualitative characteristics and value, location and size of land plots, their distribution by land owners, land users, tenants, and possessors;

Allocation (sale) of land plot to legal entities and individuals means the set of measures to locate the land plot, prepare selection and acquisition materials thereon, and make the decision by relevant government unit on allocation of the land plot for town planning activities and other non-agricultural needs;

Lease of land plot means fixed-term non-gratuitous possession and use of land plot on the basis of rental agreement;

Auction sale of land plot means the sale of right for life-long inherited possession of land plots, administered by town (district) governments, to citizens on auction basis;

Right of legal entities and individuals on land plots means the right of ownership, use, and rent for land plot granted to legal entities and individuals;

Plan of land plot means a topographic plan with fixed boundaries of land plot in accordance with agreed conventional symbols;

Seizure of land plot means a legal action aimed at disposition of rights of legal entities and individuals to land plot or part thereof, implemented by government units as provided for by legislation;

Boundaries of population centers means external land boundaries of town, settlement, rural settlement, confirmed in due order in accordance with town planning and land use documents;

General design of population center means the land use document, defining the comprehensive conditions for formation of living environment and main areas for territorial development of population centers;

Design for architectural/planning organization of territory for villagers' assembly means the comprehensive town planning document, defining the decisions of main town planning tasks, i.e. planning structure of rural population centers, comprehensive development of the territory for villagers' assembly and its zoning, with establishment of full-fledged architectural design, providing

the improvement of living conditions, further development of agricultural production, environmental safety, and efficient use of natural, human, and material resources;

Engineering design means the documents, defining the quantity/planning, constructive, and technical solutions, construction, reconstruction, and major repair costs for building, constructions, and other facilities as well as improvement works; these documents shall be the basis to issue construction permits;

Town planning means the theory and practice for planning and construction of population centers and inter-settlement territories, providing the package of socio-economic, construction/technical, architecture/art and sanitation/hygienic solutions;

Town planning activities means the activities of relevant government units and legal entities and individuals in town planning development for territories and population centers, defining the utilization types of land plots, production of construction materials and times, design of construction and reconstruction of building, installations, and other facilities with consideration of citizens' interests, public and government interests as well as national, history/cultural, environmental, and natural specifics of territories and population centers;

Town planning documents means duly approved documents on town planning for development of territories and population centers and relevant construction; and

State town planning cadastre means the system of updated reliable information on facilities of state town planning cadastre, their geographic location, quantitative and qualitative specifications, and economic assessment.

3. Town planning, economic, environmental, sanitation, and other requirements for location of land plots shall be established by legislation.

4. Allocation of land plot for town planning activities and other non-agricultural needs (further referred to as land plot), owned, used, rented, or possessed by legal entities or individual, shall be done only after due seizure (purchase) of this plot therefrom.

5. Division (department) for architecture and construction of district (city) shall allocate land plots and prepare relevant materials.

6. Materials for selection and acquisition of land plot on the basis of land plot allocation materials in population centers shall be prepared by the division (department) for architecture and construction of district (city) and for the remaining areas, by self-financed service for land-utilization and real estate cadastre of district (city).

Works on allocation of land plots and preparation of materials on selection and acquisition of land plots shall be implemented on the basis of contracts with legal entities or individuals.

The cost of works shall be established by the State Committee for Architecture and State Committee for Land, Geodesy, and Cadastre in coordination with the Ministry of Finance.

7. The boundaries of population centers shall be established on the basis of relevantly established general designs and town (settlement) boundary designs and relevant land use documents, as provided for by legislation.

After approval of town (settlement) boundary designs and establishment of settlement boundaries, the lands for agricultural use shall be included as part of relevant lands under population center and

shall remain temporarily, until acquisition of land plot for town planning activities and other non-agricultural needs, in ownership, use, or rental of agricultural organizations.

8. The lands of rural population centers on the territory of agricultural and forestry organizations, if included in the boundaries of town and urban settlement, shall be qualified as relevant lands under town and urban settlement as provided for by legislation.

9. Town planning activities in connection with allocation of land plots shall be based on the following town planning documents for development and construction works on territories of population centers and inter-settlement territories (further referred to as town planning documents):

- General designs of population centers;
- Designs of town and settlement boundary;
- Sector schemes for development of population center territories;
- Designs for architecture/planning organization for territories of villagers' assemblies (*APOT*);
- Designs of detailed planning for parts of population center territories (*PDP*); and
- Construction designs.

10. It shall be prohibited to allocate land plots on the territory of population centers and inter-settlement territory without general plan of the population center, design of architecture/planning organization for territories of villagers' assemblies, and design for detailed planning for parts of population center territories, except for cases provided for herein.

11. The allocation of land plots shall be done on the basis of applications from legal entities and individual, in two stages:

Stage one shall include the allocation of land plot, preparation of materials for selection thereof for facility design, their coordination with stakeholders, and selection approval for land plot by decision of relevant government unit; and

Stage two shall include the preparation of materials for acquisition of land plot and approval thereof by relevant government unit decision, being the grounds for issuing construction permit, on the basis of engineering design submitted by legal entity or individual (further referred to as construction design).

II. PROCEDURES FOR ALLOCATION OF LAND PLOT AND PREPARATION AND APPROVAL OF MATERIALS FOR SELECTION AND ACQUISITION OF LAND PLOT WITHOUT THE APPROVED TOWN PLANNING DOCUMENTS.

12. Legal entities and individuals, interested in allocation of land plot, shall submit the application of District (City) Khokim in situ of requested land plot.

In Tashkent city, legal entities and individuals shall request the allocation of land plot from City Khokim.

If in need of preliminary identification of district (administrative unit) for allocation of land plot and by construction of facilities on land plots, located on the territory of more than two provinces or districts, the application on land plot allocation shall be addressed to the Council of Ministers of the Republic of Karakalpakstan and Province Khokim respectively.

The application on land plot allocation shall include the purpose and timing of land allocation, preliminary location and size, with justification of required space, tentative start and finish time for construction works, mail address, and details for legal entities and passport data for individuals.

13. District (City) Khokimiyat, within three working days, shall forward the application of legal entity or individual on allocation of land plot to division (department) for architecture and construction of district (city) for making a proposal on allocation of land plot for facility construction.

14. Division (department) for architecture and construction of district (city), within ten working days, shall prepare the proposals on allocation of land plot.

When allocating the land plot, its total space, availability of buildings and installations, and location of engineer infrastructure shall be taken into consideration.

If legal entities and individuals do not specify the location of the land plot in the relevant applications and if a particular need arises to locate this plot, than land plots can be selected in several options.

For comparison of land plot location options, engineer survey materials, required space justification data, and other technical/economic indicator shall be used.

Division (department) for architecture and construction of district (city) shall be prepare the following materials for allocation of land plot for facility construction:

- Land plot location plan (extract of effective plan for relevant population center at a scale of 1:2000 or agricultural map at a scale of 1:10000 with presentation of situation plan for area in question at a scale of 1:10000), consulted with deputy District (City) Khokim on construction, authorized representatives of district (city) units for cadastre, environmental safety, sanitation/epidemiology service, and state fire-fighting supervision; if land plots are selected in protected, water safe, and sanitation protection zones of protected natural territories, pipeline mains, railroads and automobile roads, power supply and communications lines, cultural heritage facilities and next to airports and disposal areas of wastes and other poisonous agents, then agreement shall be sought from representatives of organizations, using and operating these territories and facilities;

- Data justifying the size of required space and other technical/economic indicators;

- Sketch of facades and general plan for facilities at a user-defined scale, providing for assessment from architecture/planning point of view; and

- Pictures (15x20) of land plot in relation to surrounding facilities, at least from two sides.

15. Division (department) for architecture and construction of district (city) shall forward the materials for allocation of land plot with accompanying letter of District (City) Khokim to the State Architecture Committee of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city for agreement by the Joint Meeting of the Commission on Allotment (Disposal) of Land Plots under the Council of Ministers of the Republic of Karakalpakstan, Province Khokimiyats and Tashkent city (further referred to as Province Commission) and Architecture and Town Planning Council under State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city.

16. State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city, after receiving the materials for allocation of land plot, within two working days, shall inform the Province Committee on the date of joint meeting.

The materials for allocation of land plot agreed on the joint meeting, during five working days shall be forwarded by the State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city to leading planning and surveying organizations for coordination.

The review results shall be formalized by the joint minutes of Province Commission and Architecture and Town Planning Council under the State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city.

17. Materials for allocation of land plot, with seven working days, shall be agreed in Tashkent city, Samarkand city, cities, administrative centers of districts and urban settlements of Tashkent province – with *GUP ToshkenboshplanLITI* leading planning and surveying organization; in cities, administrative centers of districts and urban settlements of the Republic of Karakalpakstan and other provinces – with *GUP UzshaharsozlikLITI* leading planning and surveying organization; and in rural settlements and on inter-settlement territories – with *OOO Kishlokkurilishloyiha* leading planning and surveying organization.

The coordination between leading planning and surveying organizations shall take place in the form of sending, to the State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city, the agreement minutes of research and technical council (acting under relevant planning and surveying organization) and the topographic plan for allocation of land plot, signed and sealed by the authorized official.

The coordination costs for materials of planning and surveying organizations shall be financed from funds received from designer supervision of current construction and implementation monitoring of general designs for population centers, completed on the basis of agreements with legal entities (local governments).

18. In Tashkent city and Tashkent Province, the materials on facilities location, prepared in due order, shall be directed for review and coordination of the commissions, established by COM Resolutions #189 dd. August 22, 2008 and #16 dd. January 22, 2009 respectively.

19. State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province or Tashkent city, after receiving the materials for allocation of land plot, within one working day, shall forward them respectively to division (department) for architecture and construction of district (city) or self-financed service for land use and real estate cadastre of district (city) for preparation of materials on selection of land plot in accordance with Item 6 herein.

20. Division (department) for architecture and construction of district (city) or self-financed service for land use and real estate cadastre of district (city), within eleven working days at most, shall prepare the materials for selection of land plot for design.

When implementing the works on selection of land plot:

- Town planning and land use documents as well as data from land and land use cadastres shall be studied and, if needed, other surveys shall be carried out;
- Opportunities shall be studied for selection of land plot for facilities construction as a first priority from non-agricultural lands or lands unsuitable for agricultural or agricultural estates of lowest quality;

- If land plots are selected from agricultural lands and forestry stock, then attention shall be paid to maximum preservation of especially valuable productive irrigated lands, existing architecture and planning and internal organization of territories, improvement and preservation of environmental situation, stoppage of erosion processes, and swamp formation;
- Land plots shall be possibly selected in a manner excluding the ungrounded demolition of buildings and installations, especially houses, and the inconveniences in operation of water economy facilities and engineer infrastructure;
- The availability of buildings, constructions, and houses, especially unauthorized ones, the presence of engineer networks, and composition of agricultural lands shall be established on the selected land plot;
- The losses of owners, users, tenants, and possessors of land plots shall be duly defined, resulting from seizure (purchase) of lands and the magnitude of losses for agricultural and forestry production;
- The need and areas for reclamation of land plot (for agricultural, forestry, fishery and other purpose) shall be defined along with the need to remove the arable layer of soil; and
- The conditions shall be defined for the seizure of land plot from owners, users, tenants, and possessors.

21. Documents for selection of land plot and relevant seizure conditions, before being submitted for the approval to District (City) Khokim by respective division (department) for architecture and control or self-finance service for land use and cadastre of real estate, shall be agreed with the following:

- Legal entities and individuals, whose land plots shall be seized;
- Higher management bodies of organizations, whose land plots shall be seized (if any);
- Bodies for land resources and state cadastre, environmental safety, state sanitation and fire-fighting supervision and, if the land plot is located on irrigated land, with the bodies for agriculture and water resources; and
- When land plots are selected in protected, water protection, sanitation/protection zones of natural preserves, pipeline mains, railroads and automobile roads, electricity and communications lines, cultural heritage facilities as well as near airports and disposal areas of wastes and other poisonous agents – with the organizations, utilizing and operating these territories and installations.

22. The organizations, coordinating the materials for selection of land plot, within seven working days after the receipt of materials, shall review them and present their justified conclusions to the division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city).

23. Division (department) for architecture and construction of district (city) or self-financed service for land use and real estate cadastre of district (city) shall prepare and agree with the review commission on allotment (sale) of land plots in district (city) (further referred to as district (city) commission) the materials for selection of land plot including the following:

- Materials for facility location;
- Duly prepared boundary plan of land plot;

- Conclusions of organizations where materials for selection of land plot shall be agreed;
- List of dispossessed families with indication of those wishing to get new land plots or apartments as well as the list of respective legal entities and individuals and, as required, the list of houses and other buildings on the allotted land plot to be demolished;
- Certificate for estimates of other losses to possessors, owners, users, and tenants of land plots as well as for losses of agricultural and forestry production (as required);
- Technical survey certificate for the allotted land plot if seized from land use of forestry enterprises (as required);
- Conclusion of the State Environmental Expert Group under the State Committee for Nature Protection;
- Conclusion of the division for land resources and state cadastre of the district (city) on compliance of the selected land plot with the requirements of land legislation; and
- Documents for agreeing the materials with legal entities and individuals, whose land plot is seized.

The original copies of all the listed documents shall be submitted.

24. The materials for selection of land plot, with three working days after submission, shall be reviewed by district (city) commission. The results shall be represented in the minutes including the following:

- List of commission members participated in the meeting;
- Information on availability or absence (on land plots) of buildings and constructions, irrigation and drainage network, engineering infrastructure, and perennial plants;
- Estimates of other losses to possessors, owners, users, and tenants of land plots as well as for losses of agricultural and forestry production (if any);
- Description of land plot by areas of land (if any). Agricultural lands shall include the rate of soil bonitet by owners, users, tenants, and possessors;
- Information on provision of land plots to individuals for construction of houses and other buildings in case of resettlement (as required);
- Conditions for allocation of land plots with consideration of safety requirements regarding environment and cultural heritage facilities;
- Land reclamation and reclamation areas (as required);
- Removal of fertile soil layer (as required);
- Other issues at discretion of commission members; and
- Conclusion of the commission.

District (city) commission shall review the materials on selection of land plot and, if agreed, forwards them along with the document approval minutes prepared in accordance with the requirements of this Item, to District (City) Khokim for approval or referral to the relevant government units, competent in approval of relevant materials.

Materials for selection of land plot, located along Uzbek National Highway, after submission from the Council of Ministers of the Republic of Karakalpakstan and Province Khokim, shall be submitted to the Commission on Review and Coordination of Location of Road Infrastructure and Service Facilities along the Uzbek National Highway, for further agreement.

25. District (City) Khokim, within her/his competence as per Items 49 and 50 herein and with three working days, shall approve the selection of land plot for design and forward the decision respectively to division (department) for architecture and construction of district (city) or division for land use and state cadastre of district (city) to initialize the formation of file on land plot selection.

The file for selection of land plot shall be prepared in three copies, one of which shall be given to legal entity and individual, for whom the land plot is selected, after the payment to division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city) for works on allocation of land plot and preparation materials for selection of land plot, in accordance with contractual obligations of the parties; whereas the second copy shall go to division (department) for architecture and construction of district (city), and the third copy shall be transferred to division for land use and state cadastre of district (city).

26. Land plot selection scheme for facility design (location of land plot and preparation and approval of materials for selection thereof) without town planning documents shall be described in Annex 1 herein.

27. In cases when the approval for selection of land plot shall fall under the competence of the Council of Ministers of the Republic of Karakalpakstan and Province Khokim, the documents for selection of land plot shall be sent by District (City) Khokim to the Council of Ministers of the Republic of Karakalpakstan or Province Khokim.

28. The Council of Ministers of the Republic of Karakalpakstan and Province Khokim shall review the materials for selection of land plot and, within their competence in accordance with Item 51 herein and within five working days, shall approve the materials and send them back to District (City) Khokim for initializing the file for selection of land plot.

29. In cases when the approval of land plot selection shall be under the competence of the Cabinet of Ministers of the Republic of Uzbekistan, the materials for selection of land plot shall be sent by the Council of Ministers of the Republic of Karakalpakstan, Province Khokim and Tashkent city Khokim to the Cabinet of Ministers.

30. The Cabinet of Ministers shall send the materials for selection of land plot, within five working days, to the Republican Commission on Review of Allotment (Sale) of Land Plots under the Cabinet of Ministers (further referred to as Republican Commission), which, within ten working days, shall review the materials for selection of land plot and issue the conclusion, represented by the minutes, to be submitted to the Cabinet of Ministers for approval, within ten working days, of materials for selection of land plot for design.

31. The decision of relevant government units on approval of the selected land plot shall not be the grounds for beginning using this land plot by relevant legal entity and individual.

32. The land plot, selected for construction design of facility, shall remain in ownership, use, rent, and possession of legal entities and individuals until its seizure (purchase) and acquisition in accordance with these Provisions and legislation.

33. No costs shall be reimbursed against any construction of building and installations to be done by owners, users, tenants, and possessors after approval of materials for selection of land plot.

The owners, users, tenants, and possessors of land plots to be seized (purchased) shall be notified about the decision on approval of materials for selection of land plots or objection to approval.

34. After approval of materials for selection of land plot, on the basis of application from legal entity or individual and relevant primary permits of design organization, the construction design shall be prepared.

35. The architecture component of construction shall be agreed with the Architecture and Town Planning Council under the State Committee for Architecture and Construction of the Republic of Karakalpakstan, Main Department for Architecture and Construction of Province and Tashkent city.

Construction design shall be agreed by Architecture and Town Planning Council within seven working days on free-of-charge basis.

The agreed construction design shall undergo the state expert assessment in due order.

36. In cases when legal entity or individual, for whom the land plot has been selected for design purposes, does not start developing the construction design within two months, the relevant government unit shall be able to cancel its decision on selection of land plot on the basis of request from the division (department) for architecture and construction of district (city) which monitors this development.

If the above two month period cannot be observed, then the legal entity or individual shall timely request the extension of the deadline from the District (City) Khokim. If no request is submitted before the end of two month period, then the relevant government unit shall cancel its decision on selection of land plot.

37. In cases when the deadline as per Item 36 herein expires, division (department) for architecture and construction of district (city) shall inform the District (City) Khokim, who shall cancel on this basis within three days her/his decision on selection of land plot and inform the legal entity or individual.

38. Division (department) for architecture and construction of district (city) shall monitor the progress of construction design development.

From the start of construction design development within three working days, the legal entity or individual shall inform in writing the division (department) for architecture and construction of district (city) on design progress by submitting the following information:

- Name of design organization;
- Address of design organization;
- Copy of design license;
- Date and number of contract for design development;
- Inception date of design development; and
- Calendar schedule of design works.

39. After agreeing and approving the facility construction design, the legal entity and individual shall submit the application on land plot acquisition to District (City) Khokim – for allocation of land plots in this District (City) or to the Council of Ministers of the Republic of Karakalpakstan and Province Khokim – for allocation of land plots in several Districts (Cities).

The application shall have the following attachments:

- Materials for selection of land plot;
- Copy of facility general design with phases of construction;
- Documents on agreeing the construction design with authorized government units as provided for by legislation;
- Copy of the minutes on agreeing the construction design with the Architecture and Town Planning Council under the State Committee for Architecture and Construction of the

Republic of Karakalpakstan and Main Department for Architecture and Construction of Province and Tashkent city; and

- Conclusion of the government expert evaluation unit on facility construction design.

The process of land plot acquisition and preparation of its materials shall be laid down in the flowchart as per Annex 2 hereto.

40. District (City) Khokim, within three working days, shall forward the application of legal entity or individual on land plot acquisition to division (department) for architecture and construction of district (city) – if land acquisition takes place in population centers, and to self-financed service for land use and real estate cadastre of district (city) – if land acquisition takes place on the rest of the territory, when materials on land plot acquisition are prepared.

41. Division (department) for architecture and construction of district (city) or self-financed service for land use and real estate cadastre of district (city), within up to fifteen working days at most, shall prepare the documents for land plot acquisition on contractual basis with legal entity or individual.

42. The preparation of materials for land plot acquisition shall be done on the basis of materials for selection of land plot and facility construction design, agreed and approved in due order.

The acquisition of the lands, used in agriculture, for non-agricultural purposes shall take place on the basis of their actual need and, as a rule, after respective harvesting of crops.

43. When land plot is allocated for temporary use (for construction period), the decision shall specify the period of land plot allocation. Agricultural, forestry, and hunting lands, allocated for development of natural resource deposits and for construction and other works, when no more needed for this purpose, shall be brought back in usable condition at the cost of legal entities and individuals, temporarily using the land plot, for further utilization for agricultural, forestry, and hunting purposes and, shall the above works be implemented on other lands, - in condition, usable for other purposes.

If legal entities and individuals do not return the plots, allocated for temporary use, within established timelines, the relevant government units, as stipulated herein, can give the land plot back to its owners, users, tenants, and possessors, from whom the land plots have been seized (purchased), or their successors, and to land stock, shall successors not be available.

If utilization period is extended, the losses of agricultural and forestry production shall be reimbursed additionally, and after that the temporarily allocated land plot shall be allowed to be used for extended period.

44. When land plot is allotted for expanding the existing enterprises, buildings, and constructions as well as for development of natural resource on the basis of open-pit mining, the survey shall be held of previously allotted lands, the consistency of their use in accordance with the direct purpose as well as the status of works on reclamation of disturbed soils.

The additional acquisition of land plot shall be done, as a rule, after bringing the land plot, allocated previously for temporary use, in condition useable in accordance with its purpose.

45. While materials for land plot acquisition are developed, the amount of losses shall be clarified which can be caused to owners, users, tenants, and possessors of land plots as well as the losses to agricultural and forestry production, as provided for by legislation.

46. Division (department) for architecture and construction of district (city) or self-financed service for land use and real estate cadastre of district (city) shall submit the materials for land plot acquisition, prepared in accordance with specifics of designed facility and land plot, to District (City) Commission.

District (City) Commission, within three working days, shall review the land plot acquisition materials and, if agreed, shall submit them for the review to District (City) Khokim, including the following:

- Minutes for agreeing the materials for land plot acquisition signed by members of District (City) Commission;
- Minutes on agreeing the facility construction design with the Architecture and Town Planning Council under the State Committee for Architecture and Construction of the Republic of Karakalpakstan and Main Department for Architecture and Construction of Province or Tashkent city;
- Plan of land plot boundaries, agreed with division (department) for architecture and construction of district (city) or service for land use and real estate cadastre, at a scale providing the accurate indication of its boundaries;
- List of resettled families with specifying those wishing to receive new land plots or apartments (if any);
- Certificate for assessment of size of other losses to possessors, owners, users, and tenants of land plots as well as for losses of agricultural and forestry production (if any);
- Technical survey certificate for the allotted land plot if seized from land use of forestry enterprises;
- Materials for selection of land plot;
- Copy of facility general design with phases of construction;
- Documents on agreeing the construction design with relevant government units as provided for by legislation;
- Conclusion of the government expert evaluation unit on facility construction design; and
- Appraiser report on appraisal of demolished buildings and constructions.

47. District (City) Khokim, within her/his competence and within three working days, shall make a decision on land plot acquisition and shall send it, by attaching the copies of materials for land plot acquisition, for creation of file for land plot acquisition and its stakeout, to division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city).

Decision of District (City) Khokim on land plot acquisition shall further duly be approved by decision of relevant Assembly of Local Deputies.

48. The decision of District (City) Khokim on approval of materials for land plot acquisition shall include the following points:

- Recipient, purpose, and period (specific timing shall be given if lands are allocated for temporary use and rental) of land plot allocation as well as the names of possessors, owners, users and tenants, whose lands get seized (purchased);
- Total space of allocated land plot with breakdown of lands (if any) by possessors, owners, users and tenants of land plots as well as quality (soil bonitet) of seized agricultural lands;
- Amount of losses to be reimbursed to possessors, owners, users and tenants of land plots (if any);
- Amount of losses to agricultural and forestry production (if any);
- Need to reclaim the land plot, conditions of return to possessors, owners, users and tenants, whose lands get seized (purchased);
- Need to remove the fertile soil layer (if any); and
- Water protection, environmental, fire-fighting, sanitation, and other conditions and requirements.

The decision of District (City) Khokim on land plot acquisition shall include, as inalienable element, the plan of boundaries for the allocated land plot.

The boundary plan of land plot shall be prepared in conventional units at a scale, providing the required accuracy in defining the boundaries on site.

The boundary plan of land plot shall have the drawn boundaries of land plot; if the land plots of several legal entities and individuals are allocated, then the boundaries of these plots shall be drawn and the description shall be given of borders by topographic elements of the territory and coordinates of turning points.

The plan of boundaries shall be signed by heads of divisions (departments) for architecture and construction of district (city) and divisions for land use and state cadastre of district (city).

49. The competence of City Khokim (except for Tashkent city) shall include the acquisition of land plots with city boundaries irrespective of land plot size, excluding the lands of agricultural and forestry organizations.

In case when agricultural and forestry lands are allotted by City Khokim, the materials on acquisition of land plots, within three days, shall be sent for approval to the Council of Ministers of the Republic of Karakalpakstan and Province Khokim respectively.

50. The competence of District Khokim shall include the acquisition of land plot of up to ten hectares per land owner and land user:

- From agricultural lands, except for irrigated lands, hayfields, and pastures, where the works have been conducted on their radical improvement, and from forestry stock, except for lands covered with forest vegetation;
- From lands used for purposes of industry, transportation, communications, defense, and other purposes; and
- For lands of water stock.

The competence of District Khokim shall also include the acquisition of reserve lands – irrespective of land plot size and types of lands.

51. In cases when the acquisition of land plot does not fall under authority of District (City) Khokim, the materials for land plot acquisition with relevant request, within three working days, shall be sent for consideration of the Council of Ministers of the Republic of Karakalpakstan and Province Khokim respectively.

Council of Ministers of the Republic of Karakalpakstan and Province Khokims shall send the received materials for land plot acquisition, within three working days, to Province Commissions.

Province Commissions, after consideration of submitted materials and documents, within five working days, shall give their conclusion on compliance or non-compliance of submitted materials with land and town planning legislation.

Council of Ministers of the Republic of Karakalpakstan and Province Khokims, on the basis of positive conclusion from relevant commissions, within the framework of their competition and within five working days, shall make a decision on land plot acquisition.

The competence of the Council of Ministers of the Republic of Karakalpakstan, Province Khokims and Tashkent city Khokim shall include the acquisition of land plots from all lands excluding the following:

- Very valuable productive irrigated lands – agricultural lands with cadastre estimates being higher than average district soil bonitet rate by more than 20 percent;

- Lands occupied by specially protected territories (for nature protection, health, recreation, and historical/cultural purposes);
- Lands in suburban and green zones of cities;
- Lands of testing fields in research organizations and education facilities; and
- Lands covered with forestry vegetation.

Council of Ministers of the Republic of Karakalpakstan, Province Khokims, and Tashkent city Khokim shall send back the documents on land plots acquisition to the Khokim of respective District (City) who then forwards them for demarcation of land plot to the division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city).

The documents entitling to use the land plots shall be prepared by self-financed service for land use and real estate cadastre of district (city) on the basis of decision by relevant government unit on land plot acquisition.

52. In cases when the acquisition of land plot does not fall under the competence of the Council of Ministers of the Republic of Karakalpakstan, Province Khokims, and Tashkent city Khokim, the documents on land plots acquisition, within three working days, shall be sent to the Republican Commission.

Republican Commission shall review the documents on land plots acquisition, prepare the minutes with its conclusion, prepare the draft of relevant government decision on land plots acquisition, and submit them in due order to the Cabinet of Ministers.

53. On the basis of positive conclusion of the Republican Commission, the Cabinet of Ministers within ten working days shall decide on land plot acquisition.

The competence of the Cabinet of Ministers shall include the acquisition of the following lands:

- All state-owned lands, including the acquisition of land plots under the competence of local governments;
- Very valuable productive irrigated lands;
- Lands occupied by specially protected territories (for nature protection, health, recreation, and historical/cultural purposes);
- Lands in suburban and green zones of cities;
- Lands of testing fields in research organizations and education facilities;
- Lands covered with forestry vegetation; and
- Lands of enterprises with foreign investments, international associations and organizations, foreign legal entities and individuals – when land plots are leased.

After decision-making, the materials for land plot acquisition shall be sent back to the Council of Ministers of the Republic of Karakalpakstan, Province Khokims and Tashkent city Khokim for organizing the demarcation of land plot and facility construction; the documents shall be further transferred to the division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city).

The documents entitling to use the land plots shall be prepared by self-financed service for land use and real estate cadastre of district (city) on the basis of decision by relevant government unit on land plot acquisition for construction.

54. Owners, users, tenants, and possessors, in case of their disagreement with the decision of relevant government units on seizure (purchase) of lands or with the conditions of seizure (purchase), can appeal against it as provided for by legislation.

III. PROCEDURES FOR LAND PLOT ALLOCATION, SELECTION, AND ACQUISITION WITH APPROVED TOWN PLANNING DOCUMENTS

55. Allocation and selection of land plot with available approved town planning documents shall be done in accordance with Items 12-14 and 20-30 herein.

When land plot for facility design is located in a population center and is in full compliance with the approved general design of the latter, with the design of architecture and planning organization under villagers' assembly and with the design of detailed planning, then no agreement needs to be sought from the State Committee for Architecture and Construction of the Republic of Karakalpakstan and Main Department for Architecture and Construction of the Province regarding the location of the land plot.

56. The flowchart for selection of land plot for facility design with available approved town planning documents shall be presented in Annex 3 herein.

57. The acquisition of land plot for facility construction in population center, located in full compliance with the approved general design of population center, design of architecture and planning organization under villagers' assembly, and with the design of detailed planning, shall be done in accordance with provisions of Items 39-54 herein.

IV. REFUSAL OF LAND PLOT SELECTION AND ACQUISITION FOR CONSTRUCTION OF FACILITY

58. When materials for selection of land plot are reviewed, the relevant government units, divisions (departments) for architecture and construction of district (city) or self-financed services for land use and real estate cadastre of district (city), commission of district (city), Tashkent city, and the Republican commission, within their authorities, shall be entitled to object to the location of land plot for facility construction in the following cases:

- Possible violation of fire-fighting, sanitation, and nature protection standards; and
- Infringement of rights and legal interests regarding land owners, land users, tenants or possessors of land plots whose land plots get seized.

Materials for selection and acquisition of land plot can be objected if being inconsistent with the established list.

In case of refusal, the government units, commissions of District (City), Province, Tashkent city, and Republican Commission shall send the documents back, with relevant justification, to division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city), which, within two working days, shall advise of it the relevant legal entity or individual.

59. Disputes in relation to acquisition of land plots shall be reviewed as provided for by legislation.

V. ALLOTMENT (SALE) OF LAND PLOTS FOR INDIVIDUAL HOUSING CONSTRUCTION

60. These Provisions shall define the procedures for allocation of land plots for blocks (conglomerate of land plots for construction of two and more individual houses) of individual housing construction where land plots for citizens are allocated as provided for by legislation.

The procedures for allocation of land plots to citizens for individual housing construction shall be defined by the Provisions on Individual Housing Construction approved by COM Resolution #272 dd. December 30, 2006.

61. The execution of rights to life-long ownership of land plots for individual housing construction on auctions shall be implemented as provided for by legislation.

62. When materials for selection of land plot for auction sale are prepared, then no sketches of facades sides and general design shall be needed.

63. For conducting the auctions on allocation of land plots, the organizers shall order, on contractual basis, from division (department) on architecture and construction of district (city), the planning permission for location of land block on sold land plot, by specifying purpose, construction space, access roads, landscape gardening zones, and other town planning requirements, which is a mandatory condition to carry out the auction.

Planning permission shall be implemented by division (department) on architecture and construction of district (city) within seven working days and presented by auction organizers to its participants for introduction.

If no town planning documents are available (general design, design of architecture/planning organization for territories of villagers' assemblies, and design for detailed planning for parts of population center territories), then planning permission for location of facility shall be duly agreed with the leading planning and surveying organization.

64. The estimates of planning permission, prepared by division (department) for architecture and construction of district (city), shall be included in the costs of executed right to land plot and reimbursed after receipt of funds from buyers.

65. After auction completion, facility construction design and decision-making on land plot acquisition shall be carried out as provided for by legislation.

66. It shall be prohibited to use the land plot, bought at auction, for other purposes as well as for construction on the land plot in a manner differing from the one specified in planning permission.

When construction design is developed to be completed on the auctioned land plot, then, if town planning requirements in planning permission change, the buyer (legal entity or individual) along with design organization shall be obliged to coordinate these changes with the territorial branch of architecture which developed this permission.

VI. STAKEOUT OF LAND PLOT BOUNDARIES, ELEMENTS OF TOWN PLANNING DOCUMENTS, AND CONSTRUCTION REGULATION LINES

67. After permission obtaining from the relevant government unit on land plot acquisition, legal entities and individuals shall submit the required list of approvals and agreed design documents to division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city), which, within three working days, shall stakeout the land plot.

Division (department) for architecture and construction of district (city), when conducting the stakeout of land plot in population centers for works on analytical estimation of building line and construction design, stakeout and demarcation of land plot, building line, construction line, and other demarcation elements, shall attract the offices of *GUP UzGASHKLITI* planning and surveying organization in districts (cities).

The stakeout of land plot boundaries outside of population centers shall be done by self-financed service for land use and real estate cadastre of district (city) with involvement of the representative from division (department) for architecture and construction of district (city).

The expenditures on stakeout of land plot boundaries shall be included in the cost of works for land plot acquisition.

68. The stakeout of land plot boundaries shall be formalized by certificate to be signed by performer of the works, legal entity or individual, for whom land plot is allocated, heads of divisions (departments) for architecture and construction of district (city) and divisions for land use and state cadastre of district (city).

69. The file for acquisition of land plot shall be prepared in three copies, one of which shall be given to legal entity or individual, for whom the land plot is allocated, after the payment to division (department) for architecture and construction of district (city) or to self-financed service for land use and real estate cadastre of district (city) for works on preparation of materials for land plot acquisition, in accordance with contractual obligations of the parties; whereas the second copy shall go to division (department) for architecture and construction of district (city), and the third copy shall be transferred to division for land use and state cadastre of district (city).

70. Legal entities and individuals, after completion of construction, within seven working days, shall ensure the post-construction survey to be conducted by units of the State Committee for Architecture and Construction for buildings and installations and engineer underground communications as part of commissioning documents.

VII. FINAL PROVISIONS

71. For rental of the land plot, its allocation and preparation of materials for its selection and acquisition shall be carried as provided for by legislation.

72. Land plots, occupied by legal entities and individuals with infringement of procedures herein, shall be considered as unauthorized land plots.

The return of unauthorized land plot to land owner, land user, tenant or possessor of land plot shall be carried out in accordance with Khokim's decision in the respective District, City, and Province or by court decision as provided for by legislation.

73. The officials of local government, local units of the State Committee for Architecture and Construction and services for land use and real estate cadastre of the State Committee for Land, Geodesy and Cadastre, organizations in charge of agreeing the materials on selection and acquisition of land plots shall be held accountable in accordance with labor legislation (Article 181, Labor Code) for infringement of requirements herein.

74. The officials of local government, local units of the State Committee for Architecture and Construction and services for land use and real estate cadastre of the State Committee for Land,

Geodesy and Cadastre, organizations in charge of agreeing the materials on selection and acquisition of land plots can be brought to administrative responsibility in accordance with Article 66 of the Code on Administrative Responsibility.

75. In case of non-implementation or improper implementation of contractual obligations, the organizations, preparing the construction design, shall be held accountable in accordance with concluded contracts and Civil Code, Law *On Contractual and Legal Basis for Activities of Economic Entities* (Articles 24-34) and other legal documents.

Annex 1 to the PROVISIONS

**FLOWCHART
SELECTION OF LAND PLOT FOR FACILITY DESIGN**

(location of land plot, preparation and approval of materials for its selection) without town planning

documents (general design, design of architecture/planning organization for territories under villagers' assemblies, and design for detailed planning for parts of population center territories)

Phase 1

Legal entity or individual	Application	1	>	District (City) Khokimiyat	<	10	Commission for allocation of land plots of District (City)	<
		14		Review and forwarding of application - 3 working days		Decision-making on selection of land plot - 3 working days		Submission of materials for selection of land plot for approval - 3 working days
15	16							
				2		11		12
								13
								8
		V		V		V		
Design organization				Division (department) for architecture and construction of district (city)			Self-financed service for land use and real estate cadastre of district (city)	
Construction design with established deadline in accordance with ShNK construction standards with design controlled by division (department) for architecture and construction of district (city)	with in accordance with ShNK construction standards with design controlled by division (department) for architecture and construction of district (city)	3	>	1. Preparation of proposal for allocation of land plot on all territories - 10 working days	>	7	Preparation of materials for selection of land plot outside of population centers - 11 working days	
		6	>	2. Preparation of materials for selection of land plot in population centers - 11 working days				9
				Main Department for Architecture and Construction of Province, Commission for Review of Allocation (Sale) of Land Plots under the Council of Ministers of Karakalpakstan, Province and Tashkent city Khokimiyats				
				Agreeing the location of land plot - 7 working days				
				4		5		

Annex 2 to the PROVISIONS

FLOWCHART
Preparation, coordination, and approval of materials
for land plot acquisition and its stakeout

Phase 2

Legal entity or individual	<	6	Division (department) for architecture and construction of district (city) or self-financed service for land use and real estate cadastre of district (city)	<
		>		
Application for stakeout of land plot	Application on land plot acquisition	Preparation of materials for land plot acquisition – 15 working days		
		3	5	
		V		
		Commission for allocation of land plots of District (City)		
		2	Agreeing materials for land plot acquisition – 3 working days	
7	1			
		4		
		V		
		District (City) Khokimiyat		
		>	Addressing the application - 3 working days	Decision on land plot acquisition – 3 working days
		>	Division (department) for architecture and construction of district along with representative offices of <i>GUP</i> <i>UzGASHKLITI</i> planning and surveying organization in districts (cities)	
		Stakeout of land plot boundaries in population centers - 3 working days		
		>	Self-financed service for land use and real estate cadastre of district (city)	
		Stakeout of land plot boundaries outside of population centers – 3 working days		

Total time for land plot selection scheme for facility design (location of land plot and preparation and approval of materials for selection thereof) with available town planning documents – 30 working days.

**) Procedures of land plot acquisition for facility construction with available town planning documents shall be the same as in the case of procedures of land plot acquisition for facility construction without town planning documents.*

Collection of legislation documents, Republic of Uzbekistan
Art. 205, ##20-21, 2011

PROVISIONS
On procedures for reimbursement of losses to owners,
users, tenants, and possessors of land
plots as well as losses to agricultural and
forestry production

I. General Provisions

II. Reimbursement of losses to owners, users, tenants, and possessors of land plots

III. Reimbursement of losses to agricultural and forestry production

Attachment 1. Cost of irrigation and development of new lands of equal value in substitution for seized irrigated agricultural lands

Attachment 2. Cost of radical improvement for hayfields and pastures

Attachment 3. Flowcharts for defining the amount of losses to owners, users, tenants, and possessors of land plots and regarding losses of agricultural and losses to agricultural and forestry production

Attachment 4. Coefficients for estimating the location of seized land plots

I. GENERAL PROVISIONS

1. These Provisions along with the Land Code and Civil Code of the Republic of Uzbekistan shall establish the procedures for defining the amount and reimbursement of losses to owners, users, tenants, and possessors of land plots as well as losses of agricultural and forestry production.

The reimbursement of losses to citizens and legal entities in relation to demolition of houses, building, and constructions, shall be done in accordance with COM Resolution #97 dd. May 29, 2006 *On Approval of the Provisions on Procedures for Reimbursement of Losses to Citizens and Legal Entities in Connection with the Seizure of Land Plots for Government and Public Needs.*

2. Reimbursement of losses to owners, users, tenants, and possessors of land plots, including the lost opportunities, as well as losses to agricultural and forestry production shall be carried out by legal entities and individuals, for whom the land plot is allocated (allotted) or the activities of which result in the limitation of rights to land plot and degradation of land quality.

When the facilities are constructed at the cost of state budget funds, the reimbursement of losses to owners, users, tenants, and possessors of land plots and losses to agricultural and forestry production shall be carried out at the cost of funds envisaged in engineering design documents.

3. The amount of losses to owners, users, tenants, and possessors of land plots and losses to agricultural and forestry production shall be defined by services for land use and real estate cadastre of the State Committee for Land, Geodesy and Cadastre and divisions (departments) for architecture and construction under the State Committee for Architecture and Construction, acting on self-financing basis and preparing land acquisition designs, at the stage of land plot selection with involvement of appraising organization. The size of losses to owners, users, tenants, and possessors

and losses to agricultural and forestry production shall be reviewed respectively by Commissions for Review of Allocation (Sale) of Land Plots under the Cabinet of Ministers, Council of Ministers of the Republic of Karakalpakstan, Province, Tashkent city, District, and City Khokimiyats and shall be approved by government units along with materials on selection and acquisition of land plots.

In case when land plot is allocated by parts, as required, the amount of losses and damage to agricultural and forestry production, when preparing the design of land plot acquisition, shall be adjusted subject to the size of allotted land plot, composition of lands, availability of houses, other building and constructions.

The losses to owners, users, tenants, and possessors and losses to agricultural and forestry production shall be reimbursed before the land plot entitlement documents are submitted to the new owner, user, and tenant.

4. The owners, users, tenants, and possessors, whose land plots are seized and who have a land plot allotted, if in disagreement with estimates of losses and damage to agricultural and forestry production, shall be able to apply to court.

II. REIMBURSEMENT OF LOSSES TO OWNERS, USERS, TENANTS, AND POSSESSORS OF LAND PLOTS

5. The losses to owners, users, tenants, and possessors shall be defined and reimbursed to the full extent (including lost opportunities) in the following cases:

- Seizure, purchase or temporary occupation of lands;
- Limitation of their rights for land plot in connection with establishment of preserved, sanitized, and protected zones around state-owned preserves, nature reserves, national natural parks, nature monuments, cultural and historical monuments, water reservoirs, water supply sources, recreation centers and alongside rivers, canals, drafts, roads, pipelines, communications and electricity lines; and
- Deterioration of land quality caused by impact of construction and operation of water reservoirs, canals, collectors, and other facilities, producing harmful agents for agricultural crops and plants and other activities on the side of legal entities and individuals and resulting in reduction of crops and deterioration of quality of agricultural products.

6. When land plots get seized, purchased or temporarily occupied, fully or partially, the following shall be reimbursed:

- Cost of the land plot, owned privately by legal entities and individuals;
- Cost of houses, buildings, and constructions, including unfinished construction, as well as those located outside of allocated plot, if their further use becomes impossible in connection with land seizure;
- Cost of horticultural, protection, and other perennial plants;
- Cost of unfinished agricultural production; and
- Lost opportunities.

7. The losses, stipulated by Item 6 herein, related to unauthorized land occupation, shall not be subject to reimbursement.

8. The cost of land plot, privately owned by legal entities and individuals, shall be defined by appraising organizations on the basis of its market value at the time of decision-making on land seizure.

9. The appraisal of houses, building, and constructions, including unfinished construction, as well as those located outside of allocated plot, if their further use becomes impossible in connection with land seizure, shall be carried out in accordance with COM Resolution #97 dd. May 29, 2006 *On Approval of the Provisions on Procedures for Reimbursement of Losses to Citizens and Legal Entities in Connection with the Seizure of Land Plots for Government and Public Needs.*

10. The appraisal of horticultural plants and protective and other perennial plants shall be done on the basis of transplant costs and planting and brining up costs before fruitage or canopy closure in current prices during the period of appraisal.

The appraisal of non-horticultural plants as well as protective and other perennial plants with unclosed canopies shall be done on the basis of actual expenditures.

11. The cost of unfinished agricultural production, including the cost of spent materials (seeds, mineral and natural fertilizers, agricultural chemicals, herbicides etc.) and actual works (preparation of soil for seeding, cleaning of irrigation and drainage network, seed planting, irrigation, processing of agricultural crops etc.) shall be accepted on the basis of primary accounting documents.

12. The cost of lost opportunities for legal entities in connection with the seizure of land plots with the demolition of relevantly located buildings and constructions shall be defined on the basis of average value for the three latest years of annual net income, taken from the financial performance statement for respective years and the period required for rehabilitation of activities in the new place. The period, required for rehabilitation of activities in the new place, shall be the period for obtaining the land plot and established deadline for design and construction of the same facility subject to demolition.

The size of lost benefits, when lands are excluded from agricultural production, shall be defined as the amount of average value for the three latest years of annual net income, received from land plot, excluded from agricultural production, multiplied by four years, for which design will be done, irrigation and development of new lands will be completed including the amelioration and other works for improving the soil fertility.

The amount of net income for one year shall be estimated on the basis of average net income for the latest 3 years per 1 ha of irrigated land and with multiplication by seized area of agricultural lands.

In the cases when legal entities and individuals land plots of equal value during the seizure of agricultural lands receive, the lost benefit shall not be reimbursed.

13. If the parts of land plots are seized or temporarily occupied and as a result the disfunction takes place in operations of irrigation, draining, and road networks and erosion-preventive and anti-mudflow structures (systems), then legal entities and individuals, to whom the land plot is allocated, shall construct or reconstruct the existing facilities and installation (systems).

14. The losses to production and economic activities of legal entities resulting from entitlement limitation for owners, users, tenants, and possessors of land plots shall be reimbursed if, as a result of preserved, sanitated, and protected zones being established, the demolition (transfer) of buildings and constructions or the exclusion of lands from agricultural production is planned.

The size of losses, related to demolition (transfer) of buildings and constructions, shall be defined as per Item 9 herein.

During preparation of designs for land plots acquisition for construction of enterprises, buildings, and installations, as required, their preserved, sanitated, and protective zones, areas, types and quality of

agricultural and forestry lands, regime of further use of lands in these zones as well as the amount of losses, resulting from entitlement limitation in these zones, shall be defined.

15. The amount of losses in connection with degraded quality of agricultural and forestry lands as a result of impact, caused by construction and operation of water reservoirs, canals, collectors, and other facilities, producing harmful agents for agricultural lands and caused by other activities on the side of legal entities and individuals, resulting in deterioration of quality of agricultural products, shall be defined as the cost of activities to eliminate the reasons, resulting in deterioration of quality of agricultural lands, and the cost of activities for rehabilitation of the original qualitative status on these lands.

The costs required to cover the rehabilitation of degraded quality of agricultural lands shall include the expenditures on soil, agrochemical, and other special surveys and studies as well as on activities ensuring the quality rehabilitation of these lands in accordance with engineering design.

16. Funds to be used for reimbursement of losses (to legal entities and individuals) resulting from seizure, purchase or temporary occupation of land plots as well as from limitation of their rights to land plots or degradation of agricultural lands, including lost opportunities, shall be transferred by relevant legal entities and individuals, for whom the land plot has been allocated, to various settlement (current) accounts of suffered legal entities and individuals.

III. REIMBURSEMENT OF LOSSES TO F AGRICULTURAL AND FORESTRY PRODUCTION

17. The losses to agricultural and forestry production shall be reimbursed with the purposes of rehabilitating the production of relevant products, which can not be produced in these sectors as a result of exclusion of agricultural and forestry lands from production activities; the reimbursement shall take place by developing new lands or through irrigation and agro-irrigation activities to raise the productivity of existing lands, in addition to reimbursement of losses to owners, users, tenants, and possessor of land plots.

The period for rehabilitation of under-received products shall be considered as being equal to four years, during which the land plot shall be selected for development of new lands or for irrigation improvement of existing irrigated lands, design, construction and irrigation works as well as agro-irrigation works.

18. The losses to agricultural and forestry production shall be defined and reimbursed in the following cases:

- Seizure, purchase or temporary occupation of agricultural and forestry lands, including agricultural lands, located on land plots, allocated to individuals for individual farm activities, and their allocation for purposes not related to agricultural and forestry activities;
- Limitation of owners', users', tenants', and possessors' rights to land plots through establishment of preserved, sanitized, and protective zones around constructed water reservoirs, water supply sources, recreation centers, pipeline mains and collectors, roads, pipelines, electricity and communications lines as well as other facilities, by excluding agricultural and forestry lands from turnover or by transferring them to lower grade lands; and
- Land quality degradation after impacts, caused by activities of legal entities and individuals.

19. The amount of losses to agricultural production shall be calculated on the basis of space of seized land, perennial plants (gardens, vineyards, mulberry tree plantations, fruit tree nurseries, berry-fields etc.), deposits, hayfields and pastures, including land plots, allocated for individual farming activities.

20. The amount of losses to agricultural and forestry production shall be defined by services for land use and real estate cadastre under the State Committee for Land, Geodesy and Cadastre acting on the basis of self-financing.

21. The funds for reimbursement of losses (to agricultural and forestry production) to legal entities and individuals, having allotted land plots, shall be transferred to special accounts of Departments for Land Use and State Cadastre of the Republic of Karakalpakstan, Provinces, and Tashkent city.

For implementing territorial programs and activities to improve the fertility of soils, rational and efficient use and protection of lands, some funds (10 percent) received as reimbursement of losses to agricultural and forestry production shall be transferred to special accounts of the State Committee for Land, Geodesy and Cadastre.

22. State Committee for Land, Geodesy and Cadastre and its local departments shall ensure the timely receipt and accounting of funds, planning, designing, and construction of facilities on the basis of these funds as well as receipt of works in due order.

23. Legal entities and individuals, having allocated land plots, after decision of competent government unit on land plot acquisition and approval of amount of losses to agricultural and forestry production, shall transfer the above funds within one month. If this deadline is not met, the fine shall be accrued being equal to 0.05 percent for every overdue day, starting from the next day after established payment day to the payment day inclusive but not exceeding 50 percent of the total unpaid amount.

State Committee for Land, Geodesy and Cadastre and its local departments, with the amounts received to their special accounts, shall be the contractors of works, approve the plan of works, open the financing, and organize the works, stipulated in Item 24 herein.

24. Funds, received as reimbursement of losses to agricultural and forestry production shall be used for the following purposes:

- Development of new lands and comprehensive reconstruction of irrigated lands;
- Improving the soil fertility;
- Construction and reconstruction of collector and drainage network, major planning and improving the water supply of irrigated lands;
- Radical improvement for hayfields and pastures;
- Creation and rehabilitation of forests and fruit-tree plantings;
- Afforestation of sands, strand lines of water reservoirs and rivers;
- Terrace cultivation on mountain slopes and other anti-erosion activities; and
- Land use, cadastre, and field works.

Funds, received by Departments for Land Use and State Cadastre of the Republic of Karakalpakstan and Provinces as reimbursement of losses to agricultural and forestry production, shall be used for maintaining one staff, whose duties shall include the organization of the above works, including the procurement of office appliances, implements, and equipment.

Departments for Land Use and State Cadastre shall use the funds in accordance with expenditure estimates (*smeta*) approved by the State Committee for Land, Geodesy and Cadastre.

It shall be prohibited to use the funds, received as reimbursement of losses to agricultural and forestry production, for other purposes.

25. The funds, received as reimbursement of losses to agricultural and forestry production, shall be used for activities specified in Item 24 herein, as a rule in the areas where agricultural and forestry lands have been seized.

26. Unused balances of funds received as reimbursement of losses to agricultural and forestry production in the reporting year shall not be subject to seizure during the next year and shall be used for implementation of works in accordance with Item 24 herein.

27. The transfer of stakeout design and preparation of documents, certifying the right to land plots, shall be implemented only after reimbursement of losses to agricultural and forestry production by the legal entities and individuals, having allocated land plots.

28. Legal entities and individuals, not implementing the obligations on reimbursement of losses to agricultural and forestry production for previously allocated lands, shall not be subject to the new (additional) acquisition of lands and the backlog shall be repaid as provided for by legislation.

29. The amount of losses to agricultural production shall be defined on the basis of the need to irrigate and develop the new lands of equal value instead of seized agricultural lands with consideration to their quality, productivity, location and utilization intensity as well as with consideration of losses in the value of agricultural products during the period of new cultivation works.

30. The amount of losses to agricultural production during acquisition of lands to permanent use shall be calculated on the basis of the following formula:

$$\text{Пс/хп} = i[(\text{Соп.} \times \text{Sоп.}) + (\text{Сбор.} \times \text{Sбор.}) + (\text{Соп} \times \text{Sз.оп.} \times 0,1) + (\text{Сбор.} \times \text{Sз.б.} \times 0,1) + (\text{Сс.п.} \times \text{Sc.п.})] \times \text{Км} \times \text{Ки} \times \text{ПЧ}$$

Where:

Пс/хп means losses to agricultural production during seizure of agricultural lands for permanent use, UZS thousand;

Соп. means the expenditures on irrigation and development of new lands of equal value in substitution of 1 ha for seized irrigated agricultural lands (excluding irrigated deposits), as per Item 31 herein, UZS thousand;

Соп. means the expenditures on irrigation and development of new lands of equal value in substitution of 1 ha for seized rain-fed lands and non-irrigated perennial plants, as per Item 32 herein, UZS thousand;

Соп. means the expenditures on irrigation and development of new lands of equal value in substitution of 1 ha for hayfields and pastures, as per Item 34 herein, UZS thousand;

Sоп. means the space of seized irrigated agricultural lands (excluding irrigated deposits), ha;

Sбор. means the space of seized rain-fed lands and non-irrigated perennial plants, ha;

Sз.оп. means space of seized irrigated deposits, ha;

Sз.б. means space of seized rain-fed deposits, ha;

Sc.п. means space of seized hayfields and pastures, ha;

Км coefficient taking into account the location of seized land plot, as per Item 36 herein;

Ки coefficient for indexation of loss amount for agricultural production, as per Item 48 herein; and

ПЧ amount of net profit, received on seized land plot over the last four years, as per Item 35 herein.

31. The quality of seized irrigated agricultural lands in accordance with bonitet points shall be accepted on the basis of soil appraisal. For newly developed land plots with no data, the bonitet points shall be defined during stakeout development projects as provided for by legislation.

The cost of irrigation and development of new lands of equal value in substitution of seized irrigated agricultural lands (excluding irrigated deposits), subject to bonitet points, shall be accepted as per Annex 1 herein.

32. The cost of irrigation and development of new lands of equal value in substitution of seized rain-fed fields and non-irrigated perennial plants per 1 ha depending on location in natural zones shall be accepted in the following amounts:

- Plain zone (no precipitation) – UZS825 thousand;
- Hilly plain zone (precipitation at half rate) – UZS1,221 thousand; and
- Submontane and mountain zones (full scale precipitation) - UZS1,518 thousand.

33. The cost of irrigation and development of new lands of equal value in substitution of seized irrigated and rain-fed deposits shall be defined with application of 0.1 coefficient to the cost of irrigation and development of new lands of equal value in substitution of seized irrigated lands (as Item 30) and rain-fed fields (as per Item 32).

34. The amount of losses to agricultural production after seizure of hayfields and pastures shall be defined on the basis of the need to radically improve the respective area for hayfields and pastures for compensation of amount of fodder to be lost.

The cost of radical improvement for hayfields and pastures, depending on vertical zoning, with which their productivity is connected, shall be taken into consideration as per Attachment 2 herein.

35. The losses to agricultural production shall have added up the amount of net profit, received on seized land plot during the period of four years and required for reimbursement of losses during designing, irrigation works and new land development, their cultivation and other cultural and technical works.

The amount of net profit per 1 ha for one year during economic activities on land under irrigation with the same bonitet point shall be defined by dividing the average annual profit in the organization over the last 3 years by the space of arable lands.

With arable lands with several bonitet points being available in the organization, the average amount of net profit shall be defined against 1 ha of arable lands with the defined bonitet point.

For this purpose, the total amount of bonitet point/ha of organization shall be defined in accordance with the formula:

$$BS = (S1 \times B1) + (S2 \times B2) + \dots = (Sn \times Bn)$$

Where:

S1, S2 and **Sn** mean the area of land plots with respective bonitet points, ha; and

B1, B2 and **Bn** mean bonitet points of respective land plots.

The amount of net profit in the organization shall be defined against 1 bonitet point/ha in accordance with the formula:

$$\Pi\text{Ч}..bs = \Pi\text{Ч} / BS, \text{ where:}$$

ΠЧ mean the average annual net profit of organization, UZS thousand;

The amount of average annual net profit per 1 ha of the seized land plot shall be defined in accordance with the formula:

$$\Pi\text{Ч} = \Pi\text{Ч}..bs \times Bn \times Sn$$

The amount of net profit, additionally added to the losses of agricultural production, shall be defined by multiplying the average annual net profit per 1 ha of seized land plot by 4 years (number of years) and seized space.

In organizations, where agricultural production is based on rain-fed farming or pasture fodders, the amount of average annual net profit per 1 ha of rain-fed fields or pastures shall be defined by dividing the total amount of average annual net profit by total space of rain-fed fields or pastures in the organization.

36. When defining the amount of losses to agricultural production, consideration shall be given to the location of seized land plot in relation to administrative and industrial centers being, characterized by intensity of engineer communication and energy sources, contributing to the efficient use of land.

The coefficients, considering the location of seized land plots, shall be accepted as per Attachment 3 herein.

37. If agricultural fields are seized and given to temporary use or rent for the needs, not related to agricultural activities, the amount of losses to agricultural production shall be calculated percentagewise against the amount of losses to agricultural production in case of agricultural fields being seized for permanent use.

The amount of losses to agricultural production during seizure of lands to temporary use shall be calculated on the basis of the following formula:

$$\frac{\Pi c / x \Pi B P}{100} = \frac{\Pi c / x \Pi \times P \times \Psi}{100}, \text{ where:}$$

$\Pi c / x \Pi$ means the amount of losses to agricultural production during seizure of lands to temporary use, UZS thousand;

$\Pi c / x \Pi$ means the amount of losses to agricultural production during seizure of agricultural lands for permanent use, UZS thousand;

P means the amount of percent applied to the amount of losses to agricultural production during the seizure of agricultural fields to permanent use depending on the period of such temporary seizure; and

Ψ means the amount of years for which lands are planned to be seized.

The amount of interest shall be assumed for every year of seizure of agricultural fields up to 10 years inclusive – 4 percent, from 11 to 30 years – 2 percent, and from 31 to 50 years – 1 percent.

If the soil surface is destroyed to the extent when the rehabilitation of temporary allocated lands to the level suitable for agriculture is inappropriate or the rehabilitation is aimed at bringing the lands into condition suitable for non-agricultural use, in accordance with the conclusion of the Commission for Review of Allocation (Sale) of Land Plots, the amount of losses to agricultural production shall be reimbursed to the full extent.

38. For preserving the forest lands and achieving the required level of agricultural production, the amount of losses to forestry production shall be defined, on the basis of the need in costs to develop the new lands of equal value with consideration of activities for cultivation and soil fertility improvement, establishment of new organizations and, if required, the rehabilitation of seized forests. In addition, in the zone of irrigated agriculture, consideration shall be given to the cost of irrigation,

in mountain zone – to the cost of terrace cultivation or establishment of the simplest hydro-technical facilities, and in desert zone – to the cost of sand-dune stabilization.

39. When forestry lands are seized and allocated for time (temporary) use for the needs not related to forestry, the losses of forestry production shall be defined in accordance with procedures as per Item 37 herein.

40. The amount of losses to forestry production resulting from the seizure of lands, covered with regular and open forests as well as occupied by forest crops, seeding, stool and industrial beds of nut bearing, horticultural, and other valuable types of plants, with consideration of profits from the sale of forest products and secondary use products during the period of works for development of new lands and creation of similar plants, shall be defined in accordance with the following formula:

$$\text{П.п.л.} = S [\text{Зосв.} + T (\text{П.л.пр.} + \text{П.пр.поб.})], \text{ where:}$$

П.п.л. means the amount of losses to forestry production from the seizure of lands covered with forests, UZS thousand;

S means the area of seized forestry lands occupied by forest plants, ha;

Зосв means the specific value of forestry production to be defined on the basis of the need to irrigate and develop the new lands of equal value in substitution of the seized lands and shall be calculated in accordance with Item 31;

when non-irrigated forest lands are seized, depending on the location of forest lands by natural zones – in accordance with Item 32 herein with application of rates for the seizure of rain-fed fields, UZS thousand/ha;

T means the time necessary for designing and implementing the works on development of new lands, years (assumed on average for four years);

П.л.пр. means the average three-year profit from the sale of forestry products (timber, nuts, fruit, seeds, and berries) from 1 ha (assumed on the basis of reporting data from organizations), UZS thousand per year/ha; and

П.пр.поб. means the average three-year profit from the sale of secondary products (drug and other useful plants, hay, beekeeping production, and other products) in conversion to 1 ha of forest (assumed in accordance with reporting data of organization), UZS thousand per year/ha.

41. When slashes, died forest crops, and treeless logged land are seized, then the compensation of losses to forestry production shall be equal to base rates for the seizure of rain-fed fields, whereas if wastelands and fall places are seized, then the compensation shall be equal to base rates for the seizure of rain-fed deposits as per Item 33 herein.

42. Depending on the distance from the seized land plot to the population center and intensity of engineer communications and energy sources, the amount of losses shall be subject to coefficients as per Attachment 3 herein.

43. The losses of agricultural and forestry production in connection with limitation of rights, granted to owners, users, tenants, and possessors of land plots, shall be reimbursed only if the forest lands, located in preserved, sanitated, and protective zones of constructed zones, shall be planned to be excluded from agricultural and forestry production or transferred to less valuable lands.

44. When forest lands are excluded from turnover in preserved, sanitated, and protective zones of constructed zones, the losses of agricultural and forestry production shall be defined to the full extent as per Sections II and III herein.

45. When irrigated agricultural and forestry lands are transferred to other non-irrigated agricultural and forestry lands, the losses of agricultural and forestry production shall be defined as the difference between the amount of losses from the seizure of irrigated agricultural and forestry lands and the amount of losses from the seizure of non-irrigated agricultural and forestry lands.

46. Facility construction designs shall envisage and take into consideration during acquisition of lands the cases of quality degradation in agricultural and forestry lands caused by the operation of facilities under construction.

47. The losses of agricultural and forestry production in connection with quality degradation of lands shall be defined as the difference between the amount of losses from the seizure of forest lands in current condition and after projected land degradation as per Sections II and III herein.

48. The cost of new land irrigation and cultivation, the amount of losses to agricultural production following from the seizure of rain-fed field and non-irrigated perennial plants calculated with consideration of this cost, and the cost of radical improvement for hayfields and pastures stipulated by Item 32, Attachments 1 and 2 herein shall be indexed on the basis of COM decisions and proposals from the State Committee for Land, Geodesy and Cadastre prepared with consideration of previous year changes in the price index for construction materials as reported by the State Statistics Committee.

49. The procedure of works on defining the losses to owners, users, tenants, and possessors and losses to agricultural and forestry production shall be specified in Attachment 4 herein.

50. Persons infringing the procedure for defining the losses to owners, users, tenants, and possessors and losses to agricultural and forestry production, as stipulated by this Attachment, shall be liable as provided for by legislation.

ANNEX 1 to the PROVISIONS

COST Irrigation and development of new lands of equal value in substitution of irrigated agricultural lands

Regions	Cost of irrigation and development of 1 ha New lands of equal value by bonitet points, UZS thousand									
	100	90	80	70	60	50	40	30	20	10
Republic of Karakalpakstan	25095	22590	20080	17570	15060	12550	10040	7530	5020	2510
Provinces:										
Andijan	43020	38718	34416	30114	25812	21510	17208	12906	8604	4302
Bukhara	35850	32265	28680	25095	21510	17925	14340	10755	7170	3585
Jizzak	28680	25812	22944	20076	17208	14340	11472	8604	5736	2868
Kashkadarya	28680	25812	22944	20076	17208	14340	11472	8604	5736	2868
Navoi	28680	25812	22944	20076	17208	14340	11472	8604	5736	2868
Namangan	39435	35496	31552	27608	23664	19720	15776	11832	7888	3944
Samarkand	43020	38718	34416	30114	25812	21510	17208	12906	8604	4302
Surkhandarya	46605	41940	37280	32620	27960	23300	18640	13980	9320	4660
Syrdarya	28680	25812	22944	20076	17208	14340	11472	8604	5736	2868
Tashkent	43020	38718	34416	30114	25812	21510	17208	12906	8604	4302
Ferghana	39435	35496	31552	27608	23664	19720	15776	11832	7888	3944
Khorezm	35850	32265	28680	25095	21510	17925	14340	10755	7170	3585
Tashkent city	43020	38718	34416	30114	25812	21510	17208	12906	8604	4302

Note. When land plots are seized with intermediary bonitet points, the cost of irrigation and development of new lands of equal value shall be defined on the basis of interpolation.

ANNEX 2 to the Provisions

COST Radical improvement for hayfields and pastures

Vertical zoning	Cost of radical improvement for hayfields and pastures, 1 ha, UZS thousand	Of which:	
		Cost of radical improvement	Cost of reimbursed products
Cho'l belt	137,2	28,3	108,9
Adyr belt	160,4	50,2	110,2
Tau belt	225,2	37,6	187,6

**ANNEX 3
to the Provisions**

**COEFFICIENTS
Considering the location of seized land plots**

Population centers	Distance from boundaries of population centers, km	Improving coefficient
Tashkent city	Up to 20	2,0
Province centers	Up to 10	1,5
Other cities and villages as well as rural settlements functioning as district centers	Up to 5	1,3

**ANNEX 4
to the Provisions**

FLOWCHART

Estimates of other losses to possessors, owners, users, and tenants of land plots as well as for losses of agricultural and forestry production

		District (City) Khokim (application on land plot acquisition – 3 days)				
		V		V		
Division for land use and state cadastre of district (city) (1 day)				Division (department) for architecture and construction of district (city) (1 day)		
		V		V		
Authorized units of the State Committee for Land, Geodesy and Cadastre acting on self-financing basis				Authorized units of State Committee for Architecture and Construction acting on self-financing basis		
		V		V		
Estimation of other losses (10 days)				Estimation of buildings and constructions by appraising organizations (20 days)		
		V		V		
Estimates of losses to agricultural and forestry production (5 days)			>	Agreeing the amount of losses with owners, users, tenants, and possessors of land plots (10 days)		
		V		V		
Approval by District (City) Khokim of materials for defining the amount of losses and damage to agricultural and forestry production along with materials for selection of land plot (3 days)			<	District (City) Commission for Review of Allocation (Sale) of Land Plots gives its conclusion (5 days)		

ANNEX 3
COM Resolution
May 25, 2011, N 146

I. List of void COM Decisions

1. COM Resolution #248 dd. May 27, 1992 *On Approval of the Provisions on Procedures for Preparation of Materials on Seizure and Allocation of Land Plots for Non-agricultural Needs in the Republic of Uzbekistan*
2. COM Resolution #282 dd. June 15, 1992 *On Approval of the Provisions on Procedures for Defining the Amount and Reimbursement of Losses to Agricultural and Forestry Production in Connection with the Seizure of Lands for the Needs not Related to Agricultural and Forestry Activities in Republic of Uzbekistan* (Collection of legislation documents, Republic of Uzbekistan, #6, Article 21, 1992).
3. COM Resolution #223 dd. June 16, 1995 *On Approval of the Amount of Reimbursement of Losses to Agricultural and Forestry Production in Connection with the Seizure of Lands for the Needs not Related to Agricultural and Forestry Activities in the Republic of Uzbekistan.*

II. MODIFICATIONS to the Provisions on Loss Reimbursement Procedures to Citizens and Legal Entities Resulting from Land Seizure for Government and Public Needs

1. In the *Provisions on Loss Reimbursement Procedures to Citizens and Legal Entities Resulting from Land Seizure for Government and Public Needs*, approved by COM Resolution #97 dd. May 29, 2006 (Collection of legislation documents, Republic of Uzbekistan, #5, Article 37, 2006)
 - a) In Item 9, the words "For defining the amount" shall be replaced with "For consideration of the issue on the amount";
 - б) Item 10 shall be stated in the following edition:
"10. Appraisal of houses (apartments), building, and constructions as well as perennial plants, located on seized land plots, shall be carried out by appraisal organizations and funded by the applicant. Appraisal report shall be transferred to the Commission";
 - в) Paragraph two Item 11 shall be excluded.

Collection of legislation documents, Republic of Uzbekistan
Art. 205, ##20-21, 2011