SECTION XIII. AGRO-SCIENCE

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GENERAL CHARACTERISTICS OF ZONES WITH SPECIAL CONDITIONS FOR USING THE TERRITORY OF THE CITY OF FERGANA

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Abstract. This work places sections of the territory of various functional uses displayed on the map-diagram of the planned boundaries of the functional zones of the city of Fergana for the period up to 2020.

Along with residential and public-business areas, transport (primarily the main road network), industry, energy and communications, green spaces of all categories (including General use), and special use will be further developed. The planned volume of housing construction and development of territories for public and business use will require appropriate territorial resources.

Roadside of the road — areas that are adjacent to both sides of the row of the road and within the boundaries which establishes a special regime of use of land (pieces of land) in order to ensure traffic safety and normal working conditions for the reconstruction, overhaul, repair, maintenance roads, security from the perspectives of development of the road.[1]

The map diagram shows the boundaries of the planned development of territories in the following zones (figure 1):
- multi-storey buildings;
- low-rise buildings;
- public and business use;
- industrial use;
- industrial and municipal use;
- urban forests;
- highways;
- Railways;
- medical institutions;
- higher education institutions;
- sports facilities;
- recreational facilities;
- embankments;
- energy facilities;
- cemeteries;
- landfills for solid waste storage.

Fig. 1. Satellite image of the city of Fergana

It is predicted that the most dynamic development until 2020 will be the territories of multi-storey and low-rise residential buildings, public and business zones, transport highways, landscape and recreational areas. Territories of industrial and municipal use will be formed.[2]

Development of territories for housing construction. Projected population growth (Fergana city in 2016 year is 271013 people) and increase in the level of provision of total living area (30 sq. m. m per person) will require a corresponding increase in the city's housing stock (with the existing housing stock of 28,000 thousand square meters, taking into account its partial disposal).

Based on the set parameters, the volume of new multi-and low-rise housing construction will need to be increased and the capacity of the city's housing stock will be increased to 130.8 square meters of total area.

Since the city of Fergana is a historical city in Central Asia, protected zones or cultural monument protection zones are the territories directly surrounding the monument, where:

a) the historical layout is protected, the historical environment and landscape are preserved, and the possibility of restoring their lost parameters and elements is reserved;

b) provide a favorable hydrogeological environment, clean air basin, protection from dynamic impacts and fire safety;

c) industrial enterprises, workshops and warehouses that cause physical and aesthetic damage to the monument, cause significant cargo flows, pollute the soil, atmosphere and water bodies are removed;

d) it is not allowed to install overhead power lines, place transformer substations, kiosks, and billboards that are not directly related to the monument, and
other structures that violate the appearance of the monument and obstruct its view;

e) no work is allowed that is not related to the protection of the monument, including agricultural work;

e) the following works may be performed in coordination with the cultural monuments protection authorities: - restoration and restoration, conservation and works on the use of the monument construction, - landscaping and outdoor lighting, installation of stands and showcases related to the monument, - replacement of output enterprises with buildings and structures that restore their characteristics of area.

g) in the protected zone of the cultural layer (the zone of archeology), all earthworks are carried out with the permission of the monument protection authorities and under the supervision of archaeologists; archaeological research must precede construction work on these territories.

Zones of development regulation are territories adjacent to the protected zone that form an environment for cultural monuments, contribute to preserving the significance of the monument in the architectural and spatial organization of the city, and provide favorable conditions for visual perception of the monument.[3]

The following conditions are provided in the development control zone:

a) preserved ancient layout or the extant fragments and valuable landscape elements, fixed or restored urban significance of the monuments, provided the conditions of visual perception, eliminated the structure, discordant with the historic environment and reduce the value of the monuments.

b) it is forbidden to place industrial enterprises and other devices that pollute the air and water pool, which are dangerous in a fire situation.

c) engineering and transport structures are allowed for construction only in exceptional cases and according to projects approved by the monument protection authorities; technical techniques and structures are used only those that do not discord with the historical part of the city.

g) new construction in the zone of development regulation is regulated by its functional purpose, height and length of buildings, building composition, tectonics, material and style characteristics, nature of landscaping and landscaping, and other possible indicators. The nature of restrictions is specified for each specific zone, depending on its position relative to the monument.

The protected area covers a part of the city’s built-up area and landscape, United by a common planning plan and architectural composition, which has a significant number of monuments and valuable historical buildings and has preserved the historical flavor of its appearance.

A protected area is a complex concept. It may include sections of different regimes (protection zones, zones of development regulation, landscape protection and regulation).[4]

In conclusion the establishment of complex protected areas is intended to preserve the historical architectural and artistic appearance and color of entire districts of the city within their overall compositional idea. The regime of the protected area is different in different parts of it and corresponds to their local regime. In addition, General requirements for reconstruction and construction activities are put forward in the complex protected area:

- preservation of the historical architectural composition of the city ensemble covered by the zone, with the relationships and interaction of its elements (compositional nodes, directions, internal perspectives, open spaces, verticals,
ordinary buildings).
- preserving the historical color and artistic expression of the urban areas and landscape covered by the zone (the nature of architecture, landscaping, decoration and small forms, external lighting, etc.).

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