Development and Planned Construction of Housing Buildings in Djizzak

Yesbergenov Begzod Yerjanovich
Assistant at the Jizzakh Polytechnic Institute

A B S T R A C T

This article is about the formation of many residential buildings under construction in Jizzakh in recent years, the needs and requirements for housing, as well as modern individual and multi-storey housing for the population. In the planning of land projects, the goals of construction and planning on the basis of urban legislation are put forward.

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In connection with the independence of Uzbekistan, the city of Jizzakh will retain the dominance of new urban planning norms and regulations, government decisions aimed at the development of various types of development, single-storey individual residential buildings with private plots of up to 600 m2. Construction of new housing will be carried out in almost all settlements. The main construction was carried out mainly in the north-eastern direction, in the areas of "Koshbarmak" and "Takchilik" rural communities. In Ziyokor, Gandumtosh, Qulama, Pakhtaobod, and Uchtepa public assemblies, the two-story sectional construction only provides for the consolidation of existing massifs. At the same time, the project includes two-storey, individually locked two-storey residential buildings with apartments up to 600 m2. The experience of such construction has long been used in the Republic of Uzbekistan[1].

Work in this direction is also continuing in the areas where there are multi-storey residential buildings in the city of Jizzakh, for the beautification and unification of neighborhoods, as well as along the main streets of the city, such as Peoples' Friendship.

In the process of analyzing the existing areas where individual construction of villages included in the initial calculation period is carried out, it may be necessary to compact and beautify the surrounding lands.

The decline in the housing stock is planned only during the reconstruction of existing highways, construction of new ones and the design of the main highways of the city.

The deterioration is primarily due to outdated housing construction, regardless of multi-storey buildings. The required volume of housing construction is determined on the following grounds;

- Preservation of all capital and planned housing construction;
- -demolition of an obsolete one-storey building for reconstruction;
- -increase in the volume of construction of two-storey detached houses;
- take into account the optimal conditions of relocation;
- 17 m2 per person at the beginning of the calculation period of the housing stock of rural settlements and the norm of total living space attached to the first stage, and 18 m2 per person for the accounting period;
- determine the number and density of warehouses, housing, population and the period and dynamics of the housing stock. Transfer of housing stock to housing, indicating the housing stock by population.

Housing As of January 1, 2019, the total area of the city's housing stock amounted to 1472.55 thousand m2. Average supply -

[1] Есбергенов, Б. Е. (2021). Памятник Калиятепы В Городе Джизакоб Изучении Методов Архитектурного Строительства. *CENTRAL ASIAN JOURNAL OF SOCIAL SCIENCES AND HISTORY*, *2*(9), 69-72.

10.1 m2 per person. The average family size is 4.63 people. Currently, 23.9 thousand m2 per year is being built.

The required volume of housing construction for the accounting period is determined on the basis of:

- Preservation of all capital and planned housing construction demolition of obsolete one-story building for reconstruction;
- -increase in the volume of construction of two-storey detached houses;
- taking into account the optimal conditions of relocation;
- in the first place and in the calculated period the norms of total living space for 20 m2 person.
- Accounting for the housing stock of rural settlements included in the city boundaries: according to the first option - 2017 - 39.6 thousand 2030-327.67 on the second option - 2017 - 202.0 thousand m2 2030 -1044.0 thousand

The volume of housing construction is mainly based on:

- the total area compared to the average safety standard today;
- by demolition of existing low-rise buildings for the purpose of reconstruction and replacement of rural buildings;
- by taking into account the housing stock of villages connected to the city.
- through population census.

The main housing construction in the city will be carried out with single-storey detached houses and plots of land from 400 to 600 m2 for each family. They are located in planning areas 1 and 2, as the first thing to do is to unite the divided areas of the city. It should be noted that the project in the city is not planned for mass construction[2].

Such houses should be located along the main highways of the city, as well as close to the centers of residential and planning areas.

Housing appliances

The volume of housing construction is determined on the basis of:

- maintenance of all capital multi-storey buildings;
- Replacement of 80% obsolete one-storey buildings with new comfortable buildings;
- Demolition of housing for reconstruction;
- Accounts of the housing stock of rural settlements attached to the city limits;
- Taking into account the optimal conditions of location;
- Increase the standard of living per capita from 12.8 m2 / person to 14.5 m2 in the first period, instead of 12.8 m2 / person.

Urban planning is divided into residential and industrial zones, which are located as follows:

- Placement of living space in the central part of the city.
- -industrial zone consists of two zones located in the western part and in the north-east (the main industrial zone is traditionally called "A" and "B").

As a result, two planning areas emerged, which were distributed throughout the city in the following order:

- The first planning area covers the central part of the city of Jizzakh and is a conglomerate of residential, industrial, administrative, sports and other functional areas, which include employment, recreation, medical, educational institutions and others[3].
- Villages located northeast of the second planning area. The industrial zones of the city are located on the basis of the existing industrial zones in the first and second planning areas. They are divided into the “Central Industrial Zone” (consisting of the “A” and “B” industrial zones) and the “West” located in the area of the former lime plant located in the western part of the city. Placing industrial zones as close as possible to urban residential buildings will reduce the time it takes for people to go to work. At the same time, some small industrial enterprises, warehouses, foundations, construction organizations will be moved from the residential areas of the city to industrial enterprises, which will be replaced by cultural and social organizations and structures of the city[4].

The first type of housing development of the city is the Old City district, which was established on the territory of the old "Orda" fortress. It is located in the northern part of the city and is part of the local character of the streets, which includes the

[2] Yerjanovich, Y. B., & Mamadiyoroglu, A. A. (2021). ABOUT THE URBAN PLANNING PRACTICE OF THE URDA FORTRESS OF ANCIENT JIZZAK. *International Journal of Discoveries and Innovations in Applied Sciences*, *1*(5), 148-151

[3] Alisherbek, N. (2021). Development of Urban Development in the Territory of Uzbekistan. *CENTRAL ASIAN JOURNAL OF THEORETICAL & APPLIED SCIENCES*, *2*(10), 24-26.

[4] Холиқов, С. Р. (2021). Марказий Осиё архитектура ёдгорликлари гумбазларининг турлари. *INTERNATIONAL JOURNAL OF DISCOURSE ON INNOVATION, INTEGRATION AND EDUCATION*, *2*(2), 40-43.

planned residential buildings, as well as the city-wide facilities built later, the individual housing stock typical of medieval cities.

- The second type of development - it is located in the southern part of the city, close to the station area. His vision was the development of the Jizzakh-1 railway station. The essence of this housing construction is mainly of the European type, there are planned dwellings, mainly one-storey houses, unplanned detached houses.
- The third type - 2-4-5 storey buildings located in the south-western and eastern directions from the Friendship of Peoples Avenue. It consists of neighborhoods built in recent years.
- The fourth type is a planned building of individual character, which is formed and folded, which is mainly a one-story, two-sided, capital, located on the outskirts of the city.

At present, this type of development dominates in the formation of residential areas of the city. On the one hand, this has a positive impact on the hot climate of Jizzakh region, as courtyards are beautified, on the other hand, it is negative because its construction requires more space and increases the length of engineering infrastructure and various communications.

Urban housing development is the decoration of the urban environment with residential buildings on different floors, with buildings from 9 floors higher located in the city center. Housing development of the city Construction in accordance with the developed master plans of the city, detailed planning plans, planning the construction of primary utilities, schools, kindergartens.

It will also include parks, entertainment venues, recreation areas, streets and roads near the newly built houses.

Establishment of industrial zones - enterprises of food, light, construction materials, mechanical repair, chemical, furniture and processing of surrounding agricultural products in Jizzakh industry, as well as agricultural machinery, vehicles, There are enterprises that provide services for the repair of building materials.

It is present in three industrial zones in the north-eastern, southeastern, and southern parts of the city, as well as in some industrial enterprises that do not have large sanitary protection zones in partly residential areas.

The largest industrial zone is located in the north-eastern industrial zone, the main specialties are construction, chemical, automotive, mechanical repair and other industries.

The largest enterprises located in the 1st part of the city: JSC "Jizzakh Battery Plant", oil reserves, LLC "Reinforced concrete products", "Barkamoltrans" (HATP-4), customs base, company "Vostok LTD", marble workshop and others There are a number of businesses[5].

Uzbek-Liechtenstein joint venture Rohat-Jay LLC for the production of cheese and dairy products: Uzbek-Russian joint venture Oybek Sank, which produces canned fruits and vegetables. In the first stage, they are launched. According to the data developed by the Ministry of Economy of the Republic and the Economic Department of the State Power, light industry enterprises are in the process of formation:

In addition, the city has separate facilities for light and construction industries, which are located in small districts and neighborhoods of the city.

It should be noted that the rapid growth of service facilities in urban areas and their excessive concentration in the central part of the city. In particular, the growth of trade, food and car service facilities was noted. The central streets of the city are being built as fast as the avenues to them. At the same time, less service facilities are being built in the northeastern areas of the city. This is due to the lack of a network of highways of significant importance and the quality of existing highways in the city.

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