

## **SOME ISSUES OF INTER-FARM LAND IN CONNECTION WITH THE REDISTRIBUTION OF AGRICULTURAL LAND**

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At present, spontaneous formaton of new land utilization due to the redistribution of agricultural lands is observed. This leads to the destruction of the existing system of land utilization, the disruption of inter-farm relations and the deterioration of the industrial infrastructure. The purpose of the study is to analyze the problems of the inter-farm land utilization system, to clarify the directions of optimization of the agricultural land redistribution process. The authors named the determinants that cause the necessity and rationality of the development of the land redistribution issues in the inter-farm land utilization system process. The tasks to be solved in the territory of the municipal district are outlined, among them: the formation of new land utilization of the agricultural enterprises in the event of the reorganization of the existing ones; the formation of the land masses for the organization of territorial associations and enterprises on agricultural lands including the redistribution fund; the placement of inter-farm facilities of the regional agro-industrial complex industrial infrastructure serving large, medium and small agribusiness. The authors propose the following directions of the agricultural land redistribution process optimization: conducting a targeted inventory of agricultural lands before the development of design solutions and the formation of a new land utilization system at the municipal district level; presentation at the initial stage of the general scheme of land utilization allocation, and then the detailed specification of the location of each specific land utilization; determination of the location of each land utilization taking into account the existing state and structure of the territory; the location of the boundaries of agricultural enterprises' land utilization taking into account the provision of rational use of land, etc. The process of the agricultural land redistribution within the boundaries of the municipal district allows for a comprehensive solution of the issues of improving the agricultural production spatial organization of various forms of management based on their specialization and concentration.

**Keywords:** *land use planning, agricultural land, land use, land redistribution, territory organization.*

The modern stage of agroindustrial complex of any post-soviet country cannot be imagined without redistribution of agricultural lands. Because of these process conditions of effective acting of agricultural commodity producers of different forms on formed land use should be formed.

In agrarian sector were created different agricultural enterprises, which communicate in economical ways. Interests of farms and agricultural productions are combined. As a result of these communications system of agricultural use of land was formed. Mostly, it has not decided the main problem of the land reform-effectivity of lands use. As a rule, success is an exception in this case. Usually, the reason of success are administrative support, financial state support. Budget investments are not taken into account.

The inefficiency of the previous stage of land reform was largely determined by the lack of land management support for the redistribution of land. However, projects justifying the redistribution of land, education and organization of the territory of agricultural enterprises for these years is becoming less, and now they have practically ceased to be developed, i.e. the modern stage of land resources management is characterized by administrative methods of land redistribution. [1]

The main goal of land reform at the present stage is the further transformation of land relations, the creation of equal legal, economic and social conditions for the functioning of various forms of land management, the formation of a land market and a land use system in which effective use and protection of land resources is a necessary requirement for the development of schemes and land management projects. Land management in the context of ambiguous development of agriculture, inefficiency of the created model of agricultural land use should be a system of actions, measures and levels of their development that are under the control of the state. It has objective laws of functioning and development, conditioned by the needs of production and aiming at the rational and most effective organization of the use and protection of lands in the interests of the

agrarian and industrial complex and the entire economic mechanism of the country for the implementation of state land policy. Land management in the process of improving land relations should gradually develop and change, changing the direction and content at different stages of land formations. [2]

Very important prerequisite for the effective organization of the territory and sustainable economic development of enterprises and rational nature management is the consideration of the diversity of natural and economic conditions, the agroecological potential of lands and the intensity of production. These are core conditions for reasonable land use and the most important ways of agricultural land use in agroindustrial complex development.

At different levels of the administrative and territorial structure of territories, land resources are distributed among different sectors (rural, forestry, industry, transport, resorts, nature reserves, etc.).

It is necessary to organize their rational use and protection in the interests of the state, society; to develop and implement large-scale programs of the development of the agro-industrial complex; increase soil fertility and to carry out land reclamation; to carry land plots to territories with special legal, nature protection, recreational and protected regimes, etc.

The task of redistribution of land resources between different sectors and within them affects not only individual land plots, but also large land tenure and land use, their groups. Lands are used by different enterprises, organizations and citizens. Giving of land to one of them is necessarily associated with the withdrawal of them from other one.

In the conditions of the global economic crisis, which determines the unsustainable development of all sectors of the country economy, without scientifically determined organization of the territory of municipal districts, it is impossible to reduce the impact of negative economic factors on the functioning of any enterprise or organization. It (the organization of the territory) allows more efficient use of all the available resource opportunities. A special feature of this period should considered dynamic changes in the use of land not only by specific

land users, but also changes in the entire system of land use and, mostly, agricultural.

The formation of new land uses through the redistribution of agricultural lands of the municipal district is currently occurring mostly spontaneously and without justifying the parameters of land plots (area, composition of land, location, modes of use, location of boundaries). It breaks the existing system of land use, inter-farm communications, and industrial infrastructure. Therefore, the need to regulate these processes through the drafting of inter-farm land management, among which land redistribution projects are most relevant. This fact is beyond any doubt.

In our opinion, the redistribution of agricultural land, in contrast to the first stages of land reforms, when the main goal was the delineation of the land of newly emerged forms of ownership, at the present stage, is a mutually conditioned system of land management, cadastral and legal measures. It changes the existing organization of the territory to form a new system of agricultural land use which is adequate to the priority areas of economic and social development of rural areas.

The organization of the use and protection of agricultural land at the level of the municipal district always closes on the specific land use and individual areas within it. This gives particular importance to land use, because in its borders there is a certain production and other activities. In this regard, the large-scale nature of the work on the redistribution of land, which result in the formation of land use of various forms of management, is becoming increasingly important [3].

In our opinion, in terms of land management, land use should be considered as a set of land plots united by a single technological process of production, i.e. This set includes land plots directly acting as a means of production and those that provide this production: land plots of infrastructure elements, production centers, etc., also, land plots that ensure the functioning of the land as a natural resource (water objects, forests, swamps, etc.).

Land tenure and land use of agricultural enterprises are in constant motion. Also borders, numbers, area, placement, forms, properties are changed. Enterprises are newly formed or reorganized, as a result of land turnover, their size increases or decreases.

The main factors that determine the necessity and expediency of development issues of land redistribution in the process of intereconomic land management of the municipal district, in our opinion, can be:

1) The necessity to locate, establish the size and structure of land massifs used on the different right of the formed land use;

2) territorial organization of the agricultural land use system of the agro-industrial complex of the region;

3) the availability of lands of common shared ownership that requires redistribution (delineation of land shares by directions, consolidation of land allocated to land shares) [4];

4) the discrepancy between the existing size and structure of land use of agricultural enterprises to the needs of production and to the tasks of using land;

5) the necessity to improve the spatial organization of agricultural production, the establishment of optimal relationships, the level of concentration of production and the territory, the development of the relationship between economic centers and serviced territory;

6) inconsistency in the location of land use boundaries with the hydrographic network, with a basis for the development of erosion processes, etc .;

7) significant measurements of involvement in the agricultural turnover of unused lands and improvement of the quality of the land on the basis of land reclamation;

8) the conditions of the social development of agricultural production;

9) protection of land, natural resources, the environment.

On the territory of the municipal district, the following issues of inter-farm land management should be solved:

- \* The formation of new land use of agricultural enterprises in the case of reorganization of existing ones;
- \* streamlining existing land use of agricultural enterprises;
- \* the formation of land massive for the organization of territorial associations and enterprises on agricultural land, including the redistribution fund;
- \* placement of inter-farm facilities of industrial infrastructure of the regional agro-industrial complex, serving large, medium and small agribusinesses;
- \* Establishment of the regime of the use, size and boundaries of the various territorial zones to be protected and the creation of conditions for ecological balance in the intensive use of agricultural land.

Development of project solutions related to the redistribution of agricultural land and the formation of a new land-use system at the municipal district level must be preceded by the work on targeted inventory of land in this category. I.t. exactly it should be the information basis for zoning of these lands according to the suitability of their use in agriculture and integrated land management with a view to the new organization of the territory on agricultural lands [5].

Placement and land formation must be resolved from the general to the first general scheme, first solves the land location, and then specifies in detail the location of each particular land. Territory is the object of inter-farm land management. It should be considered as a single economic entity with a certain land fund, established use of the territory, resettlement, road network, etc. The allocation of individual land uses can be rational only if they are linked, while observing the general socioeconomic interests of the national economy as a whole and of each individual farm.

During locating land use, determining the location of each of them is made by taking into account the existing state and arrangement of the territory in order to maximize the investments made earlier. Consideration is also given to the location of planned roads on this territory, canals and other means of production and facilities. Mutual allocation of individual land uses of agricultural enterprises should take into account specialization, development prospects, production

organization and territory. Land use should be located taking into account the convenient location of economic centers in relation to agricultural land, among themselves and in relation to external economic and administrative centers, the communication routes.

Land use of agricultural enterprises should be formed in the way of a single compact array, the correct, possibly less complex configuration, avoiding topographical intersection, wedging, long, narrow and long earth. In conditions of a flat land use land, it is necessary to design a regular shape, close to a square one. In the conditions of development of water erosion processes, it is better not to divide the catchment area, so that would be easier to carry out closed and complex environmental measures in the future. In the conditions of irrigation, it is advisable to single out the irrigated area, the area served by one watering machine. In the case when land use is formed from several separately located arrays, their mutual remoteness should be minimal, and communication is convenient. The convenience of communication between the estate and field allotment with points of external communication should be ensured. The composition and amount of land included in each land use of the agricultural enterprise should correspond to the recommended specialization and to be suitable for the development of all interrelated industries [6].

Soil and vegetation cover, relief, hydraulic properties of lands, moistening regime and other conditions should ensure the organization and development of all branches of the economy. In the land use of each particular agricultural enterprise there should not be any land that cannot be rationally used for particular specialization, and the capital costs of attracting unused land to agricultural production and improving the land area would be minimal. The boundaries of the land use of agricultural enterprises are located taking into account good conditions for the proper organization of farm areas and to ensure the proper use of lands. [7]

The identification and classification of existing land use systems in the region is an issue of great importance in determining the compliance of the size of

agricultural production with the level of use and internal organization of the land area for implementing a number of environmental measures.

The most important issues for the allocation of certain land-use systems within the certain area can be:

- \* Established stable organizational and technological relationships of individual land use in frames of inter-farm or agro-industrial associations or enterprises;

- \* Territorial community, unity of specialization, and other characteristics of production and the territory;

- \* Farms belonging to the same group of watersheds, one irrigation system, drainage, suburban area, etc.

For each system of land tenure determines degree of conformity of organizational and territorial conditions to the progressive technologies of agricultural production, the rational use of labor and material resources, and the prospects of further development of the entire set of land uses of the municipal district.

During the development of the issues of the redistribution of agricultural land, both in land management schemes and in inter-farm land management projects on a certain territory, there is always not one system of interconnected land use, there is a system.

The formation of the land use system on the basis of the formation of individual land uses is carried out in accordance with the following principles:

- 1) Compliance with the priority in the use and protection of agricultural land as the main mean of production in agriculture and an indispensable component of the natural environment for any human activity.

- 2) Ensuring the consistency of the land use as an aggregate of land plots for the purpose (category) of lands and the rules of its use in accordance with the of the law.



3) The necessity of taking into account the perspective directions of land use, determined by the natural and territorial peculiarities of different regions of the country and the land use rules established for them.

4) Placement of each land use in accordance with the socio-economic interests of the entire national economy, as well as in interconnection and taking into account the interests of all land users included in the single system of land use of the given territory.

5) Establishment of rational sizes of each land use on the basis of scientifically grounded parameters of land use for various forms of management and zones of the country in accordance with regulatory legal acts.

6) Establishment of an expedient composition and correlation of land for each agricultural land use, corresponding to its specialization, taking into account the production resources, the quality of the land and the suitability of use in agriculture.

7) Creation of compact land use, the necessary configuration for the organization of production and use of modern technologies for growing crops.

8) Ensuring the territorially justified location in the borders of the land use of economic centers and their convenient connection with land, among themselves and with external economic and administrative centers.

Carrying out the redistribution of agricultural land within the boundaries of the municipal region makes it possible to solve the territorial and production problem in interrelation and taking into account the coordination, providing a comprehensive solution of the issues of improving the spatial organization of agricultural production of various forms of management based on their specialization and concentration. At the same time, the territory of a municipal district should be considered as a single system, including agricultural land use and inter-farm territorial organizations serving agriculture, processing and storing its products, other elements of the industrial infrastructure of the agro-industrial complex of the district, non-agricultural land use and their systems.

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