



History Of Issues Of Construction Of Modern Residential Buildings In The Years Of Independence

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Abstract: This article is devoted to the history of the current issues of building modern residential buildings in Uzbekistan during the years of independence.

Key words: Construction, house, housing, Northwest, Shahrystan, Almazor, Okhchi, Karatash.

Tens of thousands of plots of land were given to the population for housing construction in the first year of the republic's declaration of independence. Many home constructions were secured by long-term loans, as well as necessary building materials and supplies. In 1994, the Decree of the first President of the Republic of Uzbekistan "On the development and support of individual housing construction" was announced. In the new regulatory documents, the minimum standard of residential provision has been increased to 16-18 sq.m per person, and all restrictions on the private residential area have been removed.

Specialists in the field of construction, together with relevant organizations of the Republic, have developed "Certain rules for designing and building housing in the conditions of the market economy". Their essence was the approach to the standardization of residential areas and architectural-planning solutions, taking into account the regional conditions, lifestyle of the population, their needs and capabilities.

In all cities of the republic, importance was attached to the construction of residences based on new modern projects. It is important to have a storage room, a guest toilet, and a bathroom in the multi-family houses under construction. Each apartment is designed to have one or two open balconies.

A 9-story residential project was developed for "Ozturar-Joy Amonat Bank" based on the DSK-1 order¹. The rooms of the four-room houses included in the project were cozy, with a wide hallway, large rooms, and large balconies².

Such settlements were built in the capital of our republic and in all regions, as well as in the southern regions.

Four-story brick residential houses were built in the "old city" part of Tashkent on Huvaido-Forobiy, Gaydar, Qamarniso streets, on Mukhbir street near the 10th city hospital, etc. There are two apartments on each basement floor, they are comfortable, compactly planned, all rooms: living room, kitchen, bedroom, sanitary facilities are placed in place. The residential area of a three-room apartment is 59.91 m. sq. the total area is 103.6 m. sq., floor height from floor to ceiling was 3.3 m. Already in the construction of such apartments, the climatic conditions of Uzbekistan are taken into account and fully meet the requirements of the population.

The Northwest, Shahrystan, Almazor, Oqchi, Karatash parts of old Tashkent were completely restored. In the old residential areas, multi-story cottages, apartment buildings, kindergartens, and commercial establishments were built.

Guzars, mosques, neighborhood centers were restored. It was planned to live as a neighborhood, to improve the structure of the residential stock and the architectural-artistic

¹ bank.uz/ bank /5.

² Qodirova T.F. San'at, arxitektura va shaharsozlik tarixi. Toshkent., 2012.-B. 205-217.



appearance, to provide it with modern engineering communications and a system of cultural and household services.

The Okhchi-Almazor region has been restored, there are 8 different areas, namely Devonbegi, Egarchi, Almazor, Karatash, Tizmatchi, 5-mergancha, Okhchi and Shodlik neighborhoods. In the restoration project, a community settlement system was established. Residential houses of Devonbegi and Egarchi neighborhoods were rebuilt.³

Suzukota neighborhood, one of the largest historical complexes of Tashkent, was also restored. There are 9 architectural monuments in the area, namely the Suzukota Mausoleum, the Mosque of the Mirs, the Chophonota Mosque, etc., among them.

In the historical cities of Samarkand, Bukhara, Khiva, Kokan, etc., there are many neighborhoods that are considered the main social infrastructure of the city and reflect its socio-economic status. Along with residences, there are teahouses, mosques, commercial facilities, and neighborhood committees in neighborhood centers. At the intersections of Sag'bon and Niyazov Streets, Masharipov Street, Sakkokiy Street, neighborhood centers and a number of other centers were established in Tashkent. Not only traditional teahouses, commercial buildings, mosques, but also modern structures - polyclinics, sports complexes, playgrounds - were built in the neighborhoods.

Famous architects of Tashkent city F. Tursunov, V. Akopyanyan, A. Mahkamov, N. Mahkamov and R. Mahkamov, R. Shokirov, M. Shakayev, M. Vahidov and others worked on residential projects.

Under the leadership of architect F.Tursunov, creative architectural workshop ("TAMAX") engaged in the design and construction of large public buildings as well as individual residential houses and cottages⁴.

"Torakhan" architectural-project workshop (V. Sushkov), "Siymo project" (M. Yoldoshev, U. Muzaffarov, B. Muhammedjanov) and other organizations built individual dwellings according to private orders.

The analysis of residential construction in Uzbekistan during the years of independence shows that there have been qualitative changes in this area. Today, the construction of residential houses from reinforced concrete panels and blocks in the republic has almost ceased.

Instead of them, the construction of comfortable low-rise residential houses made of brick became widespread. Also, single-family low-rise residential houses with gardens were built for families. Residential buildings on Amir Temur, Alisher Navoi, Kunayev, Movarounnahr, Afrosiyob streets in Tashkent, Uzbekistan street in Karshi, and Dostlik street in Nukus are noteworthy.

Today, the residential environment of new and old cities of Uzbekistan is improving. New residential houses, guzars, neighborhood centers were built.

On April 26, 2000, the decision of the first President of the Republic of Uzbekistan, I.A. Karimov, "On measures to improve the architecture and urban planning of the Republic of Uzbekistan" was announced⁵. One of the main goals envisaged in the decision was to increase the level and quality of architectural design and construction activities, to ensure comprehensive development of cities and residential areas that meet the requirements of modern times, allowing for the careful preservation of the rich urban planning heritage of national traditions. Improving the architectural and artistic image of residential construction in the cities of Uzbekistan has become important. In the formation of the architectural appearance of cities, residential construction and its architectural and artistic appearance are important.

³ Qodirova T.F. San'at, arxitektura va shaharsozlik tarixi. Toshkent., 2012.-B. 205-217.

⁴ Qodirova T.F. San'at, arxitektura va shaharsozlik tarixi. Toshkent., 2012.-B.205-217.

⁵ O'zbekiston arxitekturasi va qurilishi. №04. 2010. 26-27 betlar.



People spend most of their lives in the residential environment, which they see and enjoy every day. That is why the residential environment, its architectural and artistic appearance plays an important role in the aesthetic education of people and in meeting their spiritual needs⁶.

Two sides of the architectural-artistic image of residential construction can be shown separately, that is, the external image, which participates in the formation of the general image of the city, and the internal image, which directly surrounds the person. For example, residential buildings facing the main main streets should be connected with the environment, because in the inner image directly surrounding, all the amenities created for people are supposed to be connected with the environment.

The external appearance of residential construction is subject to various requirements depending on the size of the city, its economy, features of its geographical location, the presence of architectural monuments, the condition of existing residential buildings, etc. The architectural and artistic appearance of residential construction in the central parts of the city is strongly influenced by the general urban planning idea of the architectural ensemble of the city center. The method of building a residential complex together with city-wide community and administrative centers is widespread.

The formation of the residential environment and its appearance in the parts of historically formed cities where architectural monuments are located has become a complex problem. In the renovation of the parts where the historical monuments are located, the problem of creating a residential environment that is organically connected with the monuments from the architectural and artistic point of view arises.

Placement of public centers, main roads, entrances to residential complexes, and tall buildings that allow expressive display of the landscape features of the area is important in shaping the appearance of residential construction⁷. Changes were made to the artistic image of the city, while paying attention to the aesthetic aspects in solving the problems, while preserving the integrity.

Even in historical cities, new residential districts with modern residential buildings were built rapidly. In this regard, preservation of the unique appearance of historical cities has become one of the important problems of republican urban planning. The architectural organization of the internal parts of the residential building is important in improving the aesthetic qualities of the residential environment.

The transition to a new stage in the formation of the architectural image of the residential environment caused a change in the means and conditions for the formation of the interior parts of the residential environment.

The uniqueness of national residential construction architecture is directly related to artistic, aesthetic and technical development in different ways, that is, socio-economic, natural-climatic conditions.

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3. O'zbekiston Milliy agentligi xabarnomasi.
4. bank.uz/ bank /5

⁶ O'zbekiston Milliy agentligi xabarnomasi.

⁷ O'zbekiston arxitekturasi va qurilishi. №04. 2010. 26-27 betlar.