

RECONSTRUCTION PLANS OF JIZZAKH CITY DURING THE YEARS OF INDEPENDENCE (1991–2021)**D. T. Abdurasulova**
Teacher at JDPU**Abstract**

This article discusses the reconstruction works carried out in the city of Jizzakh during the years of independence. It highlights the necessity of adapting the old city to modern requirements and emphasizes that creating convenience for the population has been the main criterion in the construction and development of Jizzakh city.

Keywords

city, reconstruction, modern boulevard, development works, musical fountain, markets, Memorial Park, landscape.

Urban reconstruction refers to a set of measures aimed at improving and developing the planning and construction of existing cities. This indicates that reconstruction creates opportunities for the development of urban territories.¹ After Uzbekistan gained independence in 1991, a new stage began in the construction sector in Jizzakh as well. Instead of the previous centralized system, elements of local governance and a market economy were introduced. This situation required the reorganization of the activities of construction enterprises.² The reconstruction of cities in Jizzakh region, the transformation of their appearance, and the construction of buildings adapted to natural climatic conditions and possessing unique landscape features played an important role in the development of urban planning culture. The climate, nature, and population distribution of Jizzakh region became key factors in carrying out construction works in cities. Most importantly, creating convenience for residents became the main criterion in urban construction. Procedures for developing master plans for cities using the state budget and funds of local authorities were established.³

The master plan of Jizzakh city was redesigned, and the construction of modern facilities and the establishment of trade complexes were planned. According to Resolution No. 286 of the Cabinet of Ministers dated December 4, 2010, “On measures to improve the procedure for developing and implementing master plans of cities and towns and architectural-planning organization projects of rural citizens’ assemblies,” work has been carried out based on the master plan to radically change the appearance of regional cities, district centers, and especially the city of Jizzakh.⁴ Central streets have been widened and residential buildings have been constructed. During his visit to the region on June 19, 2013, the First President of the Republic of Uzbekistan, Islam Karimov, closely reviewed the construction and improvement works being implemented based on the master plan. He also provided valuable recommendations that the construction of a

¹ Babajanov, A. R., Muqumov, A. M., & Sharipov, S. R. *Regional Development* (Textbook). — Tashkent, 2019, p. 340.

² *History of the Republic of Uzbekistan*. Vol. 4. — Tashkent: Sharq, 2011, pp. 112–115.

³ *The Contemporary History of the Cities of Uzbekistan*. Collective monograph (Chief Editor: Ziyaeva, D. H.). — Tashkent: Yangi Nashr, 2017, p. 30.

⁴ Resolution of the Cabinet of Ministers of the Republic of Uzbekistan No. 286 dated December 4, 2010, “On Measures to Improve the Procedure for Developing and Implementing Master Plans of Cities and Towns and Architectural-Planning Organization Projects of Rural Citizens’ Assemblies Territories.”



circular ring road must be included in the master plan of Jizzakh city. “When working on the master plan of each city, when constructing buildings and roads, it is necessary to think not only about five or ten years but about the long-term future. They should create a perfect landscape in every respect, be strong and durable, and serve not only today but also our future generations,” he noted.⁵ During 1991–1995, construction work in Jizzakh city mainly focused on preserving and repairing existing infrastructure. Road repairs were carried out on the city’s central streets, and major renovation works were conducted in schools, kindergartens, and healthcare facilities.⁶ Projects aimed at stabilizing the supply of drinking water and electricity to the population were also implemented. In 1991, 249.2 million soums of state funds were allocated for construction in Jizzakh region, which accounted for 59.0% of the total construction funds. In 1992, the annual plan for housing construction and commissioning was fulfilled by only 64%. Across the region, unfinished housing amounted to 117 thousand square meters (plans for school and kindergarten facilities were also not fulfilled). In 1993, more than 10 individual housing areas were constructed in Jizzakh city, including the Alisher Navoi, Uchariq, Hamid Olimjon, Nazir Safarov, and Oqqo‘rg‘onlik residential areas.

The Alisher Navoi residential area (near the sock-knitting factory) covered a total area of 102 hectares and was divided into four groups: areas for private housing, sports facilities, sites for two schools and two kindergartens, and areas for socio-cultural centers.

In 1993, more than 11 thousand residential units in Jizzakh city were transferred to the population as private property. During this period, it was noted that construction began at some sites without the approval of project documentation and the master plan; for example, construction works at the “Olmazor” market were carried out in a disorderly manner. In 1994, out of 82.1 million soums used in construction, only 20.2 million soums (24.6%) came from state funds. Sources explain that the share of state funding gradually decreased, while construction financed by enterprises, private funds, and bank loans increased.

By 1996–2000, construction activities in Jizzakh city became relatively more active. During this period, new residential areas were established and the construction of multi-story buildings began. Municipal infrastructure facilities, including water supply and sewerage networks, were gradually modernized. The number of private construction organizations also increased during these years.⁷

Between 1995 and 2005, particular attention in Jizzakh city was paid to the construction of social, administrative, and infrastructure facilities. Many buildings in the city center were reconstructed and given a modern appearance. Buildings of state institutions, cultural centers, and educational institutions were repaired or reconstructed. Service facilities for the population—such as retail stores, markets, and household service buildings—were also constructed. These projects helped meet the daily needs of residents. On Alisher Navoi Street, five multi-story residential buildings constructed with funds from commercial banks were put into operation.

The years 2005–2015 were a period of rapid construction and reconstruction in the cities of Uzbekistan, including Jizzakh. During this period, special attention was paid to the development of the social sphere, administrative buildings, and engineering infrastructure.⁸

⁵ *Karshi: Prosperous Today, Bright Tomorrow*. // Xalq So‘zi, No. 179 (6362), September 15, 2015.

⁶ *Socio-Economic Development of Jizzakh Region*. — Tashkent, 2003, pp. 78–82.

⁷ Reports of the State Committee for Architecture and Construction of the Republic of Uzbekistan. — Tashkent, 2001, pp. 45–49.

⁸ Annual Reports of the Jizzakh Regional Administration (Hokimiyat). — Jizzakh, 2012, pp. 63–65.



Administrative buildings of city and regional importance were constructed or reconstructed in Jizzakh during 2005–2015. In particular, the city administration buildings, government offices, and public institutions were renovated according to modern architectural requirements.⁹

Education and healthcare facilities. During this period, general education schools, vocational colleges, and academic lyceums were built in the city. In addition, the activities of the central hospital, polyclinics, and family medical centers were improved.

Road transport and engineering infrastructure. Great attention was given to the development of the road transport network in Jizzakh city.¹⁰ Major streets were asphalted, and drinking water, gas, and electricity networks were gradually modernized.

Trade and service buildings. During 2005–2015, shopping complexes, markets, and service buildings were constructed in the city. These projects contributed to increasing the city's economic activity.¹¹

Detailed planning projects were developed for Uzbekistan Street, I. Karimov Street, and the area around the railway station. According to the detailed planning project of Mustaqillik Street, a 3.5 km automobile road, 7 km of pedestrian walkways, and engineering networks (drinking water, electricity, gas, and sewage) were constructed. Additionally, with preferential bank loans, 36 three- to four-story residential buildings containing 308 apartments and 116 trade and service facilities were built.

At the same time, “Uz Shahar Qurilish Invest” constructed affordable seven-story residential buildings designed for 630 apartments in 2017–2018, along with children's playgrounds. The central farmers' market of the Old City was also reconstructed and improved.

Within modern urban planning projects, a master plan for a 2.6 km section of Alisher Navoi Street was developed. According to the approved master plan, 32 multi-story buildings were planned, with commercial and service facilities and offices on the first floor and residential apartments on the upper floors. Currently, 12 of these buildings have been completed and commissioned, while construction of 20 others is nearing completion. In addition, along this road a sports complex with 11,150 seats, trade and service facilities, a neighborhood building, a bank building, preschool institutions, and recreation areas have been established.

Another major construction and development project based on modern urban planning is the road connecting Tashkent Street and Railway Workers Street, as well as the project for the square in front of the Jizzakh railway station. The area covers 130 hectares. In the first stage, construction and installation works were completed for 13 seven-story residential buildings with 810 apartments and 107 trade and service outlets on the first floors. In subsequent stages, recreation areas, hotels, service facilities, three general education institutions, and four preschool buildings are planned.

To beautify the city and create convenient recreation areas for residents, full renovation works were carried out in seven existing parks and squares: Youth Town, Independence Children's Park, Forum Square, Children's Recreation Park, Hamid Olimjon and Zulfiya Alley, Memorial Square, and Sharof Rashidov Square.

In the Children's Recreation Park located on I. Karimov Street, which covers an area of 5.75 hectares, the second stage of construction began with the building of a cinema, a gym, and an indoor swimming pool by “Bukhoro-Shirin” LLC.

⁹ Data of the Ministry of Public Education and the Ministry of Health of the Republic of Uzbekistan. — Tashkent, 2013, pp. 88–92.

¹⁰ State Committee of the Republic of Uzbekistan on Statistics. “*Infrastructure of the Cities of Uzbekistan.*” — Tashkent, 2014, pp. 101–104.

¹¹ *Economic Reforms and Urban Development.* Scientific collection. — Tashkent, 2015, pp. 56–58.



To continue development works in Jizzakh city, a project proposal was developed for another major road—5.9 km of I. Karimov Street. The plan includes the construction of approximately 126 modern buildings: 101 residential buildings, 6 hotels, educational institutions (2 general education schools and 3 preschool institutions), 4 private healthcare facilities, recreation areas, trade and service buildings, road infrastructure facilities, engineering networks, and bicycle tracks.

In 2019–2020, construction works began on a 1.5 km section of Uzbekistan Street. The plan includes 48 multi-story residential buildings, 4 service facilities, 2 general education schools, 2 preschool institutions, 2 private clinics, and other buildings.

Additionally, a 1.3 km section of Sh. Rashidov (O. Azimov) Street, which connects A. Navoi and Uzbekistan Streets, was reconstructed. Plans include renovation of the roadside park, construction of tourism facilities, business centers, the regional construction department building, reconstruction of existing buildings according to modern urban planning requirements, and reconstruction of preschool facilities.

In 2019–2020, further development projects based on the master plan included connecting Uzbekistan Street with Tashkent Street and I. Karimov Street, as well as developing a detailed planning project for Tashkent Street and implementing construction works.

During January–December 2021, construction works worth 1,205.5 billion soums were completed, representing a growth rate of 115.1% compared to the same period in 2020. In Jizzakh city, residential buildings with a total area of 66.3 thousand square meters were commissioned during this period. In communal construction, 15 km of water supply networks and 4 km of gas networks were launched, representing 182% and 102% growth respectively compared to the same period in 2020.¹²

President of the Republic of Uzbekistan Shavkat Mirziyoyev, during a meeting held in Jizzakh, announced plans to expand the city. He stated:

“The population of Jizzakh city has exceeded 180 thousand today and is expected to reach 230 thousand within the next five years. However, the city’s infrastructure has become significantly outdated over the past 50 years and is still designed for only about 50 thousand residents. Therefore, we will implement a special program aimed at fundamentally improving the city’s appearance and infrastructure and creating favorable conditions for residents and entrepreneurs.”¹³

The construction and development works carried out in Jizzakh city during the years of independence played an important role in the city’s socio-economic development. The establishment of new residential areas, social facilities, road transport infrastructure, and service buildings contributed to improving the living standards of the population. At the same time, the city’s appearance has been shaped according to modern architectural requirements.

However, the rapid pace of construction has also had certain impacts on the city’s ecology. Issues such as air pollution, an increase in construction waste, and the preservation of green areas have become increasingly important. Therefore, in recent years special attention has been given to organizing construction processes in accordance with environmental requirements, expanding green spaces, and strictly observing sanitary and hygienic standards.

In general, development works and urban ecology in Jizzakh city are evolving as interconnected processes. In the future, it remains a priority to ensure sustainable urban development by carrying out construction activities while maintaining ecological balance and creating a healthy and comfortable environment for residents.

¹² *Statistical Bulletin of Jizzakh City, January–December 2021*. — Jizzakh, 2022, p. 28.

¹³ Speech of the President of the Republic of Uzbekistan, Shavkat Mirziyoyev, during the meeting held in Jizzakh, 2023.



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