

URBANIZATION PROCESSES AND ARCHITECTURAL AND PLANNING TRANSFORMATIONS IN THE MIRZACHO'L REGION DURING 1990–2010

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Abstract. This article analyzes the processes of architectural and urban development of the Mirzacho'l region and the improvement of its irrigation system during 1990–2010. The study examines the formation of cities and settlements in the region, changes in their planning structures, and the main characteristics of the development of the architectural environment. Particular attention is given to the influence of irrigation networks, collector-drainage systems, and other elements of engineering infrastructure on the territorial development of the region and the growth of settlements. In the context of the socio-economic development of Mirzacho'l, the study analyzes the spatial distribution and functional-planning characteristics of residential, public, and industrial facilities. The research identifies the major changes that occurred in the architectural and planning structure of the region and its engineering infrastructure during the period from 1990 to 2010. This scientific approach contributes to assessing the historical and urban development of the Mirzacho'l region and determining the potential for applying the research findings in contemporary territorial planning processes.

Keywords: Viloyatning ma'muriy tuzilmasi, tarixiy-madaniy meros, boyovut, ma'muriy birlik, an'anaviy me'morchilik, modernizatsiya jarayonlari.

Following the independence of the Republic of Uzbekistan, significant changes took place in the economic and social spheres of Syrdarya Region. The passage of the “Tashkent–Termez” Great Uzbek Highway through the region can be regarded as one of the important factors contributing to its development. During the years of independence, considerable efforts were undertaken in the region in the fields of construction, urban development, and the improvement and landscaping of cities and rural settlements. These initiatives included the reconstruction of the Independence Central Square, the establishment of the Memorial Square, buildings of central and commercial banks, stock exchanges and business centers, the “Spirituality and Enlightenment” Center, a camping-type complex, a modern railway station, multi-storey residential buildings, the “Alpomish” Sports Palace, a boxing palace, the central stadium, a swimming pool, and other sports complexes. Within the framework of the National Programme for Personnel Training, 303 schools, 4 academic lyceums, 45 vocational colleges, and Gulistan State University were operating in the region. A total of 173,996 pupils and students were enrolled in these educational institutions. Approximately 90.8% of the rural population of the region had access to drinking water, while 84.1% had access to natural gas. Rural infrastructure also underwent continuous development and transformation. As a result of the opportunities created during the years of independence, Syrdarya Region experienced socio-economic development accompanied by improvements in living conditions and public welfare.



Syrdarya Region, located within the Republic of Uzbekistan, was established on 16 February 1963. It borders the Republic of Kazakhstan to the north, Tashkent Region to the east, the Republic of Tajikistan to the south, and Jizzakh Region to the west. The terrain consists predominantly of undulating plains that gradually descend from the south toward the north-west. A part of the Mirzacho'l Steppe is located within the territory of the region. The elevation is approximately 230 m in the north, 400–450 m in the central part, and 600–650 m in the south and south-west. The broad valley of the Syr Darya River is located in the eastern part of the region. The total area of the region is approximately 4.28 thousand km². According to data for 2023, the population of the region was approximately 900,800 people. The administrative structure of the region includes eight districts-Boyovut, Gulistan, Mirzaobod, Oqoltin, Sayxunobod, Syrdarya, Khovos, and Sardoba-and five cities: Gulistan, Baxt, Syrdarya, Shirin, and Yangiyer. It also includes six urban-type settlements-Boyovut, Dehqonobod, Do'stlik, Paxtaobod, Sayxun, and Khovos-and 75 citizens' assemblies of villages (mahallas). The administrative center of Syrdarya Region is the city of Gulistan.

The independence of Uzbekistan and its transition toward a path of national development necessitated a new approach to urban planning, with particular attention given to the use of the national architectural heritage, adaptation to local conditions, aesthetic quality and comfort, and compliance with international standards. Following independence, the Law of the Republic of Uzbekistan "On Architecture and Urban Planning" was adopted in 1995 for the first time in the country's history. The implementation of this law created new opportunities for the development of various sectors of construction and urban planning. On this basis, 148 national state Construction Norms and Regulations (QMQ) were developed, taking into consideration historical and cultural heritage, climatic conditions, seismic characteristics, and other specific features of the region.

The Presidential Decree of the Republic of Uzbekistan No. 2595, dated 26 April 2000, "On Measures for Further Improvement of Architecture and Urban Development in the Republic of Uzbekistan," as well as Resolution No. 320, dated 14 August 2000, "On Approval of the Regulations on the Procedure for Developing Master Plans of Cities, District Centers and Urban-Type Settlements and Their Construction," provide important evidence of the institutional development of urban planning during the years of independence.

At the same time, a number of significant architectural and public facilities were constructed in Syrdarya Region during the independence period. Among them is the "Alpomish" Health and Sports Center, built in 1999 at the entrance to the city of Gulistan. The architects of the complex were R. Yakubov, G. Nefedov, R. Magay, and S. Abdurahmonov. The building represents one of the most important compositional landmarks along the main approach to Gulistan. The total site area is approximately 2.5 hectares. Its principal façade faces north, toward Gulistan Street. The central part of the complex contains the main sports arena, while a covered tennis court is located on the left and an athletics arena and office complex are situated on the right.

Alongside lyceums, colleges, schools, sports facilities, and healthcare institutions, modern public and commercial buildings were constructed in Syrdarya Region during the years of independence. Internationally oriented supermarkets, large shopping centers, and retail facilities were established, with modern construction materials and contemporary technical solutions widely used in their design and construction.



In 1999, the “Ulgurchi Bozor” wholesale market was constructed in Gulistan along the Tashkent–Dushanbe route. Its location along a major transport corridor and its commercial function made it an important facility serving local entrepreneurs. The architects were A. Saakyan, S. Azizov, and S. Abdurahmonov. Covering an area of approximately 4.5 hectares, the market has a monumental architectural appearance. Its central section contains a covered trading hall crowned with a hemispherical dome constructed of polycarbonate (lexan). The retail spaces are arranged along the principal façade. Access to the “Ulgurchi Bozor” is provided through three monumental portals.

During the years of independence, leading urban-planning specialists of the Republic, under the direction of Professor D. Latipov of the Department of Urban Planning and Landscape Architecture at the Tashkent Institute of Architecture and Civil Engineering, together with specialists from organizations such as “UzshaharsozlikLITI” and “Toshboshplan,” developed the “Concept for the Development of Urban Planning under the Conditions of Uzbekistan’s New Socio-Economic Formation.” This important strategic document was approved in September 2001 by the authoritative Republican Council for Architecture and Urban Planning under the Cabinet of Ministers of the Republic of Uzbekistan. Based on the provisions of this concept, new planning and development projects were prepared for a number of cities and districts in Syrdarya Region.

The city of Gulistan, the administrative center of Syrdarya Region, has undergone significant improvements in its urban environment. The central park was renovated, and landscaping and improvement works characteristic of contemporary landscape architecture were carried out. A monument to the renowned Uzbek poet Alisher Navoi was erected in front of the regional theatre building, and the surrounding area was landscaped in accordance with contemporary principles of landscape architecture, enhancing the visual quality of the square. The central streets, including Uzbekistan, Independence, Alisher Navoi, and Ahmad Yassavi streets, were renovated and acquired a modern architectural appearance. The two sides of the “Do‘stlik” Canal were also landscaped and improved.

Boyovut District. Boyovut is the name of one of the Uzbek tribes. In the works *Jami’ al-Tawarikh* by the fourteenth-century historian Rashid al-Din and *Shajara-i Turk* by Abulg‘azi Bahadur Khan, the Boyovut are mentioned among the tribes that came to Transoxiana (Movarounnahr) together with the armies of Genghis Khan. According to Rashid al-Din, in ancient times the Boyovut constituted one of the relatively large tribes and were divided into several branches. During the thirteenth and fourteenth centuries, a significant part of the Boyovut became incorporated into the Uzbek and Turkmen peoples and gradually assimilated with them. Some manuscript genealogical records identify the Boyovut as one of the 92 traditional Uzbek tribes. Descendants of people belonging to the ancient Boyovut tribe currently reside in Boyovut village of present-day Guliston District, and their dialect belongs to the Kipchak dialect group of the Uzbek language.

The nearest railway station to the area is located 11 km from Farhod settlement. Until the 1950s, Boyovut was an ordinary rural settlement. On 19 April 1955, it was established as an administrative unit within Tashkent Region and was located in the southern part of the Mirzacho‘l Steppe. Between 1961 and 1991, Boyovut District was known as “Dmitrovo.” During this period, the settlement expanded as a result of the development of the Mirzacho‘l Steppe and the arrival of migrants and construction workers from various regions. The term “Boyovut,” used both as a tribal and geographical name, appears in the works *Shajara-i Turk*



and *Shajara-i Tarakima* by Abulg'azi Bahadur Khan in the forms "Boyo'tti," "Boyovul," and "Boyo'tluq." In 1960, the district was incorporated into Yangiyer District, and in 1963 it was re-established as part of Syrdarya Region.

Boyovut District is located in the eastern part of Syrdarya Region. It borders Bekabad District of Tashkent Region to the east, Khovos District to the south-west, Guliston District to the north, Mirzaobod District to the west, and the Republic of Tajikistan to the south. The district covers an area of approximately 0.435 thousand km². According to 2023 data, its population was approximately 132,500 people. The administrative structure of Boyovut District includes Boyovut urban-type settlement and several citizens' assemblies of villages, including Boyovut, Dehqonobod, Darvozaqir, Do'stlik, Laylakko'l, Madaniyat, Mingchinor, and Olmazor, as well as the urban-type settlements of Tinchlik, Usmonobod, and G'allakor. The administrative center of the district is Boyovut settlement.

Boyovut District has been undergoing continuous urban and architectural transformation, with new monumental buildings constructed in accordance with contemporary interpretations of traditional Uzbek architecture. Public recreational spaces, alleys, and landscaped areas have contributed significantly to the improvement of the settlement's architectural and spatial environment. In particular, the development of an alley around the imposing district administration building in the center of the settlement reflects the ongoing modernization of the district. The landscaped area adjacent to the district administration building provides an attractive public environment throughout the year. During the daytime, the greenery creates a pleasant visual setting, while at night the illuminated fountains contribute to a distinctive architectural and landscape composition.

The territory of the district is crossed by the Southern Mirzacho'l Canal, while both sides of the Do'stlik Canal, along the boundary with Bekabad District of Tashkent Region, have been landscaped and equipped with safe pedestrian walkways. These improvements have enhanced the accessibility and comfort of the public environment for local residents. A local industrial enterprise in the district center was also reconstructed and redesigned in accordance with contemporary architectural standards for the production of consumer goods, reflecting the broader modernization processes that took place during the years of independence.

During the years of independence, 45 general education schools, one academic lyceum, two vocational lyceums, an art school, 33 libraries, 18 clubs, 12 rural cultural centers, two mobile cultural clubs, seven amateur artistic groups, and museums in Boyovut District were modernized and equipped with contemporary facilities and material and technical resources. In addition, a 280-bed hospital and dispensary, together with 35 medical points, provide healthcare services to the population. Residential buildings along the central streets of the district, including Beruniy and To'maris Streets, were also renovated and improved.

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