

DETERMINING ECOLOGICAL AND ECONOMIC PECULIARITIES OF THE DAMAGE OF ECOLOGY OF URBAN LANDS

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ABSTRACT: The article analyzes the status and problems of land use planning in urbanized areas from the example of Tomsk. A conceptual problem-solving technique based on ecological and economic peculiarities of the ecologised land can be developed. The degree of exploitation and uncontrolled involvement of land in property relation is given. The critical analysis of conducting of land assessment work of Tomsk territory is presented. The indicative planning of urban areas is carried out. The practical significance of the work is to define and establish the optimum degree of differential fees for the exploited land.

1 INTRODUCTION

At the turn of centuries and millennium Russia faced with an unprecedented number of technological, managerial and law errors in the field of controlling land and property relations. The land reform, which was started in the 90's, is known not to have followed to its logical end, in other words, the goals were not achieved to the full extent and remain relevant. The main goals are:

- the development of multi aspect agricultural economy;
- the establishment of ownership institutes for land resources;
- the improvement of land use efficiency;
- the formation of the land resources which comply with standards of the modern market;
- the development of effective regulation institutes of land and property relations.

It should be noted that the law making work for specific targets to achieve the abovementioned goals is extensively being carried out. However, over the last years the facts of nonsystem and non-concurrence of the land legislation, serious "gaps" in acts of laws and also their antinomy have become apparent. Moreover, frequent numerous amendments of the federal legislation, not always reasonable split up of the legal regulation of land and property relations have a negative impact on the authority of the law [2]. There are some problems of law application, especially in the matter of the ecological component of the land

legislation. Underestimation of ecological principles of the legal and regulatory framework of the land and property turnover can lead to irreversible negative consequences not only in the sphere of land organization but also set a seal on all aspects of public life. The most visible consequences include the global ecological crisis which, according to experts, is undoubtedly connected with the pollution of the environment (consequently of the human body), the displacement of natural complexes from urban areas and the misallocation of land resources. On the 30th of March 2011 the former prime-minister of Russia Vladimir Putin mentioned these problems in his report "About the set of measures to improve the environmental situation in Russia". Furthermore, without the environmental damage assessment it is impossible to assess adequately the real level of progress of the social and economic development of any country. For many world countries there exists an important situation when the indices of economic growth, passing through the environmental adjustment, significantly reduced or had negative values [5].

In the progressive urbanization in Russia the percent of urban population has significantly increased. At the beginning of 2010 the urban population was 103.8 million, or 73.1% of the total number of Russians. In addition to it, more than half of the world's population lives in cities, and in Europe the percent of the urban population has exceeded 80%. Thus, the preservation of ecologized environment in urban areas can be