

Feasibility analysis and research of increase and decrease linked projects

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Abstract

Since the implementation of the policy of linking the increase and decrease of urban and rural construction land, it has played a positive role in optimizing the allocation of land resources, alleviating the shortage of urban construction land, narrowing the income gap between urban and rural areas, and assisting in poverty alleviation. The transitional form of market configuration should not be solidified and permanent. Taking the project of linking the increase and decrease of urban and rural construction land (demolition of the old part) in Dingbian County as an example, this paper analyzes the feasibility of the project and provides reference for the development of similar projects.

Keywords

Linking increase and decrease; construction land; demolition of old areas; land reclamation.

1. Introduction

The implementation of the policy of linking the increase and decrease of urban and rural construction land is a major measure to promote economical and intensive land use, coordinate urban and rural development, and improve rural production and living conditions. , and ultimately achieve the goals of increasing the effective area of arable land, improving the quality of arable land, using construction land economically and intensively, improving the living environment of farmers, improving the quality of life of farmers, and promoting the efficient and sustainable use of land resources. The implementation of the increase-decrease-linked project is based on the premise that the total amount of construction land will not increase, the area of arable land will not decrease, and the control of use will be strictly controlled. area, improve the quality of cultivated land; rational use to generate index income, provide strong financial support for rural infrastructure construction and industrial development, and promote the economic and social development of the project area.

2. Introduction to the project area

The project area is located at 37°48'98"-37°51'18" north latitude and 107°48'18"-107°69'06" east longitude. The project area has a warm temperate semi-arid continental monsoon climate with an average temperature of 22.3°C; an average temperature of -8.5°C, an annual average temperature of 7.9°C, an annual extreme maximum temperature of 37.7°C, and an annual extreme minimum temperature of -29.4°C. The light is abundant, and the average annual sunshine hours is 2743.3 h. The average annual precipitation is 325 mm, and the average annual evaporation is 2290.3 mm. The annual average frost-free period is 141 days. The main meteorological disasters are drought, strong wind, frost and hail, with spring drought, summer drought and sandstorm the most serious.

3. Overview of the demolition area

Demolition of old areas refers to the reclamation and reclamation of unreasonable, abandoned and idle rural settlements or industrial and mining land outside the urban planning circle to increase agricultural land. In accordance with the principle of "promoting the whole village, respecting public opinion, conforming to planning, and controlling scale", after investigating the potential of abandoned mining land and combining the actual situation of each town, Anmen Village and Pengtan Village in Hequan Town were determined as two plots for demolition. The old area involves 1 town and 2 administrative villages, with a total area of 244.8 mu (after on-the-spot investigation, the project area is all mining land and does not involve the issue of resettlement of residents, so this implementation plan only sets the old area for demolition, and does not set up a new area).

The demolition site is located in the southern edge of the Mu Us Desert and the northern section of the Loess Plateau in northern Shaanxi. The distribution is relatively scattered. The demolition area is an abandoned brick factory. There are mining pits, brick kilns, and brick houses in the office and living areas in the brick factory. Messy. The brick house is a brick-concrete structure, with brick walls on the outside and soil on the inside. The land utilization rate in the brick factory is low, the topography is severely damaged, and the high and steep slopes of the deep mining pit have hidden dangers of geological disasters.

4. Project implementation necessity analysis

4.1. The needs of beautiful rural construction

Through the implementation of projects linked to increase and decrease, it can effectively improve the comprehensive agricultural production capacity of the region, increase the income of farmers, prosper the rural economy, narrow the gap between urban and rural areas, realize the rational use of rural collective construction land and the sustainable development of the national economy, and promote the industrialization and scale of agriculture. It can improve the production and living conditions of farmers, and then improve the quality of life of farmers.

4.2. Realize the overall development of urban and rural areas and the rational use of resources

The demolition and resettlement in the project are linked to the increase or decrease of urban and rural construction land. The project area is an abandoned brick factory. Most of the buildings are in disrepair, with messy layout and low land utilization. Seriously affect the overall appearance of the village. Through the implementation of the project, excavate the stock of construction land, reclaim the mining land in the project area into cultivated land, increase the area of cultivated land, effectively improve the regional agricultural production conditions and ecological environment conditions, realize the rational use and optimal allocation of construction land between urban and rural areas, and achieve guarantees The production and living needs of the people in the project area and the goal of beautiful rural construction. Promote the process of urban-rural integration, increase the value of land resources, and improve land utilization and productivity.

4.3. Promoting the transfer of collective land is conducive to promoting agricultural industrialization and large-scale operation

After the implementation of the project, it is estimated that 236.8 mu of arable land will be newly added, and the original abandoned mining land will be reclaimed into arable land and integrated with the existing arable land, creating conditions for collective land lease and transfer, which can attract enterprises and enterprises engaged in high-tech agricultural industry. Owners come to lease, operate, set up companies, develop high-tech agricultural

industries, promote the transfer of rural collective land, promote industrialization and large-scale economy, strengthen the collective economy, and increase farmers' income.

5. Analysis of Reclamation Conditions in Demolition Areas

5.1. Geomorphic condition analysis

The demolition area is located in the southern edge of the Mu Us Desert and the northern section of the Loess Plateau in northern Shaanxi. The interior of the plot is relatively flat and the terrain conditions are relatively suitable for farming. Soil The soil layer is deep and suitable for cultivation.

5.2. Analysis on Construction Conditions of Demolition Areas

The traffic in the project area is relatively convenient. There are roads leading to each project plot or its vicinity, and it is connected with the main road through the village, which is convenient for mechanized construction. The road surface of individual plots is narrow and uneven, and it is necessary to improve the standard through project implementation to facilitate traffic and agricultural production.

When leveling the fields in the project area, the excavation and filling volume should be balanced as much as possible, the total leveling volume should be minimized, and the foreign soil and spoil should be reduced as much as possible. If backfilling with foreign soil is required, the required soil is mostly distributed around the project area. During construction, it is generally mined according to the principle of proximity. Its reserves are abundant, and the clay content, plastic index and natural water content of the soil meet the filling requirements; The required sand and stone can be purchased from the nearby stone yard in the project area, the source is guaranteed, and the specifications meet the construction requirements.

5.3. Analysis on land use conditions of reclaimed land in demolition area

The reclaimed construction land in the old demolition area is reclaimed into arable land, which has good use value. The reclaimed land can be connected with the surrounding land into a large area, which is convenient for mechanized farming and field management. According to local conditions, crops or economic crops can be planted, so that the reclaimed land can be Take advantage of.

To sum up, the natural conditions of the demolition area in the project area are good, and the construction conditions are met. The implementation of this project can greatly improve the utilization rate and output rate of land, and is of great significance in improving the local tourism environment, changing production conditions, preventing natural disasters, and greening and beautifying the environment.

6. Analysis of Reclamation Potential in Demolition Areas

The total area of the project area is 244.8 mu. According to the "Planning and Design Specifications for Land Consolidation Projects" (TD/T1012-2016), the method for calculating the potential of new cultivated land for reclamation is carried out through field sampling surveys and typical sample estimates, combined with the implementation of local land restoration. After a comprehensive analysis of the basic situation of the reclamation project, it is determined that the reclamation area of the old demolition area is 244.8 mu, and it is estimated that 236.8 mu of cultivated land will be newly added, and the new cultivated land rate is 96.73. Through land leveling, ploughing, and road engineering, organic fertilizers will be added to improve the quality of newly-added cultivated land, improve the land use efficiency of the project area, and increase the effective area of cultivated land. According to the "Dingbian County's Agricultural Land Grading Results" and the annual update evaluation results of

Dingbian County's cultivated land quality (2018), combined with the actual situation of the cultivated land around the demolition area, the multi-factor comprehensive evaluation method was used for comprehensive evaluation. Five years of fertilization and cultivation can ensure that the new cultivated land utilization level reaches 14, and the quality of the surrounding cultivated land is equal to that of the surrounding cultivated land.

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