



World Conference on Social Sciences, Law and Public Policy

Hosted Online from Toronto, Canada

Date: 26th April 2026

Website: <https://econferencia.com>

ON THE EXAMPLE OF THE RESTORATION AND DEVELOPMENT OF URBAN SHOPPING COMPLEXES (OLLOKULIKHAN TIMI AND CARAVANSERAI)

Abdullayev Bahodir Allamurod oglu

PhD student at SamDAQU

Gmail.ru: abdullayevbahodir33@gmail.com

Phone: +998993305494

Mazkur maqolada

«Savdo binolarining arxitekturasini tiklash va rivojlantirish» bozorlarining kelib chiqish tarixi ularning oʻrta asrlar va hozirgi paytdagi funktsional vazifalari, XX asr boshlarida Olloqulixon timi va karvonsaroyida olib borilgan ishlar va uning madaniy meʼrosga koʻrsatgan tasiri boyon etilgan.

Abstract:

This article describes the history of the origin of the markets, their functional functions in the Middle Ages and today, the work carried out at the Alloqulikhon team and caravanserai at the beginning of the 20th century, and its impact on cultural heritage.

Keywords. Olloqulixon timi va karvonsaroyi, bozorlar, fazoviy panjaralar.

Аннотация:

В данной статье описывается история возникновения рынков, их функциональные функции в Средневековье и в наши дни, работа, проводившаяся в Аллокулихане и караван-сараях в начале XX века, и ее влияние на культурное наследие.



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Introduction

Ollokulikhan Caravanserai and Timi — an architectural monument in Khiva (1832-1833). It has a rectangular plan (69.0x58.0 m), with flower-shaped minarets at the corners. The caravanserai is entered through the north and south porches. Its spacious courtyard (46.3x42.4 m) and 2-story rooms around the courtyard (4.6x2.9 m) are 105 in size. The rooms face the courtyard. The 8 corner rooms (5x5 m) have high domes, which are illuminated by the tobaddon grilles above the door. The roof is a balkh-domed roof. The passage to the courtyard is bordered by a porch on both sides. There are spiral stairs leading to the 2nd floor inside the porch wings. The lower rooms were used for storing luggage, while the upper rooms were used as a hotel.[1]

The external and internal structure of the caravanserai has its own unique aspects. For example:

In buildings of this type, you can go inside through special rooms, here you can go inside with goods directly under 2 domes. The middle of the courtyard is made convenient for loading goods onto a horse-drawn cart. The tim was built later than the caravanserai. The main style of the caravanserai was completely changed during the tim construction (1835-1838). On the ground floor, the base of the porches was strengthened, the 2nd floor of 24 rooms was completely demolished and adapted for the installation of tim domes (large dome diameter - 9.5 and 10.7 m, small dome diameter - 6.0 m). The tim layout is 74x26.5 m, 2 large domes (in the center and west), 12 small domes in 2 rows adjoined to the large domed room in front of the caravanserai, a similar domed room is also located to the west of the tim. The interior of the dome was illuminated through holes in the domes. The dome housed stalls. When building the domes, the craftsmen were able to find a suitable base for the structure (rectangular, square, hexagonal shapes). [1]



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Conducting an aesthetic and functional assessment of commercial properties: offers a comprehensive approach to designing commercial properties, ensuring that the building meets modern needs functionally and aesthetically while preserving its historical appearance.

Main part

Methodology for adapting commercial buildings. There are three main approaches to adapting commercial buildings to modern requirements:

1. The principle of maximum preservation: When modernizing any commercial facility, its original architectural and historical appearance should be preserved to the maximum extent possible. This is especially important for historic stalls, caravanserais, or markets. An individual approach should be applied to each



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commercial facility . A thorough study of the history and characteristics of the building will help determine its functional capabilities[2].

2. Tourism and service orientation: Some commercial facilities, such as small shops or historic market squares, can be converted into tourist bases or craft centers. The use of the facility should be consistent with its tourism potential and preserve its interior and exterior appearance to the maximum extent possible[2].

3. Integration with cultural and educational functions: Commercial buildings can also be used as modern public buildings, such as exhibition halls, craft workshops or small theaters. This approach requires determining the purpose of the facility, linking it to the city's cultural service system, and conducting a comparative analysis of the use options[2].



One of the last works carried out in the 80s-90s of the 20th century was the reconstruction and adaptation to use of the Alloqlukhan caravanserai. It is an important element in the planning structure of the eastern part of the Ichan Kala



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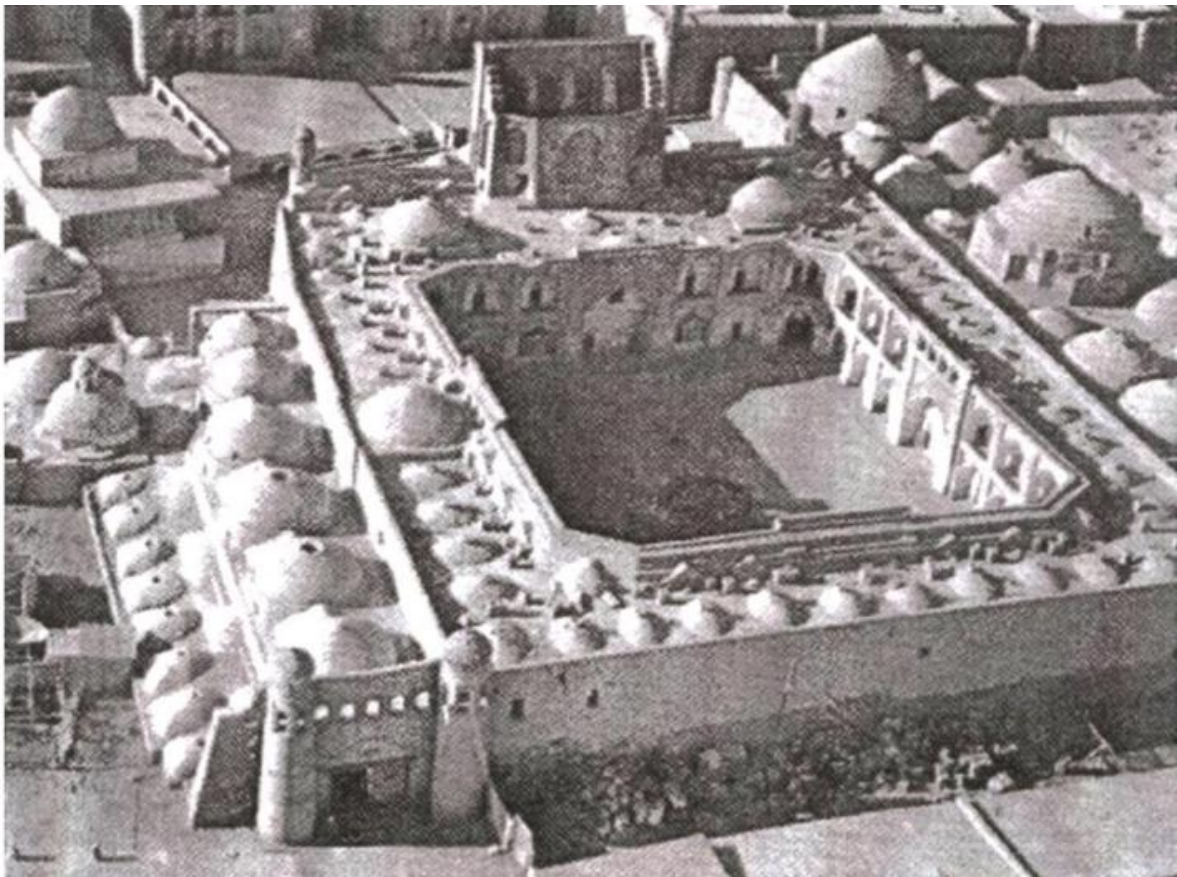
Hosted Online from Toronto, Canada

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Website: <https://econferencia.com>

historical and architectural reserve near the Polvan Darvaza. The monument was adapted to a trade fair selling industrial goods and folk crafts, while preserving the volumetric, planning, and spatial image of the caravanserai building, while displaying architectural and constructively valuable elements.

To facilitate trading on the second floor gallery level, walkways suspended from the roof elements on two side walls were designed. In the center of the trading hall, a decorative fountain was built to create a microclimate in the summer, and benches for relaxation were installed next to it. Year-round trading is organized in existing rooms (“cells”), and on Sundays a fair is opened in the courtyard.





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The Alloqulikhan Caravanserai is the main shopping center of the city. The function of the shopping center fully corresponds to the volumetric-spatial and architectural-planning structure of the building. This method of use perfectly meets the requirements for the preservation of an architectural monument.

Adapting the Caravanserai for a trade fair will allow visitors not only to visit the store, but also to get acquainted with a wonderful example of 19th-century architecture. According to the project, the memorial courtyard is closed with a spatial lattice structure “Kislovodsk” with a spacing of 9x18x9 m. in one direction, and 18x18 m. in the other direction, resting on 12 columns. The middle part of the spatial structure is raised to a height of 2.12 m., and oblique light lanterns are installed on both sides. Along the perimeter of the courtyard facade, between the existing building parapet and the spatial lattice structure cladding, a long window with a height of 1.8 m. is installed. For convenient shopping, it is planned to install walkway bridges suspended from the roof cladding elements at an interval of 1.5 m on two side walls at the level of the second floor gallery. Four rooms (cells) of the caravanserai have stairs, and two rooms have freight elevators.

Year-round trade in industrial goods is organized in existing rooms (cellars), and on Sundays, fair trade is held in the covered courtyard of the monument, loading is carried out on the north side. Due to technological necessity, new passages were opened between the cells on the first floor. In order to create convenience for the movement of buyers and sellers in the areas where the main and service stairs, loading rooms and areas are designed, the existing doors were expanded. In order to adapt the monument to use, the doors and railings were updated, and glass frames were installed behind the railings. A decorative fountain was built in the center of the trading hall to maintain the microclimate in the summer. Benches with indicator boards were placed for short-term relaxation of buyers.



World Conference on Social Sciences, Law and Public Policy

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The floors of the trading hall are marble. In the trading rooms, administrative-domestic, service-economic areas - wooden, warehouses, economic, technical, loading rooms are made of cement. The facades of the courtyard of the caravanserai facing the trading hall were cleaned of difficult-to-move plaster during the renovation, and sandblasted with a sandblasting machine. The walls in the rooms were cleaned of centuries-old repaired plaster and dirt, the existing niches were filled with 120 mm thick brickwork. The project also included high-quality plastering and adhesive whitewashing of the walls and ceilings of all rooms. Newly installed doors, window frames, all wooden fence elements, benches for rest, wooden handrails on the stairs, suspension bridges and decorative covering boards of the second floor galleries were painted twice with colorless nitro varnish. The newly installed “fences” were covered with a milky white cement mixture. The stairs and landings of the main staircases were covered with polished marble slabs, and the service stairs were covered with terracotta. The monolithic circular reinforced concrete columns in the trading hall were covered with marble in the form of octagons, which narrowed towards the top and ended with octagonal capitals. All metal elements of the plates, fences and ceilings, as well as the metal elements of the upper lanterns, were painted twice with oil paint. The elements of the advertising boards made of office glass were tinted with PVA glue.

The exterior decoration solution used the roof and canopy barrier elements made of bent profiled sheeting. The walls of the loading bay are covered with bricks. The walls of the building were built based on the renovation project. The retaining walls were designed according to the Ichan Qala master plan. Technical and economic indicators were developed.

The construction of the structural part of the project takes into account natural climatic conditions, in accordance with the conclusions of engineering and



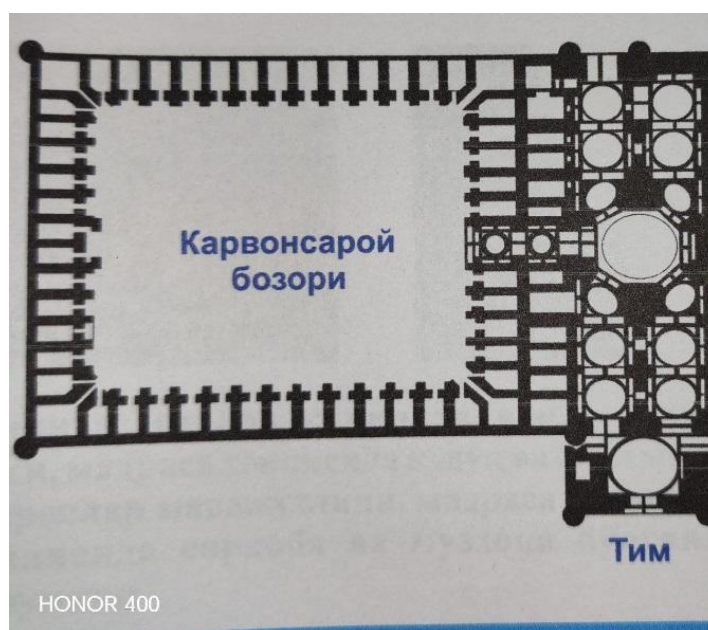
World Conference on Social Sciences, Law and Public Policy

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Website: <https://econferencia.com>

geological studies conducted at the UzNIPI Restoration Institute, and the foundation base is dense compacted soil. The soil belongs to category 2 in terms of seismic properties.



In the constructive solution, the load-bearing frames of the roof of the fairground trading hall are made of M-200 concrete, A-III class reinforcement, 12 monolithic reinforced concrete conical columns made in a circular cut. The column spacing is 18x18m on one side, and 9x18x9m on the other. The column base is made of M-200 grade concrete on sulfate Portland cement, monolithic reinforced concrete in the form of columns made of A-II class reinforcement. The roof is made of spatial lattice structures, with a total size of 42x48m in plan, consisting of an orthogonal grid with 3x3m cells.

All elements of the spatial grid are made of cast iron tubular rods of the same type, adopted in accordance with the data of the ECM calculations for the



World Conference on Social Sciences, Law and Public Policy

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resulting stress of 1.466-Zs. The middle part of the spatial grid is raised to a height of 2.12 m, and oblique light lanterns are installed. Light lanterns made of a single type of metal structure of the 1.436-4 series are designed on the wall parapet along the contour of the building.

The roof over the trading floor is flat, consisting of four layers of roofing felt of the REM-350 brand according to GOST 10923-76. According to GOST 24045-80

Galvanized, flattened steel sheet of the N6-782-1 brand serves as a load-bearing element of the roof. For the heat-insulating properties of the roof, mineral wool plates with a thickness of 60 mm and high hardness according to GOST 22950-78 are used. For the convenience of passage in the gallery of the second floor, walkways are designed along the walls in the axes A and G, suspended from the roof elements at floor level. The walkways are made of metal with an angular cross-section.

In four rooms of the Caravanserai building, the interfloor layer - the balkhi dome - was removed, and stairs made of metal kosours were installed, the landing and stairs were made of monolithic reinforced concrete made of M-200 grade A-I class reinforcement. In two rooms of the second floor, the existing layer between the floors was removed, and a monolithic reinforced concrete layer was made with a hole left for installing an elevator. In the indicated rooms, before removing the dome, reinforcing structures were made for the walls of the second floor, which partially rested on the first floor. Metal top plates made of iron were placed over the holes opened and expanded in the existing brick walls.

A swimming pool-fountain is made in the trading hall. In it, a metal base made of 4 mm thick alloyed (stainless) steel of the V brand ST 3 or 14G2 26 GS brand acts as the main waterproofing layer. The supporting walls inside the trading hall are made of M-100 concrete, the flowerpots are made of M-200 concrete



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reinforced with 100/100/7/7 welded mesh. In flowerpots of types 1 and 3, placed near the reinforced concrete columns of the load-bearing frame, a metal base made of 4 mm thick steel is used as a waterproofing material. The external stairs are made of M-150 concrete reinforced with 100/100/9/9 rolled mesh according to GOST 8478-66.

For the 1200th anniversary of the great thinker Muhammad Al-Khwarizmi, restorers, artists, builders, and road builders carried out a huge amount of work in a short period of time to restore architectural monuments, reconstruct buildings, and beautify Khiva, as well as to build anniversary facilities and residential buildings. The former Alloqulikhan caravanserai was transformed into a trade fair.[3]

Conclusion

Medieval trading buildings were formed very long ago, and trading buildings were considered the main place of the city, where, along with trade, all propaganda and propaganda work in society was carried out. The restoration work carried out in the Allakhkulkhan Timi in Khiva, which was a medieval trading building, has led to the preservation of the functional purpose of the building and, at the same time, to bring people closer to the historical environment. This shows that increasing the functionality of trading buildings is of great importance for the preservation of cultural heritage and the development of tourism.

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