

## Considerations regarding the cadastre works achievement in Romania

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**Abstract:** *The completion of the general land register in the territorial administrative units of Romania is a purpose and also an urgent need for the country’s economy. A thoroughly made modern cadastre involves the description of the properties in the cadastral registers and cadastral plans which are technical documents that underlay the public land register system through the land book. In accordance with Article 1 alignment (1) which states: „land registration is achieved at the level of territorial administrative units by cadastral sectors” and Article 11 alignment (1) which states: „the technical cadastral documents are created [...] for each individual cadastral sector” of the Law of Cadaster and Public Land Registration (no.7/1996), the technical documents are: the cadastral plan, the land cadastral register and the literate register of the land owners. Based on these considerations, emphasizing the importance that the legislator grants to the “cadastral sector” the authors have made working patterns regarding the technical cadastral documents - the primary cadastral data sheet, the cadastral plan and registers - validated through a case study at the level of some cadastral sectors in Radauti town, Suceava County.*

**Keywords:** *cadastral plans, cadastral registers, cadastral sectors, data sheet*

### 1. Introduction

The completion of the general land register in the territorial administrative units of Romania is a purpose and also an urgent need for the country’s economy. A thoroughly made modern cadastre involves the description of the properties in the cadastral registers and cadastral plans which are technical documents that underlay the public land register system through the land book. In accordance with Article 1 alignment (1) which states: „land registration is achieved at the level of territorial administrative units by cadastral sectors” and Article 11 alignment (1) which states: „the technical cadastral documents are created [...] for each individual cadastral sector” of the Law of Cadastre and Public Land Registration (no.7/1996) with subsequent amendments the technical documents are: the cadastral plan, the land cadastral register and the literate register of the land owners. Based on these considerations, emphasizing the importance that the legislator grants to the „cadastral sector” and from the fact that the amendments of the Law of Cadastre and Public Land Registration (no.7/1996) weren't followed by proper technical specifications carrying out the cadastre, the authors propose and work out models of technical documents.

## 2. Example of achieving the technical cadastral documents

Tabular models were designed for the land cadastral register and the literate register of the land owners. The land cadastral register was designed in such manner to contain all the cadastral elements making a complete and modern cadastral system and equally conceived, to represent the technical basis for making cadastral land books. The literate register of the land owners has been structured to provide the opportunity to easily identify properties and their cadastral characteristics having as a starting point the ownerships title.

The base element making the connections between the two technical documents mentioned above, and also between those, the cadastral plan and the records inside the land book is the cadastral number. The model of the cadastral plan was designed to be built on standardized formats (A2, A1, A0), so that the graphical representation of land sectors to be made, if possible on one sheet, thus facilitating the work with such graphic documents. The authors consider that drawing up plans on geodetical trapezes while achieving the cadastral technical documents at the cadastral sector level, would lead to an increased number of plan sheets, each with a small graphic content.

The model of the cadastral plan includes elements of mandatory content regarding cadastral sector limits, land, parcels, permanent buildings, identifiers, parcel type symbols, toponymy elements, etc. The cadastral plan also contains information regarding: name, plan scale, territorial administrative unit and the area therein, cadastral sector number, cadastral land numbers, commission members designated for the development, verification and acceptance of the cadastral documents, name of the technical staff who participated in measurements, drafted and checked the cadastral plan, sheets layout scheme, all the information being structured outside the plot spreadsheet itself.

For a better organization of field work, a systematization of graphical and alphanumeric data at the level of each property as the main source of information, necessary to achieve the cadastral database, the authors developed a model document, called generic, "Primary cadastral data sheet". This document contains, at the level of each individual property, cadastral data and information collected in phase measurements (address, property sketch, parcel type, destinations and construction features of buildings, etc.), undertaking interviews with owners of real estate (name and the address of the owners, type of deeds), from the offices and regional offices of land management (cadastral identifiers, owner name, if applicable, etc.) and from the specialized municipality services.

In order to illustrate and validate the technical cadastral documents, the authors picked for the case study a cadastral sector from the urban area in Radauti town, Suceava County. Thus, Fig. 1 shows the "Primary cadastral data sheet" for the property with the cadastral number from the cadastral sector number 36.

The land cadastral register and the literate register of the land owners that make the case study are presented in Fig.2, respectively Fig.3.

The Cadastral plan was drawn to scale 1: 500 on a single drawing sheet (A1 format) (fig. 4) as required for municipal urban areas.

**Primary cadastral data sheet number ...6....**  
 for property located at...SITARILOR...no...4....

The territorial administrative unit: **RADAUTI TOWN** Cadastral sector number: **36**  
 Inside/Outside urban limits: **RADAUTI TOWN**

1. Property sketch

2. Cadastral identifiers of old land book/ land cadastre

Old land book No.	—	Block No.	35
Parcel No.	—	Parcel No.	2214 2215

3. Cadastral identifiers of electronic land book

Land book No.	Temporary cadastral No.	Notes
—	—	—

4. Temporary cadastral identifiers

Property No.	Cadastral sector No.
6	2

5. Land

Parcel No.	Parcel type	Area (mp)	Value tax	Notes
1	CC	319	27434	—
2	A	891	76626	—
—	—	—	—	—

6. Buildings

Building No.	Destination	Height	Area (mp)	Constructive characteristics	Value tax	Notes
C1	Residence	P	76	Concrete foundation, wooden walls, roof sheet	39216	—
C2	Garage	P	46	Concrete foundation, wooden walls, roof sheet	4945	—
—	—	—	—	—	—	—

7. Owners

Owner name	Owner headquarter	Property deed number and date of registration/release	CNP/CIF	Notes
HERCU OTTO	RADAUTI, ST. SITARILOR	SALE-PURCHASE AGREEMENT NO 1201/1996	1680421335689	—
—	—	—	—	—
—	—	—	—	—
Buildings				
C1				
HERCU OTTO	RADAUTI, ST. SITARILOR	SALE-PURCHASE AGREEMENT NO 1201/1996	1680421335689	—
—	—	—	—	—
C2				
HERCU OTTO	RADAUTI, ST. SITARILOR	BUILDING PERMIT NO 102/1997	1680421335689	—
—	—	—	—	—

8. Copies of the property index and identification documents provided by owners

Property deeds	Identification documents	Notes
Land: SALE-PURCHASE AGREEMENT NO 1201/1996 Buildings: BUILDING PERMIT NO 102/1997	C. I.	

Prepared: **Eng. FRIM CLAUDIU** Date: **12.03.2012** Owner signature:

Fig.1 – „Primary cadastral data sheet”



Location : Radăuți Town  
Cadastral sector number:36

County: Suceava  
The territorial administrative unit: Radăuți  
Siruta code:146628  
Inside/Outside urban limits code:2

THE LITERATE REGISTER OF LAND OWNERS

No.	Owner name	Personal identification number	Property address	Land cadastral number	Land book number	Type of Ownership	Position and page of the LAND CADASTRAL REGISTER	Notes
1	AMANOLESEI DEBRA	264081732323	MUN. RADAUTI, JUD. SUCEAVA	885	-	PF	pot. 11/pag. 1	JOIN POSSESSION WITH AMARITEI LIDIA
2	AMARITEI LIDIA	260091432312	MUN. RADAUTI, JUD. SUCEAVA	885	-	PF	pot. 11/pag. 1	JOIN POSSESSION WITH AMANOLESEI DEBRA
3	AMARITEI OCTAVIAN	1740929331456	STR. SITARILOR, NR. 2A, MUN. RADAUTI, JUD. SUCEAVA	886	-	PF	pot. 12/pag. 1	JOIN POSSESSION WITH AMARITEI RADU
4	AMARITEI OCTAVIAN	1740929331456	STR. SITARILOR, NR. 2A, MUN. RADAUTI, JUD. SUCEAVA	887	-	PF	pot. 13/pag. 1	JOIN POSSESSION WITH AMARITEI RADU
5	AMARITEI RADU	1800430338545	STR. SITARILOR, NR. 2A, MUN. RADAUTI, JUD. SUCEAVA	886	-	PF	pot. 12/pag. 1	JOIN POSSESSION WITH AMARITEI OCTAVIAN
6	AMARITEI RADU	1800430338545	STR. SITARILOR, NR. 2A, MUN. RADAUTI, JUD. SUCEAVA	887	-	PF	pot. 13/pag. 1	JOIN POSSESSION WITH AMARITEI OCTAVIAN
7	BIGU ELENA	2860712322653	STR. SCOLII NOI, NR. 9, MUN. RADAUTI, JUD. SUCEAVA	888	-	PF	pot. 14/pag. 2	-
8	BIGU OLGA	2790519332145	STR. SCOLII NOI, NR. 11, MUN. RADAUTI, JUD. SUCEAVA	889	-	PF	pot. 15/pag. 2	-
9	BURLA MIHAI	1621012334785	MUN. RADAUTI, JUD. SUCEAVA	882	-	PF	pot. 8/pag. 1	-
10	BURLA VIORICA	2790314332156	MUN. RADAUTI, JUD. SUCEAVA	883	-	PF	pot. 9/pag. 1	-
11	CRETU STEFAN	165110331284	STR. PORUMBELULUI, NR. 3, MUN. RADAUTI, JUD. SUCEAVA	897	-	PF	pot. 23/pag. 2	-
12	HERCU OTTO	1680421335689	STR. SITARILOR, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	881	-	PF	pot. 7/pag. 1	-
13	HIJ VIORIC	1590321336569	STR. VICTORIEI, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	878	-	PF	pot. 4/pag. 1	-
14	HORTOPAN GRIGORE	1580113332485	STR. SCOLII NOI, NR. 15, MUN. RADAUTI, JUD. SUCEAVA	891	-	PF	pot. 17/pag. 2	-
15	MANOLACHE MARIA	2620421332563	STR. SCOLII NOI, NR. 21, MUN. RADAUTI, JUD. SUCEAVA	894	-	PF	pot. 20/pag. 2	-
16	MOROSAN STEFANIA	2780604332255	STR. PLEVNEI, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	876	-	PF	pot. 2/pag. 1	-
17	MUNICIPIUL RADAUTI	-	STR. REPUBLICII, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	879	-	DPAT	pot. 5/pag. 1	-
18	MUNICIPIUL RADAUTI	-	STR. REPUBLICII, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	880	-	DPAT	pot. 6/pag. 1	-
19	MUNICIPIUL RADAUTI	-	STR. REPUBLICII, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	888	-	DPAT	pot. 14/pag. 2	-
20	PARFENOV IVAN	1801123336655	STR. VICTORIEI, NR. 4, MUN. RADAUTI, JUD. SUCEAVA	877	-	PF	pot. 3/pag. 1	-
21	PAROHIA NOUA "INVERSA"	-	MUN. RADAUTI, JUD. SUCEAVA	884	-	DPS	pot. 10/pag. 1	-
22	POPESCU TIBERIU	1710816336435	STR. SCOLII NOI, NR. 27, MUN. RADAUTI, JUD. SUCEAVA	900	-	PF	pot. 26/pag. 2	-
23	SINDRILARU ATECLA	2690821337496	STR. SCOLII NOI, NR. 17, MUN. RADAUTI, JUD. SUCEAVA	892	-	PF	pot. 18/pag. 2	-
24	SOFRONIE ADRIAN	1420613332151	STR. PLEVNEI, NR. 2, MUN. RADAUTI, JUD. SUCEAVA	875	-	PF	pot. 1/pag. 1	-
25	SOFRONIE CONSTANTIN	1520628338516	STR. PORUMBELULUI, NR. 5, MUN. RADAUTI, JUD. SUCEAVA	896	-	PF	pot. 22/pag. 2	-
26	TOFANEL VIORICA	2390805331285	STR. SCOLII NOI, NR. 23, MUN. RADAUTI, JUD. SUCEAVA	895	-	PF	pot. 21/pag. 2	-
27	TRUGIN GRIGORE	1461212332323	STR. SCOLII NOI, NR. 13, MUN. RADAUTI, JUD. SUCEAVA	890	-	PF	pot. 16/pag. 2	-
28	VATAMIAN DORIN	1840726339543	STR. SCOLII NOI, NR. 25, MUN. RADAUTI, JUD. SUCEAVA	899	-	PF	pot. 25/pag. 2	-
29	VISNECOUGA	2741210331234	STR. SCOLII NOI, NR. 19, MUN. RADAUTI, JUD. SUCEAVA	893	-	PF	pot. 19/pag. 2	-

Certified: ing. Manole George

Date: 18.03.2012

Elaborated: ing. Irfim Claudiu

Fig.3 – The literate register of land owners for cadastral sector number 36

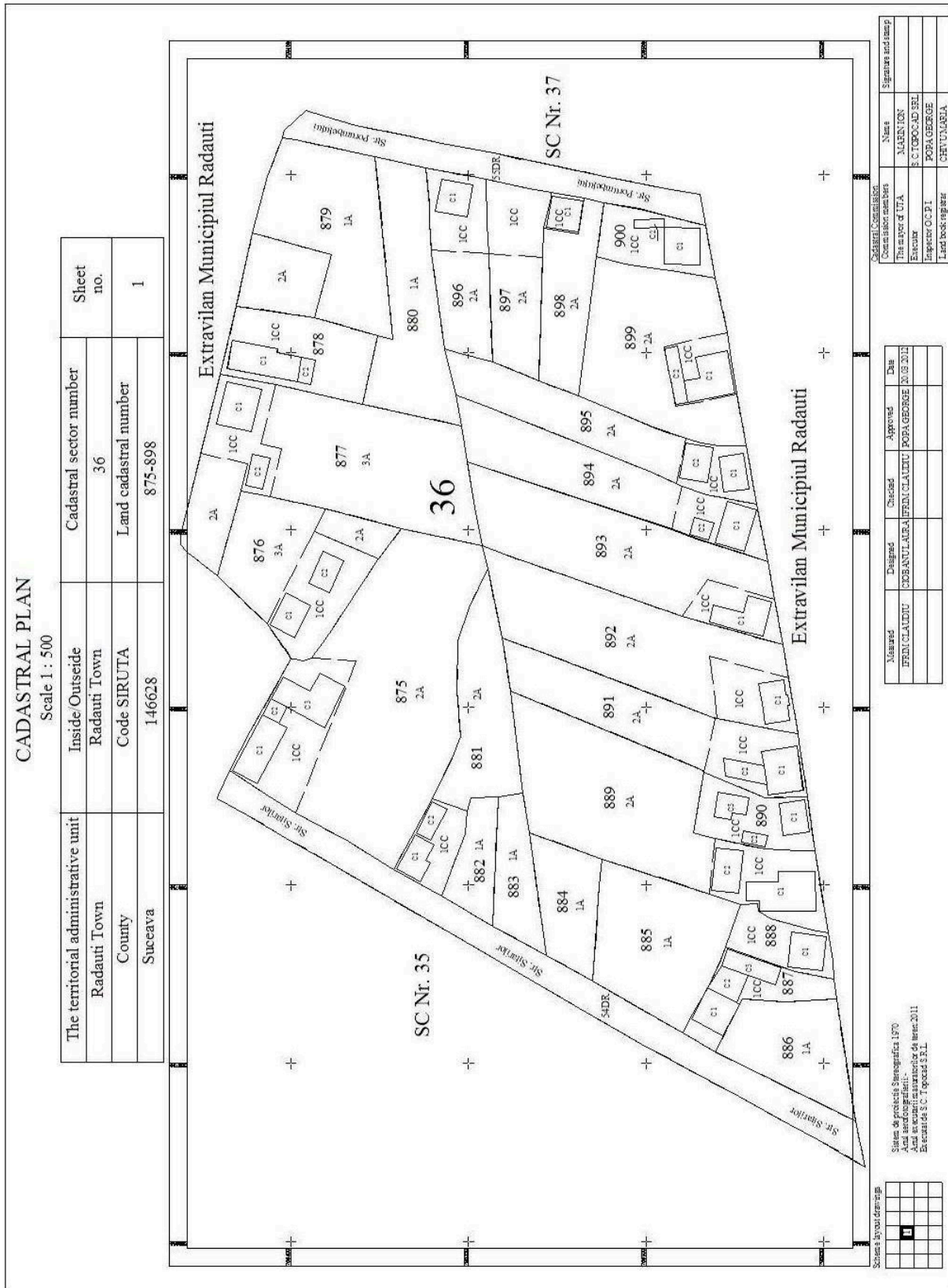


Fig.4 – The cadastral plan for cadastral sector number 36

### 3. Conclusions

Case study report:

The cadastral technical documents must be achieved in order to meet the requirements of a complete and modern cadastre in Romania and to establish the basis of an efficient system for the public land book.

It is required that the authorities need to complete the legislative support for achieving the general cadastre with technical data, thus achieving a correlation between the legal aspect and the technical aspect of cadastre.

### 4. References

1. *G. Tămăioagă, D. Tămăioagă - General Cadastre and specialized cadastres, Matrix Rom Publishing House, Bucharest, 2005;*
2. *\*\*\* Law of Cadastre and Public Land Registration (no.7/1996) with subsequent amendments*