

THE ELABORATION OF THE CADASTRAL DOCUMENTATION AFFERENT TO THE INTRODUCTION OF SYSTEMATIC CADASTRE IN DOȘTAT TERRITORIAL ADMINISTRATIVE UNIT, ALBA COUNTY

Andreea BEGOV UNGUR, Asocc.Prof. PhD. Eng., „1 Decembrie 1918” University of Alba Iulia, Romania, andreea.begov@uab.ro

Cristina Maria TODEA, Ma. Stud. Eng., „1 Decembrie 1918” University of Alba Iulia, Romania, todea.cristina.sicmi21@ uab.ro

Abstract: *The introduction of the systematic cadastre on Territorial Administrative Unit Doștat took place within the National Cadastre and Land Book Program (PNCCF), started by the National Agency of Cadastre and Real Estate Advertising (ANCPI) for free registration of real estates into the Integrated Cadastre and Land Book System.*

The systematic registration works initiated by the territorial administrative units, having as object the cadastral sectors within the territorial administrative units Doștat, include real estate located outside the built-up area, regardless of the quality of the right holder, respectively owner, holder of a real right over the real estate or possessor.

Keywords: *cadastral documentation, systematic cadastre, Integrated Cadastre and Land Book System*

1. Introduction

The role of this paper is to present, as easily as possible, the methodology for elaborating the cadastral documentation afferent to the introduction of systematic cadastre in Doștat Territorial Administrative Unit and its content.

After performing topographic measurements, processing of measured data and obtaining the cadastral plan, it passes to the elaboration of the cadastral documentation afferent to the introduction of the systematic cadastre.

According to Order number 1427/2017 of National Agency of Cadastre and Real Estate Advertising, the final documentation includes:

- the data sheets of the real estates;
- the cadastral register of the real estates;
- the alphabetical opis of the owners of the real rights of ownership, the owners and other holders;
- the cadastral plan;
- technical report;
- cgxml files.

2. Materials and Methods

Through a case study this paper presents, as easily as possible, the methodology for elaborating the cadastral documentation afferent to the introduction of systematic cadastre in Doștat Territorial Administrative Unit and its content.

For this paper the topographic measurements were performed using the GPS HI-TARGET V30. The measurement method used was RTK which made possible the obtaining of points coordinates in real time, during the measurements. The points coordinates were imported into AutoCAD, using the TopoLT program, through the function "Report points". After importing the points into AutoCAD program, we recourse to joining the points, based on the codes used in the field, in order to obtain the contour of the cadastral sector. Based on the ownership sketch, received from the City Hall, was done the division of the cadastral sector into the parcels, using "Multiple detachment" command of the TopoLT application.

The Territorial Administrative Unit Doștat includes 41 cadastral sectors.

For exemplification, was taken into account the cadastral sector no. 39 (Figure 1).

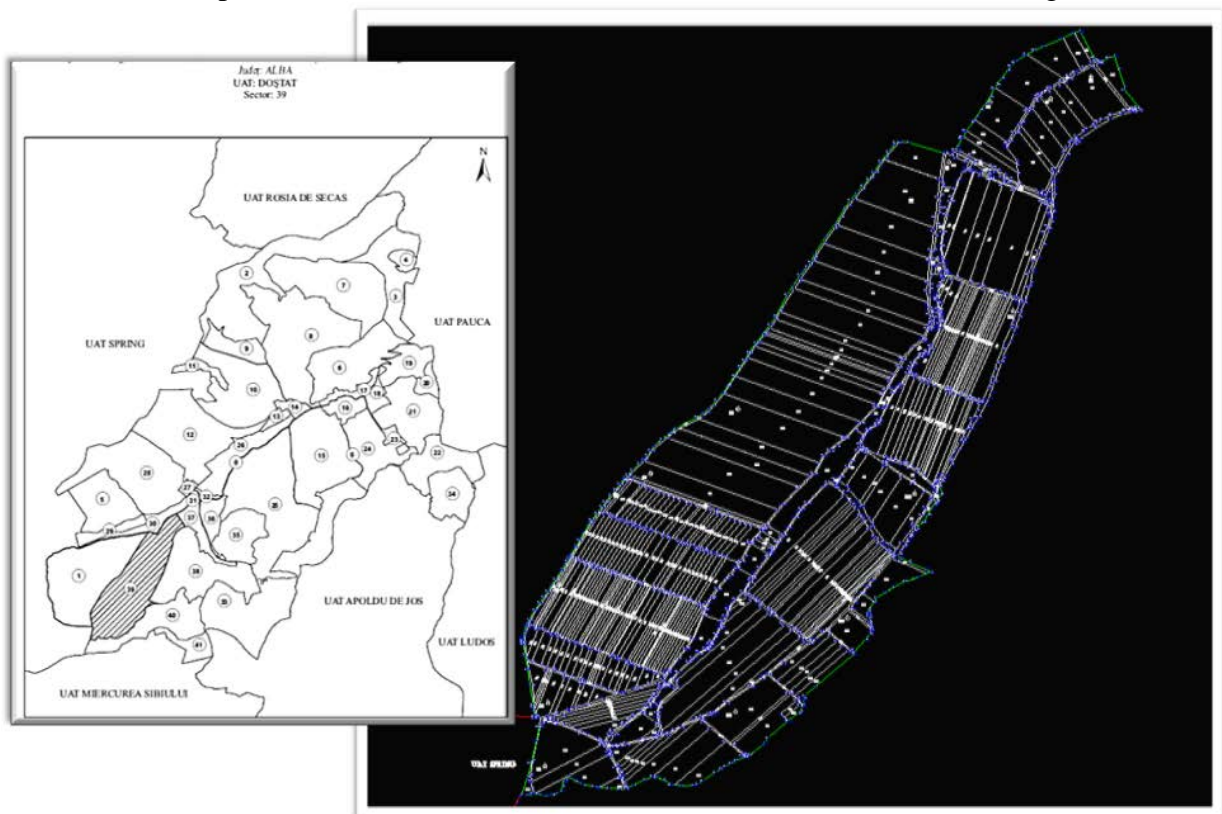


Fig. 1 Cadastral sector no. 39, Doștat Territorial Administrative Unit

3. Results and Discussion

After performing topographic measurements, processing of measured data and obtaining the cadastral plan, it passes to the elaboration of the cadastral documentation afferent to the introduction of the systematic cadastre.

According to Order number 1427/2017 of National Agency of Cadastre and Real Estate Advertising, the final documentation includes:

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- technical report;
- cgxml files.

The data sheet of the real estate - includes data about the real estate and about the owner, namely: the Territorial Administrative Unit, the cadastral sector, the ID of the real estate, the parcel number, the name and surname of the owner, the statement with the consent of the owner, the ownership/possession act (Figure 2).

Teritoriu Administrativ: Dostat ID imobil: 223

FISA DE DATE A IMOBILULUI

UAT: Dostat
Sector cadastral nr.: 39
ID Imobil: 223
Date teren

Nr. Tarla/Strada	Nr. Parcela/Nr postal	Suprafata masurata	Nr. CF	Nr. cad/nr. top	Imprejmuit/ Neimprejmuit (I/N)	Zona cooperativizata/ necooperativizata (Co/Neo)
Tarla: -	Parcela: 1111/23	5000		/	N	Co

Observatii:

2. DATE CONSTRUCTII PERMANENTE

Date constructii permanente:

Identificator constructie	Cod grupa destinatie	Nr. niveluri	Constr cu acte (DA/NU)	Constr condominiu (DA/NU)	Nr bloc	Nr Total UI	Suprafata construita masurata

Parti comune:

Observatii:

3. PROPRIETATEA / POSESIA

Nr. crt	Nume si prenume detinator/ Denumire persoana juridica	CNP/CUI	Nr. act de proprietate/posesie	Observatii
1	STANCIU LUCIA DORICA	999999999999	9327/660/04.01.2002	

In aplicarea prevederilor art. 12 alin. (1) i (2) ale Legii nr. 677/2001 pentru protectia persoanelor cu privire la prelucrarea datelor cu caracter personal si libera circulatie a acestor date, titularul declara ca este de acord cu prelucrarea si publicarea datelor cu caracter personal colectate si prelucrate in cadrul procesului de inregistrare sistematica

Fig. 2 The data sheet of the real estate

The cadastral registry of the real estate - is drawn up on cadastral sectors and includes data related to: description of the real estates, data about the land, data about construction, property/possession, dismemberments of the property right, data about notaries/ processes/ prohibitions (Figure 3).

UAT DOSTAT
Sector cadastral nr. 39
Zon cooperativizat

1. DESCRIEREA IMOBILULUI

Identificator	Adresa imobil	Nr. Cadastral	DATE TEREN:						DATE CONSTRUCȚII:							
			Nr. CF	Supr. masurata	Intrav./ extrav	Nr. top	Nr. tarla	Nr. parcela	Cat. fol.	Suprafata parcela	Identificator constructie	Cod grupa destinatie	Suprafata construita	Nr. niveluri	Nr. CF	Constructie cu acte (DA/NU)
205	judet ALBA, UAT Dostat, Cod postal 517275		70695	23600	E	2922/1006, 2931/1006, 2930/1006/1	-	1111/5	A	23600	-	-	-	-	-	-

2. PROPRIETATEA / POESIA

Titularul dreptului/posesiei			Data nasterii/CUI	Domiciliu/Sediu	Cota parte	Identificator entitate asociata	Cota parte teren UI	Mod de dobundire	Act juridic			Obs privitoare la proprietar
Num/Den	Initiala tatalui	Prenume							Tip act	Nr. act/data	Emitent	
POPA		IOAN	06.02.1962	judet ALBA, UAT DOSTAT Sebes, localitate Petresti, str 1 Mai, nr. 34, Cod postal 515850	1/1	205	-	Conventie	act notarial	2767/21.10.2002	NP Olimpiu Burz	NEIDENTIFICAT
POPA		MONICA EUGENIA	22.08.1967	judet ALBA, UAT DOSTAT Sebes, localitate Petresti, str 1 Mai, nr. 34, Cod postal 515850	1/1	205	-	Conventie	act notarial	2767/21.10.2002	NP Olimpiu Burz	NEIDENTIFICAT

Copie finala

Inregistrare sistematica UAT DOSTAT Dostat, Sectorul cadastral 39, Anul 2020

3. SARCINI / DEZMEMBRAMINTE

Titular			Data nasterii/CUI	Domiciliu/Sediu	Tipul sarcinii sau al dezmembraminelor dreptului de proprietate	Cota parte	Identificator entitate asociata	Act juridic			Valoare ipoteca	Tip moneda
Num/Denumire	Initiala tatalui	Prenume						Tip act	Nr. act/Data	Emitent		

4. NOTARI, PROCESE, INTERDICTII

Tipul notarii	Tip act	Nr. act/data	Emitent
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5. OBSERVATII ASUPRA IMOBILULUI

Imobil imprejmuat / neimprejmuat	Imobil, contestat / necontestat	Alte observatii
neimprejmuat		

Fig. 3 The cadastral registry of the real estate

The alphabetical index of the owners – includes data related to: the name and surname of the owner, the date of birth/CUI, the ID of the real estate, the number of the cadastral sector, the address of the real estate, the area of the real estate, remarks (Figure 4).

Judetul ALBA
UAT Dostat

Nr. crt.	Nume/denumire detinator	Data nasterii/CUI	Identificator	Plansa	Sector cadastral	Adresa imobilului	Suprafata in proprietate (mp)	Suprafata in posesie	Observatii detinator
1	COTIRLEA ANA	999999999999	440	39	39	judet ALBA, UAT Dostat, Cod postal 517275	3500		
2	DOTETAN MARIA	999999999999	438	39	39	judet ALBA, UAT Dostat, Cod postal 517275	1400		
3	FLESCHER LUISA	999999999999	425	39	39	judet ALBA, UAT Dostat, Cod postal 517275	5800		
4	HAUPTKORN GHEORGHE	999999999999	427	39	39	judet ALBA, UAT Dostat, Cod postal 517275	6300		
5	IOVAN HELMUT TEFAN	999999999999	426	39	39	judet ALBA, UAT Dostat, Cod postal 517275	6400		
6	KLOSS MIHAIL	999999999999	432	39	39	judet ALBA, UAT Dostat, Cod postal 517275	11300		

Fig. 4 The alphabetical index of the owners

The CGXML file - The “Generating CGXML” is an application developed specifically for the management of Systematic Cadastre data according to the requirements of the National Agency for Cadastre and Real Estate Advertising.

In the CGXML application (Figure 5), were introduced the following data: general data relating to the real estates, the geometry of the real estate, general data relating to the parcels, constructions/ individual units, general data relating to the property documents, general data relating to the owner of the real estate, registration into the land book.

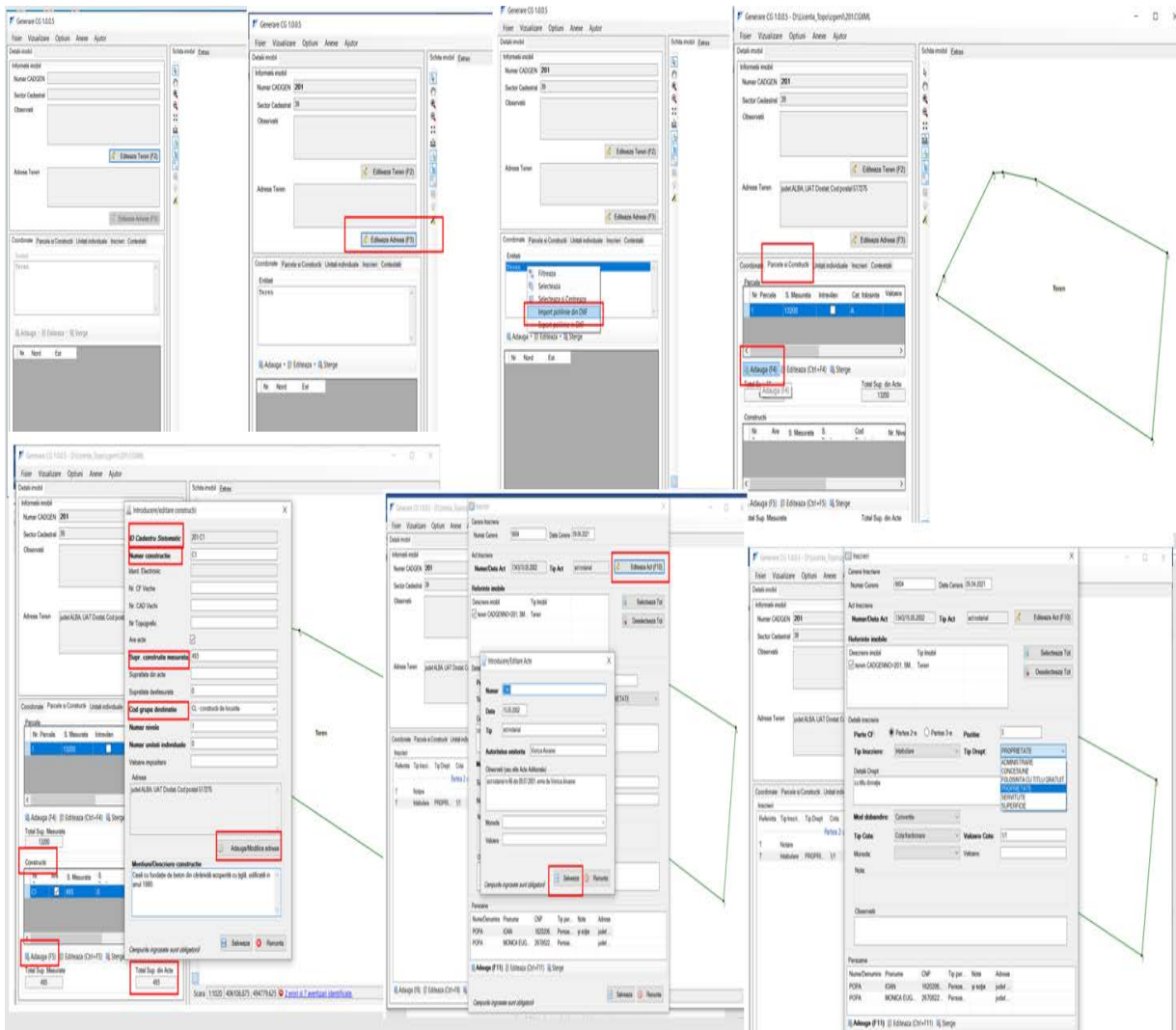


Fig. 5 The CGXML file

After completing all the fields, can be previewed the Land Book Extract afferent to each real estate (Figure 6).

Schita imobil Extras									
Reincarca Extras									
A. Partea I									
TEREN extravilan									
Adresa: Comuna/Oras/Municipiu Doștat									
Descriere imobil									
Nr. Crt.	Nr. Cadastral/ Topografic								
AI	Nr Cad. - Nr Topo: 2871/1006/2, 2872/1006, 2876/1006, 2877/1006, 2883/1006, 2883/1006, 2844/1006, 2885/1006, 2886/1006								
	Suprafata (mp)								
	35200								
	Observatii/Referinte								
	-								
PARCELE									
Nr. Crt.	Categoria de folosinta	Intravilan	Suprafata (mp)	Titlu	Taria	Parcela	Observatii/Referinte		
1	A	NU	35200			11112			
CONSTRUCTII									
Nr. Crt.	Nr. Cad/Nr. Topo	Destinatia constructie	Suprafata (mp)	Situatie Juridica	Condominiu	Parti comune	Observatii/Referinte		
NU EXISTA									
UNITATI INDIVIDUALE									
Nr. Crt.	Nr. Cadastral/ Topografic	Scara	Etaj	Nr. Apartament	Suprafata construita (mp)	Suprafata utila (mp)	Cote parti comune	Cote teren	Observatii/Referinte
NU EXISTA									
B. Partea II									
TEREN si CONSTRUCTII									
Inscriseri privind dreptul de proprietate si alte drepturi reale									
613/09/03/2014									
Act notariul nr. 1343/2002, din 01.01.2002, emis de BNP Victoria Alonsei									
Etablirea drept de PROPRIETATE, cu titlu donatie, debandat prin Convenție, cota actuala 1/1									
IOAN POPA (CNP:1630236014384)									
MONICA EUGENIA POPA (CNP:2670822014389)									
Observatii/Referinte									
AI									
C. Partea III									
TEREN si CONSTRUCTII									
Inscriseri privind dezbembramintele dreptului de proprietate, drepturile reale de garantie si sarcini									
NU EXISTA									

Fig. 6 Land Book Extract

4. Conclusion

Based on the cadastral documentation elaborated and submitted to the Office of Cadastre and Real Estate Advertising from Alba Iulia it was done the registration of real estates, from Territorial Administrative Unit Doștat, into the Integrated Cadastre and Land Book System.

5. References

1. Todea C.M. - *The Introduction of Systematic Cadastre in Doștat Territorial Administrative Unit - Bachelor's degree project, University "1 Decembrie 1918" of Alba Iulia, 2021, Scientific coordinator: Asoc.Prof. PhD. Eng. Andreea Begov Ungur;*
2. ***, *Order no. 1427/2017 regarding the approval of the Technical Specifications of carrying out systematic cadastral works on cadastral sectors in view of the registration of the real estates into the Land Book;*
3. ***, *Order no. 533/2016 regarding the approval of the Technical Specifications for carrying out the systematic cadastral works in order to register the real estates into the Land Book;*
4. ***, *Order no. 700 / 09.07.2014 of the General Director of National Agency for Cadastre and Real Estate Advertising (ANCPPI) regarding the approval of the Regulation for approval, reception and registration in the cadastral and land book records, with the subsequent amendments and completions;*
5. <http://www.ancpi.ro/pnccf/documente/ghid-utilizare-generare-cg.pdf>