

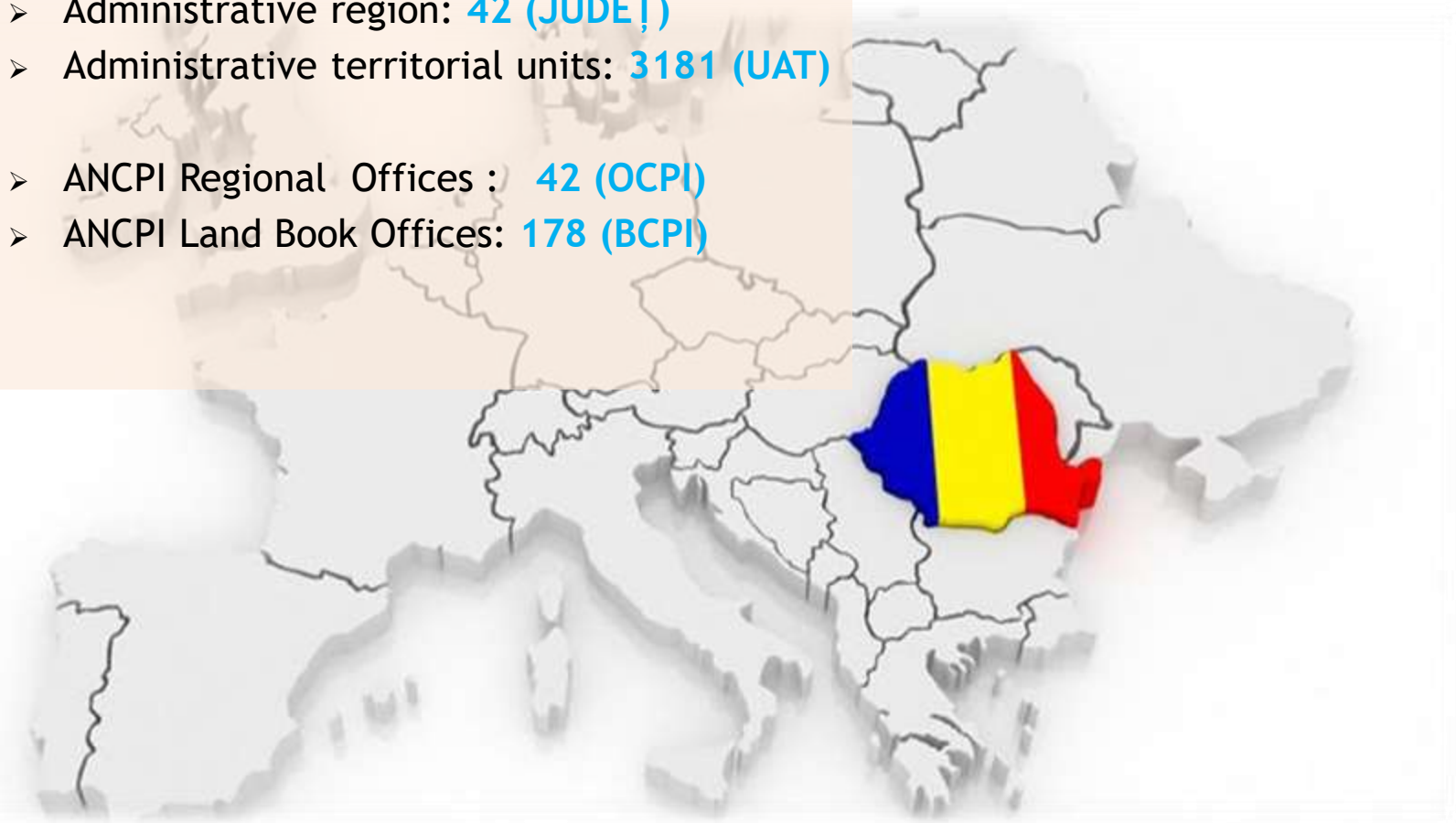
Developing a modern system for cadastre and land registration



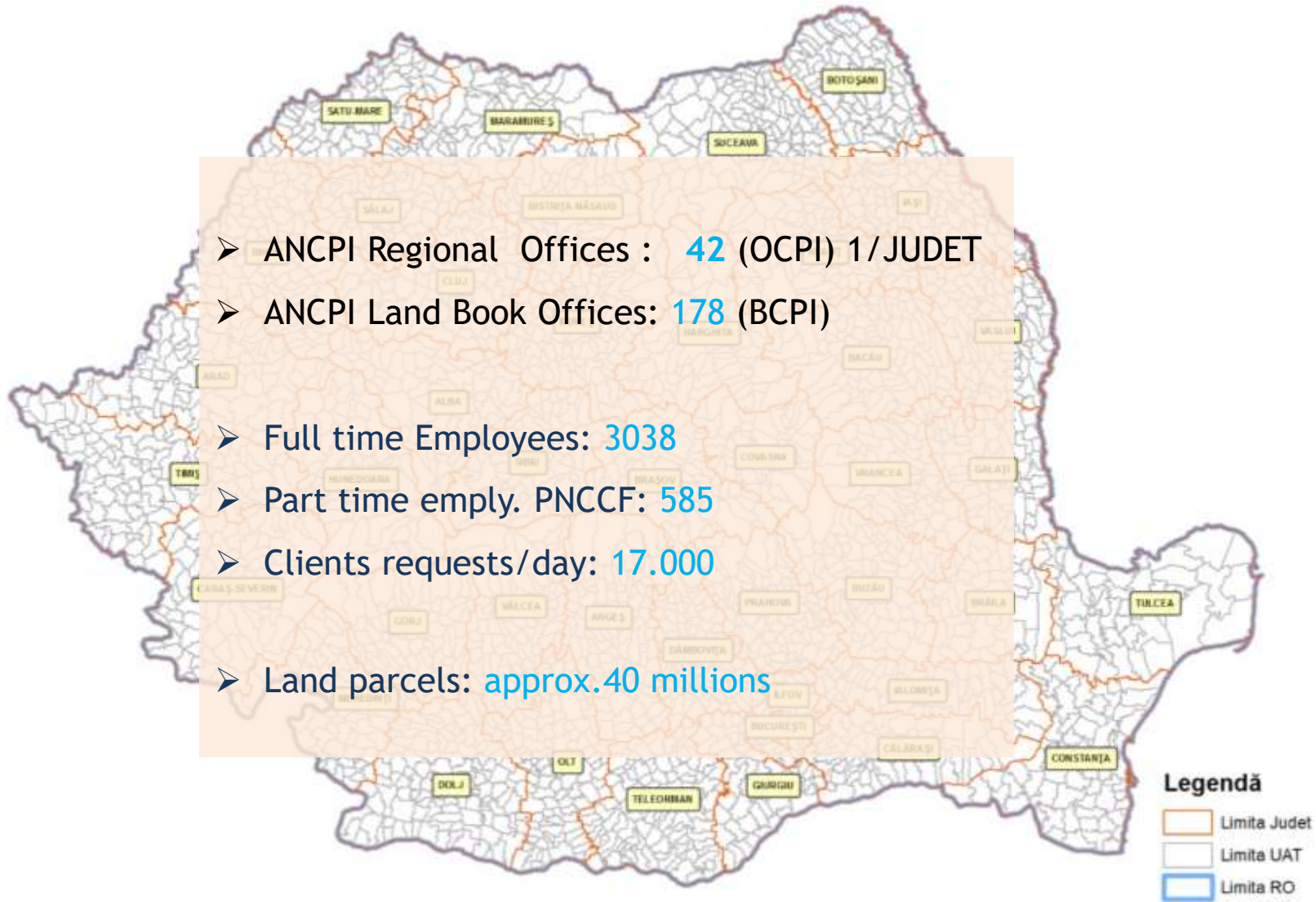
NATIONAL AGENCY FOR CADASTRE AND LAND REGISTRATION

- Area: **23.8 mil ha (238.397 kmp)**
- Population: **22.1 mil**
- Administrative region: **42 (JUDET)**
- Administrative territorial units: **3181 (UAT)**

- ANCPI Regional Offices : **42 (OCPI)**
- ANCPI Land Book Offices: **178 (BCPI)**



ANCPI - Institutional organization



- **To develop the cadastre and land book system at national level;**
- **To guarantee and protect the right of property;**
- **To support economic and social development by ensuring the security of the civil circuit of real estate.**

ANCPI

- represents the unique authority in the field of cartography, cadastre and land registration;
- establishes the strategy in its field of activity and the regulations of development within the general governmental policy.



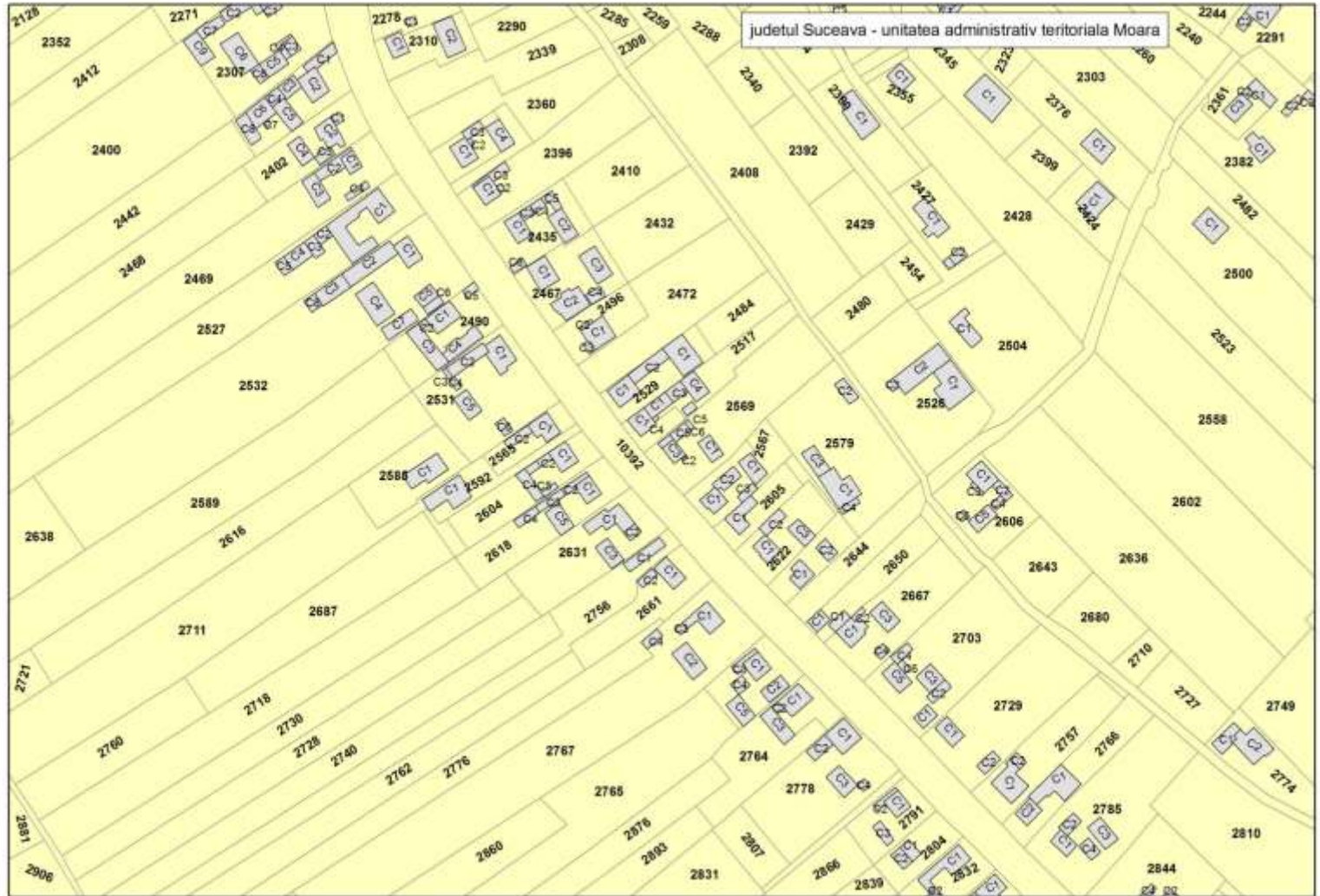
MINISTERUL DEZVOLTĂRII, LUCRĂRILOR PUBLICE
ȘI ADMINISTRAȚIEI

AGENȚIA NAȚIONALĂ DE CADASTRU ȘI PUBLICITATE IMOBILIARĂ

- is a public institution with legal personality;
- is subordinated to the Government and coordinated by the Ministry of Development, Public Works and Administration.
- The following institutions are subordinated to the National Agency:
 - 42 offices for cadastre and land registration, organized in each county and in Bucharest and the National Center for Cartography, as institutions without legal personality;
 - the Professional Training Center of the National Agency, whose activity is financed from the National Agency's own revenues.

- **The cadastre and the land book** represent:
 - a unitary and mandatory system of technical, economic and legal evidence;
 - of national importance;
 - a system of record-keeping of all immovables throughout the country.
- **The purpose of this system is:**
 - to determine the technical, economic and legal information regarding the immovables;
 - to ensure the publicity of real estate rights.

DIGITAL CADASTRAL MAP



- cadastral number
- address
- property description
- measured area
- building description
- property deeds for land and for buildings
- name of the owner
- personal ID number
- encumbrances

Carte Funciară Nr. 7360 Comuna/Oraș/Municipiu: Saschiz

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale		Referințe
12765 / 09/06/2021		
Act Notarial nr. 47, din 09/06/2021 emis de Urian Marcel Cosmin;		
B9	Intabulare, drept de PROPRIETATE, dobândit prin Succesiune, cota actuala 1/2, cota initiala 1/2 1) HALAR FLORINA	A1, A1.1, A1.2, A1.3
B10	Intabulare, drept de PROPRIETATE, dobândit prin Succesiune, cota actuala 1/2, cota initiala 1/2 1) HALAR IOAN-CĂLIN	A1, A1.1, A1.2, A1.3
C. Partea III. SARCINI .		
Înscrieri privind dezmembrămintele dreptului de proprietate, drepturi reale de garanție și sarcini		Referințe
NU SUNT		

A. Partea I. Descrierea imobilului

TEREN Intravilan

Adresa: Loc. Saschiz, Nr. 225, Jud. Mures

Nr. Crt	Nr. cadastral topografic	Nr. Suprafața* (mp)	Observații / Referințe
A1	7360	647	imobil înscris în CF sporadic 56651;

Construcții

Crt	Nr cadastral Nr. topografic	Adresa	Observații / Referințe
A1.1	7360-C1	Loc. Saschiz, Nr. 225, Jud. Mures	Nr. niveluri:1; S. construita la sol:114 mp; CASA
A1.2	7360-C2	Loc. Saschiz, Nr. 225, Jud. Mures	Nr. niveluri:1; S. construita la sol:38 mp;
A1.3	7360-C3	Loc. Saschiz, Nr. 225, Jud. Mures	Nr. niveluri:1; S. construita la sol:19 mp;

B. Partea II. Proprietari și acte

Înscrieri privitoare la dreptul de proprietate și alte drepturi reale		Referințe
34755 / 12/12/2012		
Registrul Cadastral al Imobilelor OCPI MUREȘ;		
B1	Se înființează cartea funciară a imobilului 7360 ca urmare a înscrierii sistematice. Imobilul se găsește în registrul cadastralului general sub numărul 7360.	A1 / B-4; B-5; B-6; B-7
Act Notarial nr. 677/1974, din 22/03/1974 emis de NOTARIAT DE STAT LOCAL SIGHISOARA (CONTRACT VANZARE-CUMPARARE);		
B2	Intabulare, drept de PROPRIETATE, dobândit prin Convenție, cota actuala 0/1, cota initiala 1/1 1) IOAN HALLER, DECEDAT OBSERVAȚII: încheiere 9971/1974; (provenita din conversia CF-1236)	A1, A1.1 / B-4; B-5; B-6; B-7
Act Administrativ nr. 1130, din 09/05/2012 emis de PRIMARIA COMUNEI SASCHIZ;		
B3	Intabulare, drept de PROPRIETATE, dobândit prin Construire, cota actuala 0/1, cota initiala 1/1 1) IOAN HALLER, DECEDAT	A1.2, A1.3 / B-4; B-5; B-6; B-7
13969 / 13/09/2013		
Act Notarial nr. 42, din 12/09/2013 emis de NP. URIAN MARCEL COSMIN;		
B4	Intabulare, drept de PROPRIETATE, dobândit prin Succesiune, cota actuala 1/4, cota initiala 1/4 1) HALAR FLOARE	/ B.9, B.10 A1; A1.1; A1.2; A1.3
B5	Intabulare, drept de PROPRIETATE, dobândit prin Succesiune, cota actuala 0/1, cota initiala 1/4 1) HALAR IOAN CALIN	A1, A1.1, A1.2, A1.3 / B-8
B6	Intabulare, drept de PROPRIETATE, dobândit prin Succesiune, cota actuala 0/1, cota initiala 1/4 1) HALAR FLORINA	A1, A1.1, A1.2, A1.3 / B-8
B7	Intabulare, drept de PROPRIETATE, dobândit prin Succesiune, cota actuala 0/1, cota initiala 1/4 1) HALER FLORIN	A1, A1.1, A1.2, A1.3 / B-8
13971 / 13/09/2013		
Act Notarial nr. 1094, din 12/09/2013 emis de NP. URIAN MARCEL COSMIN;		
B8	Intabulare, drept de PROPRIETATE, dobândit prin Convenție, cota actuala 3/4, cota initiala 1/1 1) HALAR FLOARE	/ B.9, B.10 A1; A1.1; A1.2; A1.3

Document care conține date cu caracter personal, protejate de prevederile Legii Nr. 677/2001.

Pagina 1 din 4

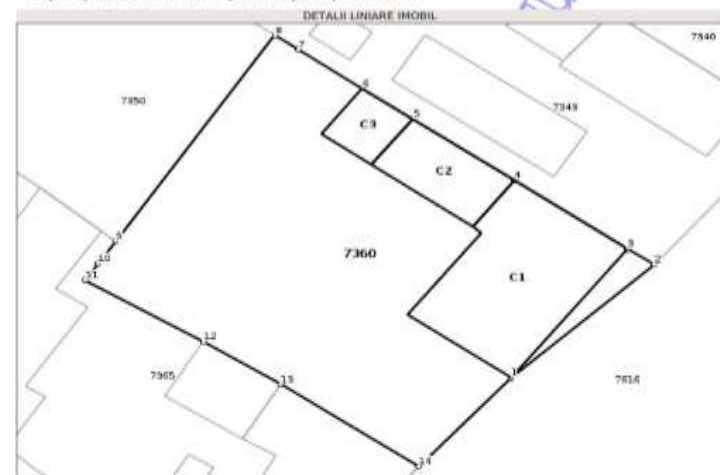
cadastral plan

- property limits
- cadastral number
- contour point number
- contour point coordinates
- property measured area
- land use
- location (intravilan/extravilan)

- building number
- building measured area
- building destination
- legal status of building

Teren			
Nr cadastral	Suprafața (mp) ¹	Observatii / Referințe	
7360	647	Imobil înscris în CF sporadic 50651;	

¹ Suprafața este determinată în planul de proiecte Stereo 70.



Date referitoare la teren

Crt	Categorie folosință	Tipul suprafeței	Suprafața (mp)	Tarla	Parcelă	Nr. topo	Observatii / Referințe
1	curți construcții	DA	647	14	1996	-	

Date referitoare la construcții

Crt	Număr	Destinație construcție	Supraf. (mp)	Situație juridică	Observatii / Referințe
A1.1	7360-C1	construcții de locuințe	114	Cu acte	Nr. niveluri:1; 5. construita la sol:114 mp; CASA
A1.2	7360-C2	construcții anexa	38	Cu acte	Nr. niveluri:1; 5. construita la sol:38 mp;
A1.3	7360-C3	construcții anexa	19	Cu acte	Nr. niveluri:1; 5. construita la sol:19 mp;

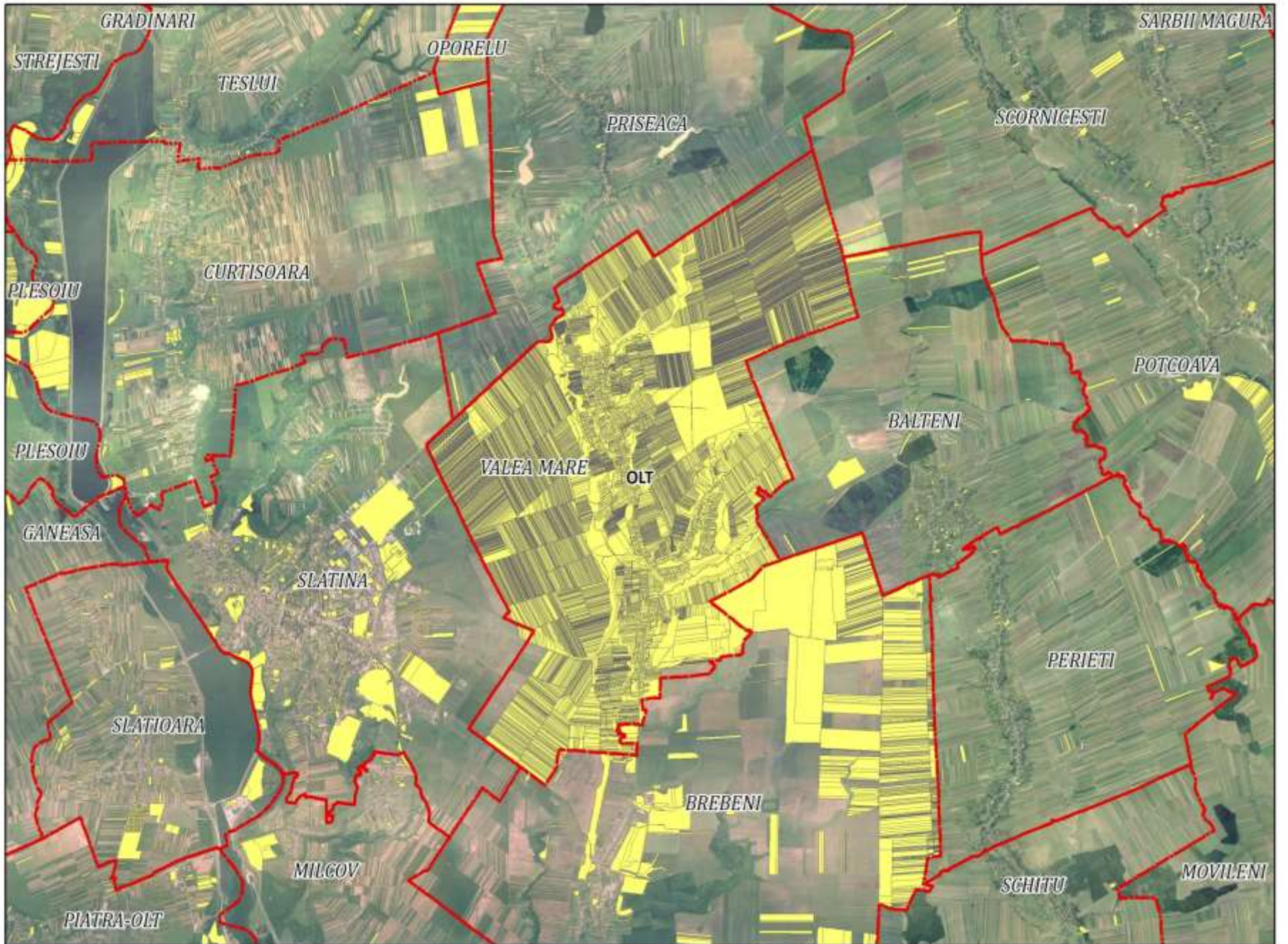
Lungime Segmente

1) Valorile lungimilor segmentelor sunt obținute din proiectie în plan.

Punct început	X / Y	Punct sfârșit	X / Y	Lungime segment (m)
1	498.616,85 520.823,24	2	498.620,57 520.831,99	13,10

Punct început	X / Y	Punct sfârșit	X / Y	Lungime segment (m)
2	498.620,57 520.831,99	3	498.619,28 520.830,14	2,208
3	498.619,28 520.830,14	4	498.610,88 520.828,88	9,43
4	498.610,88 520.828,88	5	498.603,88 520.843,77	8,44
5	498.603,88 520.843,77	6	498.595,88 520.845,8	4,21
6	498.595,88 520.845,8	7	498.595,88 520.846,68	5,341
7	498.595,88 520.846,68	8	498.582,77 520.845,78	1,955
8	498.582,77 520.845,78	9	498.581,58 520.847,78	19,348
9	498.581,58 520.847,78	10	498.587,18 520.852,88	7,094
10	498.587,18 520.852,88	11	498.581,58 520.850,77	1,564
11	498.581,58 520.850,77	12	498.580,38 520.850,01	9,413
12	498.580,38 520.850,01	13	498.582,77 520.852,78	6,789
13	498.582,77 520.852,78	14	498.604,18 520.848,8	11,488
14	498.604,18 520.848,8	1	498.616,85 520.823,24	9,750

••• Lungimile segmentelor sunt determinate în planul de proiecte Stereo 70 și sunt rotunjite la 1 milimetru.
••• Distanța dintre puncte este formată din segmente calculata ce sunt înalțuri deosebite valoarea 1 milimetru.





8653

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VALEA MARE

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The National Agency is financed from:

- A. own revenues;**
- B. subsidies granted from the state budget through the budget of the Ministry of Development, Public Works and Administration.**

A. The own revenues of the National Agency and subordinated institutions consist of:

- a) fees related to the services rendered and products provided by the National Agency and subordinated institutions;
- b) rental of space and equipment;
- c) donations and sponsorships, received according to the law;
- d) other amounts collected in accordance with law.

The revenues are used to:

- financing the current and capital expenditures;
- co-financing of projects financed from non-reimbursable external funds.

The fees are established, modified and updated by the Management Board and are approved by normative order of the Director General, with the prior approval of the Ministry of Development, Public Works and Administration.

B. The subsidies from the state budget are granted for:

- finance the total value of projects financed from reimbursable external funds;
- finance the total value of projects financed from non-reimbursable external funds.

The amounts from the subsidy granted from the state budget which have remained unused at the end of the year shall be reimbursed to this budget.

The subsidy is not regularized with own revenues.

Own revenues left unused at the end of the year are carried forward to the following year.

Main clients of online services



Partners:

- central and local public authorities;
- public institutions;
- law courts;
- notaries public;
- judicial experts;
- persons authorized to execute works in the field of cadastre, geodesy, cartography and fotogrammetry;
- officers of the court.

In fulfilling their obligations:

- they have free, direct, permanent, in person or through a representative, access to the online platform and services of the integrated cadastre and land book system.

Under the conditions regulated by order of the Director General of the National Agency are established:

- the right of access is granted and revoked for any other persons and entity;
- the data sets
- the fee per unit of time
- the method and term of payment.

The information registered in the integrated system of cadastre and land book has the same legal effects and equivalent probative force to that of the documents on the basis of which they were registered.

The consultation of the cadastral legal situation of a property registered in the database may be done by any person, using the identification data of the property.

Applications for registration, as well as those for obtaining information may be submitted in electronic format, being registered and processed with equivalent legal effects.

Communications of conclusions, extracts, copies of documents or plans may be submitted in electronic format or on paper, as requested.

The main categories of paid services

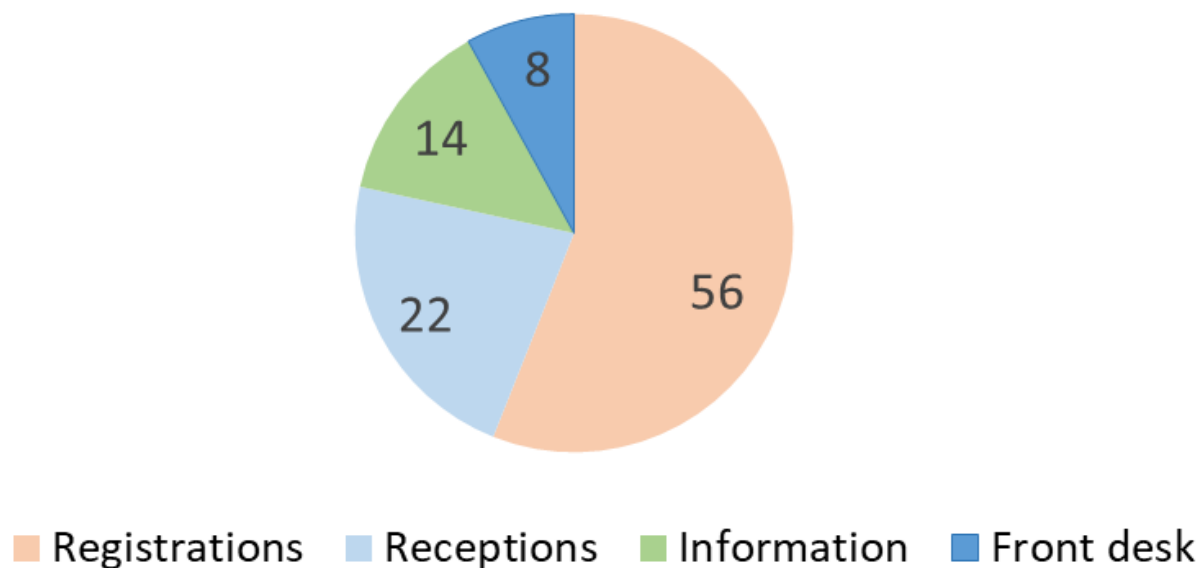
Paid services

- Technical approvals, receptions and provision of data
- Cadastre and land registration services
- Services provided on a subscription basis
- Authorization of persons performing cadastral works

Percentage share by types of services

Classes of services	Front desk	Online	TOTAL
Registrations	4	56	60
Receptions	1	22	23
Information	3	14	17
TOTAL	8	92	100

Percentage share by classes of services





ANCPI AGENTIA NAȚIONALĂ DE CADASTRU ȘI PUBLICITATE IMOBILIARĂ

ACASA DESPRE NOI SERVICII AJUTOR

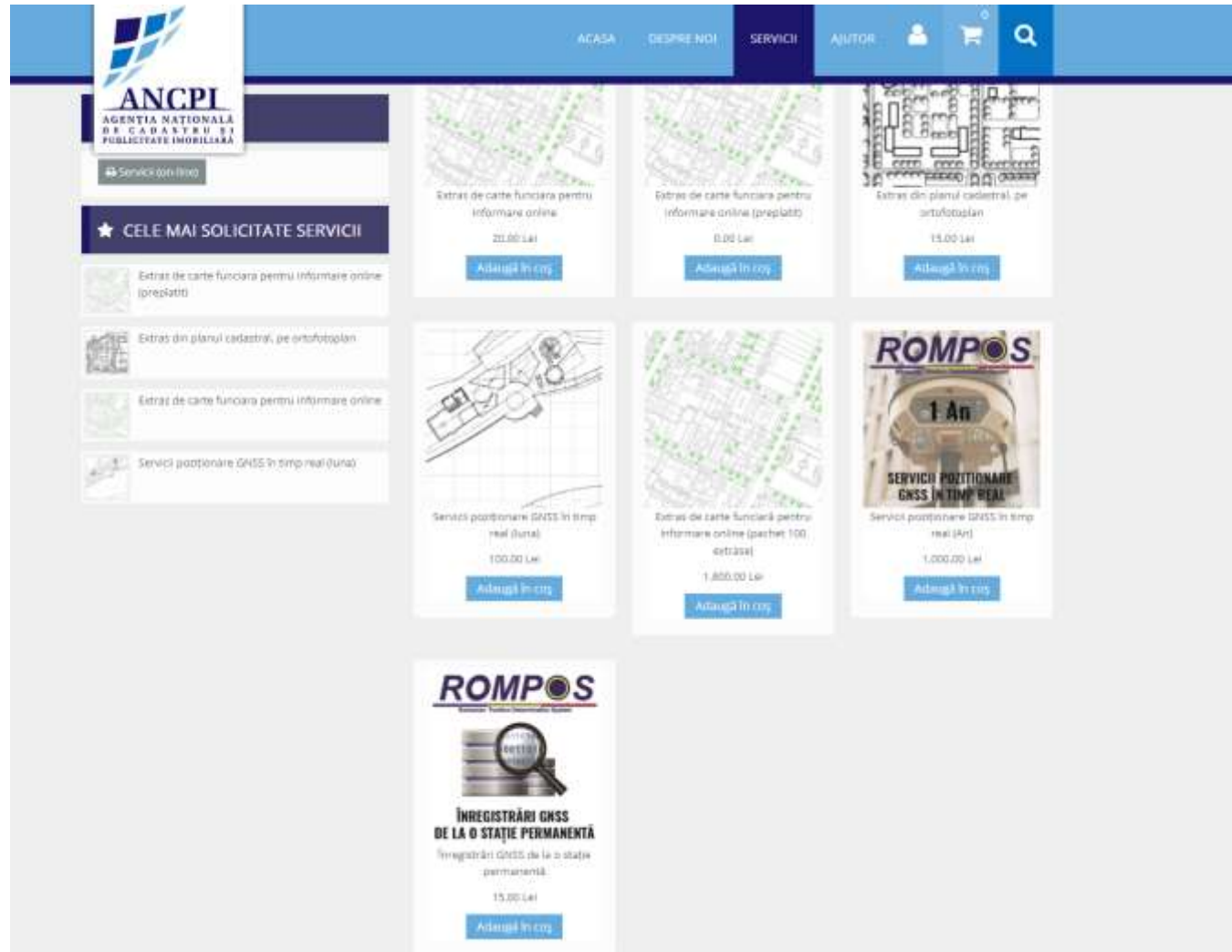
TE SCĂPĂM DE PLATA DE LA GHIȘEU

Mai simplu
Mai comod
Mai eficient

Serviciu disponibil: Extrase pentru informare (recomandăm un maxim de 25 de extrase / comandă); Extras din planșă cadastrală pe ortofotoplan (recomandăm un maxim de 25 de extrase / comandă); Serviciu GNSS (recomandăm un maxim de 25 Verigi/traie) GNSS / comandă; Informații webdate imobiliare existente pe baza de date «Terra la momentul solicitării»; Hubul pentru identificarea imobilelor pentru care dămți extrasele, consultăm GOSPOCUI, Centrile dintr-o comandă trebuie să fie configurate pe aceeași județ. O comandă poate fi achizițată printr-o singură formă de plată, cu cardul bancar sau cu puncte de credit.

CELE MAI SOLICITATE SERVICII

			
Extras de carte funciara pentru informare online (replată)	Extras din planșă cadastrală pe ortofotoplan	Extras de carte funciara pentru informare online	Serviciu poziționare GNSS în timp real (unul)
9.00 Lei Cumpara	15.00 Lei Cumpara	20.00 Lei Cumpara	100.00 Lei Cumpara



The screenshot shows the ANCPI website interface with a navigation bar at the top containing 'ACASA', 'DESPRE NOI', 'SERVICII', and 'ANUNȚURI'. A search icon is also present. The main content area is divided into several sections:

- Left Sidebar:**
 - ANCPI logo and name.
 - Service (0/0/0/0)
 - ★ CELE MAI SOLICITATE SERVICII**
 - Extraz de carte funciara pentru informare online (preplatit) - 20.00 Lei
 - Extraz din planul cadastral, pe ortofotoplan - 0.00 Lei
 - Extraz de carte funciara pentru informare online - 15.00 Lei
 - Serviciu pozitionare GNSS in timp real (una) - 100.00 Lei
- Main Grid:**
 - Extraz de carte funciara pentru informare online (preplatit) - 20.00 Lei
 - Extraz de carte funciara pentru informare online (preplatit) - 0.00 Lei
 - Extraz din planul cadastral, pe ortofotoplan - 15.00 Lei
 - Serviciu pozitionare GNSS in timp real (una) - 100.00 Lei
 - Extraz de carte funciara pentru informare online (pachet 100 extrase) - 1.000.00 Lei
 - ROMPOS** - Serviciu pozitionare GNSS in timp real (1 An) - 1.000.00 Lei
 - ROMPOS** - **ÎNREGISTRĂRI GNSS DE LA O STAȚIE PERMANENTĂ** - 15.00 Lei

Each service card includes a small icon representing the service and a blue button labeled 'Adauga în coș'.

The main categories of free services

Free of charge services

- Access to the online platform
- Systematic registration
- Address modifications generated by the state

- a) first registration of agricultural and forest lands acquired through property titles issued on the basis of land laws;
- b) cadastre and land book services, requested by central and local public administration authorities and institutions, either in normal regime or in emergency regime, which regard the buildings that are part of the patrimony of the state and of the administrative-territorial units;

The registration of the right of administration or of free use are exempted from the tariff, both in the normal regime and in the emergency regime;

Licensed natural persons and judicial experts have free nationwide access, to the following information existing in the integrated informatic system of cadastre and land book:

- a) the coordinates of the points defining the boundaries of the buildings;
- b) identifiers (cadastral no., topographic no., land book no.);
- c) administrative address;
- d) access to the cadastral plan;

Notaries public and authorized persons have free access to consult land books enrolled in the integrated cadastre and land book informatic system;

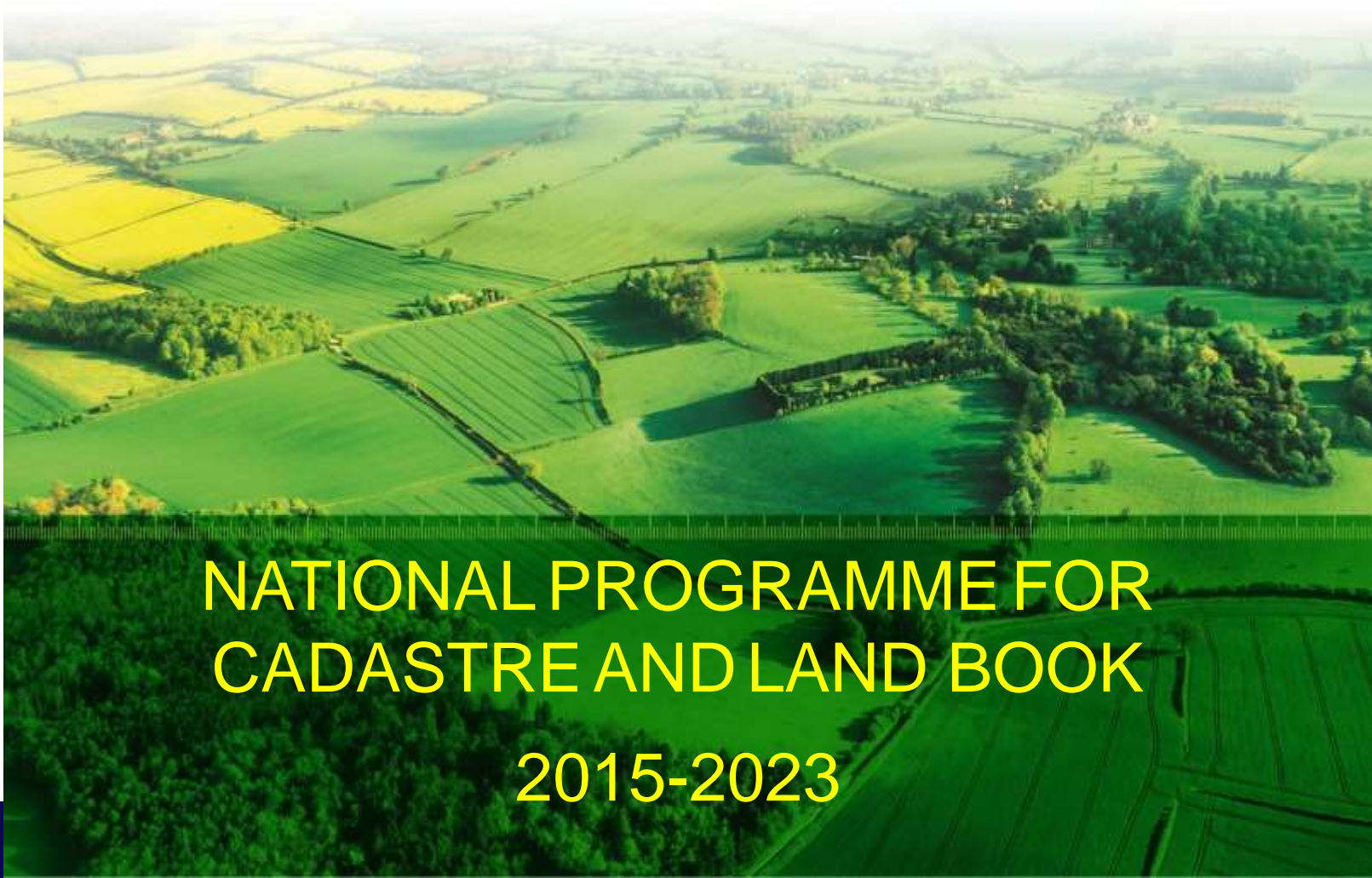
Central and local public authorities, public institutions and courts have free access for the consultation of land books enrolled in the integrated cadastre and land book informatic system and the cadastral plan available on the National Agency geoportal, according to specific access rules, and the terms and conditions of use established by the National Agency.

The National Agency provides free of charge, services for the following data sets, insofar as they are available online :

- a) TopRo50 and TopRo100 (view and download);
- b) TopRo5 in INSPIRE format (view);
- c) the numerical terrain model (visualization and download);
- d) RENNS (view);

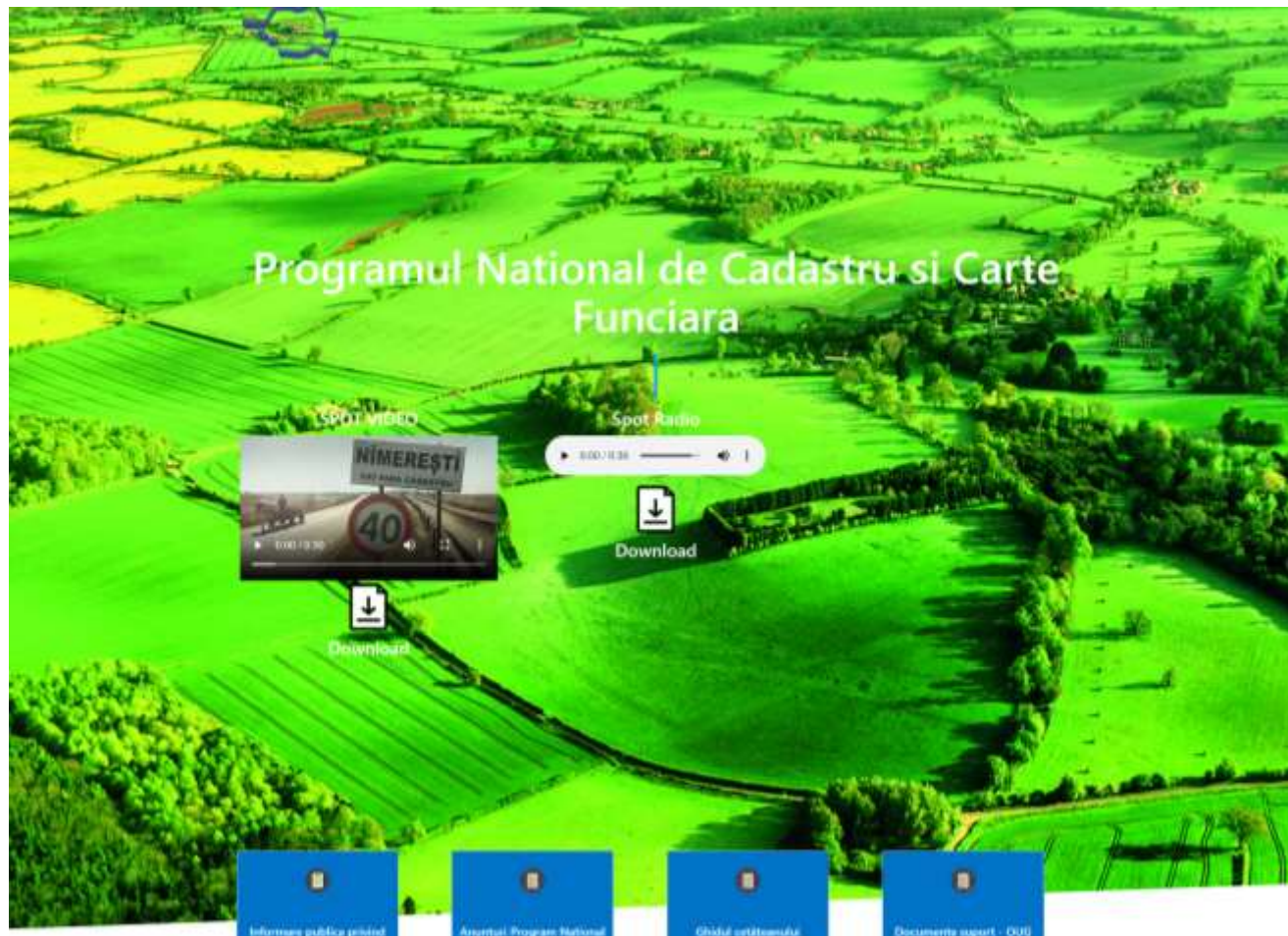
Registrul Electronic Național de Nomenclatură Stradală

- e) RELUAT (view and download);
- f) limits of cadastral sectors (view);
- g) intravillan limits (view).



NATIONAL PROGRAMME FOR CADASTRE AND LAND BOOK

2015-2023



<https://www.ancpi.ro/pnccf/>

Whole Administrative territorial units: ANCPI Own Funds + European Funds

Cadastral sector of Administrative territorial units: ANCPI Own Funds

Systematic Cadastre and Land Registration| Whole Administrative territorial Units

Finalised ATU's : 133

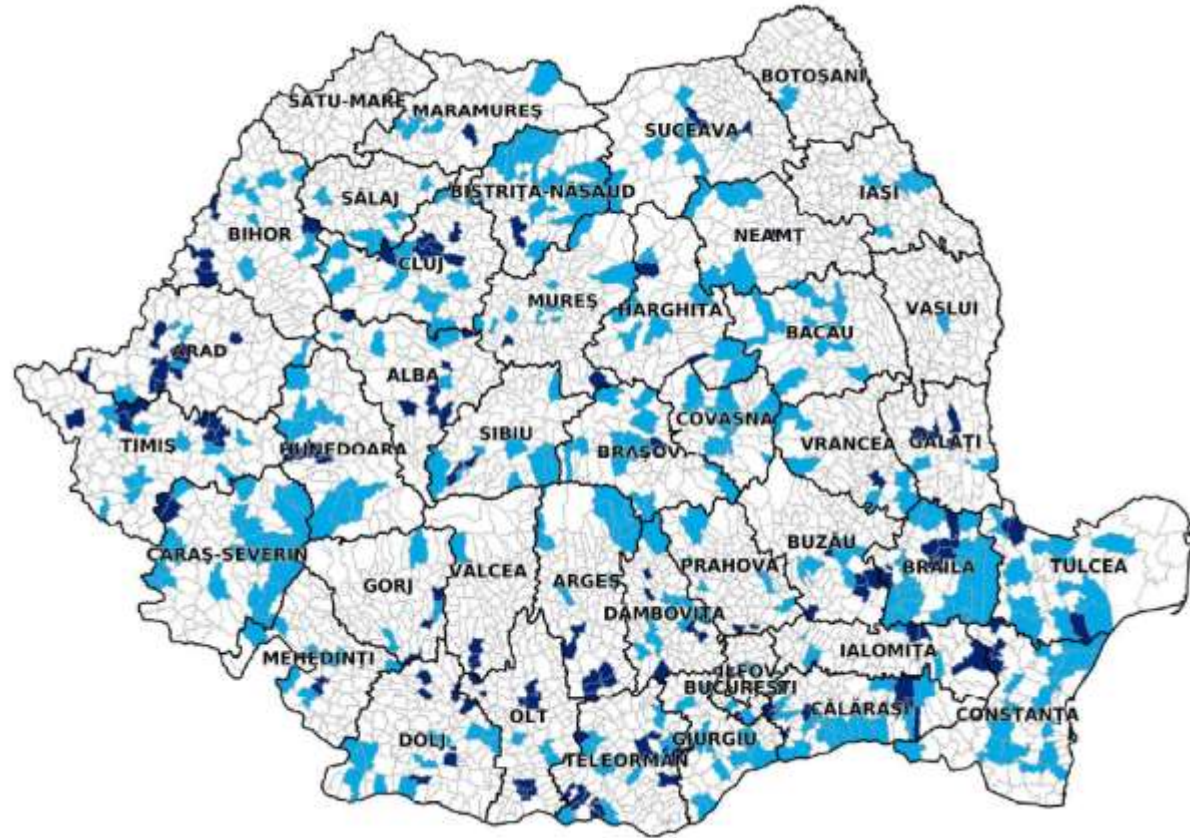
Own Funds: 108

EU Funds: 25

Ongoing ATU's : 352

Own Funds: 70

EU Funds: 295



Systematic Cadastre and Land Registration| Cadastral sectors

Finalised CS's : 18.460

Ongoing CS's : 12.308

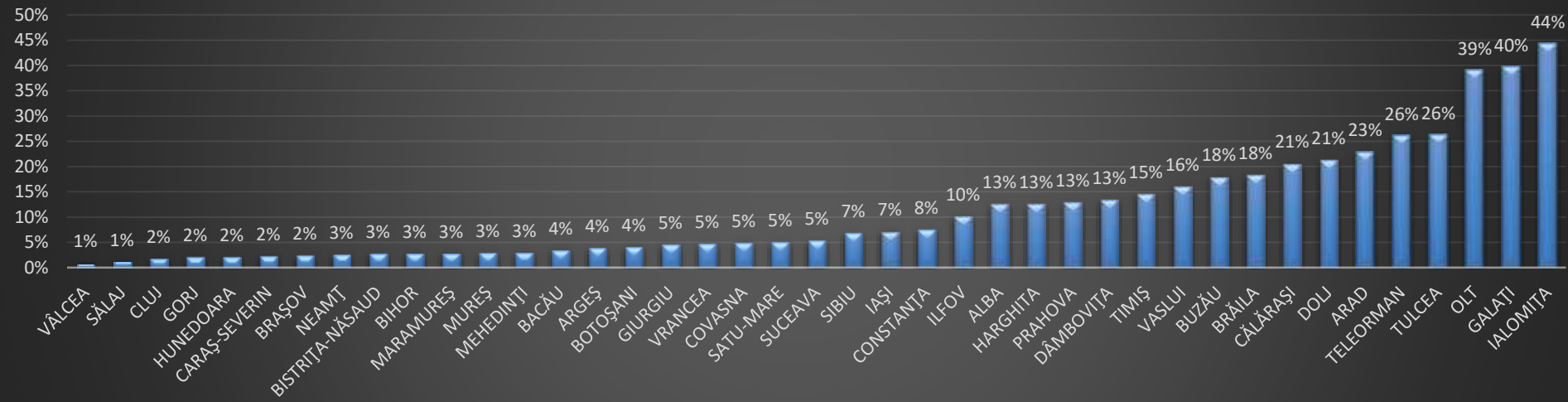


Systematic Cadastre and Land Registration

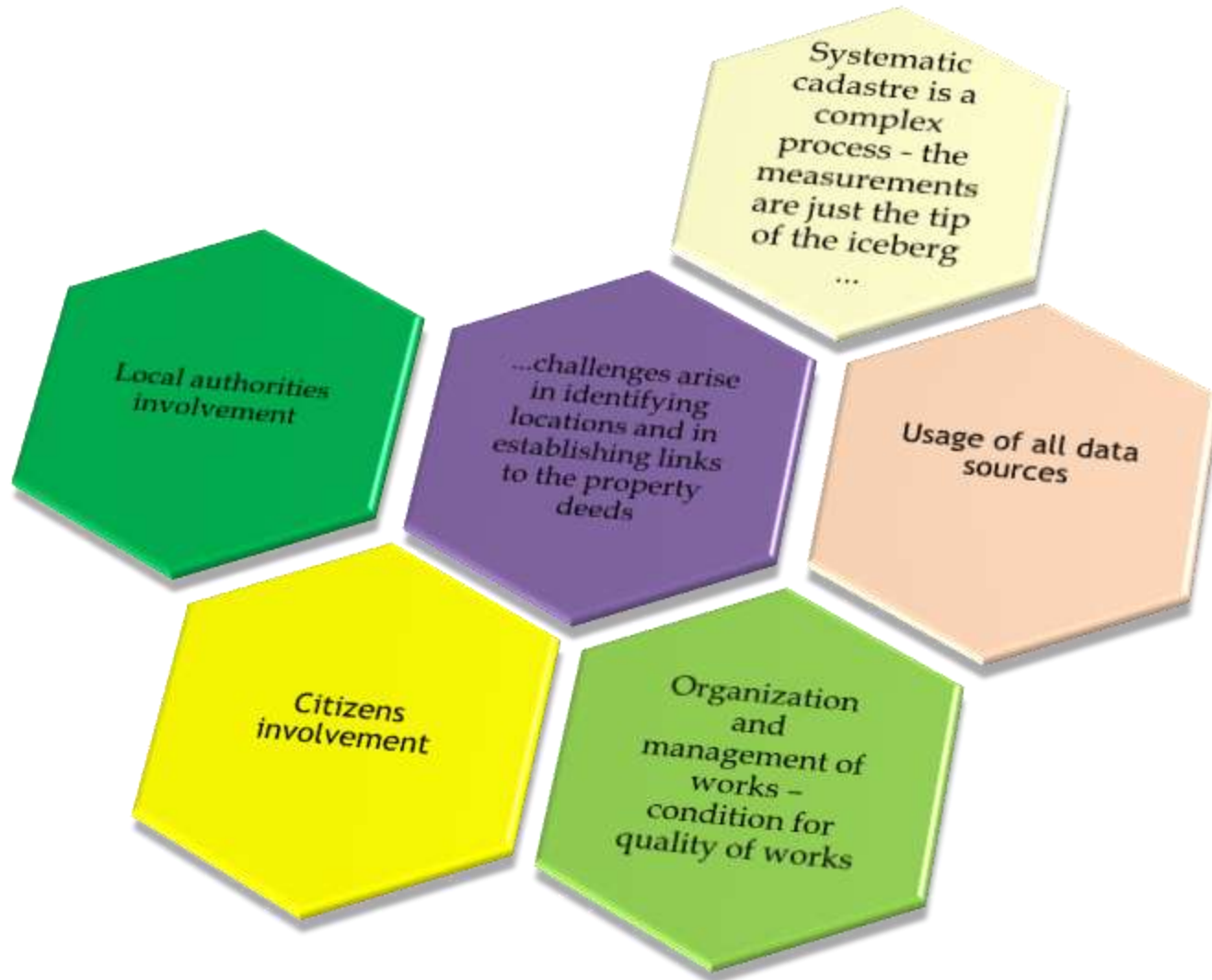
Cadastral sectors



registered area from county total area



Key factors of systematic registration in Romania



SYSTEMATIC REGISTRATION STATUS

Year	Cadastral sector level (ha)	UAT level (ha)	Total (ha)
2009-2015		49.362	49.362
2016	48.696	90.023	138.720
2017	123.097	105.242	228.339
2018	241.889	112.743	354.632
2019	867.774	139.714	1.007.488
2020	607.832	126.236	734.068
2021	809.049	224.563	1.033.613
TOTAL	2.698.338	847.885	3.546.222

ANCPI OWN INCOMES

880,57
mil euro

UE POR NON-REIMBURSABLE FUNDS

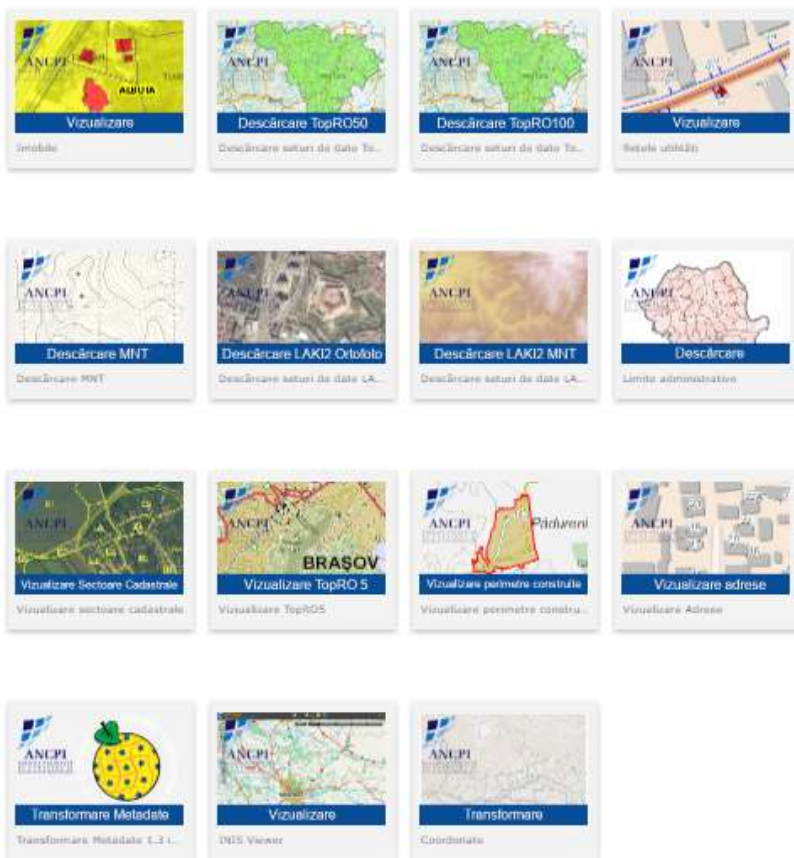
312,89
mil euro

FINANCIAL SOURCES ALLOCATED by the UATs BUDGET

within the limit of
allocations from
local budgets

Geoportalul INIS al României

Explorați Aplicațiile din Geoportalul INIS



www.geoportal.gov.ro

- National coordinate system
- Stereographic projection 1970
- Licence
- View services
- Download services



Administrative

- limits of the territorial administrative units: counties, cities, communes
- component urban limits of the territorial administrative units



Hydrography

- running and stagnant water
- dams



Transport

- roads, street nomenclature and administrative numbers
- railway network and railway stations
- ports and airports



Buildings

- buildings in urban localities
- buildings in rural localities (under construction)



Geodetic points and points of interest

- triangulation points of order I-IV / national GPS network
- tourist resorts, border crossing points - road and railway
- points of interest for the 320 urban localities



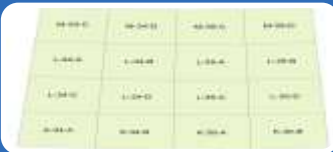
Geographical names

- toponymy - names of relief units, peaks, peaks, ridges, forest names, place names and other names



Land cover

- the set of all categories of land use

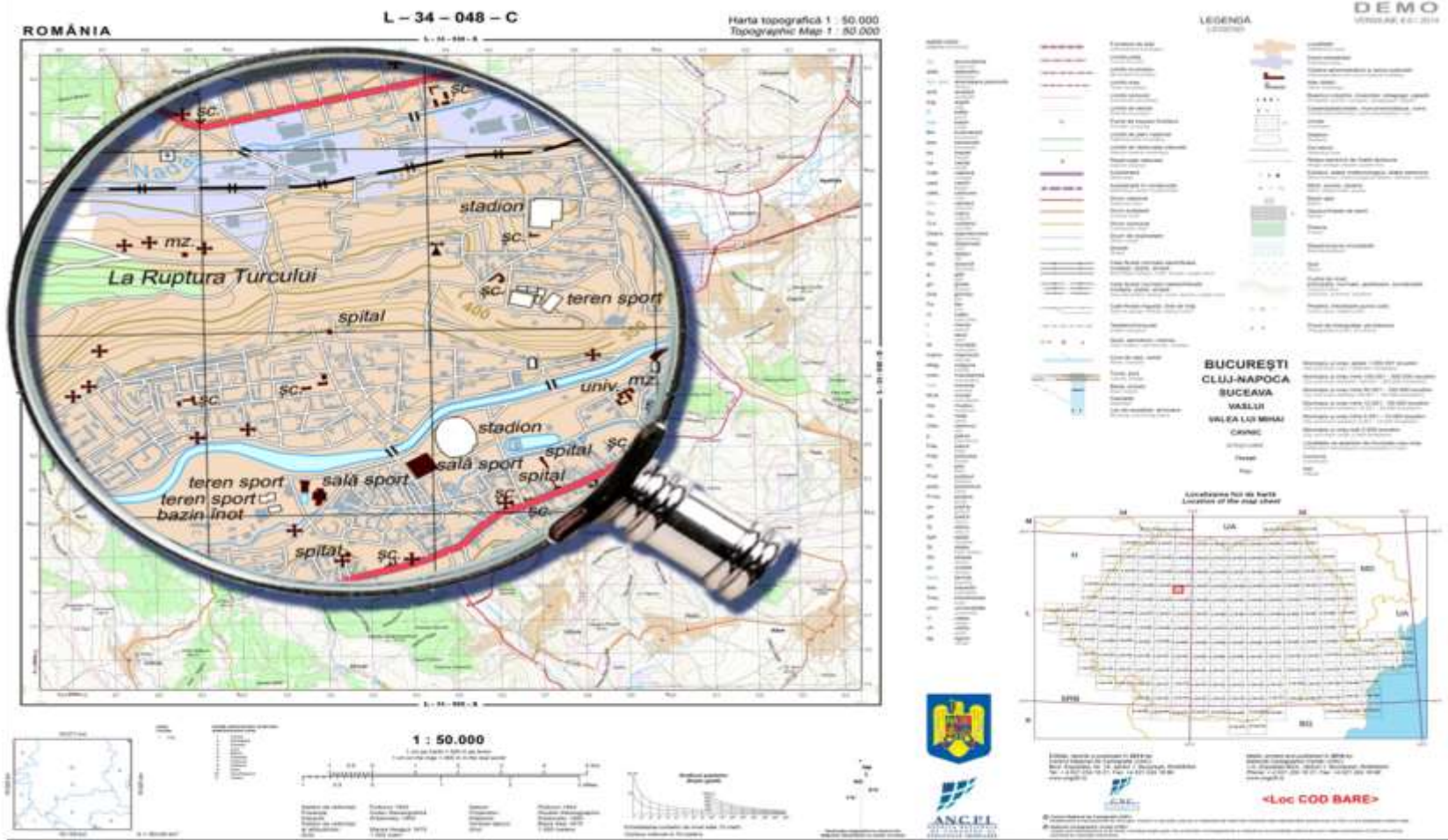


Reference systems and nomenclature specific to each scale

- 1:2.000, 1:5.000, 1:10.000, 1:25.000, 1:50.000, 1:100.000, 1:500.000, 1:1.000.000

TOPRO50 - reference topographic plan

scale 1:50.000



THE GENERAL OBJECTIVES OF ANCPI

1. Registration of all immovable properties in Romania in the the integrated system of cadastre and land book

2. Establishment of the National Infrastructure for Spatial Information - ANCPI component

The medium and long term priorities

- systematic registration of immovable properties in the cadastre and land book system;
- improving the quality of the public services and collaboration with the main partners: notaries, authorized persons, public institutions etc.;
- setting maximum and unitary deadlines for public services;

The medium and long term priorities

- implementation of the INSPIRE Directive;
- establishment of the National Infrastructure for Spatial Information (INIS);
- simplification of cadastral reception procedures and the registration in the land book;
- reduction of registration costs;
- complete digitalization of the Cadastre and Land Book System;
- transition to electronic registration (e-Registration).

Thank you for your attention!