Information system of cadastre in Bulgaria. Data and services
Cadastre and property register act - CPRA (adopted 2001)

CADASTRE

Cadastral map
Location, boundaries and extent of immovable property; State borders; Boundaries of administrative-territorial units

Cadastral register
Right of ownership and other real rights over immovable properties

PROPERTY REGISTER

- lots of immovable properties
- acts recognizing or conveying right of ownership;
- acts establishing, conveying, modifying and terminating other real rights over immovable properties;
- interdictions and mortgages over the latter;
- other legal actions, circumstances and legal facts for which recordation is envisaged by law.
Data sources for creation of cadastral map and cadastral registers

Data from digital map of the restored ownership of agricultural and forest lands

Data collected via geodetic, photogrammetric and other measurements and calculations

The data that corresponds by contents and precision to the requirements determined by the Law is combined for creating digital cadastral map and cadastral registers.

Data from previous cadastral, regulation or structural plans

Data for the owners and holders of other real rights, gathered from the registers to the maps and plans and the registers of the municipal and regional administration
Immovable properties, objects in the cadastre

- **Land property** is the basic unit of the cadastre, it is a part of the surface of the earth, including durably covered with water, defined by boundaries compliant with the right of ownership. The land properties fully cover up the territory of the country, defined by the state borders, without overlapping each other.

- **Building**, including also rough construction (building or structure which surrounding walls and roof have been made).

- **Self-contained object of property (SCOP) in a building or in a facility of the technical infrastructure** - part of the building or facility that has a self-dependent function and building with exposed walls. SCOP can be an apartment, office, studio, garage, store, etc.

- Each land property, building or self-contained object is attributed an identifier, a unique number by which the immovable property is singularly identified within the territory of the country.
Cadastral registers

- Cadastral register of the geodetic base points;
- Register of cadastral identifiers and their changes.
- Cadastral register of the immovable properties – main cadastral data and data about owners, including:
  - the basic data about the property;
  - the data about the owner of the immovable property and the act/deed from which the owner benefits his right;
  - the data about the other real rights over the immovable property;
  - the number of the lot of the property in the property register.
Coverage with cadastral map and cadastral registers in compliance with the requirements of CPR Act

Jan 2019 – over 70% coverage

10 249 912 land properties
2 483 239 buildings
2 673 626 self-contained objects
<table>
<thead>
<tr>
<th>Cadastral coordinate systems 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reference system</strong></td>
</tr>
<tr>
<td><strong>Projection</strong></td>
</tr>
</tbody>
</table>
| **Two Standard Parallels** | $\varphi_1 = 42^{\circ}00'00''$  
                           | $\varphi_2 = 43^{\circ}20'00''$ |
| **Central Meridian** | $\lambda_0 = 25^{\circ}30'00''$ |
| **Coordinates of central point of the projection** |  
                          | $x_0 = 4\ 725\ 824.3591$ m  
                          | $y_0 = 500\ 000$ m |
Accuracy of the cadastral map

Error in the absolute position of a detail point

$$\Delta S = \sqrt{(X - Xk)^2 + (Y - Yk)^2}$$

$Xk$, $Yk$ - coordinates of the point on the cadastral map

$X$, $Y$ - coordinates of the point obtained by control determination by land survey measurement and calculation

Error in the distance between two detail points

$$\partial S = S - Sk$$

$Sk$-distance between two randomly selected detail points in one or adjacent objects (landed properties or buildings) on the cadastral map

$S$ - distance obtained by control measurement on site between the same detail points
Accuracy of the cadastral map for urbanized territories

<table>
<thead>
<tr>
<th>Where the coordinates of the points are determined by land survey measurements</th>
<th>$\Delta S$, cm</th>
<th>$\delta S$, cm</th>
</tr>
</thead>
<tbody>
<tr>
<td>For points of permanently materialized boundaries of landed properties and outlines of buildings in the main built-up domain</td>
<td>30</td>
<td>20</td>
</tr>
<tr>
<td>For points of non-permanently materialized boundaries of landed properties and outlines of buildings in the auxiliary built-up domain</td>
<td>60</td>
<td>40</td>
</tr>
</tbody>
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<table>
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<tr>
<th>Where the coordinates of the points are determined from a graphic plan or a map</th>
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<td>For points of permanently materialized boundaries of landed properties and outlines of buildings in the main built-up domain</td>
<td>60</td>
<td>40</td>
</tr>
<tr>
<td>For points of non-permanently materialized boundaries of landed properties and outlines of buildings in the auxiliary built-up domain</td>
<td>120</td>
<td>80</td>
</tr>
</tbody>
</table>
Accuracy of the cadastral map for non-urbanized territories

<table>
<thead>
<tr>
<th>Where the coordinates of the points are determined by land survey measurements</th>
<th>( \Delta S ), cm</th>
<th>( \partial S ), cm</th>
</tr>
</thead>
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<tr>
<td>For points of permanently materialized boundaries of landed properties and outlines of buildings</td>
<td>60</td>
<td>40</td>
</tr>
<tr>
<td>For points of non-permanently materialized boundaries of landed properties</td>
<td>120</td>
<td>80</td>
</tr>
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Where the coordinates of the points were determined from a graphic plan or a map

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<th>( \Delta S ), cm</th>
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<tbody>
<tr>
<td>For points of all boundaries of landed properties</td>
<td>180</td>
<td>120</td>
</tr>
</tbody>
</table>
Integrated information systems for cadastre and property register

CADASTRE INFORMATION SUB-SYSTEM
- Internet module “KAIS portal”
- Record keeping module “KAIS Office”
- GIS module “Cadastral map and cadastral registers”

PROPERTY REGISTER INFORMATION SUB-SYSTEM
- Module - Registration of Documents
- Module – Act entry and property lot
- Module – Reports and Services

Integration process – exchange of notifications via XML messages

- over 35 000 for change in cadastral map – in 2017
- over 600 000 for change in cadastral register in 2018

REGISTRY AGENCY
Internet module “KAIS portal” of the cadastre information system [http://kais.cadastre.bg](http://kais.cadastre.bg)

- Search
- Find
- View

Automatically generated queries

Application forms for requesting services
Internet module “KAIS portal” of the cadastre information system http://kais.cadastre.bg
Users of cadastral information

**KAIS portal**

1. **Individuals and companies**
   - Free access to basic cadastral information;
   - Automatically generated queries;
   - Application forms for services

2. **Notaries**
   - Free access to cadastral map and cadastral registers;
   - Electronic request and receipt of sketches for own procedures

3. **State and local administration**
   - Free access to cadastral map and cadastral registers;
   - Automatically generated queries and extracts;
   - Free access to geodetic points;

4. **Authorized state employee**
   - Free access to cadastral map and cadastral registers;
   - Free queries, documents for their law duties;
   - Rights for providing documents to end users

5. **Licensed surveyors**
   - Search, find, view cadastral information;
   - Automatically generated queries and extracts;
   - Free access to geodetic points;
Automatically generated queries in “KAIS portal”

- Real time queries, automatically generated by the system;
- Free references to basic cadastral data of the immovable properties to all users;
- Free references to ownership of the immovable properties to special users;
- Free information for geodetic base points and their coordinates;
- Reports in *.pdf format from cadastral map and cadastral registers;
- A copy of the cadastral map and cadastral registers in digital vector format;
- Results are available on the screen or electronically in the client profile;
- For some reports of cadastral map and cadastral registers shall be paid fees, determined by a tariff adopted by the Council of Ministers.
Automatically generated queries in “KAIS portal”

Number of queries in years

Automatically Generated Queries in 2018

- Query of owners and holders of other rights of property from cadastral register
- Graphic query of a cadastral object with basic cadastral data
- Graphic query of a cadastral object with info for owners and holders of other rights
- Extracts of the cadastral map in vector format
- Extract from the register of the geodetic points
- Query of coordinates of border points

62%
Application forms for requesting services via "KAIS portal"

- Application forms for a service are filled in and sent to GCCA for implementation;
- GCCA employees handle the request in the statutory deadline;
- Depending on the type of final document, the result can be available electronically in the client profile in KAIS or shall be received in the GCCA reception room;
- Application forms for some services require to be digitally signed by the client;
- For the services of cadastral map and cadastral registers shall be paid fees determined by a tariff adopted by the Council of Ministers.
Applications for services

Number of applications for services

Number of electronic applications for services
Most required cadastral services

- Application of changes in the cadastral map and cadastral registers
  - Adding new immovable properties
  - Reflecting changes in the boundaries and attributes of immovable properties
  - Partition of land property
  - Consolidation of land properties
  - Reflecting changes for buildings that are removed

- Issuing legal documents of immovable properties
  - Sketch of a land property or a building
  - Scheme of a self-contained object
  - Extracts from the cadastral register of real estate
  - Certificates for cadastral objects

- Copy of the cadastral map in vector or graphic format
Requested cadastral services

Number of requested cadastral services

- Sketches and Schemes of cadastral object
- Application of changes in the cadastral register
- Certificates for cadastral objects
- Application of changes in the cadastral map
- Determining and maintaining a cadastral identifie
- Other administrative works
- Copy of the cadastral map in vector or graphic format
- Other services
Other data in KAIS portal
Geodetic networks
Other data in KAIS portal
Scanned topographic maps M1:5 000 and 1:10 000
Other data in KAIS portal
INSPIRE – Administrative, parcels, buildings
Other data in KAIS portal
Protected area NATURA
Geographic names
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