



CREATION OF SPECIALIZED MAPS AND REGISTERS OF OBJECTS UNDER ARTICLE 6, PARAGRAPHS 4 AND 5 OF THE LAW ON THE DEVELOPMENT OF THE BLACK SEA COAST

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ABSTRACT: *The specialized maps and registers are made for the purpose of documenting the spatial position and technical characteristics of the sites under Article 6, paragraphs 4 and 5 of the Law on the Organization of the Black Sea Coast. They also provide information for the development of development schemes and general and detailed development plans, protection of the natural landscape and the sea coast from erosion, abrasion and landslide processes, protection of the cultural and historical heritage, development of investment projects, awarding of concession or renting out sea beaches and solving other tasks.*

KEY WORDS: *Cadastr e, cadastral map, specialized maps.*

1. Introduction

Specialized maps are the maps on which specialized data are reflected under Art. 32, para. 1 of the Law on Cadastre and Land Registry. In the sense of Chapter Four of the Law on Cadastre and Property Registry, these are:

- real estate data other than basic cadastral data
- the constructions, facilities and other objects in the landed properties
- hydrography and hydrotechnical facilities
- the overhead parts of the underground wires and facilities
- the elements of landscaping
- the plant and soil cover
- the topography of the area

The objects according to Art. 6, para. 4 of the Law on the Organization of the Black Sea Coast are public state property that cannot be declared private and are:

1. sea beaches;

2. coastal fortification and coastal protection systems and facilities for protection against the harmful effects of water, built in state-owned properties, outside the borders of populated areas;

3. coastal lakes, lagoons, estuaries and wetlands adjacent to the sea;

4. the sand dunes;

5. the islands, including those created as a result of human activity.

The objects according to Art. 6, para. 5 of the Law on the Organization of the Black Sea Coast are public municipal property, which cannot be declared private, are the coastal fortification and coastal defense systems and facilities for protection against the harmful effects of water, with the exception of the sites under item 2, mentioned above.

2. Content of the specialized maps and registers

When creating specialized maps, the data from the cadastral maps and cadastral registers, approved in accordance with the Law on the Cadastre and Property Register, must be used.

In addition to the objects of the cadastral map, the specialized maps also contain the elements:

1. pedestrian and bicycle lanes, dividing road strips, etc.;

2. linear engineering networks and facilities of the technical infrastructure;

3. natural and artificial water areas and streams, pools, corrections of water streams, boreholes, salt pans, waste water discharges, etc.;

4. fences and other enclosures that do not form property;

5. permanent plantings and green areas, decorative elements, monuments and other objects of art;

6. sports grounds and facilities;

7. the boundaries of the security zones "A" and "B" under the Law on the Organization of the Black Sea Coast

3. Creation of specialized maps and registers

The Agency for Geodesy, Cartography and Cadastre commissions, in accordance with the terms and conditions of the Law on Public Procurement, the production of specialized maps and registers of objects under Art. 6, para. 4 and 5 of the Law on the Organization of the Black Sea Coast of Persons with Legal Capacity under Art. 17 CPRA. The scope of the objects, the stages of production and the specific requirements for the specialized maps and registers are determined by a technical specification drawn up by the AGCC.

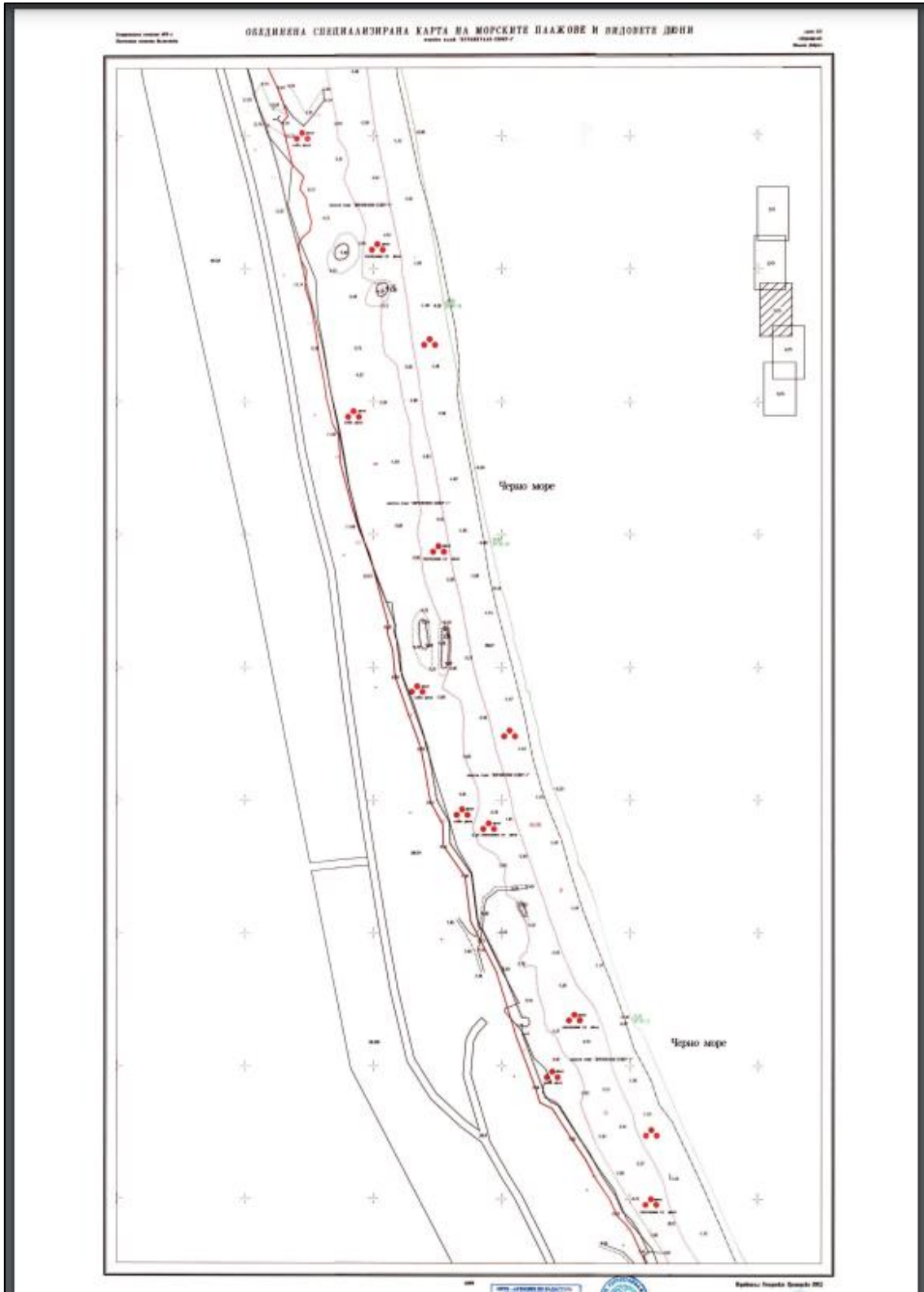


Fig. Specialized Map of Durankulak North Sea Beach [6]

Also, AGCC notifies the Ministry of the Environment and Waters (MOEW) and the authorities in whose authority the management of the objects

is, about the selected contractor, about the start and about the duration of the activities.

To carry out activities related to the creation and maintenance of the specialized maps and registers, the authorities and the owners and users of the real estate are obliged to assist the contractor.

Geodetic measurements are carried out for the production of the specialized maps and registers. When creating them, data from the large-scale topographic map on a scale of 1:5000 or from other specialized maps and registers, data according to Art. 192, para. 3 of the Law on Concessions, as well as data from other sources. The working geodetic base of the cadastral map is used to carry out geodetic measurements. A new geodetic base is created if necessary according to the requirements of the regulation under Art. 31 CPRA and agreed with the Geodesy, cartography and cadastre office.

In Art. 11 of Ordinance No. 1 of September 16, 2008 on the creation and maintenance of specialized maps and registers of objects under Art. 6, para. 4 and 5 of the law on the organization of the Black Sea coast, the following instructions are given for photographing and reflecting the various objects in the specialized maps:

(1) (Amended - SG No. 64 of 2020, in force from 18.07.2020) Sand dunes are photographed and reflected in the specialized maps as:

1. independent objects, when they are located outside the borders of the sea beach;
2. sub-objects when included in the boundaries of the sea beach.

(2) (New - SG No. 64 of 2020, in force from 18.07.2020) The boundaries of the sand dunes are photographed after they have been indicated on the spot and their type has been determined by a botanist, phytocenologist and an expert in coastal geomorphology, to which the activity is assigned by the Ministry of Education and Culture. In the specialized register, their type is recorded in the "Characteristics" column - nascent mobile dunes, mobile (white) dunes, stationary dunes with grass vegetation (gray dunes) or forested dunes.

(3) (Previous paragraph 2 - SG No. 64 of 2020, in force from 18.07.2020) Coastal fortification and coastal protection systems and facilities - dams, dykes, dykes, retaining walls, etc., shall be photographed the outer contours as well as loose stones, rock debris or concrete blocks for shore protection. The overhead wires with the poles and the equipment attached to them, massive railings, stairs, etc. are also filmed.

(4) (Previous paragraph 3 - SG No. 64 of 2020, in force from 18.07.2020) At yacht and fishing harbors and at water bases for mooring of vessels, the

shores, quays, retaining walls shall be photographed , breakwaters, ramps, lighthouses, temporary warehouses, reservoirs, etc.

(5) (Previous para. 4, amended - SG No. 64 of 2020, in force from 18.07.2020) Coastal lakes, lagoons, estuaries, wetlands are photographed along their shoreline, indicated on the spot by representatives of the basin directorate, in whose area of operation the objects fall. The islands are photographed along their coastline. Water currents are shown in their direction. Bodies of water and streams with an erratic water level or that are dry for most of the year are depicted with a dashed line.

(6) (Previous paragraph 5 - SG No. 64 of 2020, in force from 18.07.2020) On natural and artificial water courses with width:

1. above 3.M mm (where M is the scale number of the map) both shores are photographed;

2. from 1.M mm to 3.M mm, only one bank can be photographed, and the other is depicted by the measured width of the water course;

3. less than 1.M mm shall be photographed and depicted the center line of the water course.

(7) (Previous paragraph 6 - SG No. 64 of 2020, in force from 18.07.2020) Territories with natural vegetation or artificial landscaping shall be photographed with a sufficient number of points for their correct depiction. Stand-alone trees with a trunk diameter greater than 0.4 m, avenues 1 m wide or greater, monuments, sculptural figures, fountains, etc. are photographed.

(8) (Previous para. 7 - SG No. 64 of 2020, in force from 18.07.2020) On roads and streets, road lanes, sidewalks, dividing lines, islands, underpasses and overpasses, culverts, lawns, driveways, different types of flooring, etc. Excavations, embankments, ditches, retaining walls and other facilities are also photographed. Sidewalks, driveways, and medians are captured when they are 1 m or greater in width.

(9) (Previous paragraph 8, amended - SG No. 64 of 2020, in force from 18.07.2020) Overhead pipelines and equipment on columns are photographed through their supporting columns. Sewage collectors, equipment from drinking and waste water treatment plants, etc. are filmed.

(10) (Previous paragraph 9 - SG No. 64 of 2020, in force from 18.07.2020) The visible above-ground parts of the underground wires and facilities shall be photographed. Situationally, all shafts and chambers are photographed according to their external outlines, round ones - with one point in their center, and those over 1 m - according to their actual dimensions, being depicted on a large scale.

(11) (Previous para. 10 - SG No. 64 of 2020, in force from 18.07.2020) At the sports facilities, the alleys, playing fields, tracks, playgrounds, green areas, swimming pools, tribunes, etc. shall be photographed.

(12) (Previous para. 11, amended - SG No. 64 of 2020, in force from 18.07.2020) The relief of the terrain is depicted by horizontal lines, dashes and inscribed altitudes in characteristic places. If required in the technical specification, the relief may be depicted with elevations only. Disturbed landforms are depicted with the corresponding symbols.

For the territories of the sea beaches with the technical specification, filming of movable objects can be assigned for the needs of health and sanitary and hygiene services, sports and entertainment activities, water rescue activities, commercial services and for the maintenance of sea beaches - rescue posts, medical stations, warehouses, quick service establishments, entertainment and sports facilities, children's corners, pavilions, changing rooms, showers, etc. [5]

When determining the border of security zone "A", the following requirements are observed:

1. each point of the line defining the border of zone "A" from the land side, outside the territories of the settlements, must be at a distance of 100 m from the nearest point of the line of the sea coast, and in the presence of a sea beach - from the land beach border;

2. the boundary of zone "A" in the water area is determined 200 m from the sea coast line;

3. for the territories of islands and peninsulas, the border of zone "A" is reflected only in cases where the distance between two opposite points of the sea coast or the sea beach is greater than 200 m;

4. when the line of the sea coast is strongly broken, it is allowed to be generalized;

5. from the scope of zone "A" are excluded the territories of the settlements, defined by detailed development plans, which entered into force on the date of entry into force of the Law on Amendments and Supplements to the Law on the Organization of the Black Sea Coast (SG, No. 40 of 2014). [5]

When determining the border of security zone "B", the following requirements are observed:

1. each point of the line defining the border of zone "B" must be at a distance of 2000 m from the nearest point of the line defining the land border of security zone "A";

2. from the scope of zone "B" are excluded the urbanized territories of the settlements, determined on the date of entry into force of the Law on the organization of the Black Sea coast (SG, No. 48 of 2007). [5]

The specialized cards are created digitally in the form of the record under Art. 12, item 5 CPRA and are drawn on a traditional medium, and are maintained in digital form through the specialized information system.

The layout, nomenclature, dimensions and out-of-frame layout of the sheets of the specialized map are the same as those of the cadastral map.

The drawing scale of the specialized map is 1:1000. Depending on the area of the objects with a technical specification, a scale of 1:500 or 1:2000 can also be specified.

4. Acceptance of the specialized cards and registers

The specialized maps and registers are accepted by a commission composed of: chairman - representative of the geodesy, cartography and cadastre service, and members - representatives of the geodesy, cartography and cadastre service, the specialized administration of the AGCC, the regional administration, the municipal administration, the Ministry of the Environment and waters, the Ministry of Regional Development and Public Works, the Ministry of Tourism, other interested departments and representatives of the scientific institutes at the BAS, whose activities are in the field of geography, geology, oceanology, biology and ecosystems.

The accepted specialized maps and registers in digital form and in traditional media are stored in the geodesy, cartography and cadastre offices at the site's location [5].

References:

- [1] Cadastre and property register act, Prom. SG. 34/25 Apr 2000
- [2] Territorial Planning act. SG no. 1, 2001
- [3] Act on the Black sea coast spatial development, amend. and suppl. SG. 39/1 May 2024
- [4] Ordinance RD-02-20-5 of 15 December 2016 on the content, creation and maintenance of the cadastral map and cadastral registers, Prom. SG. 4/13 January 2017
- [5] Ordinance No. 1 of September 16, 2008 on the creation and maintenance of the specialized maps and registers of the sites under Art. 6, para. 4 and 5 of the law on the organization of the Black Sea coast
- [6] Ivanova Il., The cadastre in Bulgaria. Concept and execution, Sofia, ACMO Academic Press, 2016, 199 pp., ISBN 978-619-90684-0-3
- [7] <http://www.cadastre.bg/> - Geodesy, cartography and cadaster agency