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Dolna 17, Warsaw,
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+48 226 0 227 03
editorial_office@rsglobal.pl

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FEATURES OF IMPORTANCE FOR THE DEVELOPMENT OF PROJECT DOCUMENTATION IN THE SECTION OF PARK AND PUBLIC LAND DEVELOPMENT IN BULGARIA

Rangelov Veselin

University of Forestry, Sofia, Bulgaria

ABSTRACT

The organization of the territory is a system of measures, acts and actions of a factual and legal nature, which aim to create normal conditions for the use of the earth's surface for work, recreation and recovery of the population.

KEYWORDS

Territorial Development, Regulations, Landscape, Planning

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The territories in the country are divided into groups according to various criteria. Through this grouping, the state determines which parts of its territory can be used for what purposes, regardless of their physical and geographical location. In the last century, according to the Law on Territorial and Settlement Planning (LTSP)[1] there was a basic division depending on the purpose of the territory, and in general terms the territories were divided into urban and non-urban. Nowadays, the successor to the Territorial Planning Act - the Territorial Planning Act (LTP)[2] There was a basic division depending on the purpose of the territory, and in general terms the territories were divided into urban and non-urban. Nowadays, the successor to the Territorial Planning Act - the Territorial Planning Act (LTP)[3].

The territorial organization can be characterized by several features. First of all, all territorial organization activities are subject to legal regulation. The reasons of the Council of Ministers for the adoption of the LTP state that this law integrates and interrelates legal norms and legal relations of an administrative, tax, financial, economic, obligational and property nature.

Article 7 of the Land Use Act defines territorial and land properties according to their primary purpose. This is specifically determined through development schemes and development plans [2].

Land properties are parts of the territory and their use depends firstly on the nature of the territory and secondly on the forecasts and perspectives of the relevant plans. The main category is the so-called urbanized territories. They are used to satisfy the immediate needs of people related to work, recreation and recovery. The second category is agricultural territories. They include arable land and part of the uncultivable. The third category includes a special category of uncultivable territories - the so-called forest territories. The next category is protected territories. A territory acquires the characteristics of a protected territory in connection with its specific, natural, historical, climatic or cultural features. The last category is the so-called disturbed territories. These are those that, under the influence of natural or human activity, are subjected to special influences and for them the legislator establishes a special regime. The legislator allows a change in the purpose of the territory. Therefore, certain actions need to be taken. First of all, it is important whether the relevant territory or land property is subject to development. This means that under this law, only development can be a reason for a change in the purpose of the territory. Another important condition is that there is a valid detailed development plan. This means that the detailed development plan has been created, discussed in due order,

adopted by the relevant competent authorities and the deadlines for appeal have expired or it has not been appealed. For territories or parts thereof that are public state or municipal property, no change in purpose is allowed. An exception to this rule can be made in the first place if there is a permit from the Regional Governor for state public property or from the Municipal Council for public municipal property. Objects that are built upon a change of purpose also become public state or municipal property. In practice, there are still many territories for which no development plans have been drawn up. For these territories, the legislator has assumed that their purpose is determined by the manner of their actual use.

The structure of the territory and the specific purpose of each part of these territories depends on the provisions that are legally established with development schemes and development plans. Within the various territories, land properties are separated. Instead of “plot”, today we speak of “land property” [4].

A land plot is a part of the territory that is defined by boundaries, in accordance with the right of ownership, and can be used in accordance with the norms contained in the plans.

The land properties themselves can be grouped. This is done in territorial and development zones, which are determined in accordance with the general and detailed urban development plans [5]. Development is allowed only after a detailed development plan has been approved and entered into force. If necessary, legal and factual actions must be taken to change the territory. The legislator has given a legal definition of development as a legally regulated activity of various legal entities. According to para. 1 of art. 12, development is the placement and construction of buildings, structures, networks and facilities on land properties. Development in special territories is permitted according to a complicated procedure. It may be laid down in a detailed development plan or in a special law.

Regulated land or "regulated property" is land for which a detailed development plan defines boundaries, access from a street, road or alley, specific purpose and development regime;

Unregulated land is property that is not regulated by a detailed development plan;

Territories with special territorial planning protection are protected areas for nature conservation, for cultural and historical protection, landslide areas, sanitary protection zones around water sources and drinking and domestic supply facilities and around mineral water sources - public state property, as well as other territories with specific characteristics, the regime of their development and control is regulated in separate laws /e.g. high-mountain and border territories, the sea coast, etc.

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