

The Study on the Areas' Setting-Aside and the Its Consequences Upon The Ilfov County's Romania Agriculture

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Abstract: For a long period of time, Romania had been regarded as a predominant agrarian country. The political and legislative changes that occurred after 1989, created the prerequisites for changing the Romanian citizens' perceptions. The retrocession of the agricultural lands to the old landowners by the property law enforcement, empowered the citizen who has recently become landowner to dispose and decide what to do with the terrain or terrains he possesses. After 1991, the real estate market has met a major expansion, which made many landowners to alienate their terrains. The Ilfov County was among the counties that represented a real interest for the investors, thanks to her vicinity to the capital of Romania and to the existence of a large area of vacant land. The aim of the present study is to show how much the county's agricultural area has reduced over the years, to show the agricultural land's transformation dynamics and the influence they have in agriculture.

Key words: agricultural land, cadaster, real estate, management.

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I. INTRODUCTION

In Romania the agriculture has been, and it still is, an extremely important domain. Romania occupies a noteworthy position of the European states' ranking, owing to her exploited agricultural land. The country's significantly distinguishing factors are its agrarian potential and comparative advantage of the natural resources. By the year 1990 Romania had been a traditional exporter of crop products. After the agricultural holdings' structural reforms that took place in 1990, from a net exporter, Romania became a net importer, quality and diversified food products demand representing the contributing factor that led to this change (Ionut Petre, 2009). This change was also felt in the Ilfov County.

Ilfov County is the smallest county of Romania and it covers an area of 1.583 km². A large number of Ilfov County's localities is surrounding the capital (Illustration 1).



Illustration 1. Ilfov County's Map

Out of the total of 40 localities that pertain to Ilfov County, 17 of them are adjoining the capital of the Romania. The County's growth with respect to the facilities and the real estate development led to the agricultural area's diminishing. The area's setting-aside represented an objected not only for those who wanted to build, but also for those interested to rise the terrains' trade value.

II. MATERIALS AND METHODS

The present study refers to the period between the years 2000 and 2020. For a clear evidence of the transformations that occurred in Ilfov County with respect to the agricultural areas, a number of indicators was provided: arable unincorporated area, set-aside area and within the built-up area. The necessary information for this study was taken from the Agency for Cadaster and Real Estate publicity Ilfov. The given information is statistically processed and interpreted.

III. RESULTS AND DISCUSSIONS

The information about Ilfov County's the agricultural areas was taken from the cadastral register and ordnance survey, issued in 1990. On the date of 01.01.1990. the agricultural area covered 144359 ha (Illustration 2).

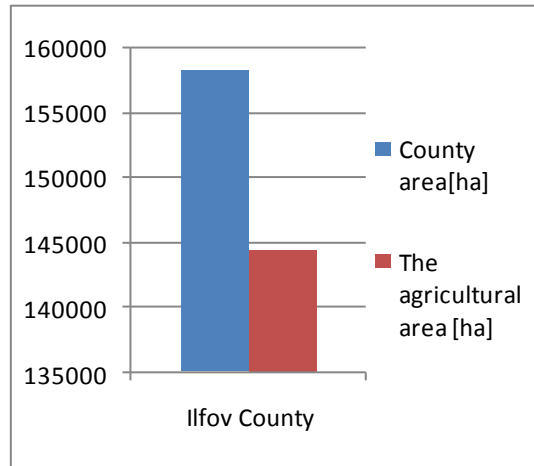


Illustration 2. Ilfov County's agricultural area on the date of 01.01.1990

Year by year, starting with 1991, the number of set-aside area request has risen. Summarizing these all these requests, there can be noticed that for some of the county's localities, the demand was higher (Chart 1).

Chart 1 The requests' position during the interval 2006-2007

Name of localities	No requests	The area removed from the agricultural circuit [ha]
Bragadiru	131	45.80
Otopeni	78	27.13
Climceni	110	36.05
Magurele	58	18.08

On the score of this summarization, the agricultural area, within the county's level, is of 97063.51ha (Illustration 3).

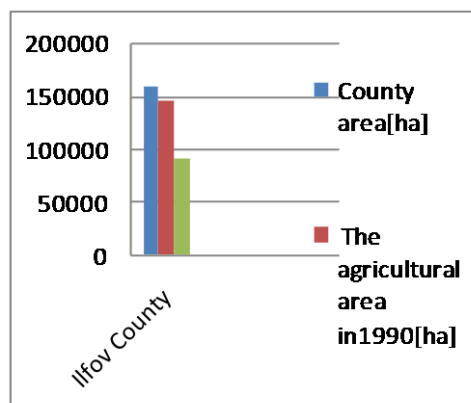


Illustration 3. Ilfov County's agricultural area in 2020

In assent with the legislative provisions in force the set-aside area may concern only a part of the total acreage that's under landowner's possession. There has never been determined a stipulation with respect to the area. The minimal requested area was mostly correlated to the minimal area for building, according to the urban planning regulations.

Hence, in most cases the landowners possess lands that underwent set-aside area and their category of use unincorporated arable became building yards, and the rest of the land surface was left with the category of use unincorporated arable.

The results of the present study show how much the Ilfov County's agricultural area has diminished, but it also shows the possibility for these to be seen in a graphic database. Using the centralized data on the set-aside areas requests, a classification can be created not only for the accommodations with the highest number of requests, but also for those which had been mostly diminished.

The current study aims to show whether the most of the accommodations with the highest number of set-aside area requests are those located in the immediate vicinity of Bucharest or not (Chart 2).

Chart 2 the situation of the requests between 2006-2008 and that of the agricultural areas in the localities near Bucharest

Name of localities	The agricultural area in 01.01.1990[ha]	No requests 2006-2008	The agricultural area 2020[ha]
Bragadiru	1908.45	131	979.95
Ciorogârla	3183.77	18	1390.76
clinceni	2032.84	110	171.77
Dobroești	987.57	69	732.61
Domnești	3380.88	70	2097.12
Glina	2703.74	32	1597.07
Jilava	2069.20	15	1905.33
Măgurele	4020.95	58	500.52
Otopeni	2751.01	78	425.52
Tunari	2820.51	15	318.54
Vidra	6147.25	10	5465.35

5465.35

From the total agricultural area, diminished to the Ilfov county's level, 15584.44 ha represent the diminished agricultural area, located in the localities near Bucharest, being named as "group 1", and the rest of the agricultural land that pertain to the other localities of the county is being named "group 2" (Figura 5).

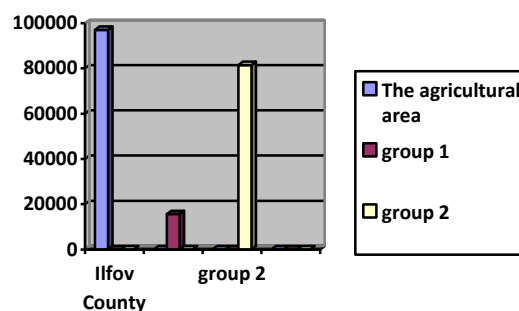


Figura 5. The agricultural area of Ilfov County in 2020 on categories of localities

IV. CONCLUSIONS

By the areas' setting-aside, the agricultural land the Ilfov County's has significantly diminished. Large areas of farmland have become built-up areas. With the help of the effectuated study, the fragmentation of the agricultural land becomes observable, fact that leads to unfavorable implications upon the effective use of the financial resources for the agricultural holding. Having in mind the fragmentation process of the agricultural land another problem appears, namely if the conditions in which farming is being practiced are the proper ones and of what kind of agriculture we are talking about.

The interest for the organic products and production is also steadily increasing in our country. The organic farming promotes long-lasting production systems, diverse and equilibrated aiming at the agricultural and environmental pollution (Costel Samuil, 2007).

Other situations that raise an issue in the land's agrarian exploitation, are the ones in which the land is being enclosed by other areas that are no longer agricultural lands, being set aside, fenced land and built up land. (Illustration 4).



Figura 4. Agricultural land enclosed by the de non-agricultural lands

Given the fact that the data about the agricultural areas' diminishing have never been computerized, the present study only shows the agricultural area at Ilfov County's level, which has appeared as a result of the set aside process. The computerization of this data about the set aside areas, their transposition into the G.I.S. with the aim of creating a link between these textual data and the graphical image of these lands.

This type of solution might help A.P.I.A. with the lands' identification for which subsidies are being requested, with the agricultural holding, and with their verification regarding their correctness. Knowing for certain the location of the set-aside areas would lead to a correct granting of subsidies, having the chance to conduct controls.

APIA grants subsidies for the lands with the category unincorporated arable. The results of this study are being transposed into a graphical chart would make possible to draw conclusions in regards to the dynamic of the agricultural lands' transformation at the Ilfov County's level, their fragmentation and influence within the agrarian exploitation.

The agrarian exploitation would be a lot more efficient if the agricultural areas would be compacted, not only concerning the financial resources, but also the agricultural machinery. The conclusion of the present study can be also used for other areas where the agricultural land didn't suffer any changes, in order for the expansion of the urban areas and the built-up areas to be made in a controlled manner, so that the agricultural lands to remain compact and if it is possible, to offer the right environment conditions, essential for agriculture. As in any other domain of activity, in agriculture is also need of strategies, planning and management. There can be observed the need to register all the agricultural lands into cadaster and land register systems. The date about the registered immoveable properties in the cadaster and land register systems can become the object of many statistics and studies in many other domains.

ACKNOWLEDGEMENTS

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