

**ECONOMIC AND SOCIAL COUNCIL**

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**Eighteenth United Nations Regional Cartographic  
Conference for Asia and the Pacific  
Bangkok, 26-29 October 2009  
Item 7(a) of the provisional agenda  
Country Reports**

**Iran Cadastre Report<sup>\*</sup>**

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**\* Prepared by Iran**



**The State Organization For Registration of Deeds and Properties**

# **IRAN CADASTRE REPORT**

**Eighteenth United Nations  
Regional Cartographic Conference  
for Asia and the Pacific**

26 - 29 October 2009

# ISLAMIC REPUBLIC OF IRAN



## IRAN AT A GLANCE

### General Information

Governmental system	Islamic Republic
Area	1,648,195 sq.km
Population	70495782 (2006)
Capital	Tehran
Official Religion	Islam
Official Language	Farsi (Persian)
Currency	Rial

### Administrative Divisions

(2006)

Number of Ostans provinces)	30
Number of Shahrestans (sub - provinces)	336
Number of Bakhshes (counties)	889
Number of cities	1016
Number of Dehestans (rural agglomerations)	2400

## Population

(Census 2006)

Population	70,495,782		
Population of Tehran	7,088,287		
Population density	43 per sq. km		
Population annual average growth	%1.6		
Urban population	%71		
Total births	1,253,506	Urban	844813
		Rural	408693
		Boys	642933
		Girls	610573
The total deaths	7,088,287		

## Land and Government

Iran comprises a land area of over 1.6 million square Km (the 17th country in the world by land area). It is located in south west of Asia and is one of the middle-east countries. Iran lies down the northern temperate zone, between latitudes 25 degree 3' north and 39 degree 47' north and between longitude 44 degree 02' east and 63 degree 20' east.

Iran is bounded by Turkmenistan, Caspian Sea, Azerbaijan, and Armenia on the North, Afghanistan and Pakistan on the East, Oman Sea and Persian Gulf on the South, and Iraq and Turkey on the West. Totally Iran has a border of 8731 kms of which 2700 kms go for water borders and 6031 kms for land borders.

The highest point in Iran is Mount *Damavand* being 5610 meters high.

The longest river is the *Karun* river being 890 kilometers long (only navigable river).

The largest lake is the *Orumiyeh Lake* with an area of 4868 kilometers.

The largest island is *Qeshm* with an area of 1891 square kilometers.

Iranian government system is Islamic republic and its national day is 22th Bahman (11th Feb). *Tehran* is the capital of Iran.

## **Registration history in Iran**

In order to rectify affairs related to the taxes received from Greece & the smaller Asia, Iranians registered the surface area of the farms over there in special registers for tax when Darius was Iran's king.

In terms of deeds, the oldest legal collection is the one for Hammurabi, which belongs to 30 centuries b.c. and contains various types of contracts & rules including those for farm tenure, bilateral agriculture, loan, etc. In Bani Israel laws, buying contract was regular and transactions were made through cash money.

There are no documents or evidences of legal relations between people in ancient Iran. The only organized law package from ancient Iran is Zarathushtrian religious book Avesta, parts of which are available now. Contracts and treaties have been mentioned in a part of the book called Vandidad. Also, registration of transactions in registers was regular in Anoushirvan period.

During Safavid, a judge was assigned in the court for transactions as well as deeds of contracts, marriages, and divorces.

In Caravanserais, there were registers called "Trade Registers" in which merchants' transactions were recorded, and were creditable for courts.

In late King Fathali Shah Period and at the beginning of Muhammad Shah ruler ship, there were registers between Persia and Russia, in which merchants' deals & deeds were recorded.

In the recent pair of centuries, many religious leaders had registers called "Religious Law". Transactions that made in front of those leaders were recorded in the registers, and some people signed underneath the document in addition to the merchants signing or stamping it.

For the first time during the ruler ship of Nasereddin Shah, there was a new command for establishing a bureau under the supervision of Mirza Hussein Sepahsalar to become reference for deeds registration. The deeds were sealed according to the government regulations and were recorded in special registers.

In the judiciaries, sheets and written documents were stamped formally to prevent faking until Mashruta period.

## **Contemporary registration**

The law for deeds & properties registration was passed in April 1911 by the second Iranian Parliament.

The 126-article law for deeds & properties registration was passed in March 1923 according to which Iranian Deeds & Properties Registration Organization was founded to stabilize people's proprietary rights and registration of documents made by them. With the establishment of IDPRO, it was expected that people were encouraged to investment because of judiciary & legal stability, and the government received taxes for transactions.

In addition to its principal reason of existence, IDPRO is a source of income for the government and gets much more than what it needs for its costs. The surplus is transferred to the treasury.

## Cadastre Project

Iran Cadastre Project was passed in 1989 by Islamic Iranian Parliament and officially started working under Iran's Deeds and Properties Registration Organization. On the basis of this project, a technical committee was established in 1990 to study and research. This committee prepared a plan for implementing the project and began executive studies on the main objectives, financial and also the required applications and instruments. It was assigned the project to be implemented within twenty years. Now this project has progressed and prepared a lot of digital cadastral maps and consists of a powerful data base. Below you can find a statistical report of this project.

## Statistics

### Preface :

IRAN comprises a land area of 1,648,195 square Kilometers. It is located in south west of Asia and is one of the middle-east countries. It has 30 provinces.

The table below indicates further information on the registered documents of IRAN (from the beginning of project to 2009):

IRAN (up to 2009)	Number of Main books (registry book)	Data Entry which has been done	Urban area (Hectare)	Prepared Cadastral Maps(Hectare)
	Approximately 140,000	Approximately 100,000	Approximately 1,200,000	Over 600,000

**Below are the list of actions taken toward Cadastre implementation to create a comprehensive Data Bank on Real Estate**

- Comprehensive Real Estate Data Entry



- Topography and preparation of Data Bank on Locations
- Hardware Development (Designing and implementing LAN of Registration Centers, Designing and implementing WAN between the Central Office and Registration units, and ...)
- Software Development (Network security against viruses, Network security in data protection, Communicative procedure for processors in the network, and ...)
- Project Starter
- Instruction & Culture Education
- Updating

- Comprehensive Real Estate Data Entry (Below indicates the actions taken by the experts of central office (Cadastre Division) following allocation and commencement of comprehensive Real Estate Data entry operation in province.

1. Conducting administrative process in order to chose the contractors (advertisement, the lowest bidder, signing contracts, etc. )
2. Holding meetings with the central office and Cadastre experts participation, in order to examine the guidelines to extract information from Main books and fill out sample forms.
3. Holding meetings in order to explain the guidelines, clarify ambiguities.
4. Designing the management system for implementation, monitoring, and control of data entry operation and related forms.
5. Initial training of the managers and employees of the contractor and giving necessary instructions for precise project implementation.

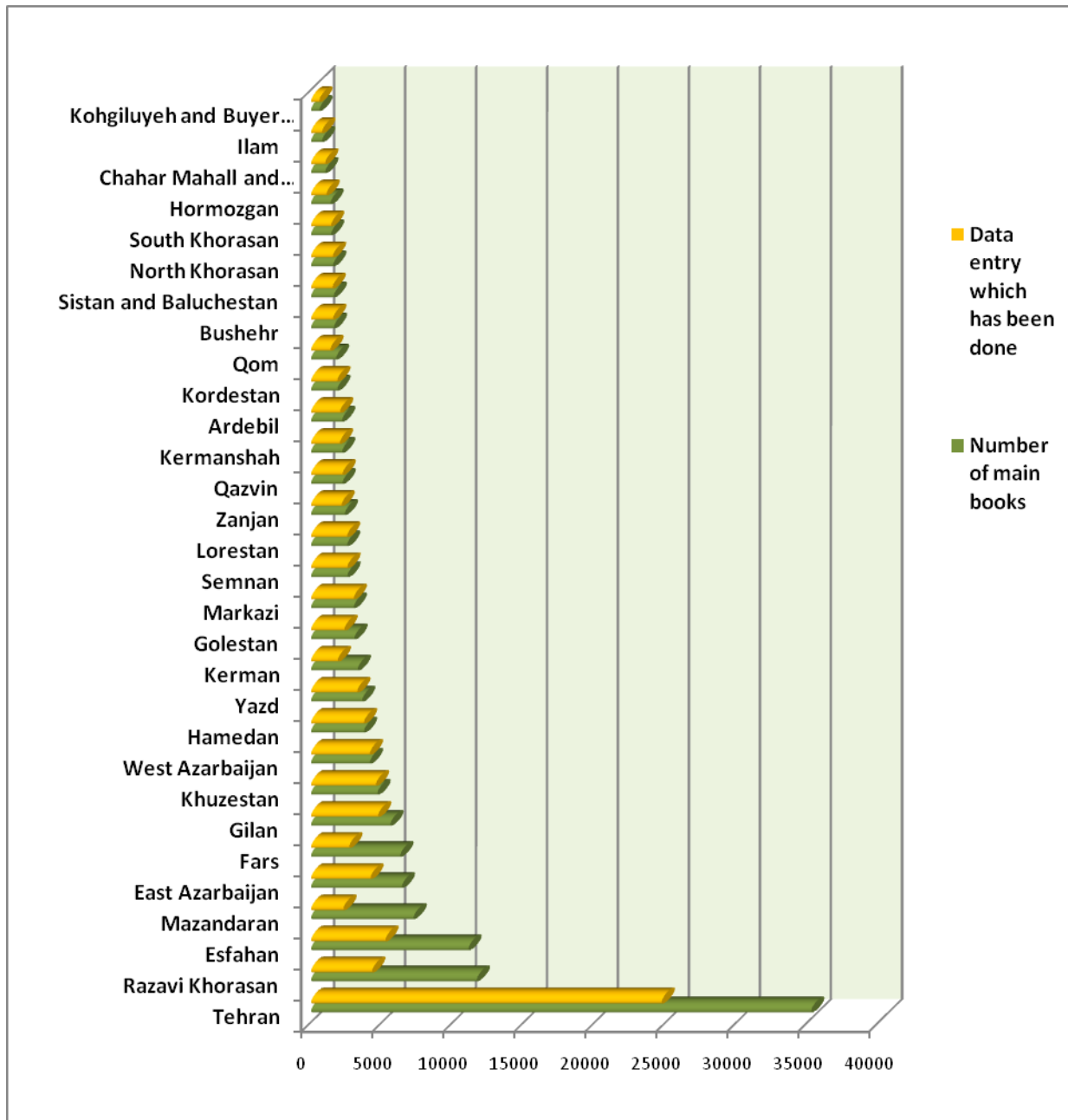
- The following measures have been taken as the data entry operation began in the Registration center:

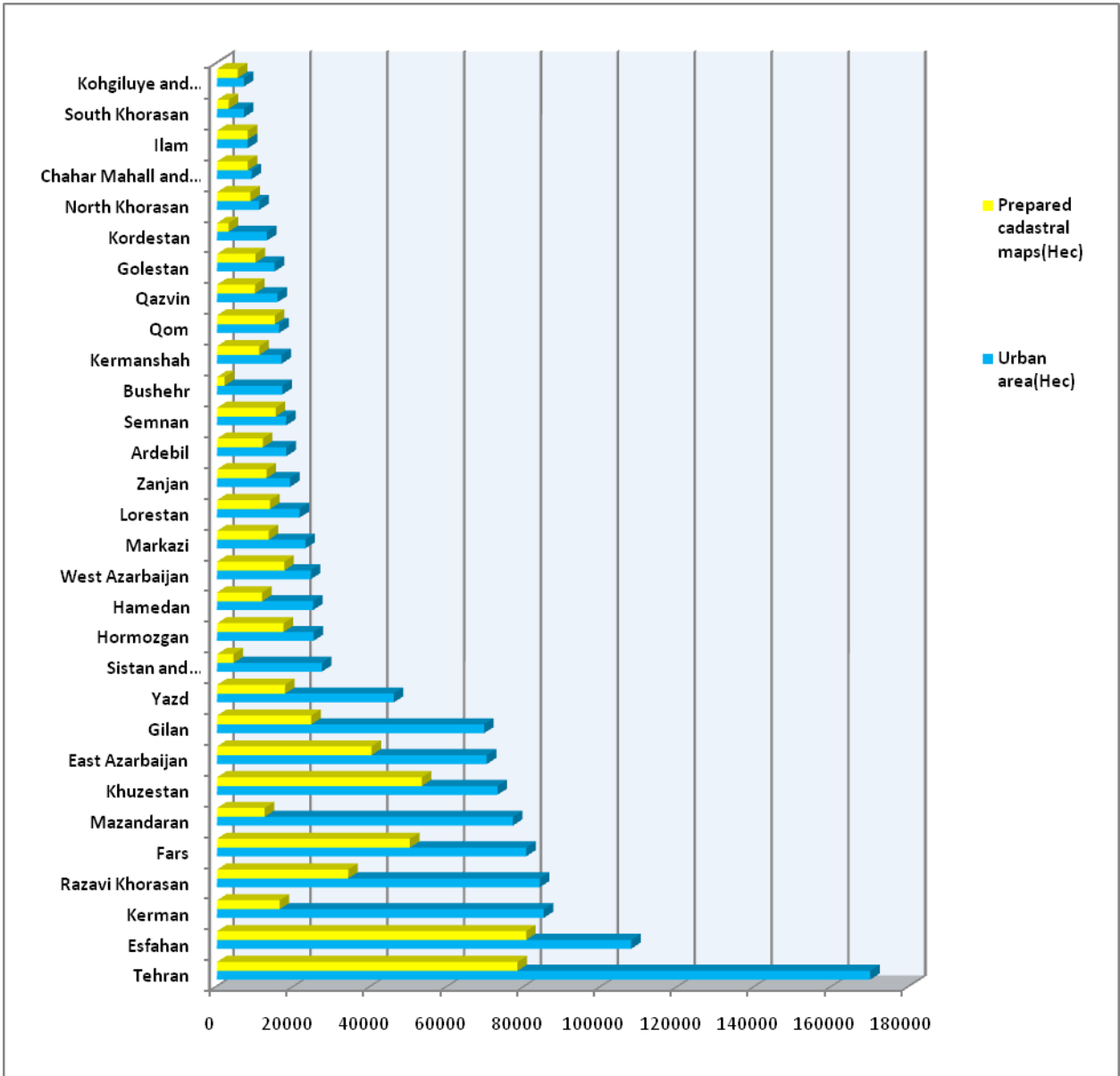
- 1.** Training the employees and giving instructions regarding the project and extraction.
- 2.** Stationing at least one retired registration officer at the data entry center to read the documents and answer possible questions.
- 3.** Training the employees stationed at the Registration Center in order to control and approve the forms filled out by the contractors firm.
- 4.** Commencing extracting information from real estate documents.
- 5.** Presence of experts in Cadastre division in the whole country during extracting the very first documents in order to be responsive to the questions, doubts and controlling the extracting process.
- 6.** Controlling the extracted data through Registration office staff to verify the competency of the data registered.
- 7.** Controlling the extracting by experts in the Cadastre division of the country in order to match the Organizational guidelines and formats.
- 8.** Data Entry by the company.
- 9.** Presence of experts in Cadastre division in the country during extracting the very first documents in order to be responsive to the questions, doubts and controlling the extracting process.
- 10.** Controlling Data Entry by the Registration Office staff.
- 11.** Scanning and photographing the documents on Real Estate.
- 12.** Examining the provided images in terms of clarity, resolution, and volume.
- 13.** Matching the pictures in accordance with the documentation.
- 14.** Integration of the prepared data and establishment of a comprehensive data base and controlling by the experts in the Cadastre division.

15. Double – checking the data by the registration office staff for the quality and quantity of the data

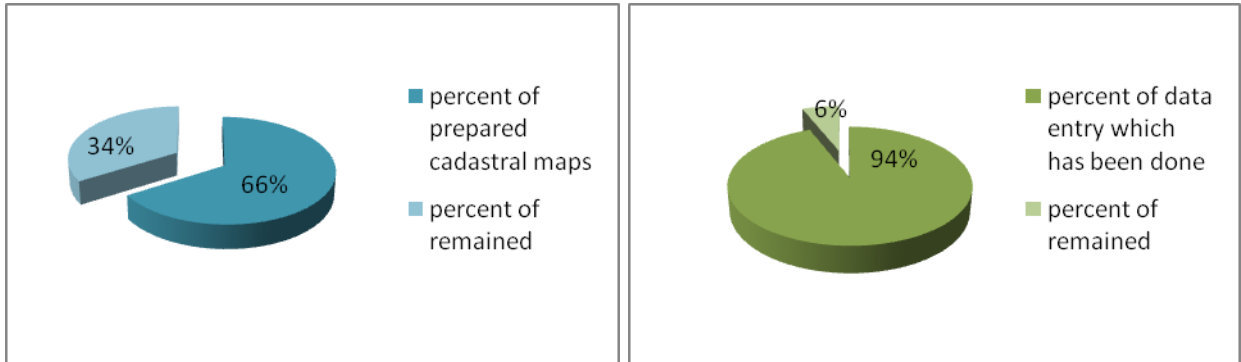
16. Announcing the deficiencies, discrepancies to the contracting company for correction.

17. Updating Commencement.

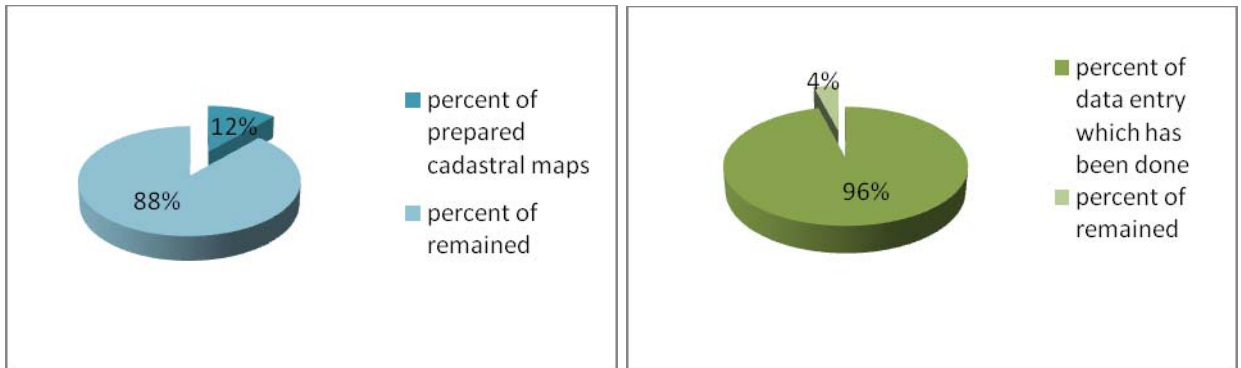




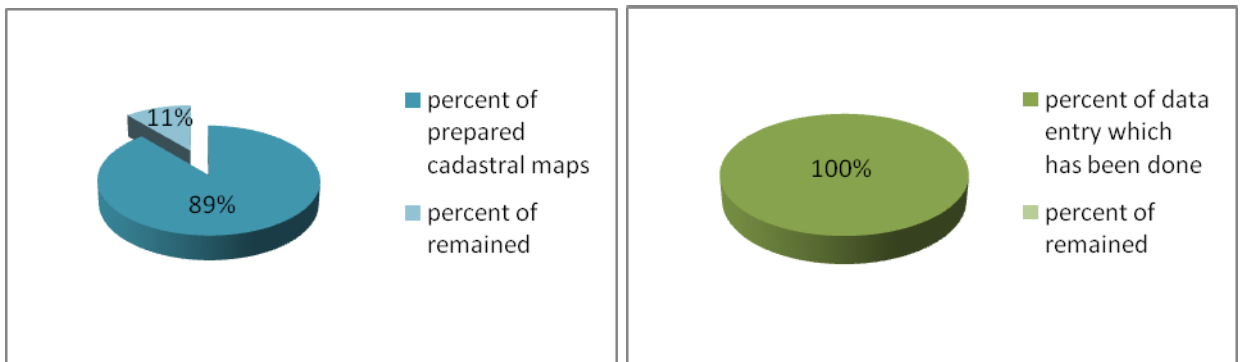
### Ardebil



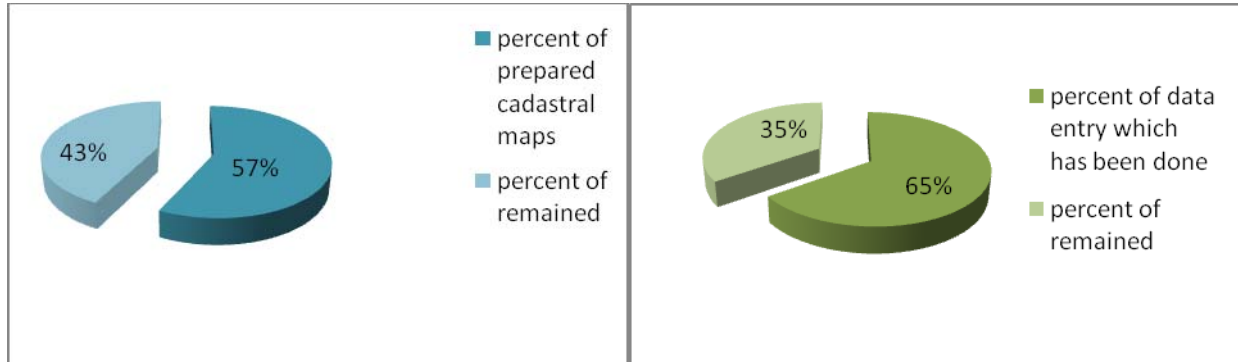
### Bushehr



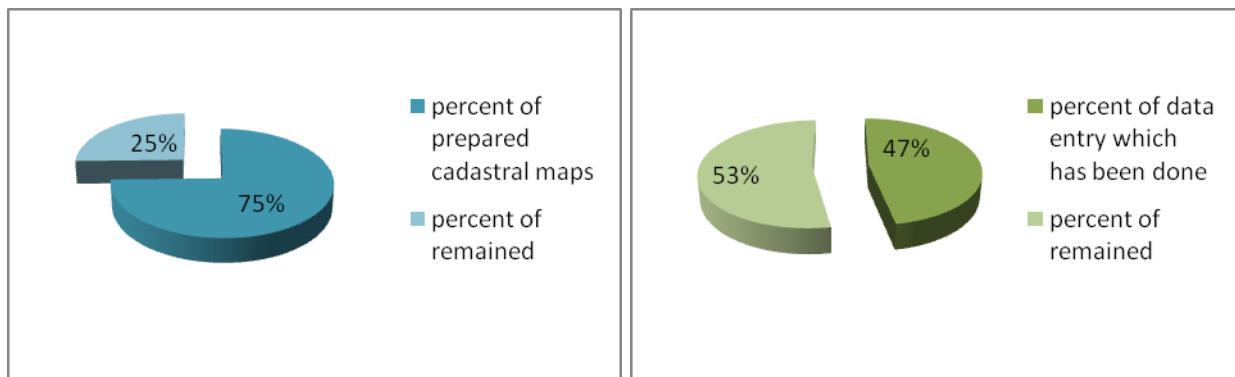
### Chahar Mahal and Bakhtiari



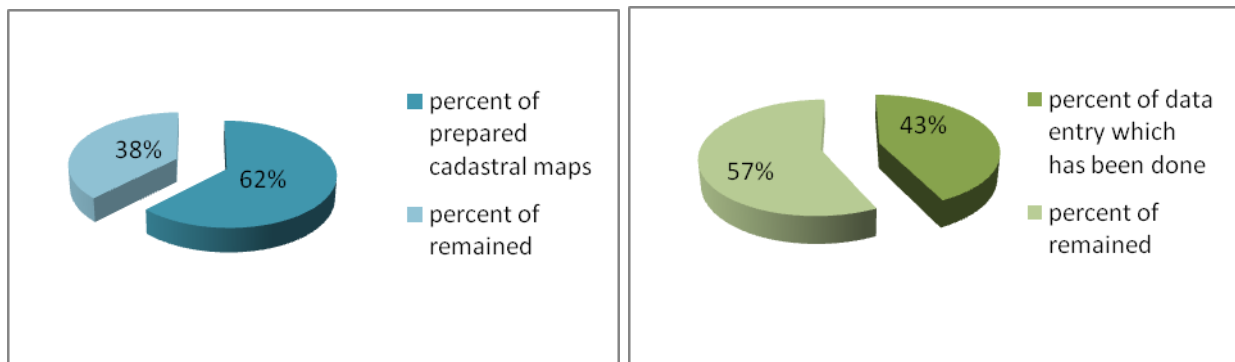
### East Azarbaijan



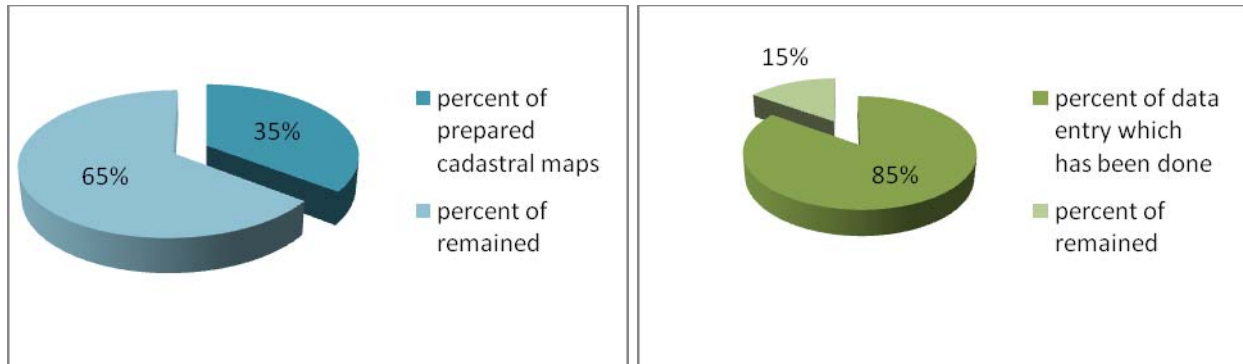
### Esfahan



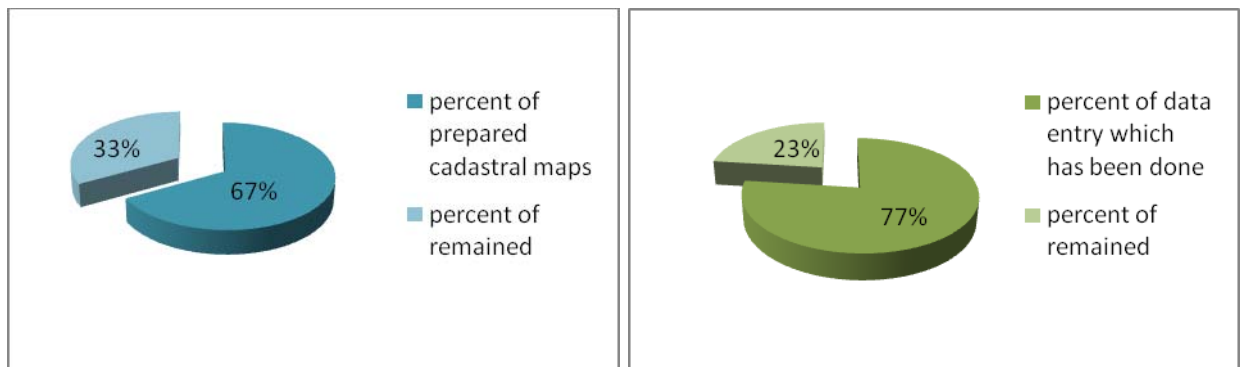
### Fars



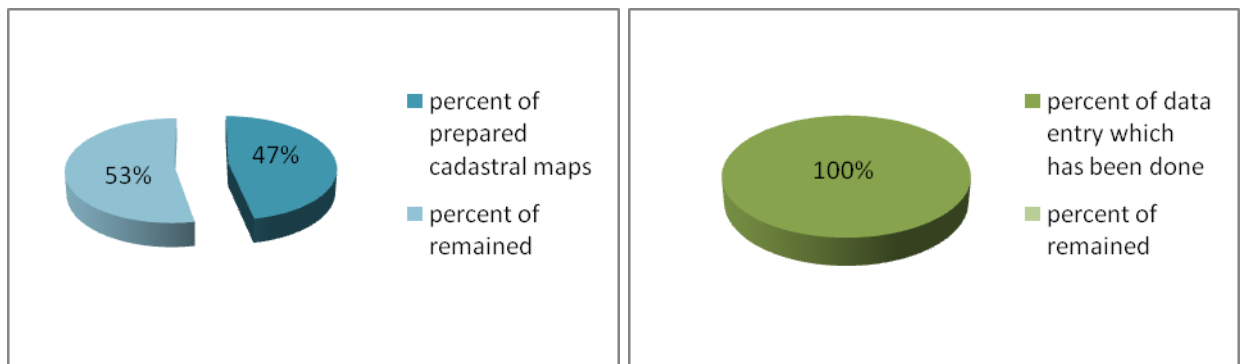
### Gilan



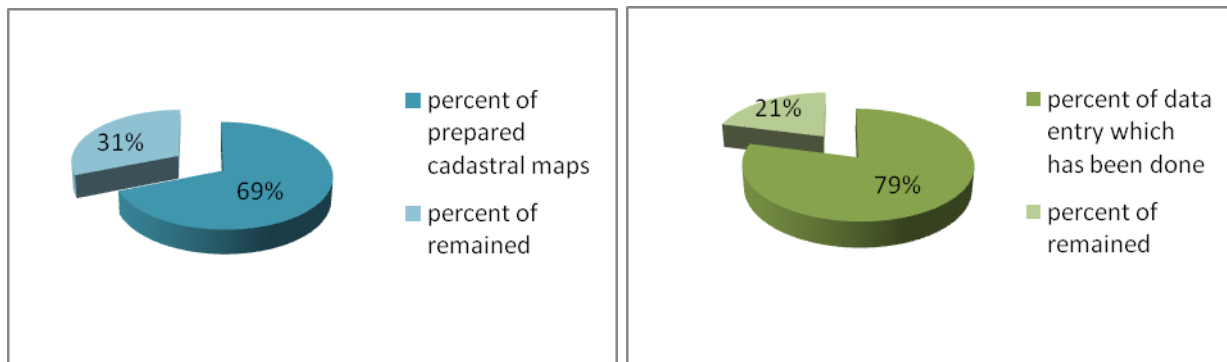
### Golestan



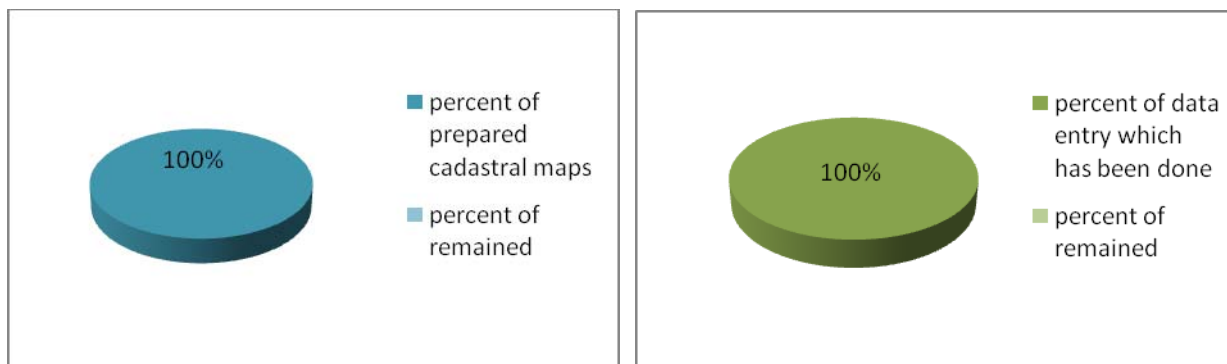
### Hamedan



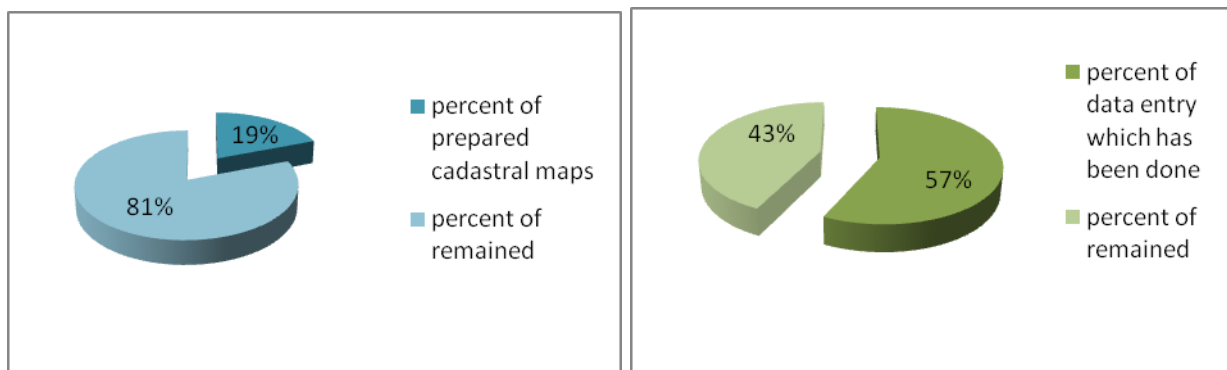
### Hormozgan



### Ilam

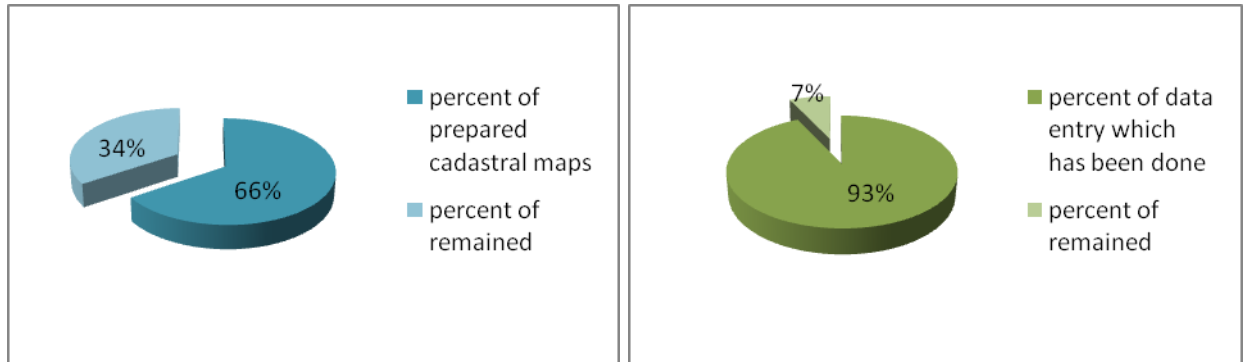


### Kerman

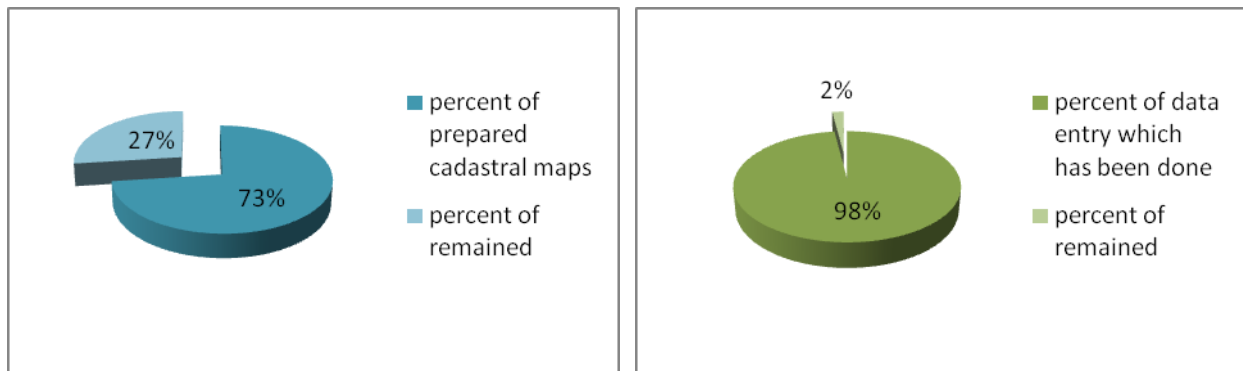




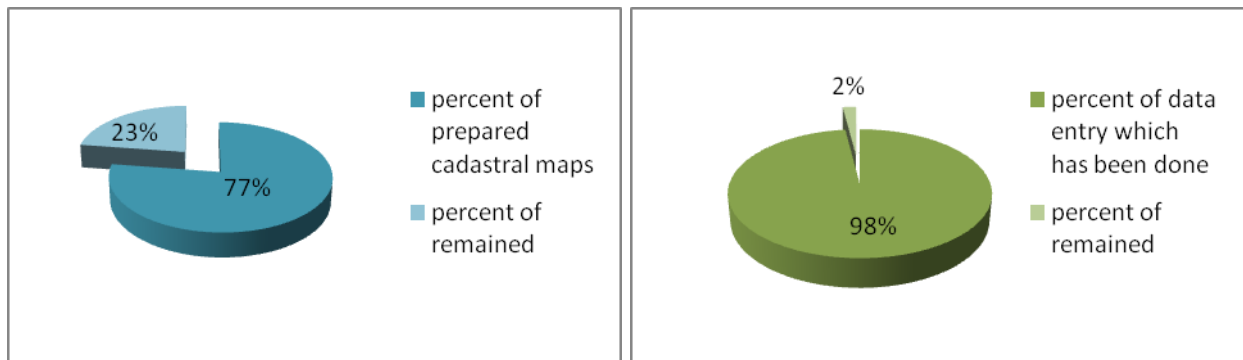
### Kermanshah



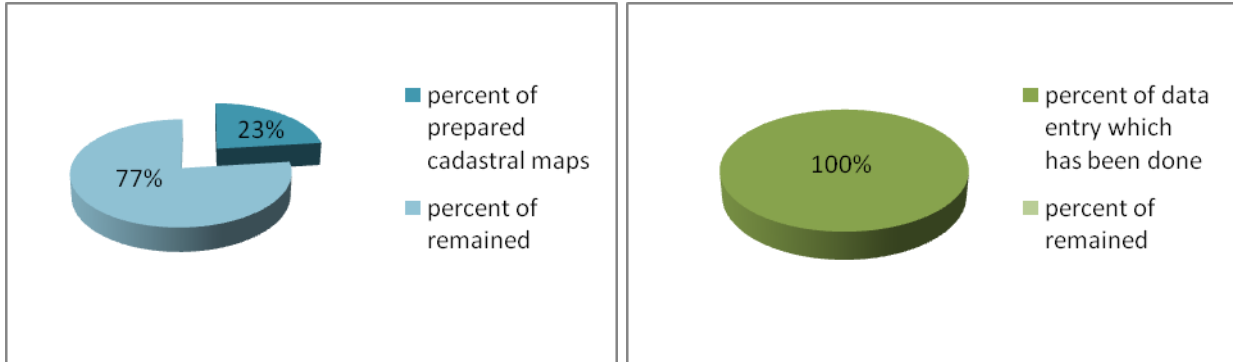
### Khuzestan



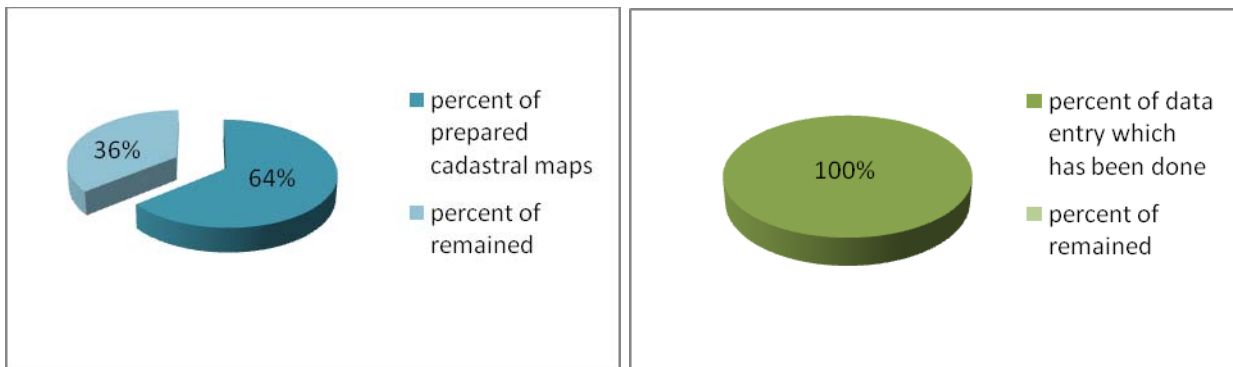
### Kohkiluye and Boyerahmad



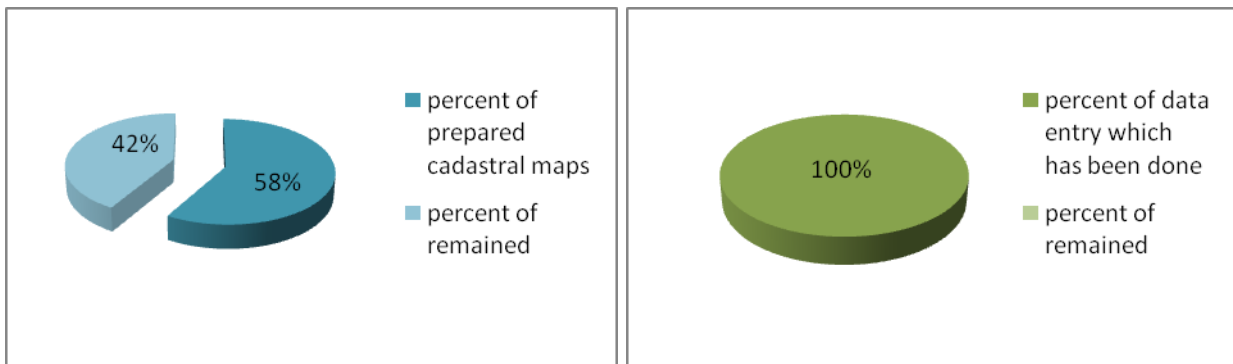
### Kordestan



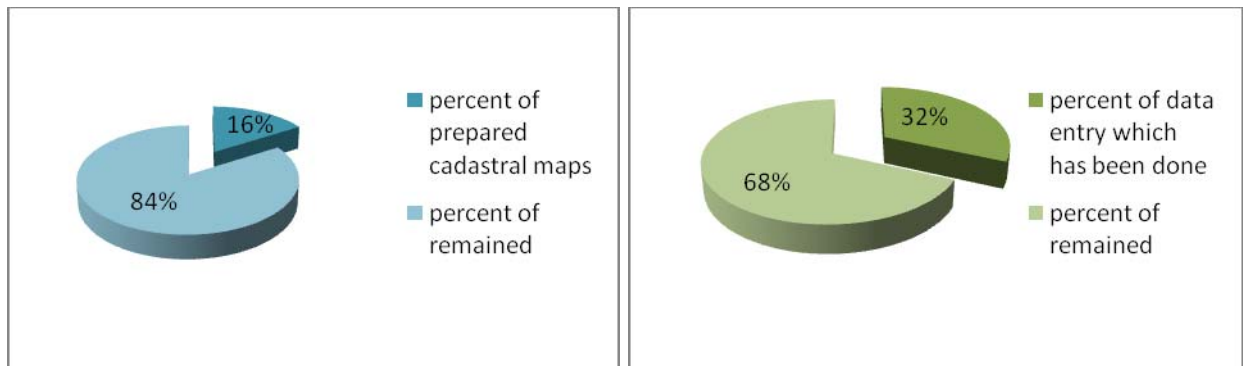
### Lorestan



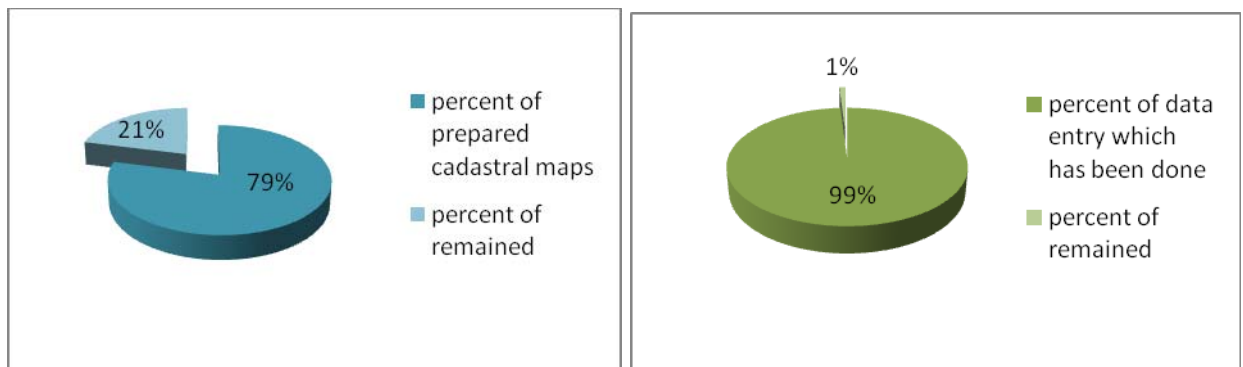
### Markazi



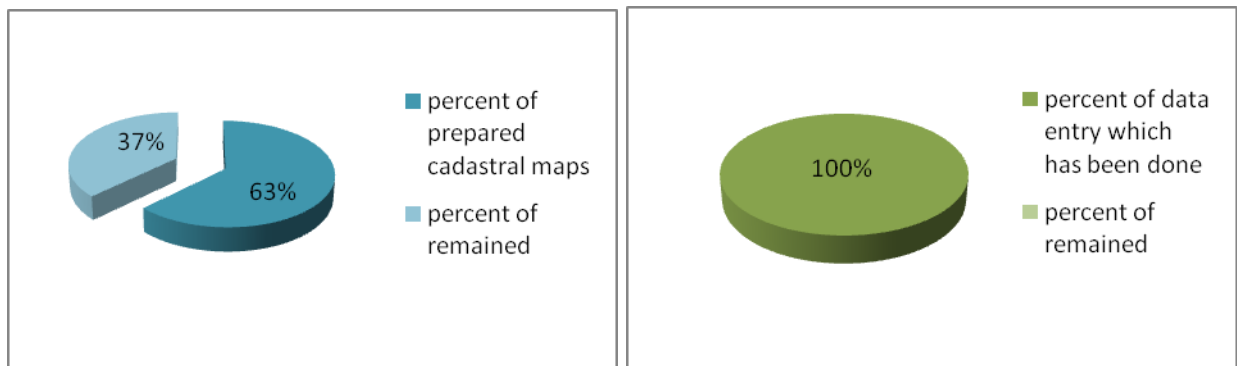
### Mazandaran



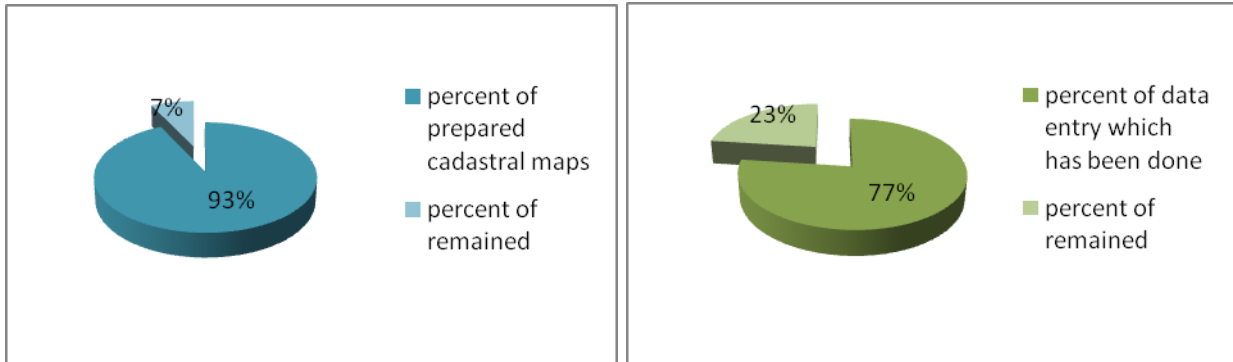
### North Khorasan



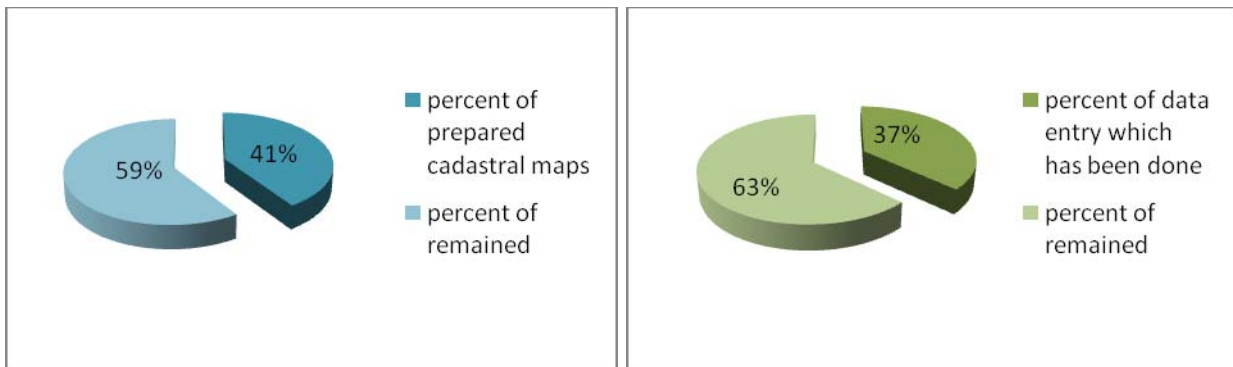
### Qazvin



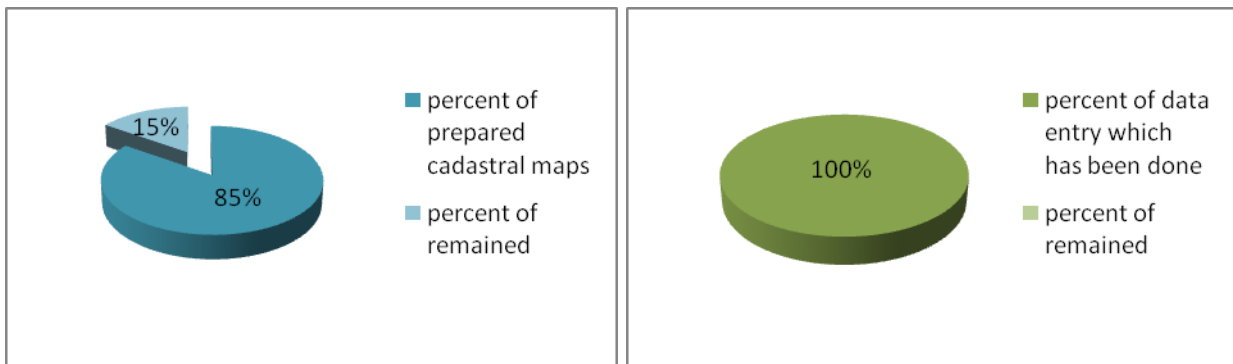
### Qom



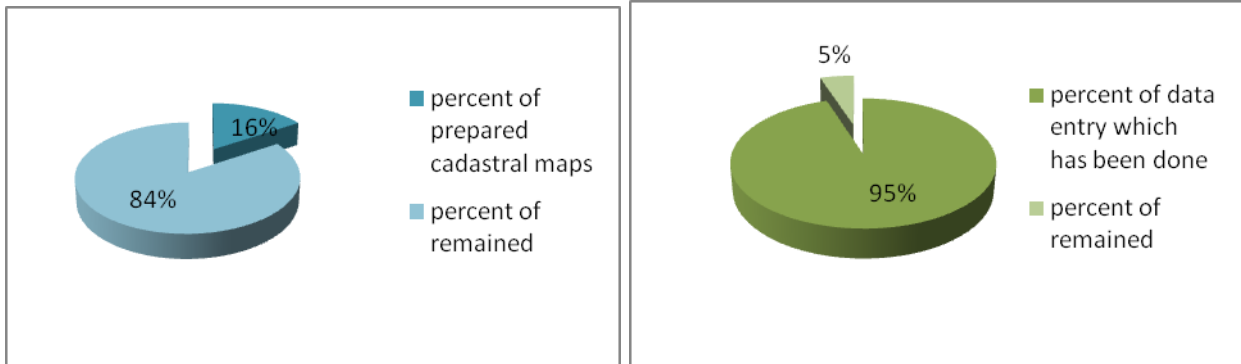
### Razavi Khorasan



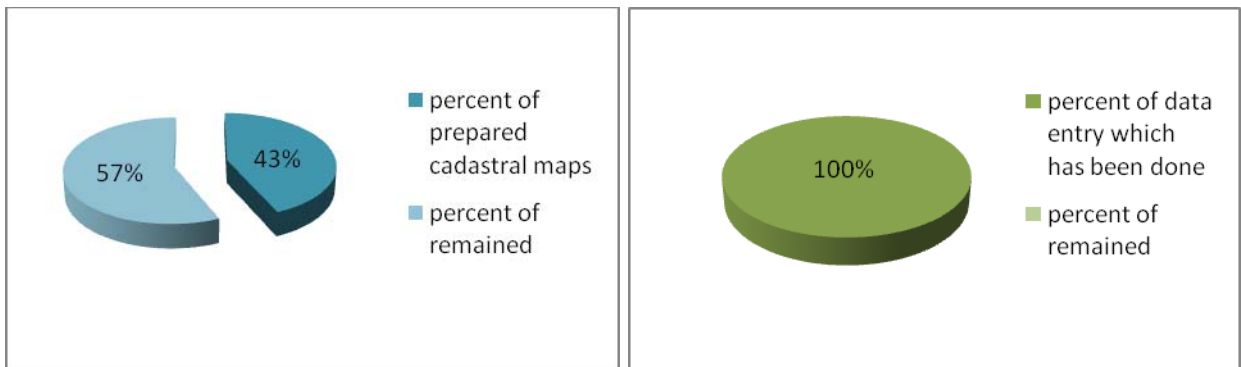
### Semnan



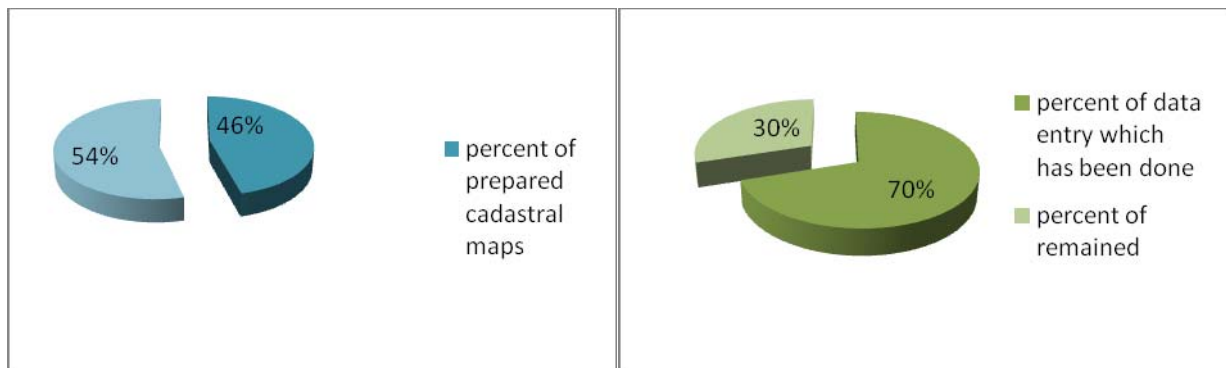
### Sistan and Baluchestan



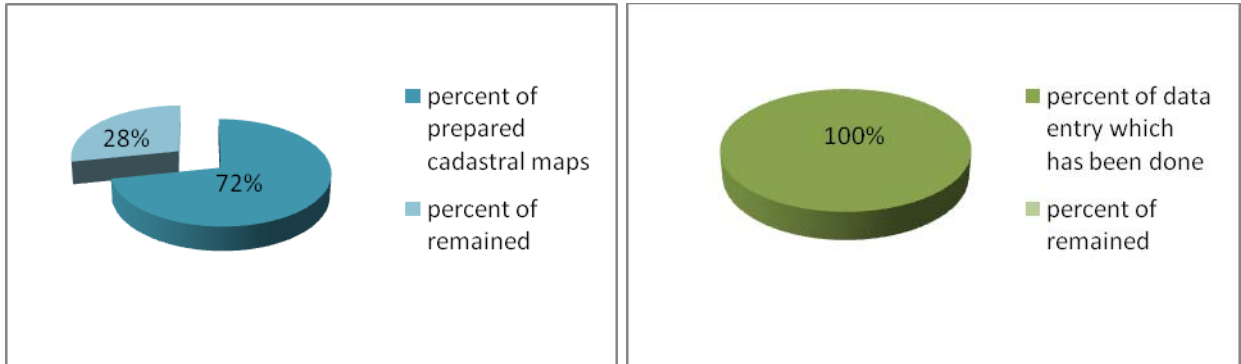
### Sought Khorasan



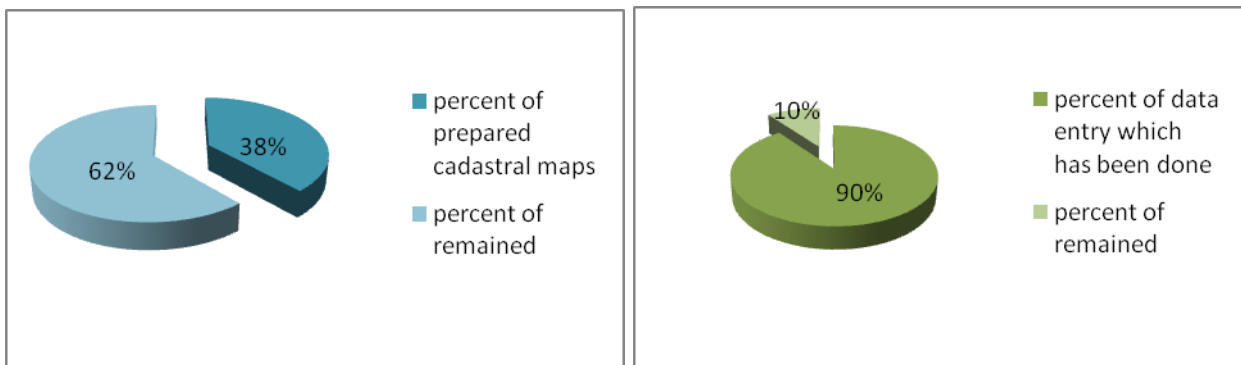
### Tehran



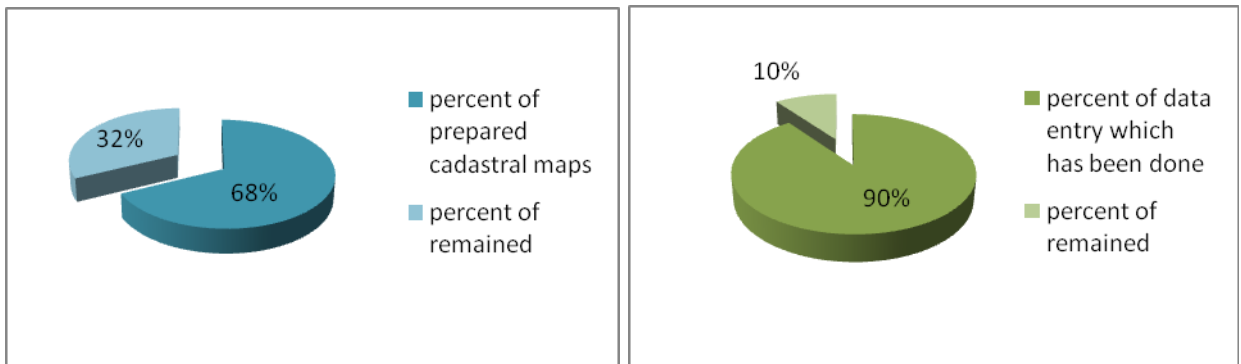
### West Azarbaijan



### Yazd



### Zanjan



**(( Statistical Comprehensive Data Entry Perspective ))**

<b>Provinces</b>	<b>Number Of Main books</b>	<b>Data Entry which has been done</b>	<b>Updating condition</b>
Ardebil	2180	2047	In progress
Bushehr	1609	1549	In progress
Chahar Mahall and Bakhtiari	991	991	In progress
East Azarbaijan	6392	4186	In progress
Esfahan	11083	5236	In progress
Fars	6275	2684	In progress
Gilan	5576	4720	In progress
Golestan	3053	2349	In progress
Hamedan	3725	3725	In progress
Hormozgan	1367	1084	In progress
Ilam	775	775	In progress
Kerman	3287	1884	In progress
Kermanshah	2026	2187	In progress
Khuzestan	5819	5732	In progress
Kohgiluyeh and Buye Ahmad	582	569	In progress
Kordestan	1845	1845	In progress
Lorestan	2544	2544	In progress
Markazi	3008	3008	In progress
Mazandaran	7214	2281	In progress
North Khorasan	1549	1534	In progress
Qazvin	2219	2219	In progress
Qom	1756	1354	In progress
Razavi Khorasan	11669	4304	In progress
Semnan	2557	2557	In progress
Sistan and Baluchestan	1586	1508	In progress
South Khorasan	1404	1404	In progress
Tehran	35236	24698	In progress
West Azarbaijan	4137	4137	In progress
Yazd	3594	3252	In progress
Zanjan	2374	2146	In progress
<b>SUM</b>	<b>136,445</b>	<b>97,178</b>	

<b>Provinces</b>	<b>Urban area (Hec)</b>	<b>Prepared cadastral maps (Hec)</b>
Ardebil	18040	11918
Bushehr	17000	1962
Chahar Mahall and Bakhtiari	9000	8000
East Azarbaijan	70200	40200
Esfahan	107782	80451
Fars	80455	50198
Gilan	69500	24540
Golestan	15000	10030
Hamedan	25000	11720
Hormozgan	25100	17322
Ilam	8000	8000
Kerman	85000	16300
Kermanshah	16775	11000
Khuzestan	73000	53288
Kohgiluyeh and Buye Ahmad	7000	5412
Kordestan	13000	3000
Lorestan	21500	13795
Markazi	23000	13454
Mazandaran	77000	12385
North Khorasan	11000	8680
Qazvin	15748	9888
Qom	16200	15041
Razavi Khorasan	84000	34152
Semnan	18000	15259
Sistan and Baluchestan	27300	4300
South Khorasan	7000	3040
Tehran	170000	78185
West Azarbaijan	24400	17500
Yazd	46000	17700
Zanjan	19000	12874
<b>SUM</b>	<b>1,200,000</b>	<b>609,594</b>



## References

1. [^ Statistical Center of Iran 2006 Census website \[1\]](#)
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