

THE FILE GML IN MANAGEMENT OF NEW BUILDING IN SPAIN EL FICHERO GML EN LA GESTIÓN DE LA EDIFICACIÓN

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Almost 3 years ago was published 13/2015 law of June 24, reform of the Mortgage law and the text of the law of the real estate cadastre revised [1]. In the Act, was to get an old dream within the efficient management of the real property, which is the coordination between the registry and cadastral data.

The law 13/2015 provides a number of benefits, such as more accurately determine the graphic representation of real estate, improve legal certainty, simplify administrative formalities, etc...

One of the aspects that has had the most impact, is the introduction of the GML file as a reference file for the exchange of information and the contribution of RGA (alternative graphical representations) with geographical reference coordinates. Since then, it is necessary to use it to make the registration of operations that suppose a reorganization of the grounds, such as segregations, groupings or reapportions as well as in the registration of real state.

Subsequently, a joint resolution of the Directorate General of Registries (DRGN) and the notary and the General Directorate of the Cadastre of 26 October 2015, supplemented with the Circular resolution of the DGRN of November 3, 2015, was held, in which a reference is made To these geographical reference coordinates.

This GML file has become the new standard file for communication of acts to land registry (new buildings, segregations, subdivisions, etc.), and the signing of Declaration of new work, as explained in articles 10 and 202 of the 13/2015 mortgage law.

Article 202 tells us about building construction, which indicates that the occupied plot should be demarcated by "its geographical reference coordinates". The development of the law introduces, from the point of view of topo-graphic work, a series of novelties, which go through the obligatory coor system used in the plans and their georeferencing. The non-existence of a topographic plane, or the use of topographic planes in relative coordinates, is no longer valid and the obligatory topographical survey is introduced and it must be in the official coordinate system in Spain.

The resolution of May 23, 2016 DRGN clarifies this requirement, as it applies to enter any building, new or old construction, whose writing and application arises in the land register from November 1, 2015.

Therefore, we must know that it is and how to perform correctly a GML file [2]. The GML file is a file whose content is expressed in the GML standard. The acronym GML are an acronym for Geography Markup Language (geographic markup language), a sub-lenguaje of [XML](#) described as a grammar in [XML Schema](#) for modeling, transport and storage of data of [geographic information](#).

Its importance lies in that computer level constitutes a common file management and transfer of information between the various software that make use of this type of data, such as the [Geographic information systems](#), and which is defined by the directive INSPIRE as a standard file for spatial information infrastructure in Europe.

To do so, have been introduced two types of GML files, one for geometry of real state [3], and another for the geometry of constructions [2], both compliance directive INSPIRE, and have established procedures to obtain a validation of these files; in the case of land consolidation geometry is a validation of an alternative graphic representation (IVGA), which checks if a plot provided in GML format respects the delimitation which consists in the cadastral maps and geometry of the construction, cadastral report location of buildings, (ICUC), indicating whether the same footprint is within the plot on which it is located. These certificates are those who are being included in the processes of real estate traffic.

The schema defines a building as "...have construction, surface or underground, in order to accommodate people, animals and things, or the production and distribution of goods or services and are permanent structures on the ground, forming part of the GML format those buildings with walls and ceiling and not be an overhang outside the plot" [4].



Fig. 1: Result positive of the ICUC. Report with positive result.

As in the specifications of INSPIRE for buildings you can define different schemes, the DGC has opted for the extended as 2D scheme that is best suited to the cadastral data.

Therefore, highlights that in the future, this GML file will be used by public administrations as a reference file for administrative acts related to town planning and land consolidation and land management in the real estate trade, adapting the file according to the diagrams as needed.

As an example of the expected future, the city of Madrid is already working on an own scheme based on GML file, called GML-PU [5].

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