

TECHNICAL OPINION

Technical-Regulatory Framework & Risk Management

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Version	v1.0 — EXEMPLO / SAMPLE
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Subject: Lot No. 15, Azinheira dos Barros — capacity for a 140–150 m² three-bedroom home

The question is whether Lot No. 15 can accommodate a permanent 140–150 m² three-bedroom home. Published municipal parameters support residential capacity in principle, but the decision remains subject to title, subdivision and parcel-map validation.

1. Purpose, scope and limitations

Assess the technical and planning compatibility of the 140–150 m² objective.

Covers municipal planning, lot parameters, title/subdivision, footprint, parking and infrastructure.

Does not constitute legal advice, municipal approval, design or a licensing guarantee.

Assumes that the cited materials relate to Lot No. 15 and remain current.

2. Documents reviewed and missing information

2.1. Documents reviewed

Grândola Municipality — Public Sale Programme, Lot No. 15 (2024).

Azinheira dos Barros Urban Plan — republication by Notice 6988/2023.

Amendment to Articles 19 and 20 — Notice 2495/2026/2 of 5 February.

Municipal information on current zoning and constraints maps.

Identifiers and parameters compiled in the CertiAmb demonstration case.

2.2. Missing information affecting the conclusions

Updated tax record — confirm article, areas and ownership.

Updated Land Registry certificate — confirm description, charges and restrictions.

Approved subdivision plan — locate the lot and building envelope.

Subdivision permit/title — confirm all binding lot conditions.

Parcel zoning/constraints extracts — rule out relevant intersections.

The missing items limit the conclusion and define the mandatory route before purchase and design.

CONFIRMED FACTS VS ASSUMPTIONS MADE

CONFIRMED FACT	SOURCE	ASSUMPTION MADE	TO BE CONFIRMED
250 m ² urban lot	Municipal programme	Exact 140–150 m ² objective fits envelope	Validate through study/subdivision

CONFIRMED FACT	SOURCE	ASSUMPTION MADE	TO BE CONFIRMED
100 m ² max footprint	Municipal programme	Upper floor may be possible	Interpret 1.5 floors
150 m ² max construction	Municipal programme	Ancillary areas may count	Confirm accounting method
1 dwelling; semi-detached with Lot 14	Municipal programme	Coordination with neighbour lot	Validate approved drawing

Rule: nothing becomes a fact by repetition. Anything not verified against an official source remains an assumption and is flagged as “to be confirmed”.

3. Description of the proposed operation / subject matter

The property is a 250 m² urban lot identified as Lot No. 15. The client intends a 140–150 m² three-bedroom home; no design was supplied. The scheme must respect a 100 m² footprint, 150 m² construction area, 1 dwelling, 1.5 floors and semi-detachment with Lot 14.

PARAMETER	VALUE / ASSUMPTION	SOURCE
Plot area	250 m ²	Municipal programme 2024
Maximum footprint	100 m ²	Municipal programme 2024
Maximum construction	150 m ²	Municipal programme 2024
Dwellings/floors	1 / 1.5	Municipal programme 2024
Typology	Semi-detached with Lot 14	Municipal programme 2024

4. Applicable law and planning instruments over time

As at 12 August 2026, the analysis considers the Azinheira dos Barros Urban Plan republished in 2023 and the 2026 amendment to Articles 19 and 20, without assuming that the amendment changes the lot-specific parameters.

INSTRUMENT	CURRENT STATUS	EFFECTIVE DATE	WHY IT MATTERS
Azinheira dos Barros Urban Plan	In force; republished	2023	Local planning instrument
Amendment Arts. 19–20	In force	05-02-2026	Updates uses in facilities areas
Lot 15 parameters	Specific municipal source	2024	Sets published lot limits
Subdivision/permit	Not supplied	To confirm	May impose additional conditions

No transitional window was identified that would justify a decision without validating the lot-specific documents.

5. Planning and regulatory framework

Prior-control route

A new home requires municipal control and appropriate designs. The exact procedure will be determined after the subdivision and architectural solution are confirmed.

Municipal plan, classification and parameters

PUAB is the local instrument. The published lot-specific parameters used here are 250 m² plot, 100 m² footprint and 150 m² construction.

Public easements and restrictions

Binding maps exist, but the exact overlap has not been demonstrated. The result awaits an official parcel extract.

Heritage and archaeology

No conclusion is reached without an official overlay and review of the applicable file.

Procedural routes and binding effect

This opinion guides the decision; only the subdivision title, any PIP and municipal acts provide the necessary administrative confirmation.

VERIFICATION TABLE

QUESTION	RESULT	SOURCE	CONFIDENCE / RESERVATION
Residential use in principle	Conditional	Municipal programme	Supported; title pending
140 m ² construction	Yes, in principle	150 m ² limit	Footprint/design pending
150 m ² single storey	No	100 m ² footprint limit	Arithmetic conflict
Detached house	Not supported	Semi-detached condition	Confirm subdivision
No constraints	To confirm	Official maps	Parcel extract pending

6. Relevant connected regimes

Semi-detachment requires geometric and construction coordination with Lot 14.

Current rights, charges, cadastral limits and neighbour relations must be confirmed.

The design must address access, parking, water, drainage, waste and safety.

No tax benefits or rehabilitation regime were considered.

No existing administrative offence is identified in the reviewed material; unauthorised works could create exposure.

7. Technical analysis / calculations where applicable

The calculations below are arithmetic tests against published limits; they do not replace survey, design or municipal measurement.

CALCULATION / CHECK	INPUT	RESULT	INTERPRETATION
Target area ratio	140/250 and 150/250	0.56–0.60	Within the published 150 m ² ceiling.
Maximum footprint ratio	100/250	0.40	Ground-floor footprint cannot exceed 100 m ² .
150 m ² single storey	150 vs 100 m ²	+50 m ²	Conflicts with the published footprint limit.
Two-level concept	100 + 40–50 m ²	140–150 m ²	Plausible, subject to the meaning of 1.5 floors.
Residual allowance at 150 m ²	150 – 150 m ²	0 m ²	No margin for other areas counted as construction.

8. Risk matrix

RISK	PROBABILITY	SEVERITY	LEVEL	TYPICAL CONSEQUENCE
Title/charges differ	To confirm	High	To confirm	Block or cost before purchase
Tighter subdivision envelope	Medium	High	High	Project reduction/redesign
Mapped constraint	To confirm	High	To confirm	External opinion or limitation
150 m ² with no margin	High	Medium	High	Reduced usable area
Meaning of 1.5 floors	Medium	Medium	Moderate	Massing change
Semi-detachment with Lot 14	High	Medium	High	Coordination; no detached option
Insufficient infrastructure/access	To confirm	High	To confirm	Additional works/cost

9. Opportunities / alternative solutions

Approximately 140 m² home

Keeps a 10 m² margin below the published ceiling and reduces risk from counted ancillary areas.

150 m² home over two levels

May be tested as about 100 m² ground floor plus 50 m² above, subject to the 1.5-floor rule.

Further area reduction

Increases flexibility for parking, setbacks and subdivision requirements.

PIP or municipal information request

Useful if subdivision documents do not resolve footprint and massing unequivocally.

10. Risk mitigation measures

RISK TO MITIGATE	MEASURE	TIMING
Title/charges	Obtain current certificates and cross-check identity	Before purchase
Subdivision	Obtain permit and approved plan	Before CPCV
Constraints	Request official parcel extract	Before CPCV
No area margin	Test a 140 m ² alternative	Concept study
1.5 floors	Validate massing with Municipality/PIP	Before design
Semi-detachment	Coordinate party wall/envelope with Lot 14	Design
Infrastructure	Request operator information	Before design
Contract decision	Use appropriate conditions precedent	CPCV

11. Conclusion and verification roadmap

The 140–150 m² residential objective has preliminary support in the published parameters, but is not yet validated for a final commitment. A detached house, second dwelling or 150 m² entirely at ground level are not supported. A safe decision requires G1–G3; design should follow those gates.

VERIFICATION ROADMAP

STEP	DILIGENCE	INSTRUMENT / RESPONSIBLE	DEPENDENCY / TIMING
G1	Validate identity, ownership and charges	Registry / property records	First gate
G2	Validate subdivision, permit and envelope	Grândola Municipality	Depends on G1
G3	Validate zoning and constraints	Official extracts	Before purchase
G4	Test 140/150 m ² , parking and 1.5 floors	CertiAmb Architecture	After G2–G3
G5	PIP or design/licensing	Municipality + team	After client option

STEP	DILIGENCE	INSTRUMENT / RESPONSIBLE	DEPENDENCY / TIMING
G6	Engineering designs and follow-up	CertiAmb / authorities	After approved solution

G1 conditions G2; G2 and G3 condition study G4. A technically informed purchase decision is possible after G3, ideally with protective conditions. G5 and G6 belong to development/licensing.

12. Reservations

Current title and charges — certificates not supplied — obtain updated records.

Exact boundaries — no validated cadastral/subdivision plan — obtain approved drawing.

Building envelope — depends on subdivision — confirm in permit and plan.

Constraints overlaps — parcel map not validated — request official extract.

Operational meaning of 1.5 floors — depends on rules and approved drawing — validate in study/PIP.

Counted areas — annexes and ancillary areas not tested — calculate in concept study.

Infrastructure and access — not verified at boundary — confirm with Municipality/operators.

This opinion is prepared on the basis of the information identified in section 2 and reflects the law and planning instruments in force on the stated review date. It does not replace legally required permits, approvals, specialist designs or opinions from competent authorities.

This document does not constitute legal advice. It is a technical and regulatory analysis; it does not replace acts or decisions of the competent authorities and it does not guarantee municipal approval or licensing. It refers to the law and territorial planning instruments checked on the stated date.

This document was created exclusively for demonstration purposes.