

CONSTRUCTION AND RENOVATION GUIDELINES OF ATRWA

1. No Objection to Construct or Renovate

The site owners shall apply for a NOC to start construction from the Association by applying construction form along with below documentation & payment:

- a. Floor Plan and Construction drawings.
- b. A security deposit of Rs. 25,000/- (refundable on completion of the construction work) is collected before the construction begins as a security towards any damage to the common infrastructure. It is the responsibility of the site owner to set right, to the complete satisfaction of the Association, any damage to the common infrastructure that may occur during construction. In case of any dispute, the matter will be referred to the technical committee appointed by the Association.
- c. Approval of the site boundaries as per the sale deed by Association and the neighboring site owners if they are contactable. The Association Technical committee will have the final say in the matter.
- d. "No Dues Certificate" from the Association to ensure that there are no dues towards the Association while selling the site / house in the Asha Township

2. Zoning Regulations by Authorities:

- 2.1 All site owners shall follow the latest BBMP guidelines in force such the Karnataka Municipalities Model Building Bye-Laws 2017 ([https://bpas.bbmgov.in/BPAMSCClient4/Downloads/Bye%20laws%20and%20Zoning%20Regulations/Model%20Building%20Byelaws%20Notification%20No.%20UDD%2014%20TP%202017%20\(P-4\)%20Bengaluru,%20Dated%2028-10-2017%20.pdf](https://bpas.bbmgov.in/BPAMSCClient4/Downloads/Bye%20laws%20and%20Zoning%20Regulations/Model%20Building%20Byelaws%20Notification%20No.%20UDD%2014%20TP%202017%20(P-4)%20Bengaluru,%20Dated%2028-10-2017%20.pdf)) for the construction of houses, strictly without exceptions.
- 2.2 All site owners shall follow the Bangalore Water Supply and Sewerage (amendment) Act 2021 shall erect compulsory rain water harvesting unit/ system within their premises. Failing to do so the association as right to report to the competent authorities" this may be incorporated.
- 2.3 All site owners must install solar water heaters in their houses as per BESCO guideline(<https://bescom.karnataka.gov.in/storage/pdf-files/DSM/2-Circular-by-BESCO-on-mandatory-use-of-Solar-Water-Heater.pdf>).
- 2.4 If any violations of setbacks have been committed by the site owners, then the Association shall have every right to report the deviations to the competent authority on construction of said house PURCHASERS on the Schedule Property, until same is rectified.

3. General Construction Guidelines for Asha Township:

- 3.1 In addition to the statutory norms, the site owners in Asha Township should adhere to the following:
 - a. The maximum height of the building should not exceed 11.5 meters or 35'-0", if road width is less than 9.0 m, or Stilt + GF+2 floors (whichever is less) irrespective of the FAR permissible.
 - b. In empty sites, for security reasons, construction of compound walls shall not exceed 2 1/2 feet. However, the site owner can erect a hexagonal fencing / barbed wire fencing on these walls.
 - c. Existing trees along the boundary walls should be maintained as far as possible. The Technical committee shall be the final authority on this issue.
 - d. No commercial buildings are allowed in the Asha Township housing society.
- 3.2 The site owner should necessarily demarcate the front boundary of the site from the common area by having an immovable compound wall not higher than 2.5 feet.
- 3.3 Site owners are advised to implement a rainwater harvesting or recharging system. Failure to do so will attract action as deemed fit by the technical committee.
- 3.4 Building plan must compulsorily have sufficient space for the intended number of vehicles within their premises. Any owner or tenant or anyone parks the vehicle on the road will be penalised as deemed fit.
- 3.5 The location of the sewage pit(s) and water sump(s) should be shown in the plan/blueprint. However, site owners are requested to construct septic tanks and soak pits instead of sewage pits to reduce and control the ground water contamination.
- 3.6 No bore wells will be allowed to be dug on individual sites. The ones existing will only be allowed to be maintained or repaired and recharged by the site owner. The existing borewells need to compulsorily have Rainwater harvesting installed on those sites.
- 3.7 All site owners should instruct their architects/contractors to ensure that all civil works/fixtures etc., like water meter chambers and sanitary chambers are installed only within the boundaries of their site and not on roadside or footpath or in neighboring site.
- 3.8 If any violations of setbacks not followed by the site owners, then Association shall have every right to stop the construction of said house until such violations are rectified.
- 3.9 The site owners must make their own arrangements for Power Supply during construction of their house.
- 3.10 The site owners must plan for Water Supply from an external source during construction in case there is a scarcity of layout water. Permission for this must be taken from the Association before work starts. If it is found that water is being wasted during this period, then the supply will be terminated immediately.
- 3.11 The site owners should make their own arrangements for the security of their construction materials. The Association is not liable for any theft or pilferage of the said material.
- 3.12 The site owners shall ensure that no domestic water other than Rainwater is let into the common drainage. This must be strictly followed by ALL houses in the Township (including houses constructed in the past).
- 3.13 During construction on the scheduled property the site owner shall ensure that the

drains in front of their site are not blocked with construction debris. To facilitate the movement of trucks carrying material into the site, the site owner shall build a ramp over the drain before starting the said construction.

- 3.14 The site owner shall ensure that the construction materials are not dumped on the road which results in blocking of the roads/damaging the roads.
- 3.15 The site owner may however obtain a written permission from the Owner of the adjacent vacant sites for temporary storage of construction material and submit the same to the Association. In this case the site owner shall undertake to reimburse the Association towards the replacement cost of damages to hedges, trees if any, while using the said site for storage of construction material or alternatively shall do so at his own cost within 15 days of vacating the said site.
- 3.16 The site owner shall construct a temporary servant quarter with toilet before starting the construction of the main house. This toilet facility must be used by all laborer's / construction workers working on their site and that they do not urinate or defecate in empty sites or common areas.
- 3.17 The site owner shall ensure that all the workers employed for the construction on his site do not use or try to use the other vacant sites for bathing/toilet purposes. In the event this rule is violated the Association shall levy a fee of Rs.500/- per violation or any such fees that may be fixed by the Association from time to time. In the event this rule is violated the contractor / labor will not be allowed further entry to the layout.
- 3.18 All workers shall enter and exit the layout through the main gate only. This is to ensure that the entry and exit of all workers are recorded by the Security person present at the main gate. Jumping over the compound walls by the workers is strictly prohibited and appropriate fees will be levied on the defaulting workers.
- 3.19 Construction Vehicles and movement of construction materials will not be allowed before 8am or after 6pm during weekdays (Mon – Sat) and full day on Sundays.
- 3.20 Roads and other common areas must be dug with permission of association or competent authority. Any digging carried out will be repaired at the cost of the site owner involved. Road construction should be to the satisfaction of the Association Technical Committee.
- 3.21 Worker's entry will be regulated, with timings laid and passes issued.
- 3.22 At no point in time during construction will more than two workers (husband/wife) plus, their children be allowed to stay on the premises.
- 3.23 All construction material will be unloaded and stored only within the limits of own property or in the neighboring sites with the consent from adjacent site owner and approval of MC.
- 3.24 Construction work like mixing of cement, metal work, etc., will be done within the limits of their own property, and not on the road or other common areas.
- 3.25 All site owners commencing construction should MANDATORILY PROVIDE proper protective scaffolding within their site and dust curtains to prevent dust and debris from falling/flying into houses and properties in the neighborhood. All scaffolding must be done within the site owner boundaries should not extend to neighbors' site or house.
- 3.26 It is the responsibility of the owners to clear construction debris post construction, and not leave it in common areas.
- 3.27 Should the common areas like the road around a new construction be damaged due to negligence, the owner will be charged for repair and repaving as per the rates set by the Association Technical Committee.

- 3.28 Plastic, packaging and other materials will not be thrown into vacant sites. This should be deposited in the garbage pit to be provided within the construction site by the site owner. The same must be emptied periodically.
- 3.29 All laborers working at a site should be briefed not to create nuisance in other properties, throw garbage in vacant sites, use vacant sites for eating and plucking fruits, etc. and refrain from indulging in noisy or rowdy behavior, drunkenness, or illegal activity. The site owners will be held responsible in case of any violations. The association reserves the right to take penal action if necessary.
- 3.30 Use of JCB or heavy equipment damages the roads, if such a damage is caused to the road the cost required to repair the same will be charged. The decision of the Association Technical Committee will be final on this issue.
- 3.31 No Child Labor will be allowed for construction and NO children are allowed or can be present at the work site due to any reason. The site owner is fully responsible for any damage to life or property or any violation of laws in this category.
- 3.32 Safety of Construction workers is the responsibility of themselves and the site owners' and not the responsibility of the Association.
- 3.33 Any site owner acting in contravention to the guidelines, Rules and regulations will be asked to pay violation fees that will be levied by the Association Technical Committee on specific cases.
- 3.34 The owner and the contractor must meet the association in person to submit a plan and acknowledge these guidelines by signing the copy with association.
- 3.35 Any new construction observed by the residents must inform the association with site number, cross and the owner or the contractor details so that the necessary actions can be taken by association.