



Rules for Approval of Building Permit Applications

These rules are intended to assist Blue Mango Co. Ltd (BMCL) in making consistent assessments in building permit cases within Blue Mango Residence (BMR).

BMCL has delegated the decision-making authority regarding building permit matters to the Interest Association's board.

The rules are meant to assist in future construction for those who wish to build, for affected neighbors, and other residents within BMR.

Please note that a building permit from the landowner, BMCL, does not automatically mean that the municipality grants a building permit. It is up to each of the "leaseholders" to ensure that Thai laws, as well as, for example, municipal regulations/conditions, are followed, even if BMCL has given its consent.

Therefore, the "leaseholders" (and not BMCL) are fully responsible for obtaining the required permits from Thai authorities before starting construction.

1. All construction within BMR requires approval from BMCL before the construction begins.
Construction refers to, for example, permanent installations such as detached houses, extensions of existing houses, terraces, roof coverings, walls or wall extensions (whether within the two-meter boundary or not), pools, ponds, etc.
2. Construction closer to the property boundary than 2 meters requires special permission.
Buildings should generally not be constructed closer than 2 meters to the property boundary, and exceptions to these rules require at least the approval of the neighbor(s). In this case, "neighbor(s)" refers to those with adjacent properties where the distance from the property boundary to the planned building is less than 2 meters.
3. Constructions must not be erected so that essential infrastructure, such as main lines for water, sewage, telecommunication, and electricity, are built over.
4. If the building in any way affects the electrical, water, or sewage systems on the land leased by the homeowner (e.g., building over a water pipe, which complicates future maintenance), this must be stated in the application.
Furthermore, the homeowner is responsible for and bears the cost of any future repairs and maintenance in this regard according to the "rules for responsibility and infrastructure within BMR."
5. Buildings must not be constructed in such a way that the area wall is damaged or maintenance is made more difficult.

6. Buildings must not be constructed in a way that compromises the security against burglary.
7. Buildings should fit harmoniously with other buildings and structures within Blue Mango from an overall perspective.

8. A written building permit application containing drawings of the intended building, the building's location on the plot, drawings of the relevant infrastructure, and a written description must be submitted.
The written description should include:
 - Purpose of the construction (residential, storage, etc.)
 - Description of whether and, if so, how any infrastructure is affected, particularly regarding electricity, water, and sewage systems.
 - Indicate whether the shutdown of shared electricity and water will be required during construction and to what extent.
 - Estimated start and completion date.
 - Whether all building materials, machinery, and tools will fit on your own plot throughout the construction period (otherwise, permission is required).
 - The following house colors may be used regardless of house type:
 - Jotun Sand 8112 – e.g., Praisawan
 - Jotun Yellow 1123 – e.g., Amarin
 - Jotun White 000 – e.g., Amarin, Benjarong
 - Roof coverings according to existing models.
 -
9. Written feedback must be obtained from affected neighbors (neighbors in a broader sense compared to point 2).