



Bongpur More, Alamganj Road, P.O.- Sripally, Dist - Bardhaman, Pin - 713103
Mob - 7001185382, 8512936470 E-mail - brookfield.bdn@gmail.com

Ref. No.

Date :

PLAN OF DEVELOPMENT WORKS AND PROPOSED FACILITIES

Name of the Project: PRATIMA REGENCY

Location: Mouza – Bhatchala, J.L. No. 37, Ward No. 18, Holding No. 606/1, Burdwan Municipality, P.S. Bardhaman, District Purba Bardhaman, West Bengal

Promoter: Brookfield Infra & Developer

1. DEVELOPMENT WORKS PROPOSED

The Promoter proposes to develop the project strictly in accordance with the sanctioned building plans, specifications approved by Burdwan Municipality, and applicable building codes, safety regulations, and environmental norms.

1.1 Site Development

- Site clearing, leveling and earth filling as per approved layout.
- Construction of boundary walls and secured entry/exit gates.
- Internal paved driveway for vehicular movement and pedestrian walkways.
- Storm water drainage system and rainwater harvesting pits as per sanctioned drawings.

1.2 Structural Development

- Construction of two residential blocks (Block A & Block B), G+IV storeyed RCC framed structure.
- Earthquake resistant design as per IS Codes.
- Proper foundation, plinth, superstructure, brickwork, plastering and finishing as per approved specifications.

1.3 Utilities & Services Infrastructure

- Underground and overhead water storage tanks.
- Sewerage system connected to municipal drainage or septic tank/soak pit system as approved.
- Underground electrical cabling with distribution panels.
- Fire-fighting water tank and pump room.

2. FIRE-FIGHTING AND LIFE SAFETY FACILITIES

Fire safety measures shall be installed strictly in compliance with the West Bengal Fire Services Act.

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3. DRINKING WATER AND SANITATION FACILITIES

- Municipal water supply supplemented with borewell if required.
- Overhead water tank and underground reservoir with sufficient capacity.
- Proper sewer lines, inspection chambers, septic tank and soak pit as per municipal norms.

4. EMERGENCY EVACUATION AND SAFETY MEASURES

- Emergency lighting in staircases and corridors.
- Display of evacuation plans on each floor.
- Fire assembly point within the premises.
- Regular fire and evacuation drills after occupation (through Association).

5. RENEWABLE ENERGY AND ENVIRONMENT-FRIENDLY MEASURES

- Solar panels on rooftop for:
 - Common area lighting
 - Water pumping assistance (partial)
- LED lighting in all common areas.
- Rainwater harvesting system.
- Low-flow plumbing fixtures for water conservation.
- Waste segregation area (biodegradable and non-biodegradable).

6. COMMON FACILITIES AND AMENITIES

- Lift facility in each block.
- Generator backup for common areas, lifts and emergency systems.
- Security cabin and CCTV surveillance in common areas.
- Landscaped garden / green area as per layout.

7. MAINTENANCE AND OPERATION

- Promoter shall maintain common facilities till formation and handover to the Association of Apartment Owners.
- Operation manuals for lifts, fire systems, generators and solar panels shall be handed over.
- Warranties and service contracts shall be transferred to the Association.



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8. COMPLIANCE DECLARATION

The Promoter hereby declares that:

1. The above development works and facilities shall be executed in accordance with sanctioned plans, municipal approvals, environmental norms, fire safety regulations, and RERA provisions.
2. No deviation shall be made without due approval from competent authority and intimation to RERA.
3. All statutory approvals and clearances shall be obtained prior to occupation.

For and on behalf of the Promoter
For Brookfield Infra & Developer

Authorized Signatory

**BROOKFIELD
INFRA & DEVELOPER**
Prasanta Ghosh
Partner

**BROOKFIELD
INFRA & DEVELOPER**
Mahammed Hossain
Partner

Date: 18/02/2026

Place: Burdwan