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Ref. No.

Date :

The proposed real estate project titled “PRATIMA REGENCY” has been sanctioned by the competent authority, i.e., **Burdwan Municipality**, in respect of the land situated at Mouza – Bhatchala, J.L. No. 37, R.S. Plot Nos. 565, 565/598, 565/599 and 567; L.R. Plot No. 1489; L.R. Khatian Nos. 436, 465, 3185, 3186 and 3187; Ward No. 18, Holding No. 606/1, P.S. Bardhaman, District Purba Bardhaman.

As per the sanctioned building plan (G+IV storied residential building comprising Block–A and Block–B) issued by Burdwan Municipality, the following particulars are submitted:

1. **Land Area**
 - Land as per Deed: 1336.68 Sq. Mtr.
 - Land as per Physical Measurement (Site Area): 1013.80 Sq. Mtr.
2. **Nature of Development**
 - Two Residential Blocks (Block–A & Block–B)
 - Structure: Ground + Four Upper Floors (G+IV)
 - Maximum Building Height: 15.33 Mtrs. (as per sanctioned plan)
3. **Built-Up Area**
 - Total Built-Up Area (Both Blocks): 2356.55 Sq. Mtr.
4. **Residential Units**
 - Total Number of Flats: 32 Nos.
 - Total Carpet Area of all Units: 1713.04 Sq. Mtr.
 - Each floor (1st to 4th) in both blocks comprises four residential flats per floor.
 - Ground Floor is earmarked for covered parking and common facilities.
5. **Layout & Floor Configuration**
 - Ground Floor: Covered car parking, driveway, septic tank, soak pit, rainwater harvesting system and common access areas.
 - Typical Floors (1st to 4th): Residential flats with internal staircase, lift lobby and common circulation areas.
 - Provision for Staircase Head Room and Lift Machine Room above terrace level.
 - Adequate driveway and access from Bhatchala Road and Municipal Road as reflected in the sanctioned site plan.
6. **Common Facilities & Infrastructure**
 - Lift facility in each block.
 - Rain Water Harvesting System with recharge chamber (detailed in plan).
 - Septic Tank (100 users capacity) and Soak Pit as per approved drawing.
 - Overhead Water Tank (approx. 8.5 KL capacity).
 - Fire safety provisions, drainage system and municipal connectivity as per sanctioned drawing.
7. **Construction Specifications (as per Sanctioned Plan Notes)**
 - R.C.C. structure (1:1.5:3 mix), Reinforcement Grade Fe-500D.
 - External walls: 200 mm brickwork; Internal partitions: 125 mm brickwork.
 - Cement plaster (10mm/15mm/20mm as applicable).
 - Three coats exterior emulsion paint and enamel paint on doors/windows.
 - Wooden works with sal/teak.
 - All dimensions in meters unless otherwise specified.

The entire project has been designed and sanctioned strictly in accordance with the prevailing Building Rules and Municipal Regulations applicable within the jurisdiction of Burdwan Municipality. The sanctioned plans, layout plan, floor plans, elevations, sections and service details form part of the approval granted by the competent authority and are being uploaded along with the RERA application.

This submission is made in compliance with Section 4(2)(c) of the Real Estate (Regulation and Development) Act, 2016.

**BROOKFIELD
INFRA & DEVELOPER**
Prensada Ghosh
Partner