



# DON’T GROW

UP.Remember when joy came
without conditions?
& silence meant imagination.

Somewhere along the way,
we traded wonder for wifi .

# DON’T RUSH.



Life became a sprint,
meetings, checklists,
calendarsand chaos.

Butpeaceisn’tfound
in fast lanes.

It waits wheretimeis
allowed to breathe.

# don’t just exist.



Make time for slow breakfasts.
For books without screens.
For walks without destinations.

Because the good life
isn’t built, it’s felt.

# WHAT IF GROWING UP MEANT GROWING INWARD?



# WHAT IF GROWING UP MEANT GROWING

Finding joy in small things.
Finding a home that lets you feel
Finding stillness in movement.

like yourself again.



PRESENTING

DTC

# stillwaters

Life is a pond of lilies

For those
who’ve grown
wise enough to want
to wonder back.



# it all begins with the pond.

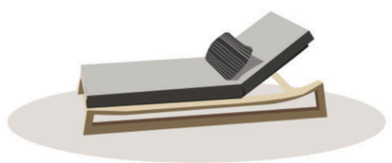
This isn’t just a view.
It’s the mood of the place.

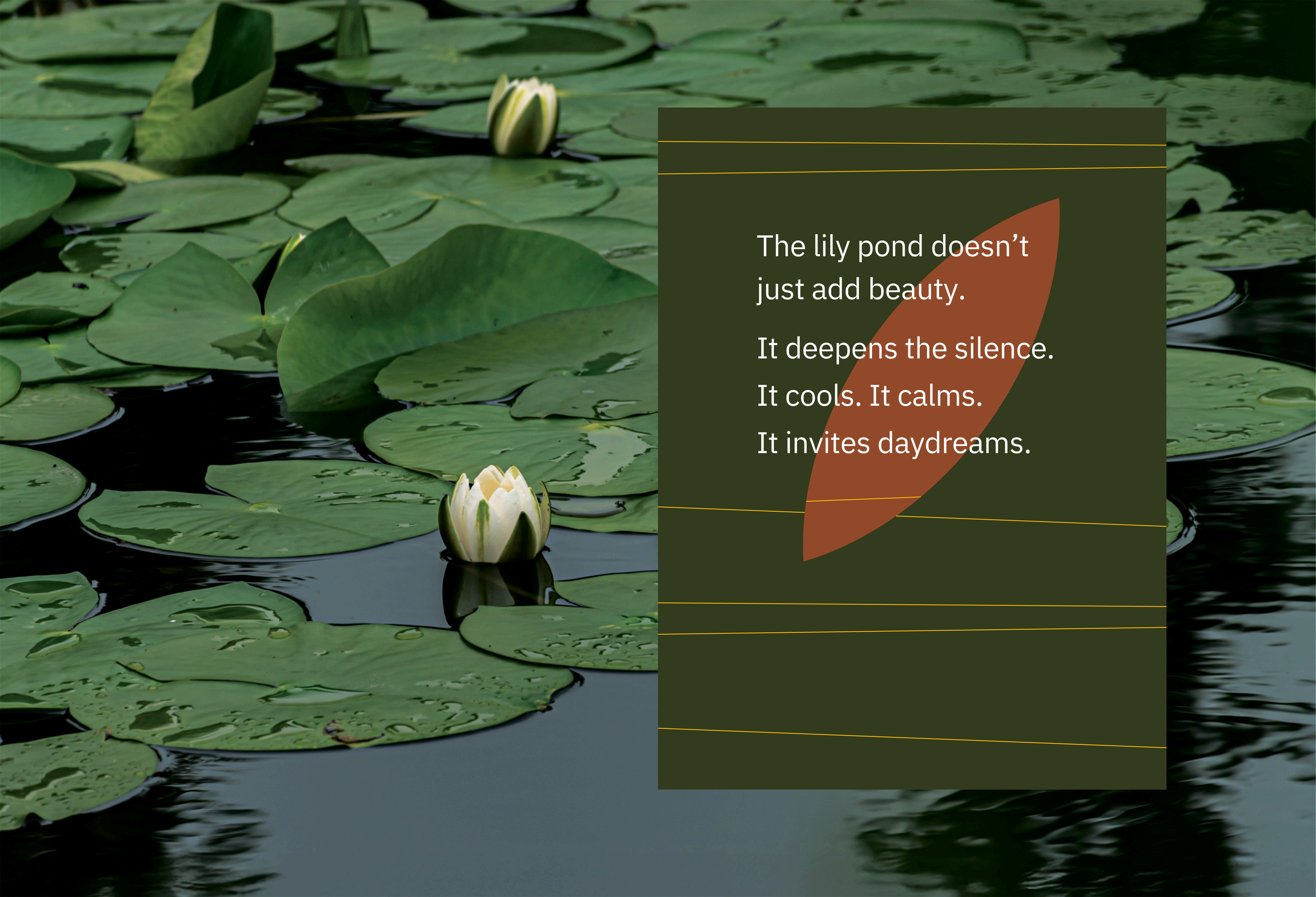


a slow-moving
heart of water,

wrapped gently by
the towers,

giving every home
space to breathe &
eyes a reason
to rest.





The lily pond doesn’t
just add beauty.

It deepens the silence.

It cools. It calms.

It invites daydreams.



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just add beauty.

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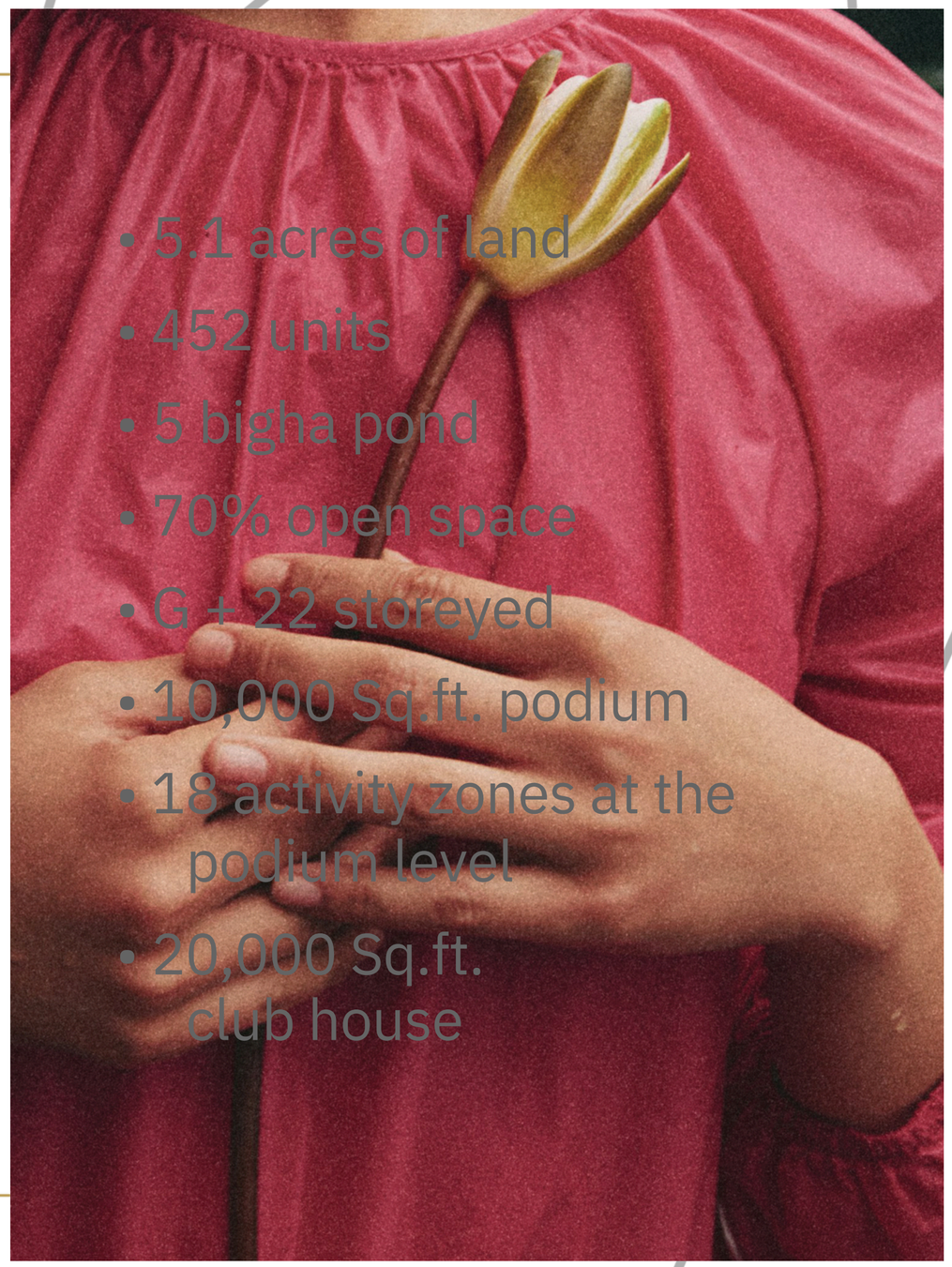
IT’S A CENTRE THAT
NEVER ASKS FOR ATTENTION
BUT QUIETLY GATHERS IT
LIKE MAGIC THAT NEVER
NEEDED PERMISSION.

# highlights


• 5.1 acres of land
• 452 units
• 5 bigha pond
• 70% open space
• G + 22 storeyed
• 10,000 Sq.ft. podium
• 18 activity zones at the podium level
• 20,000 Sq.ft. club house



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where towers don’t
crowd - they cradle.

Three towers, angled like old friends in quiet conversation.

Spaced just right - to let the breeze wander, the sun spills in and the eyes drift without interruption.







# They’re aligned not just for privacy between homes,

but to wrap the pond, the podium and every shared moment in a soft cocoon of calm - like a courtyard made for the 21st century.

here, life doesn’t feel exposed.
it feels embraced.

Where the grown-up world stops at the gate -
and something gentler takes over.

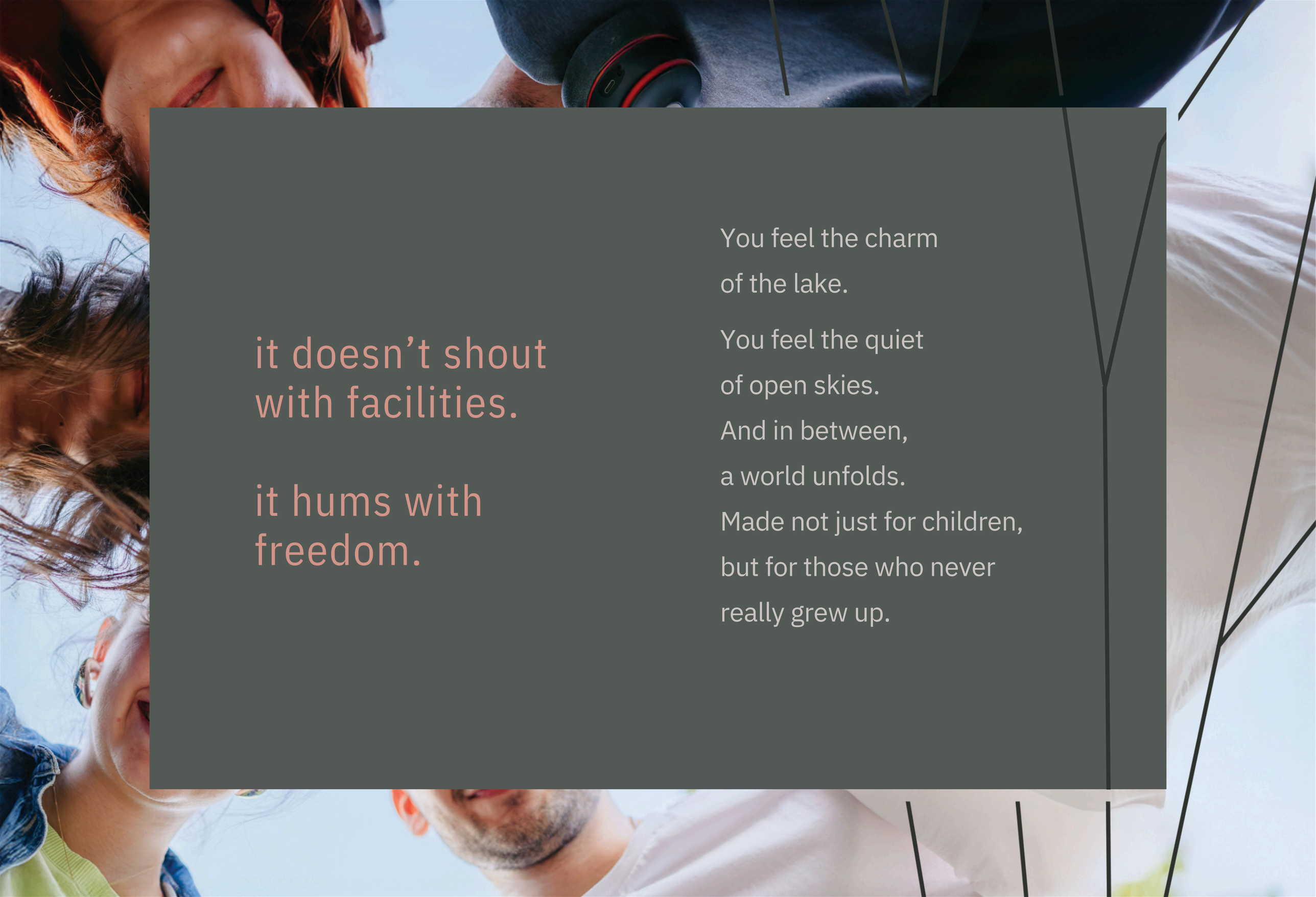

not just
elevated.
IT LIFTS MORE THAN
JUST YOUR VIEW.
FRINGED BY TREES.
FRAMED BY TOWERS.



and always in quiet
conversation with the pond -
the podium at DTC Stillwaters
isn’t just elevated.

It’s hidden,

like a secret
garden for the
child in you.



it doesn’t shout
with facilities.

it hums with
freedom.

You feel the charm
of the lake.

You feel the quiet
of open skies.

And in between,
a world unfolds.
Made not just for children,
but for those who never
really grew up.

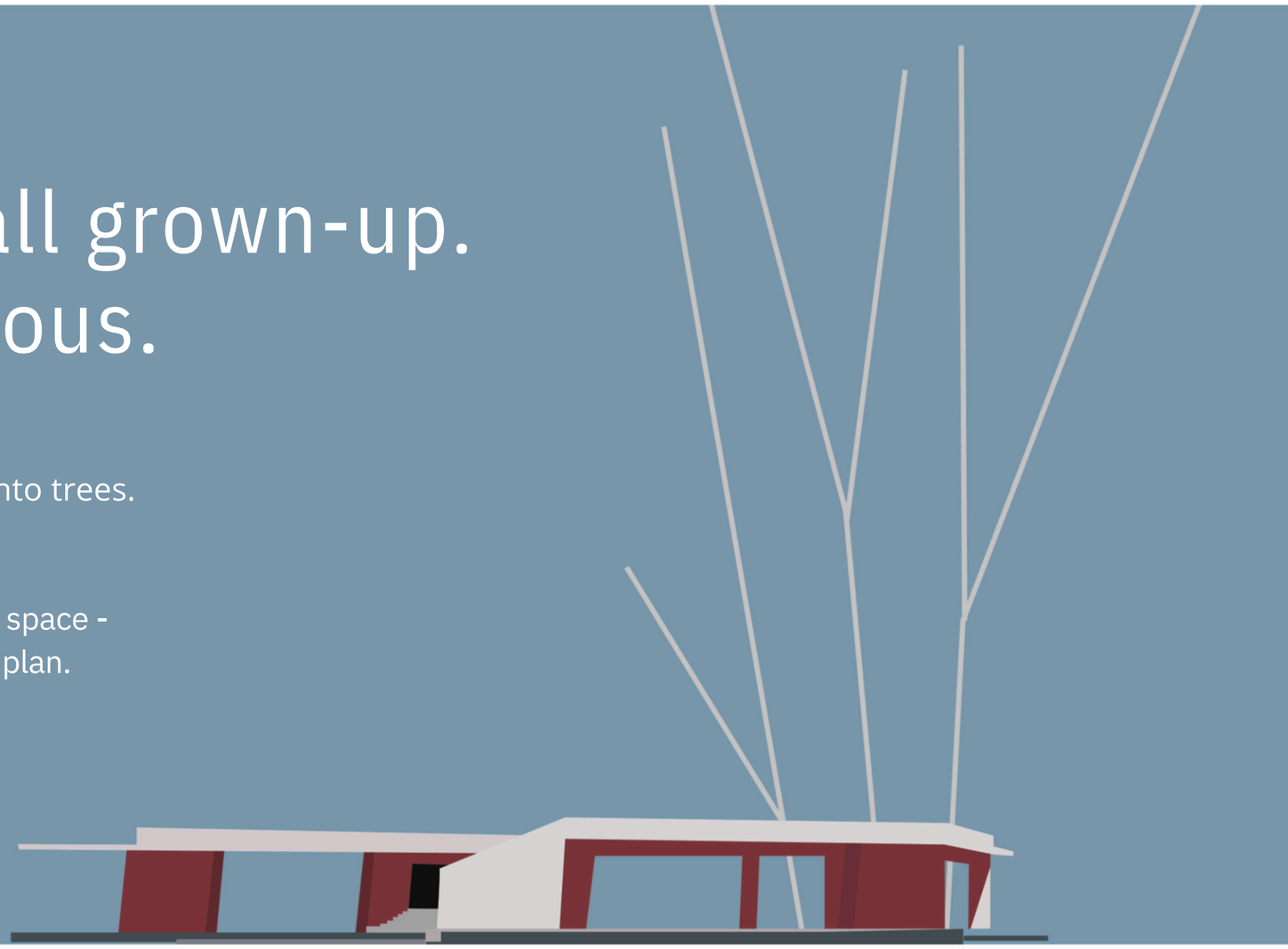


# a club that’s all grown-up.
# but never serious.

Stillwaters has a clubhouse -
but really, it’s a little world tucked into trees.

With an infi nity pool by the pond,
yoga decks, a games room, a banquet space -
it’s where weekends unfold without a plan.

Some swim. Some stretch.
Some do absolutely nothing.
And that’s perfectly okay.





CLUB



# even the smallest corners feel like stories.

A pet zone with wagging tails.
A path that thanks your feet as you walk.
A garden that gives fruit, not just fl owers.
Floating fountains. Viewing decks.
Quiet benches that seem to know
when you need them.



# all tucked into a landscape designed for wandering -

where every turn holds a little surprise
and every moment, a reason to smile.

Here, life isn’t just lived.
It’s gently lifted.









## Amenities

Enclosed Spaces

banquet hall

gymnasium

yoga

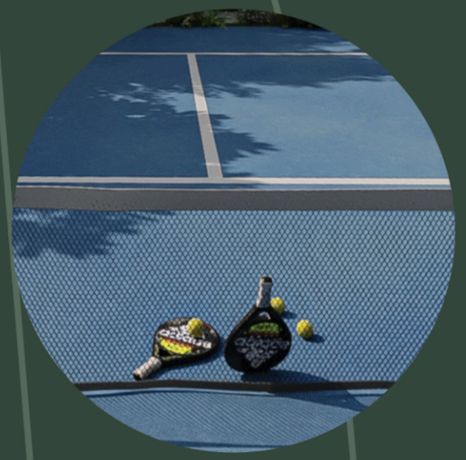
indoor games

senior citizen’s lounge

children’s play area/creche











- Swimming Pool with Knife Edge
- Kids’ Play Area
- Badminton Court
- Box Cricket
- Pickle Ball
- Waterbody with Floating Fountain
- Jogging Track
- Cycle Track
- Viewing Deck
- Pet Zone
- Floor Chess
- Meditation Pavilion
- Skating Rink
- Refl exology Court
- Fruit Garden
- Outdoor Gym











# at the edge of the city.
# at the start of a new rhythm.

Stillwaters sits just behind the Infosys campus in Rajarhat -
tucked away from the rush, but close to everything that matters.

Sector V. The metro. The airport.
Tata Medical Centre. St. Xavier’s University.
All just a short drive from your door.

You’re in the heart of a future-ready neighbourhood
that’s fast becoming the city’s next big chapter.

Yet, what you’ll feel most here is something rarer -
peace, presence
and space to just be.

You’re close enough to
get to work in minutes. And far enoughto forgetitafter.

# BECAUSE BALANCE ISN’T JUST A FEATURE. IT’S THE FOUNDATION.




| **Education** | | **Hospitals** | | **Malls & Markets:** | | **IT Sectors** | |
|---|---|---|---|---|---|---|---|
| St.FrancisAcademy | 2 km | GitanjaliHospital | 4 km | DowntownMall | 4 km | Infosys | 1 km |
| London Kids Preschool | 3 km | Tata Medical Centre, Rajarhat | 8 km | Rosedale Plaza Mall | 7 km | ITC Infotech | 1.5 km |
| Vels Global School | 4 km | Neotia Bhagirathi | 7 km | The Galleria | 9 km | Wipro Newtown | 2 km |
| St. Xavier’s University | 5 km | ILS Hospital, Saltlake | 15 km | City Centre Saltlake | 15 km | Saltlake Sector V | 14 km |

# EVERY ELEMENT AT STILLWATERS IS CHOSEN WITH CARE - NOT JUST TO IMPRESS, BUT TO ENDURE.

### Structure Walls
Earthquakeresistant RCC structure
as per IS standard

### Flooring
Living/Dining - Vitrifi ed tiles of approved make
Bedrooms - Vitrifi ed tiles of approved make
Balconies - Vitrifi ed tiles of approved make
Common Area - Tiles of approved make

### Wall Finish
Internal Living/Dining/Bedrooms - Putty punning over RCC structure
Lift Lobbies - Cladding on Lift Facia and paint in general areas
External - Weatherproof exterior paint fi nish

### Kitchen
Flooring -Vitrifi ed tiles of approved make
Dado - Tiles upto 2' above working platform
Others - Granite counter with stainless steel sink

### Toilets
Wall-Tiles upto False Ceiling
Flooring - Anti-skid tiles

### Doors & Windows
Main Door- Flushdoor with the laminate fi nish on the outside and paint fi nish inside
Internal Door - Flush door with paint fi nish on both sides
Others - Powder coated aluminium windows/ doors

### CP & Sanitary Fittings
Sanitary fi xture&CP fi ttings of approved colour and make

### Electrical
- ISImarked concealed FRLS copper wiring with modular switch of approved make
- Adequate electrical switches and sockets in all rooms with AC provision in the living room & all bedrooms
- Points for refrigerator, water purifi er, microwave/mixer grinder, points for geyser, exhaust fan along with other electrical points in toilet/kitchen

### Power Back-up
Backupforcommon area & utilities





# GROWN-UP HOMES.



# CHILDLIKE WONDER.



# MASTER PLAN

## LEGENDS

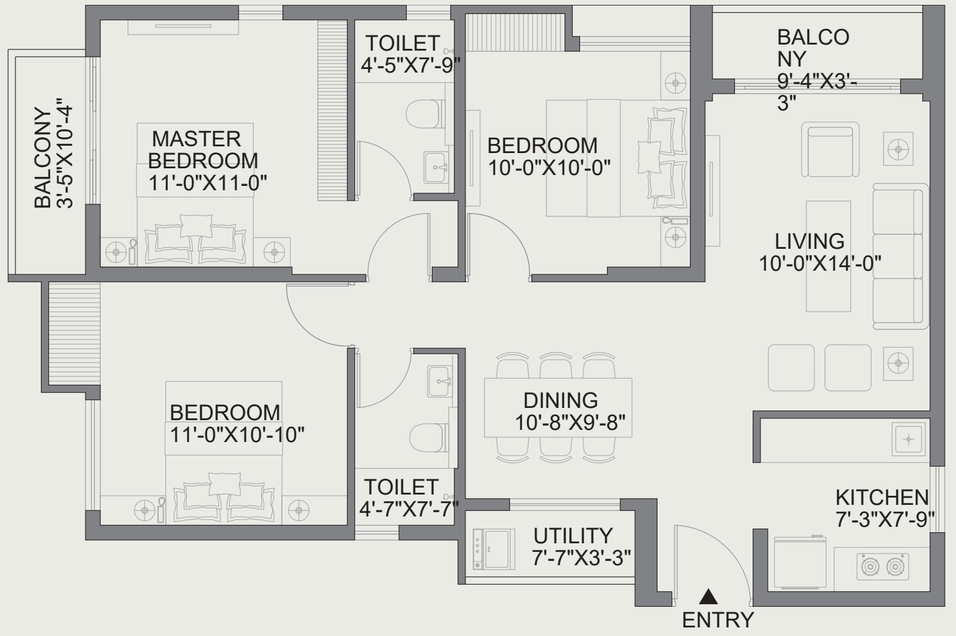
1. Entrance
2. Entrance Plaza
3. Jogging Track
4. Tower Drop-Off
5. Entrance to Jogging Track
6. Viewing Deck
7. Sit-Out Area
8. Mound with Sculpture
9. Clubhouse Drop-Off
10. Club Entrance Plaza
11. Fountain with Seating
12. Mounds with Dense Plantation
13. Banquet Entrance
14. Floor Chess
15. Seating under Tree Arbors
16. Curvilinear Path
17. Open Air Theatre
18. Floating Stage
19. Floating Fountain
20. Circular Seating
21. Swing Benches under Pergola
22. Floating Gazebo
23. Banquet Lawn
24. Main Swimming Pool
25. Pool Deck
26. Kids' Pool
27. Boundary Plantation
28. Badminton Court
29. Multi-Purpose Lawn
30. Yoga and Meditation Pavillion
31. Sit-Out Area
32. Sitting under Trellis
33. Entrance to Podium
34. Open-Air Gym
35. Kids' Play Area
36. Natural Pond
37. Vehicular Entry
38. Box Cricket
39. Pet Zone
40. BanquetLawn
41. EV Charging
42. Exit



# the wonder pla n s



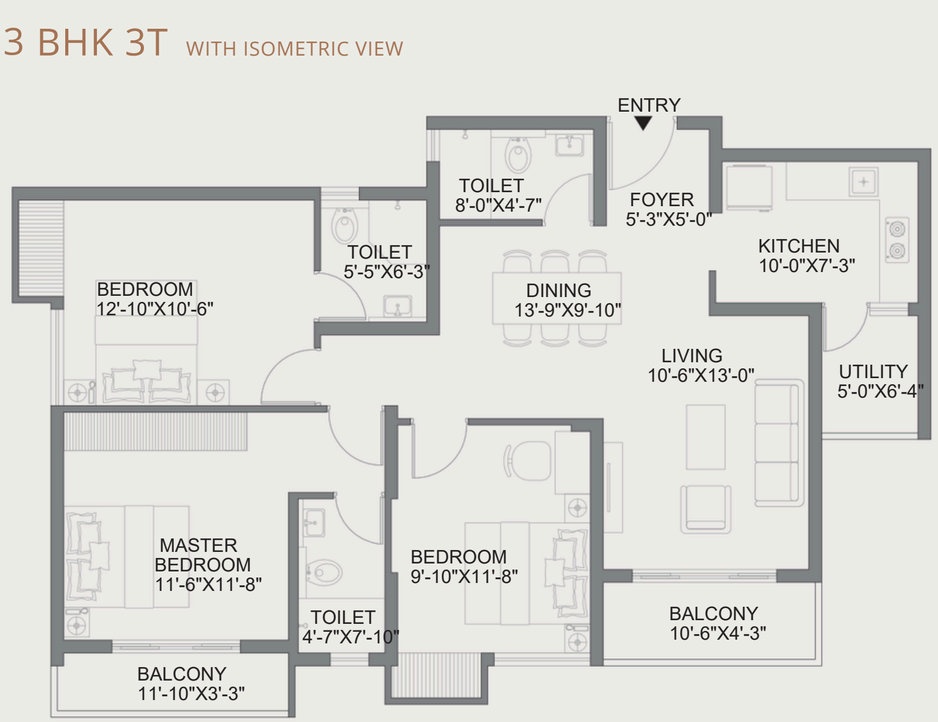
## 3 BHK 2T WITH ISOMETRIC VIEW




| 3 BHK-2T | SBUA | BUA | CARPET AREA | WARDROBE AREA | BALCONY AREA |
|---|---|---|---|---|---|
| Sq. Ft. | 1340 | 1002 | 820 | 18 | 89 |



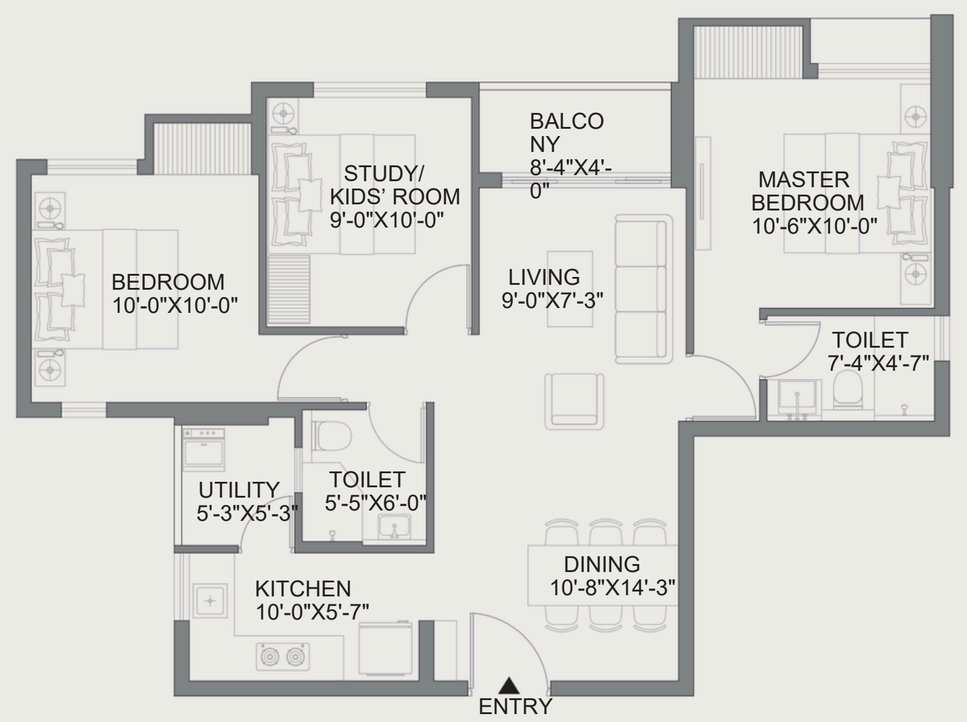
## 3 BHK 3T WITH ISOMETRIC VIEW




| 3 BHK-3T | SBUA | BUA | CARPET AREA | WARDROBE AREA | BALCONY AREA |
|---|---|---|---|---|---|
| Sq. Ft. | 1550 | 1164 | 941 | 22 | 114 |

## 3 BHK Smart WITH ISOMETRIC VIEW



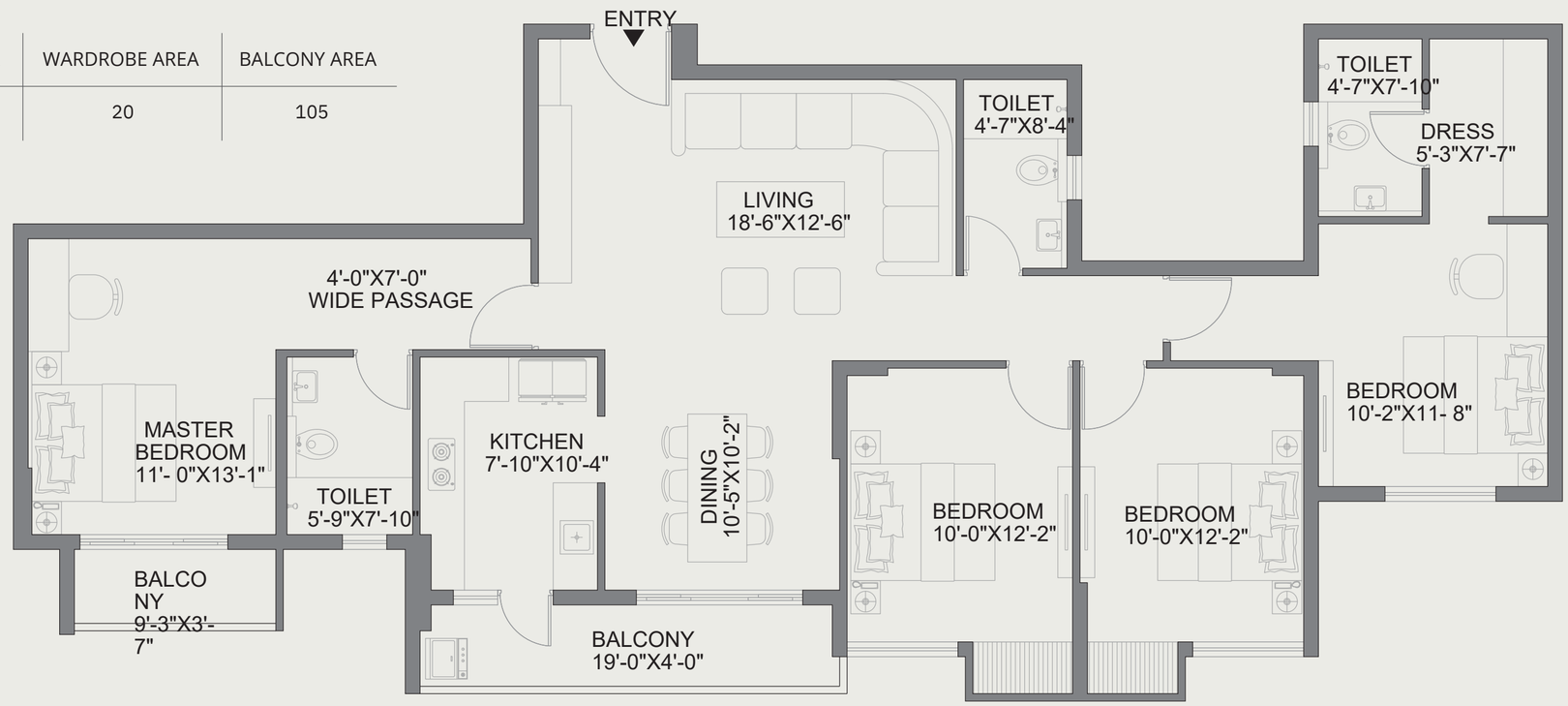



| 3 BHK SMART | SBUA | BUA | CARPET AREA | WARDROBE AREA | BALCONY AREA |
|---|---|---|---|---|---|
| Sq. Ft. | 1160 | 874 | 702 | 20 | 57 |



# 4 BHK WITH ISOMETRIC VIEW

| 4 BHK | SBUA | BUA | CARPET AREA | WARDROBE AREA | BALCONY AREA |
|---|---|---|---|---|---|
| Sq. Ft. | 2030 | 1518 | 1264 | 20 | 105 |



# Typical Floor Plan





COMMIT DELIVER GROW

# built on trust. designed for life.

Every great journey hasarhythm-andDTC'sbegan over40yearsago.

From our early days in infrastructure and mining to becomingoneofKolkata'smost respected real estate developers, we've stayed true toonesimplebelief:whenyou build with care, life responds in kind.

Our real estate story started with Orchid Point and Orchid Towers in Kankurgachi - transforming 100,000 sq. ft. of space in just 14 months. Since then, we've grown steadily, always with people at the heart of every plan.

From the award-winning Southern Heights in Joka - over 20 acres with 900 delivered homes and one of South Kolkata's largest clubhouses - to Sojon, a cosy community nestled in nature.

From Good Earth, near Madhyamgram, where calm meets connection - to Skyler, a collection of high-rise homes that celebrate the sky itself - and Capital City in Rajarhat, one of the largest residential projects in the region.

Across each project, the intent is the same: to make the home feel personal and the community feel natural.

With over 1.5 million sq. ft. delivered and 3 million more underway, we're not just building square footage - we're shaping places where people pause, play and grow

Stillwaters is the latest chapter in that story.
A place where life feels less like a checklist and more like a memory in the making. Where the grown-up world stays at the gate - and what waits inside is something a little more timeless.

# LANDMARKS OF TRUST, BUILT OVER TIME



DTC Palmgrove
YOUR DATE WITH LIFE



DTC CAPITAL CITY
RAJARHAT



DTC Good Earth



DTC SKYLER
rule the sky



DTC sojon
lively, homely, lovely.



DTC SOUTHERN HEIGHTS
next level living



CAPITAL CITY Crest



PRAVYA
BY SOHAM & DTC

LIFE WAS
NEVER MEANT
TO BE FAST.
IT WAS MEANT
TO BE FULL.

DTC

# stillwaters

life is a pond of lilies

JUST DON'T GROW UP.
HAVE A GOOD LIFE.

COMMIT DELIVER GROW

Headquarters:
DTC Projects Pvt. Ltd.
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700001 West Bengal, India
Website: www.dtcgroup.in

Site Address:
Newtown, Near Infosys Business Park

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