

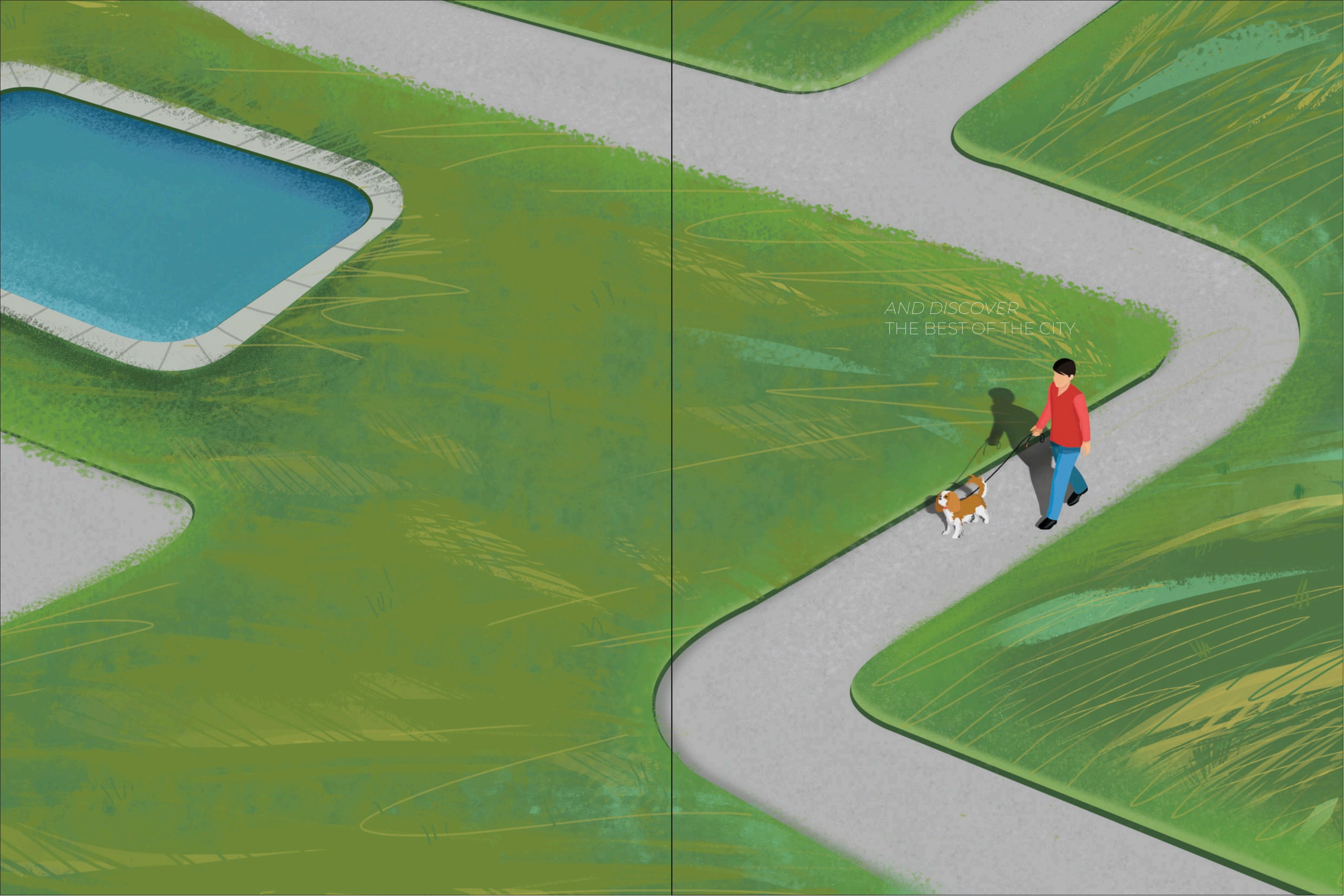
**DTC
DOWNTOWN
RAJARHAT**

Site Address: DTC Downtown, Rajarhat Main Road, North 24 Parganas, Pin - 700135
Marketing Address: Mallik House, 3rd Floor, 7 Hare Street, Kolkata – 700001
+W www.dtcdowntown.com

Disclaimer: The images are architect's expressions and are for illustrative purposes only.

*FLIP TO ESCAPE
THE REST OF THE CITY*





AND DISCOVER
THE BEST OF THE CITY



IMAGINE A PLACE

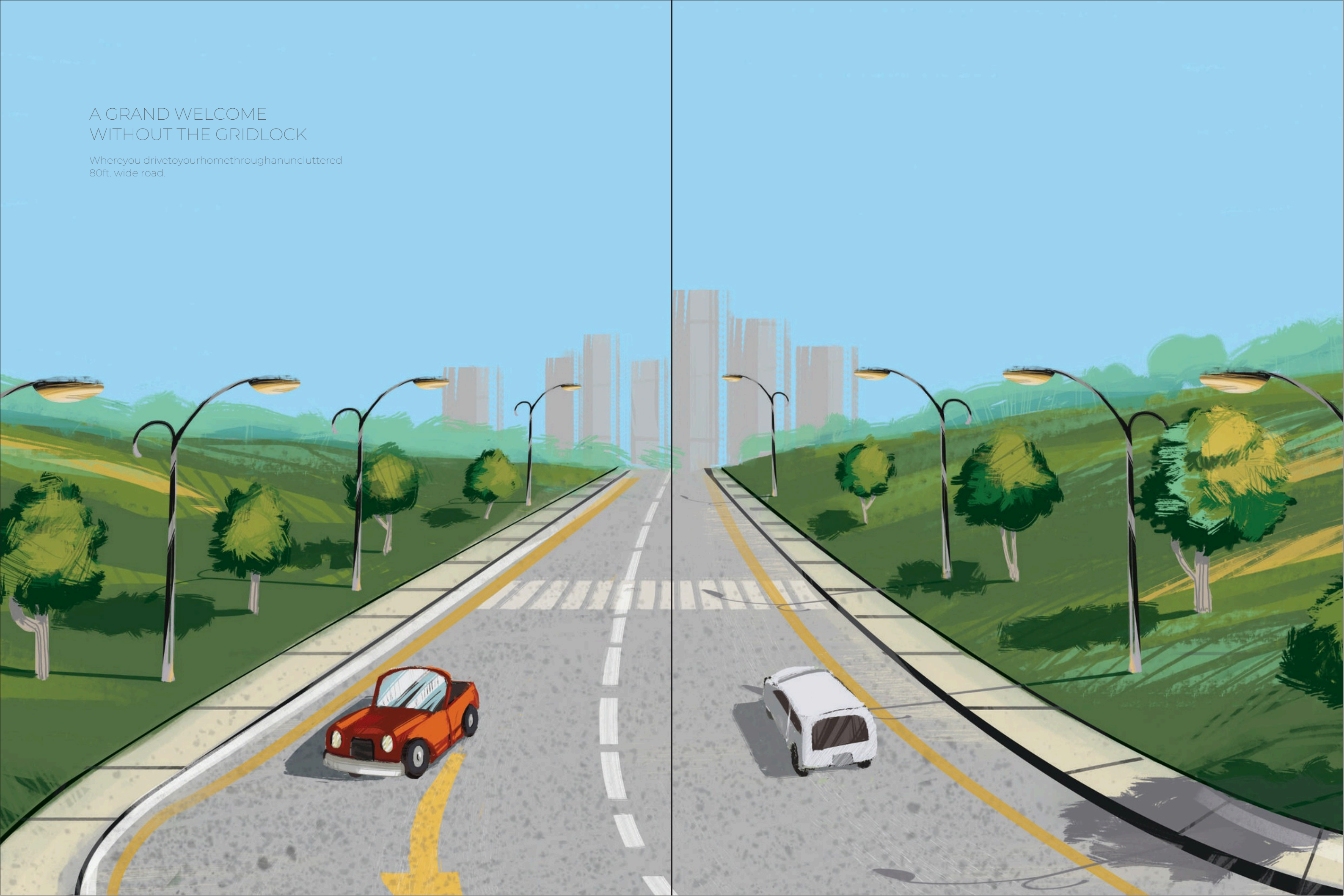
designed to give you the best of urban living.
Without the chaos that comes with it.

A place where you'll find convenience without congestion,
harmony without hassle, vibrancy without volume.

A place that balances the pulse of the city.
With the peace of your own sanctuary.

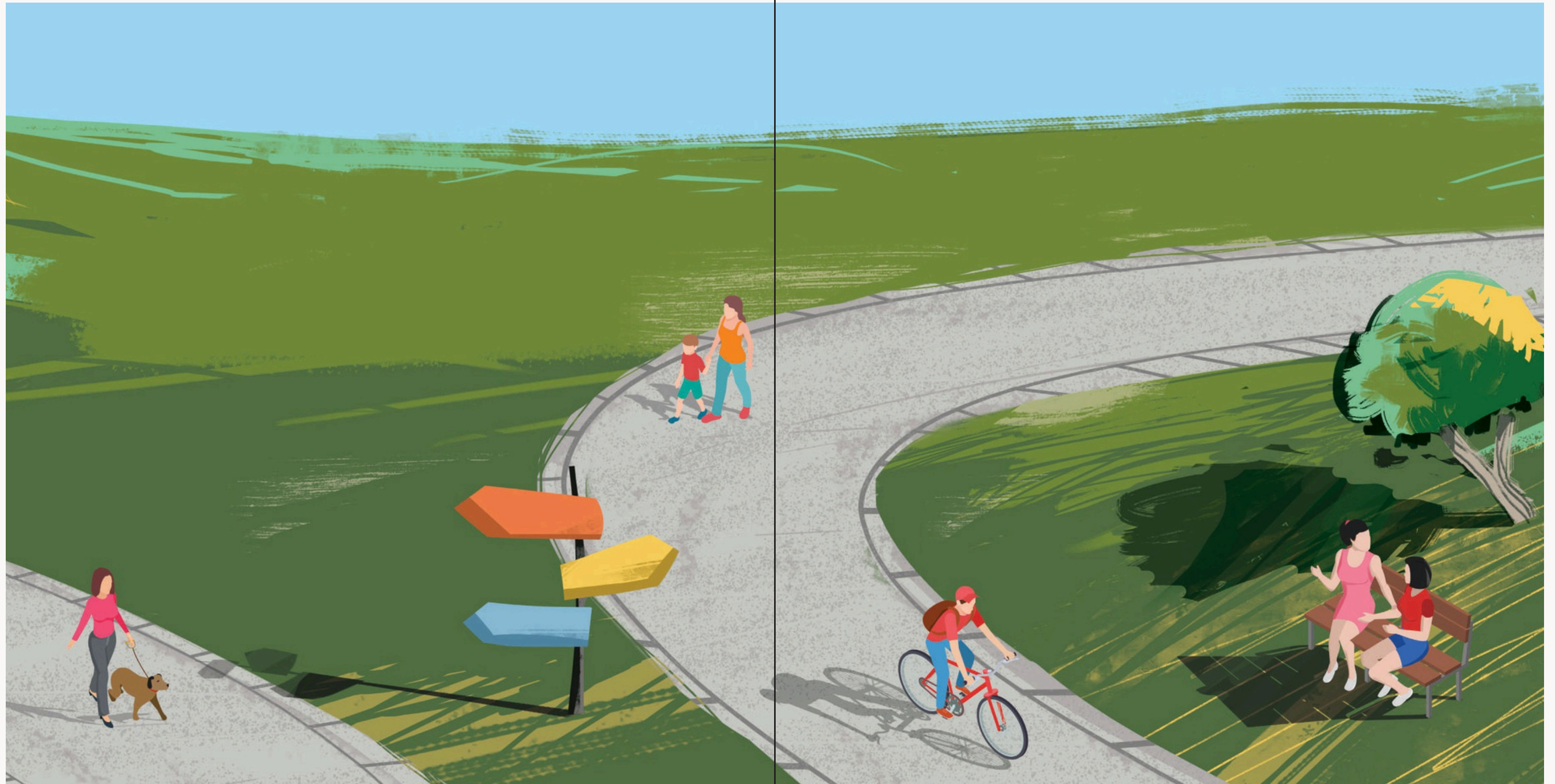
A GRAND WELCOME WITHOUT THE GRIDLOCK

Where you drive to your home through an uncluttered
80ft. wide road.



UNRIVALLED OPEN SPACES WITHOUT THE CITY'S CHAOS

Where 72% open spaces give you the room
to be the best version of yourself.



ELITE INDULGENCES
MINUS THE EXCLUSIVITY

Where 2,10,000sq. ft.ofthoughtfullycurated comforts
elevate relaxation, recreation and refined living.





A VIBRANT CITY WITH NO STRANGERS

Wherisky-kissed social hangouts spark connections
and become the perfect stage for leisure, play and celebrations.

EVERYTHING YOU LOVE ABOUT THE CITY
WITHOUT LEAVING HOME

Where every convenience is just a few steps away.



WELCOME TO

DTC DOWNTOWN

URBAN ENERGY
DETACHED FROM THE URBAN CLUTTER



GRAND ENTRANCE

Step into a world where serenity is the first to embrace you. This striking threshold turns everyday arrivals into warm welcomes, making sure that you always feel like you've reached somewhere truly special.





VAST 1 LAKH SQ. FT. PODIUM

This is where everyday life takes a pause and you discover the art of doing nothing, beautifully. It's an elevated realm where moments rise above the ordinary.



SPRAWLING SPACES

Expansive homes await you here, opening up on three sides with welcoming light, air and views that make mornings linger and evenings arrive a little softer. Thoughtfully planned, beautifully proportioned and perfect for a city life minus the city noise.

CLUB DOWNTOWN

Welcome to a club that knows no city limits. Located on the podium level of DTC Downtown, it brings together indulgence and recreation under one roof. Curated experiences, without the city's chaos.



CLUB ATLAS

Welcome to a club that knows no city limits. Designed for indulgence without intrusion, wellness, recreation and quiet sophistication are all under one roof. Curated indulgence, without the city's chaos.

SWIMMING POOL



A blue escape where time ripples slowly. Where you can dive into stillness, float above the frenzy and leave the city's noise at the edge of the water.





OUTDOOR GYMNASIUM

Here, workouts feel like wanderings. Open skies, fresh air and a picturesque backdrop make every rep feel lighter and every breath feel deeper.

INDOOR GYMNASIUM



Whether it's movement, mindfulness or momentum you seek, this space adapts to your rhythm. Here, energy flows, boundaries blur and the routine feels anything but routine. It's fitness, redefined without the queues, crowds or city rush.





JOGGING TRACK

Run at your own pace on a path that winds through nature's embrace, with every lap refreshing the body and rejuvenating the spirit. Inhale calm, exhale city.



BANQUET HALL WITH PARTY LAWN

A place where celebrations find their rhythm. Designed for gatherings big and small, it brings people together with ease, warmth and a sense of occasion.

And beyond this, a vibrant constellation of other spaces unfolds - Community Hall, Party Terrace, an Elders' Sitting Area, an Amphitheatre, Herb Garden and a Sunset Pavilion - each crafted for marking milestones and cherishing moments together, without the city's chaos.

CLUB ATLAS

An experiential space to help map millions of priceless memories. A near-perfect arena for moments with your loved ones. This is where you can enjoy the best that the city has to offer, without long waiting lists.





BOWLING ARCADE

An effortless escape into lights, laughter and friendly rivalry - without stepping into packed city arcades.

INDOOR CRICKET AREA



Here, the city's favorite sport finds a quieter, sharper edge. The game's intensity remains, but the chaos doesn't follow. Practice your drives and dives in a space where the spirit of sport meets the comfort of home.

And this is just one of the many sports & fitness amenities which await at Club Atlas, with Multi-Purpose Gym, Squash Court, Mini Golf Course, Mini Football Court, Basketball Court, Tennis Court, Badminton Court, Reflexology Court, Jogging Track and Yoga Room & Lawn making this the perfect extension of your active life.





INDOOR GAMES ROOM



Challenge, connector simplyunwind - this is perfect for the days that deserve a little play. With Chess, Carrom, Foosball, Snooker, Table Tennis, a Cards Table and a Video Game Zone. No waiting, no noise, just easy access to good times.



CHILDREN'S PLAY LAWN

Wide open greens where imaginations run before they walk. Here, every breeze becomes an adventure and childhood unfolds under open skies - free, joyful, untamed.



CHILDREN'S PLAY AREA

A world built for little explorers, safely tucked within yours. Thoughtfully designed to spark curiosity and laughter, it's playtime without limits, or noise from the outside world.



CAFÉ



Tucked away from the bustle, this is your quiet corner of caffeine and conversation. Perfect for solitary mornings or unhurried afternoons with friends.

And you can also carry the conversations outside to an Outdoor Dining Area, where every bite comes with a breath of nature.



SWIMMING POOL

A second swimming pool with a jacuzzi that lets you dive deeper into stillness, float longer in the moment and leave the city well behind.


CO-WORKING SPACE



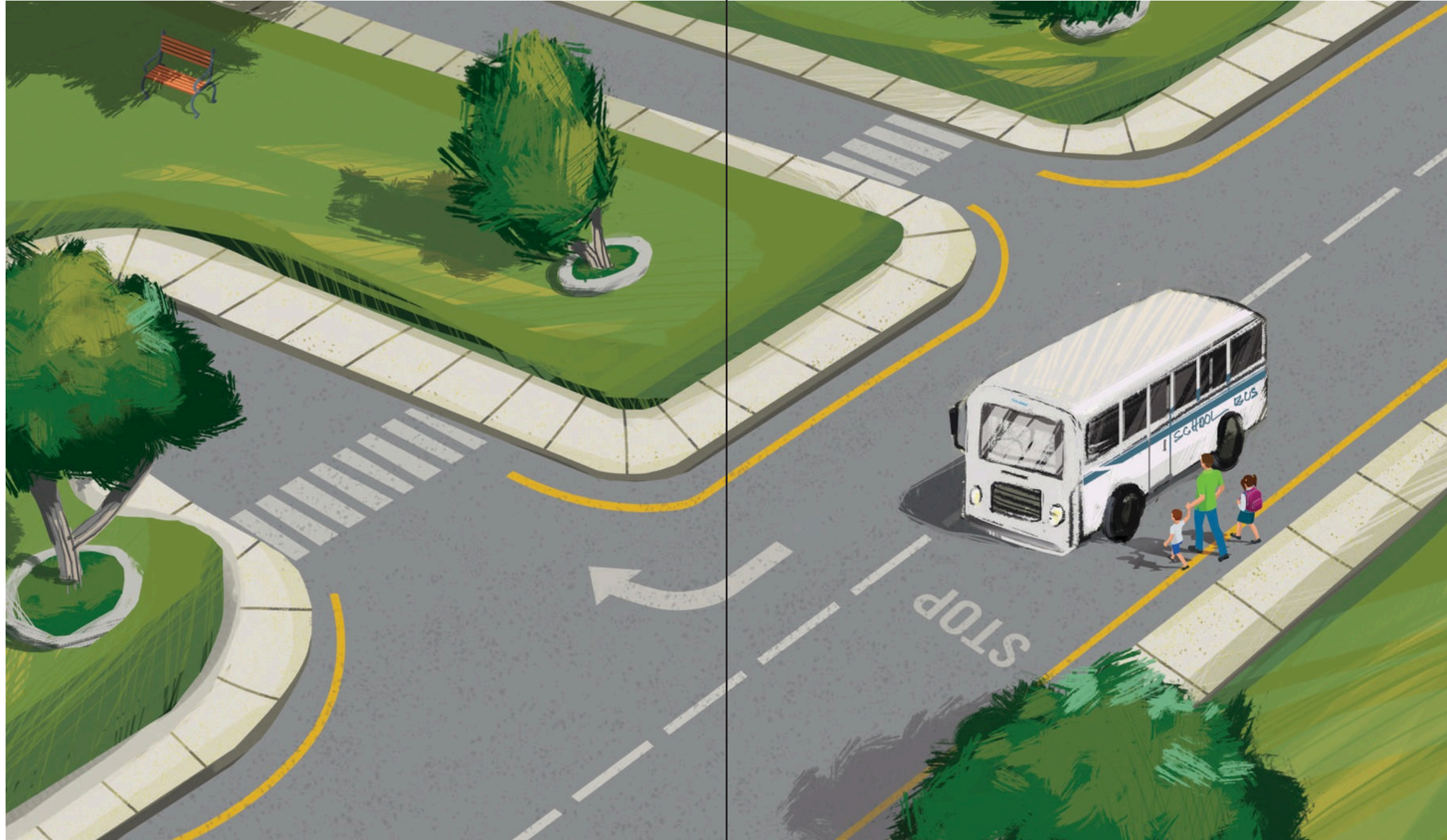
Productivity without the pressure of traffic or timelines. Designed for thinkers, doers and dreamers, it's where focus flourishes and work feels lighter.



CINEMA

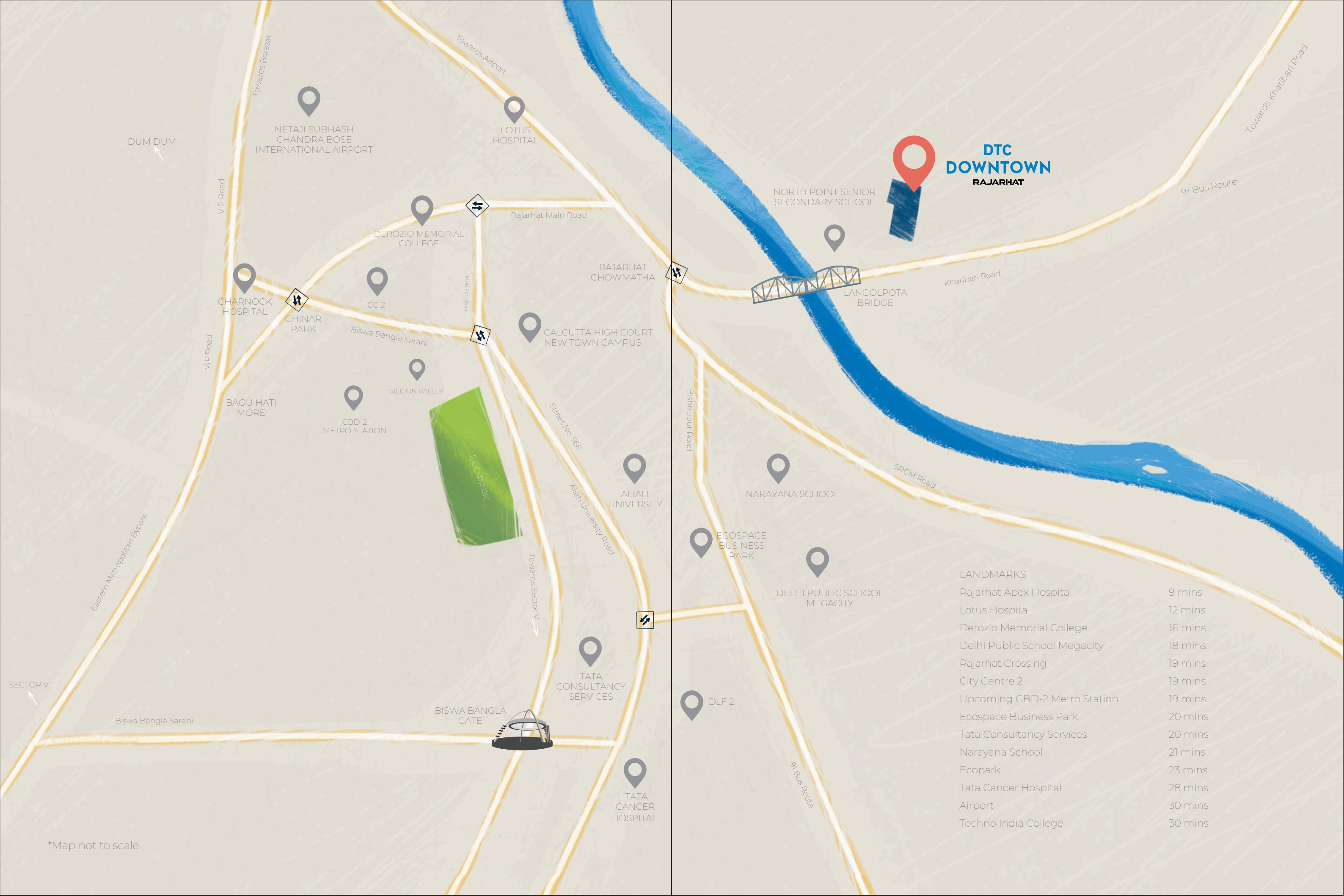
MINIPLEX 

Stories onscreen, without the queues and chaos.
The miniplex brings cinema home - just you
and the magic of the screen.



THE CITY'S CONNECTIVITY
FREE FROM THE COMMUTE

Where your home is perfect for easy access to everything that matters.



**DTC
DOWNTOWN
RAJARHAT**

LANDMARKS

| | |
|------------------------------|---------|
| Rajarhat Apex Hospital | 9 mins |
| Lotus Hospital | 12 mins |
| Derozio Memorial College | 16 mins |
| Delhi Public School Megacity | 18 mins |
| Rajarhat Crossing | 19 mins |
| City Centre 2 | 19 mins |
| Upcoming CBD-2 Metro Station | 19 mins |
| Ecospace Business Park | 20 mins |
| Tata Consultancy Services | 20 mins |
| Narayana School | 21 mins |
| Ecopark | 23 mins |
| Tata Cancer Hospital | 28 mins |
| Airport | 30 mins |
| Techno India College | 30 mins |

*Map not to scale

YOUR HOME IN A TOWNSHIP
THAT GIVES YOU EVERYTHING.

WITHOUT THE CHAOS,
CLUTTER AND COMMOTION OF A CITY.



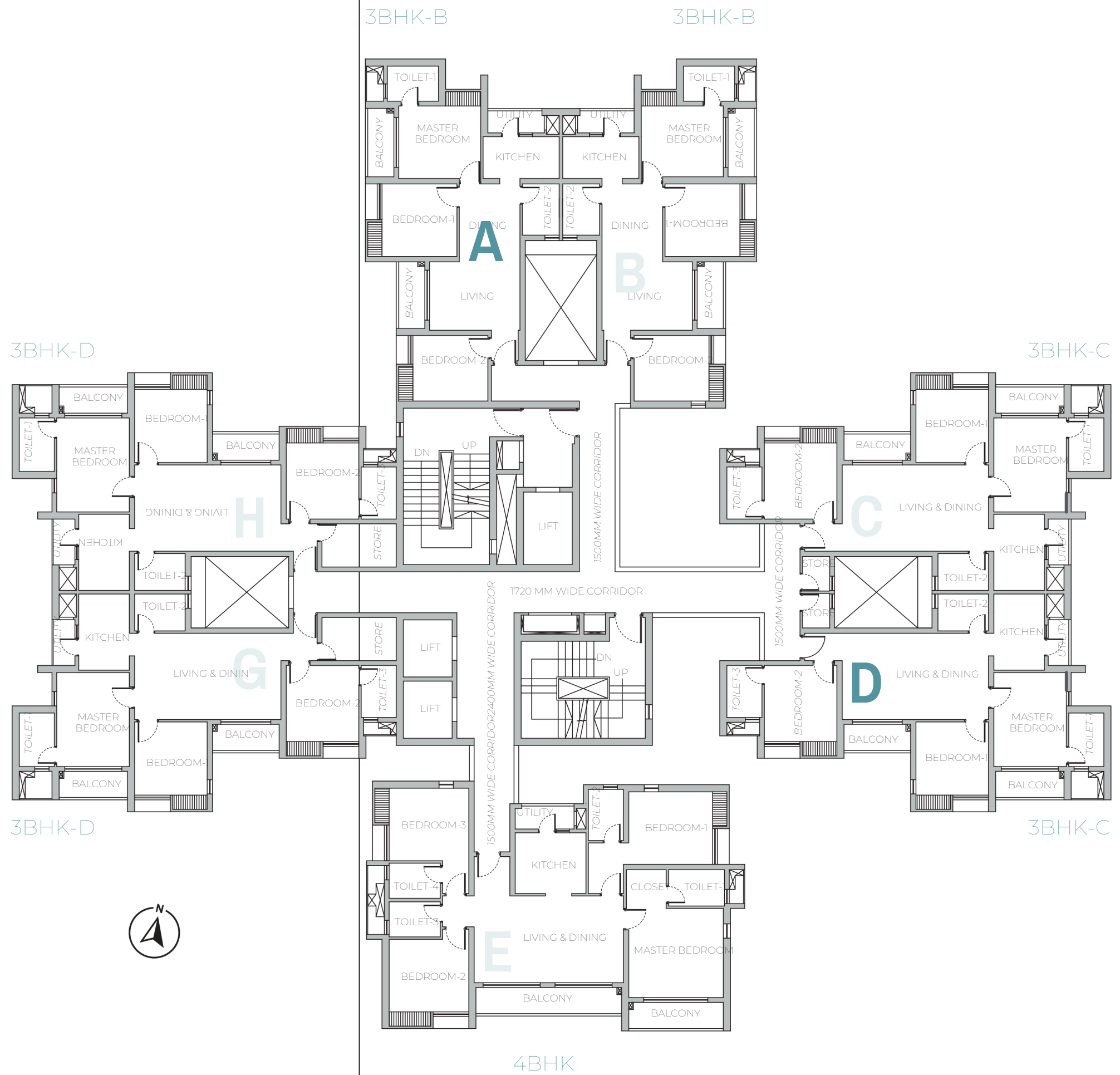
MASTER PLAN



LEGEND

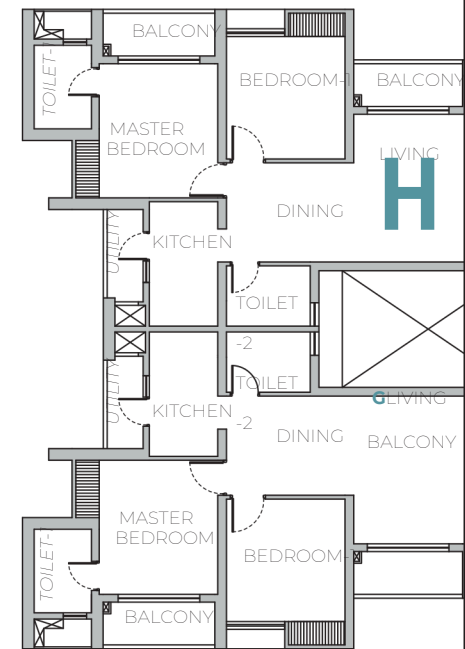
- 01. Cycle Track & Jogging Track
- 02. Natural Water Body
- 03. Banquet Lawn
- 04. Swimming Pool
- 05. Elderly Interaction Zone
- 06. Coconut Grove
- 07. Landscape Ghats
- 08. Forest Pavilion
- 09. Children's Play Area
- 10. Open Gym Area
- 11. Meditation Zone
- 12. Open Amphitheatre

TOWER PLANS (1, 2)



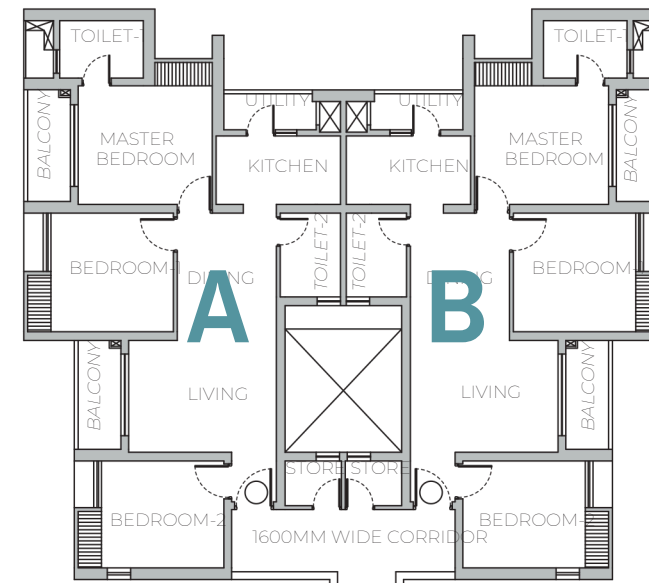
TOWER PLANS (3, 6)

3BHK-B



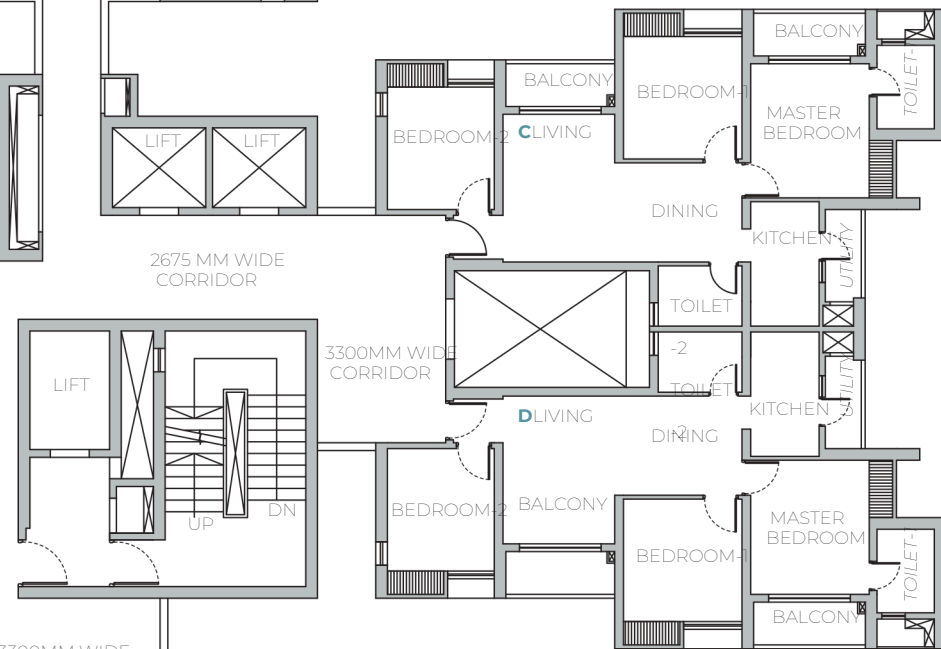
3BHK-B

3BHK-B

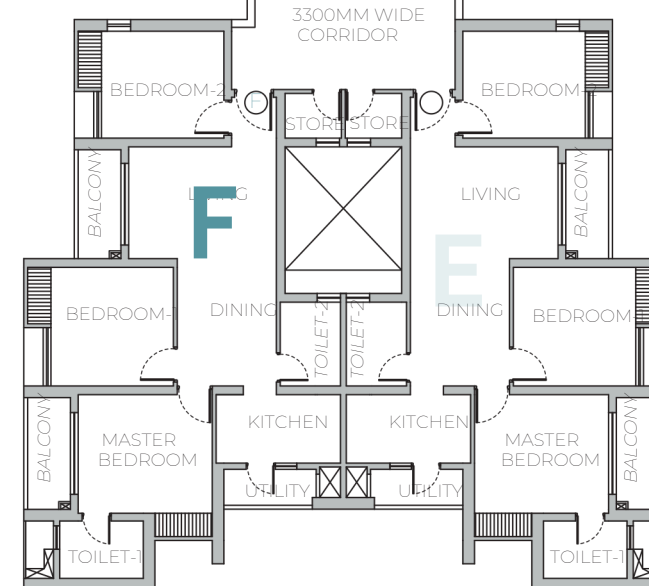


3BHK-B

3BHK-B

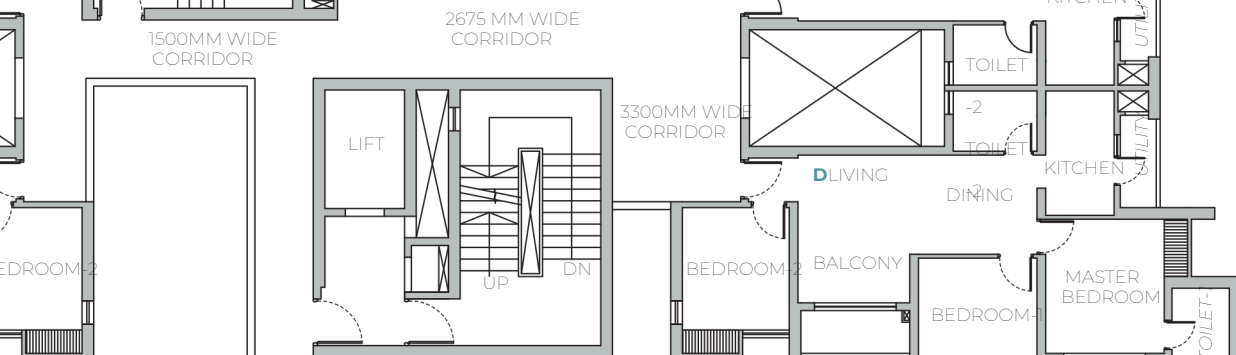


3BHK-B

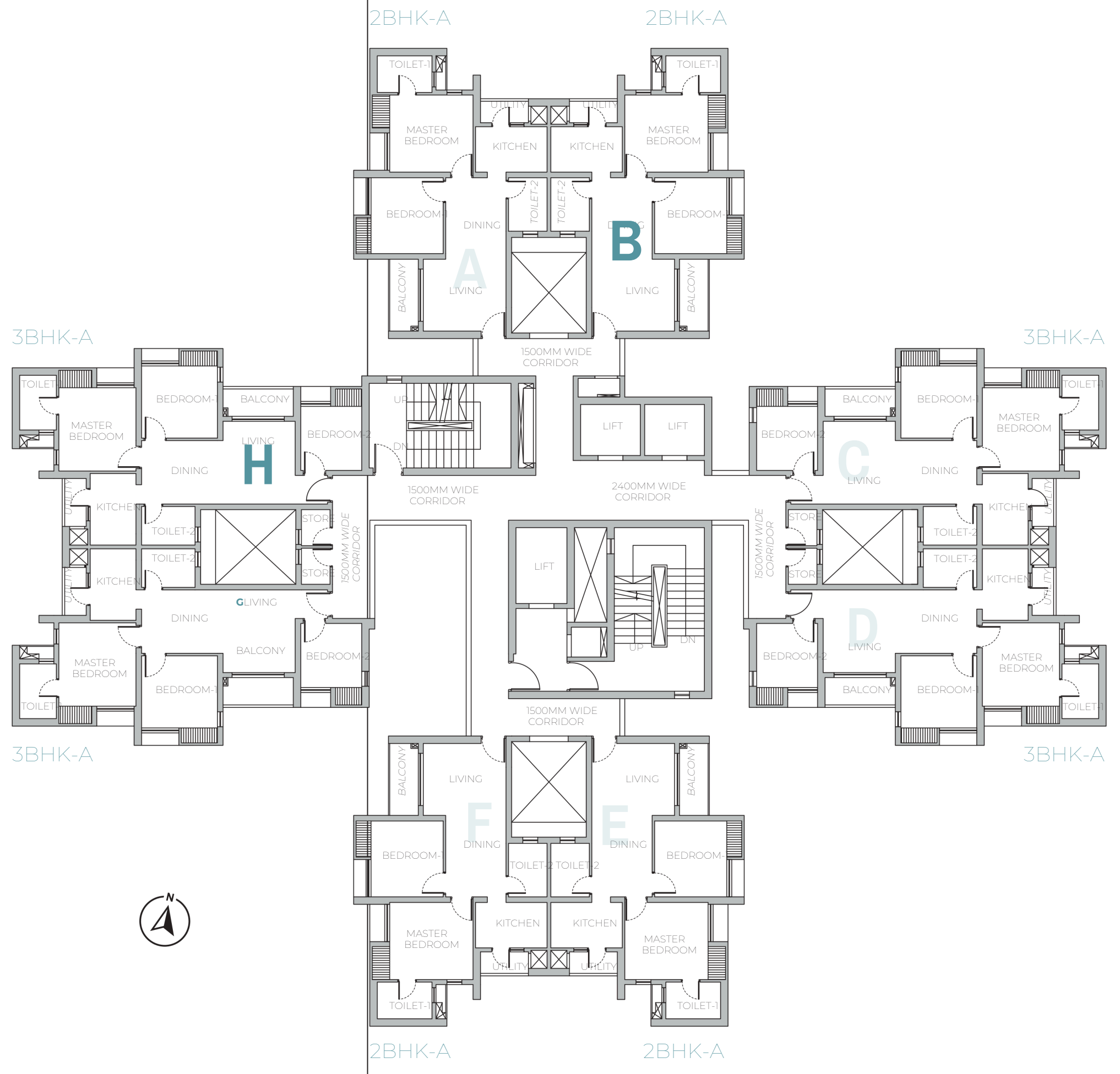


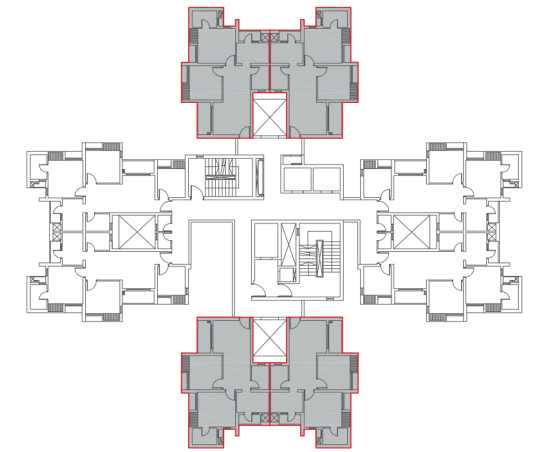
3BHK-B

3BHK-B



TOWER PLANS (4, 5)





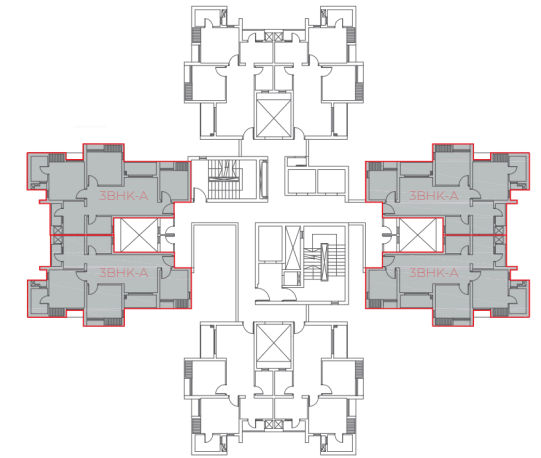
TOWER - 4,5

2 BHK - A

| RERA CARPET AREA | BALCONY AREA | CARPET AREA + BALCONY AREA | BUILT-UP AREA | SUPER BUILT-UP AREA |
|------------------|--------------|----------------------------|---------------|---------------------|
| 573 SQ. FT. | 57 SQ. FT. | 630 SQ. FT. | 726 SQ. FT. | 965 SQ. FT. |



TOWER - 4, 5

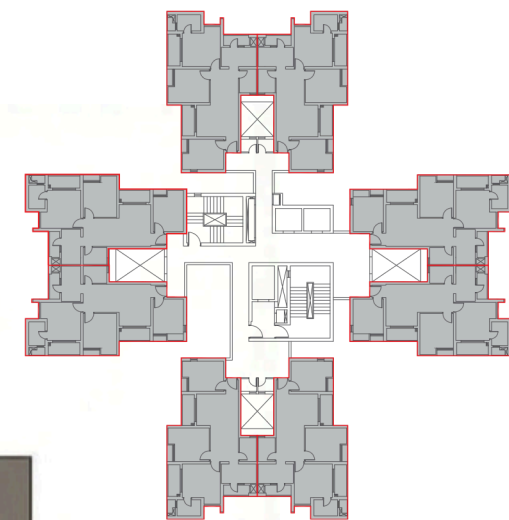


3 BHK - A

| RERA CARPET AREA | BALCONY AREA | CARPET AREA + BALCONY AREA | BUILT-UP AREA | SUPER BUILT-UP AREA |
|------------------|--------------|----------------------------|---------------|---------------------|
| 675 SQ. FT. | 56 SQ. FT. | 731 SQ. FT. | 843 SQ. FT. | 1120 SQ. FT. |



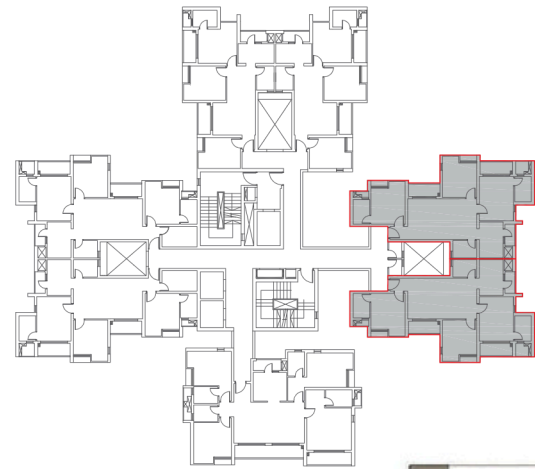
TOWER - 3, 6



3 BHK - B

| RERA CARPET AREA | BALCONY AREA | CARPET AREA + BALCONY AREA | BUILT UP-AREA | SUPER BUILT-UP AREA |
|------------------|--------------|----------------------------|---------------|---------------------|
| 735 SQ. FT. | 98 SQ. FT. | 833 SQ. FT. | 948 SQ. FT. | 1260 SQ. FT. |

3BHK B isometric disclaimer: *Only H-type units will not have a window in Bedroom 2

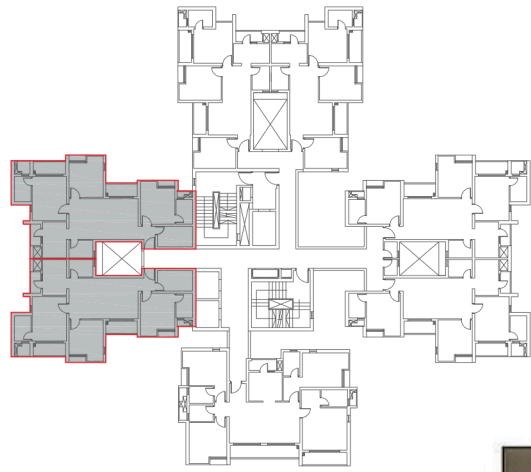


TOWER - 1, 2



3 BHK - C

| RERA CARPET AREA | BALCONY AREA | CARPET AREA + BALCONY AREA | BUILT-UP AREA | SUPER BUILT-UP AREA |
|------------------|--------------|----------------------------|---------------|---------------------|
| 836 SQ. FT. | 92 SQ. FT. | 928 SQ. FT. | 1062 SQ. FT. | 1410 SQ. FT. |

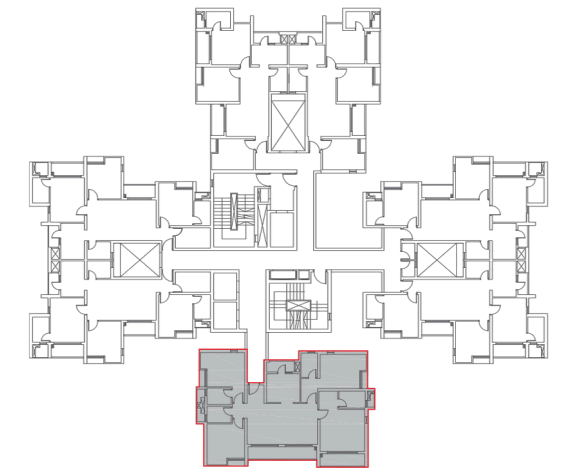


TOWER -1,2



3 BHK - D

| RERA CARPET AREA | BALCONY AREA | CARPET AREA + BALCONY AREA | BUILT-UP AREA | SUPER BUILT-UP AREA |
|------------------|--------------|----------------------------|---------------|---------------------|
| 914 SQ. FT. | 92 SQ. FT. | 1006 SQ. FT. | 1145 SQ. FT. | 1525 SQ. FT. |



TOWER - 1,2

4 BHK

| RERA CARPET AREA | BALCONY AREA | CARPET AREA + BALCONY AREA | BUILT-UP AREA | SUPER BUILT-UP AREA |
|------------------|--------------|----------------------------|---------------|---------------------|
| 1193 SQ. FT. | 157 SQ. FT. | 1350 SQ. FT. | 1508 SQ. FT. | 2010 SQ. FT. |

SPECIFICATIONS

Superstructure

Earthquake-resistant R.C.C. framed structure

External finish

Weatherproof exterior paints finish

Master Bedroom

- Flooring: Vitrified tiles
- Walls: Putty punning

Other Bedroom

- Flooring: Vitrified tiles
- Walls: Putty punning

Living/Dining Room

- Flooring: Vitrified tiles
- Walls: Putty punning

Kitchen

- Flooring: Anti-skid vitrified tiles
- Dado: Dado of Vitrified tiles above kitchen counter up to 2 feet height
- Walls: Putty punning
- Counter: Polished granite counter on R.C.C. slab with kitchen sink and sink cock

Toilet

- Flooring: Anti-skid vitrified tiles
- Dado: Dado of vitrified tiles up to door height

Doors & Windows

- Main door: Solid core flush door with laminate finish on outside and paint finish on inside
- Internal door: Solid core flush door with paint finish on both sides
- Window: Anodised aluminium window

CP & Sanitary Fittings

Sanitary fixture & CP fittings of approved colour and make

Electrical

- ISI marked concealed FRLS copper wiring with modular switch of approved make
- Adequate electrical switch and sockets in rooms with AC points in the living room & bedroom
- Points for refrigerator, water purifier, microwave/mixer grinder, exhaust fan in kitchen and points for geyser, exhaust fan

Green Initiatives

- Organic waste management
- Water-efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Dual Flushing system
- Low VOC materials
- Use of LED lights in common areas
- Use of SRI tiles to reflect heat from the roof

THE TEAM

DEVELOPER



With over four decades of diversified business excellence, DTC Group has built a strong foundation across mining, infrastructure and real estate. What began as an infrastructure-driven enterprise has today evolved into one of Kolkata's fastest-growing and most respected real estate developers - guided by a simple yet enduring belief: when you build responsibly, communities thrive naturally.

DTC's real estate journey reflects both scale and substance. The group has successfully delivered over 20 lakh sq. ft. of residential and retail development, comprising nearly 1,600 homes across key micro-markets of Kolkata.

Currently, more than 60 lakh sq. ft. (4,000 homes) is under active development, with 2,500 homes scheduled for delivery by 2027 and the balance by 2029. In addition, the company holds a robust upcoming pipeline of approximately 30 lakh sq. ft., further strengthening its long-term growth trajectory.

Guided by its philosophy - "Commit. Deliver. Grow." - DTC focuses on creating large, community-centric townships that blend scale with sensitivity. Each development is thoughtfully planned with generous open spaces, integrated lifestyle amenities, and future-ready infrastructure - ensuring homes feel personal while communities feel expansive and connected.

The group's real estate journey began with Orchid Point and Orchid Towers in Kankurgachi, delivering 1 lakh sq. ft. in just 14 months - setting the tone for execution excellence. It has since expanded across Kolkata with landmark developments including Southern Heights (Joka), a 20-acre flagship township with over 900 delivered homes and one of South Kolkata's largest clubhouses; Capital City (Rajarhat), one of the region's largest residential developments; Sojon, a serene community immersed in nature; Good Earth (Madhyamgram), designed around openness and connection; and Skyler, a contemporary high-rise addressing evolving urban aspirations.

Across every project - delivered, ongoing, or upcoming - DTC remains committed to building not just homes, but enduring ecosystems designed for long-term value, responsible growth, and meaningful living.



DTC Southern Heights, Joka



Orchid Point, Kankurgachi



DTC The Residence, Ballygunge

OUR PROJECTS



A LEGACY
OF
LANDMARKS



SHAPING
SKYLINES &
LIVES



CONSULTANTS

ARCHITECT

morphogenesis.

Mumbai | Bengaluru | New Delhi

One of India's leading architecture and urban design practices, Morphogenesis operates from Mumbai, Bengaluru and New Delhi, with projects spanning 8 countries.

The firm's global footprint is reflected in 120+ national and international awards and 850+ publications worldwide. It is also the first Indian practice to receive the prestigious Singapore Institute of Architects Getz Award, marking a significant milestone in architectural excellence.

Notable projects in Eastern India include Ambuja Uttorayon Township in Siliguri, Candor TechSpace and ITC InfoTech Campus in Newtown as well as Trump Tower and RP-Sanjeev Goenka Group Corporate Office in Kolkata.



Emaar- Sector 62



Mahindra Luminare

LANDSCAPE ARCHITECT



As an award-winning landscape architecture and consultancy firm based out of Delhi, they have had extensive experience with residential, hospitality, commercial, institutional, diplomatic and transit-oriented projects. Some of their notable projects are AeroCity Urban Landscape in Delhi, DLF CyberCity in Gurgaon, Trump Tower in Kolkata, Tech Mahindra IT Park in Noida.



Winter Hills



Freedom Park Life