

*FLIP TO ESCAPE  
THE REST OF THE CITY*

**DTC  
DOWNTOWN  
RAJARHAT**

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

A stylized illustration of a park. A winding grey path leads through green grassy areas. In the upper left, there is a blue pond with a white stone border. A person in a red shirt and blue pants is walking a brown and white dog on a leash along the path. The text 'AND DISCOVER THE BEST OF THE CITY' is written in white, uppercase letters in the upper right quadrant of the image.

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.



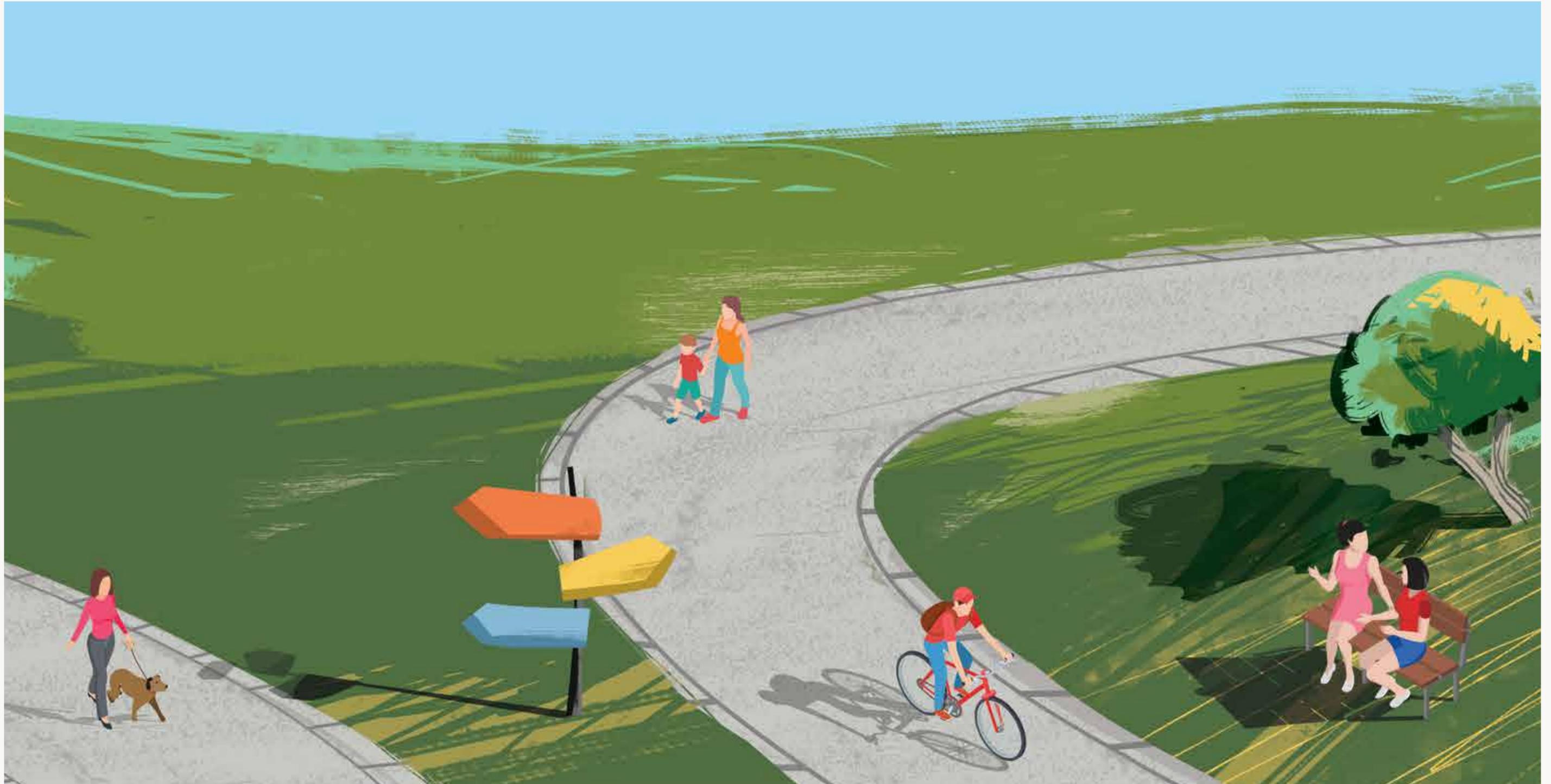
## A GRAND WELCOME WITHOUT THE GRIDLOCK

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 2,10,000 sq. ft. of thoughtfully curated comforts  
elevate relaxation, recreation and refined living.



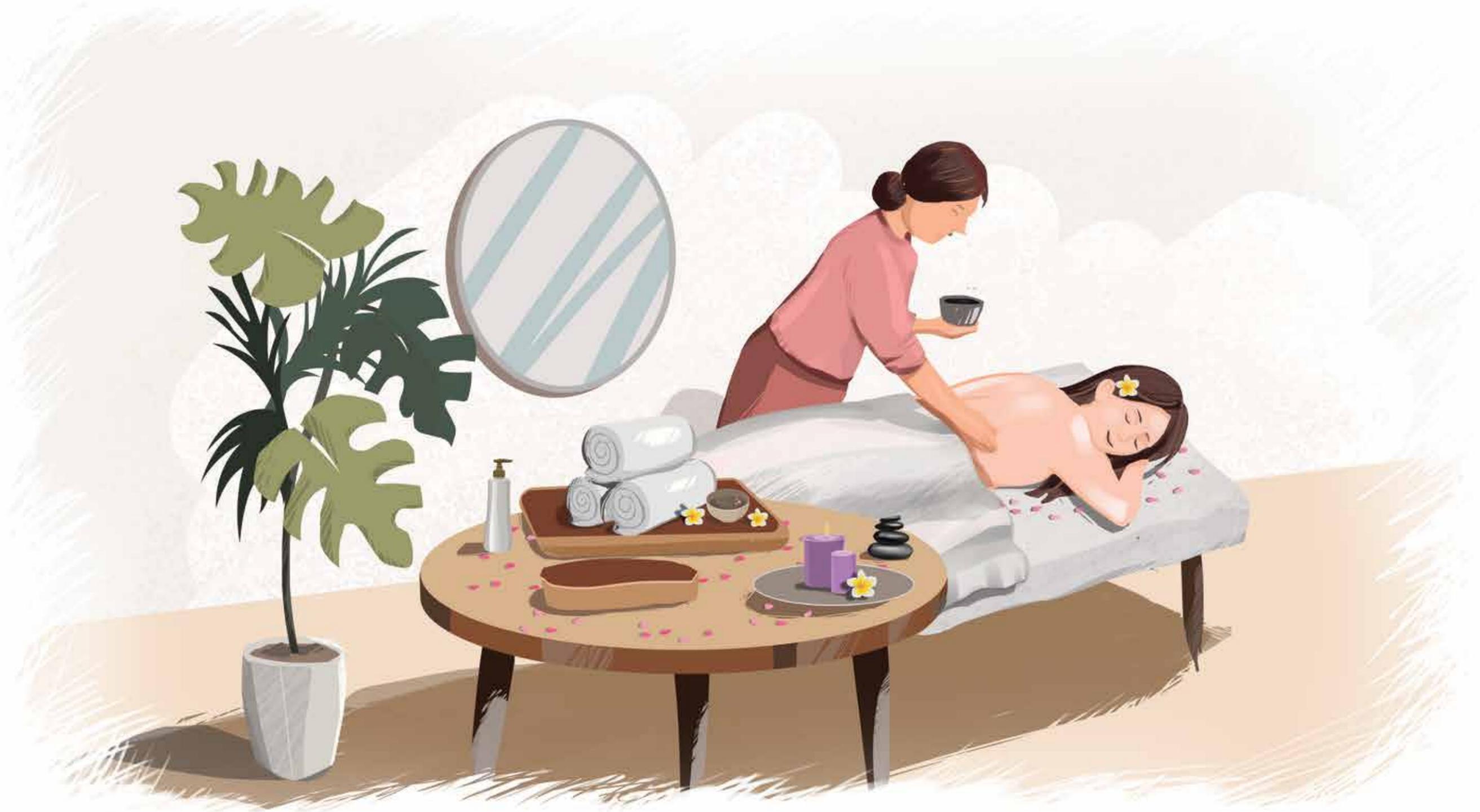


## A VIBRANT CITY WITH NO STRANGERS

Where **sky-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 rediscover 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.





## 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

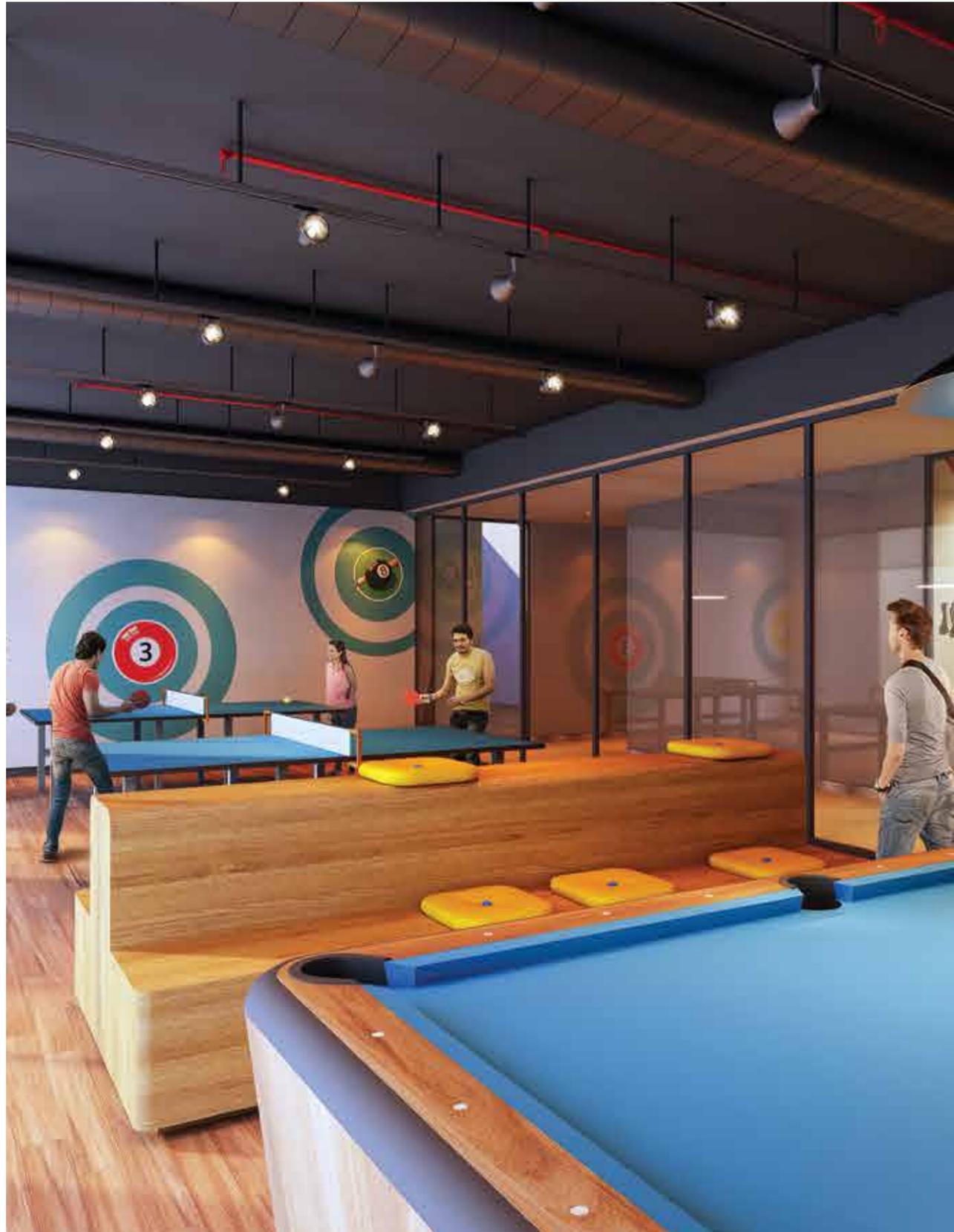
An effortless escape into lights, laughter and friendly rivalry - without stepping into packed city arcades.

## 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, connect or simply unwind - 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.



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.

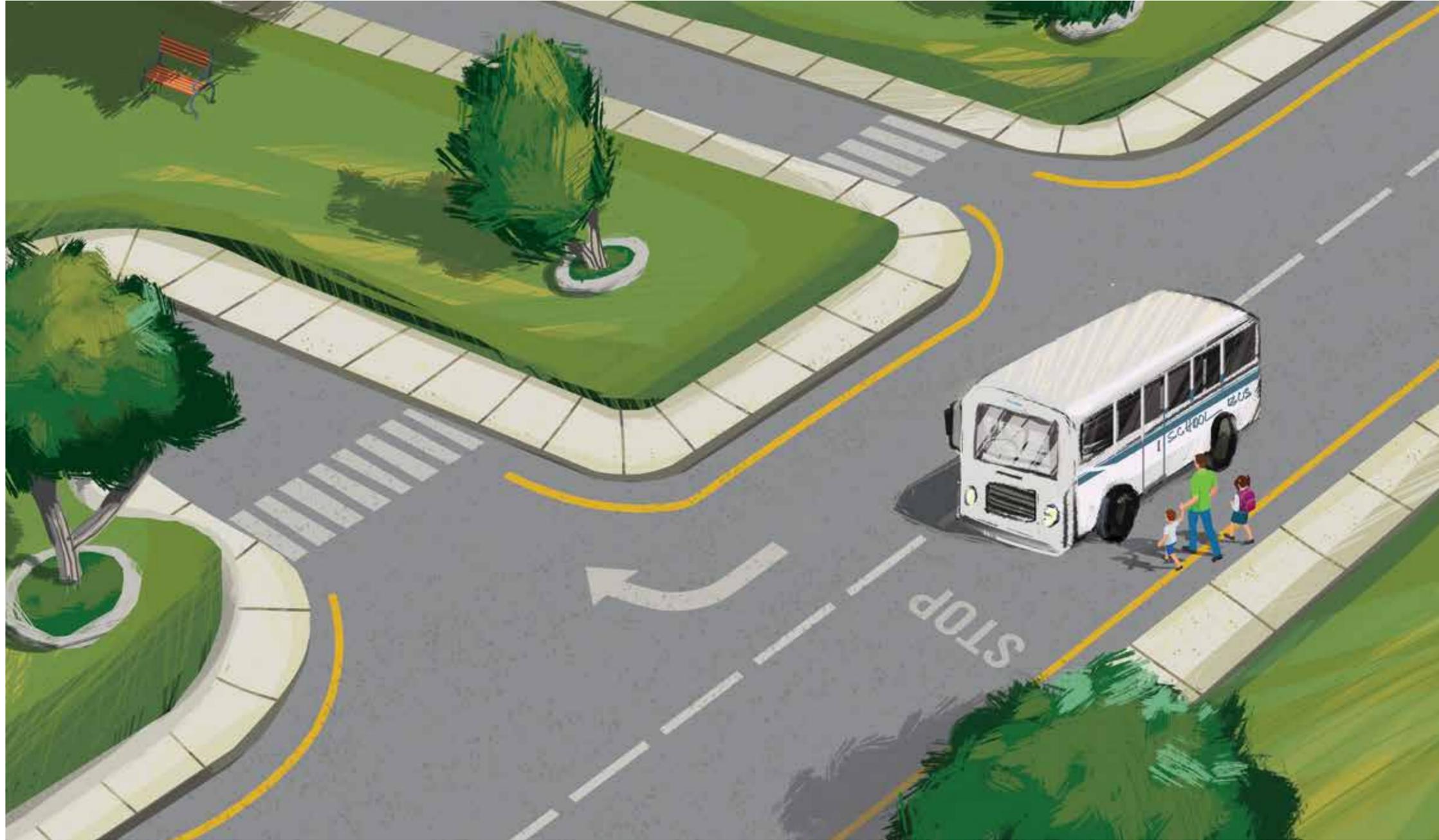




# CINEMA

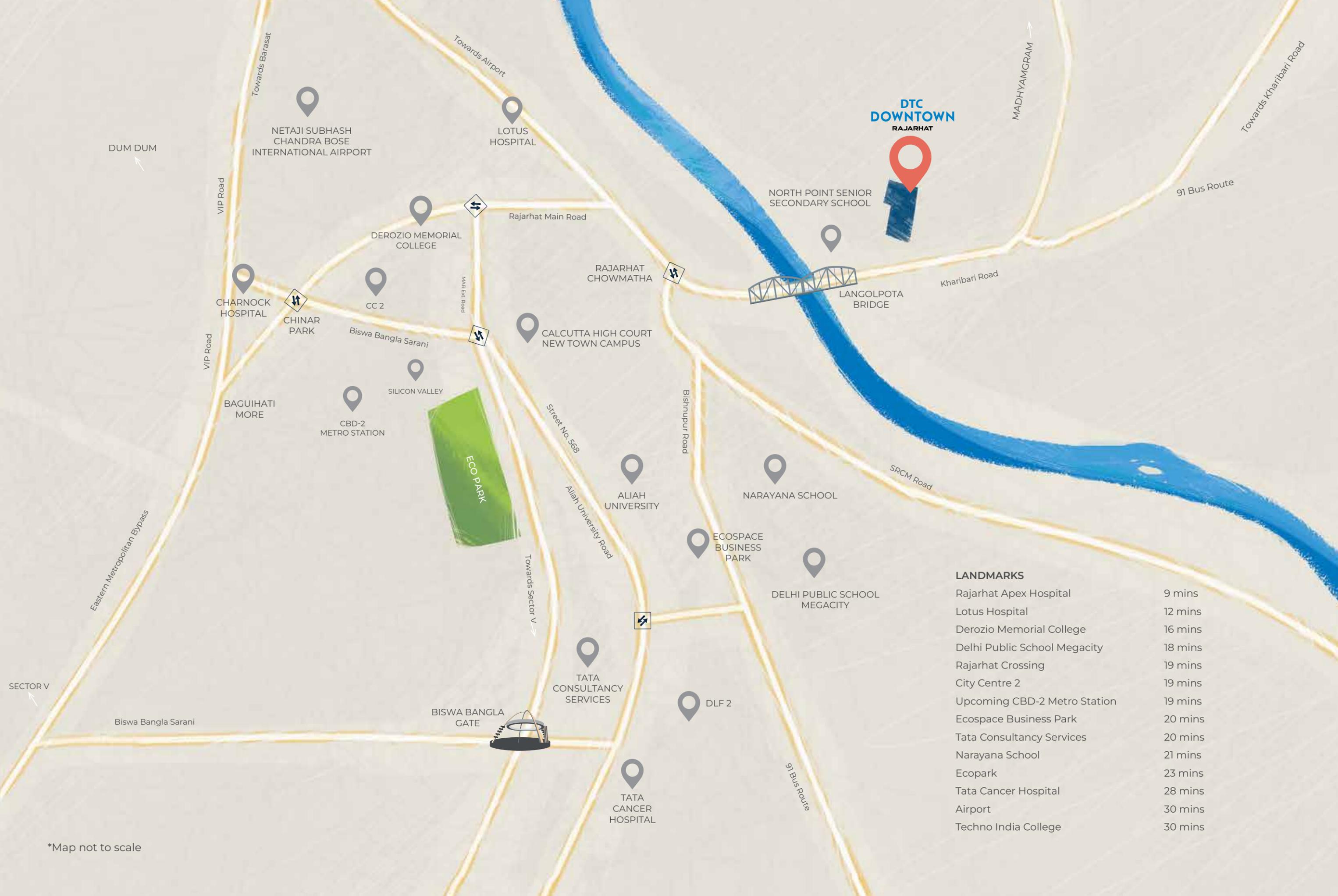
**MINIPLEX** 

Stories on screen, 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.





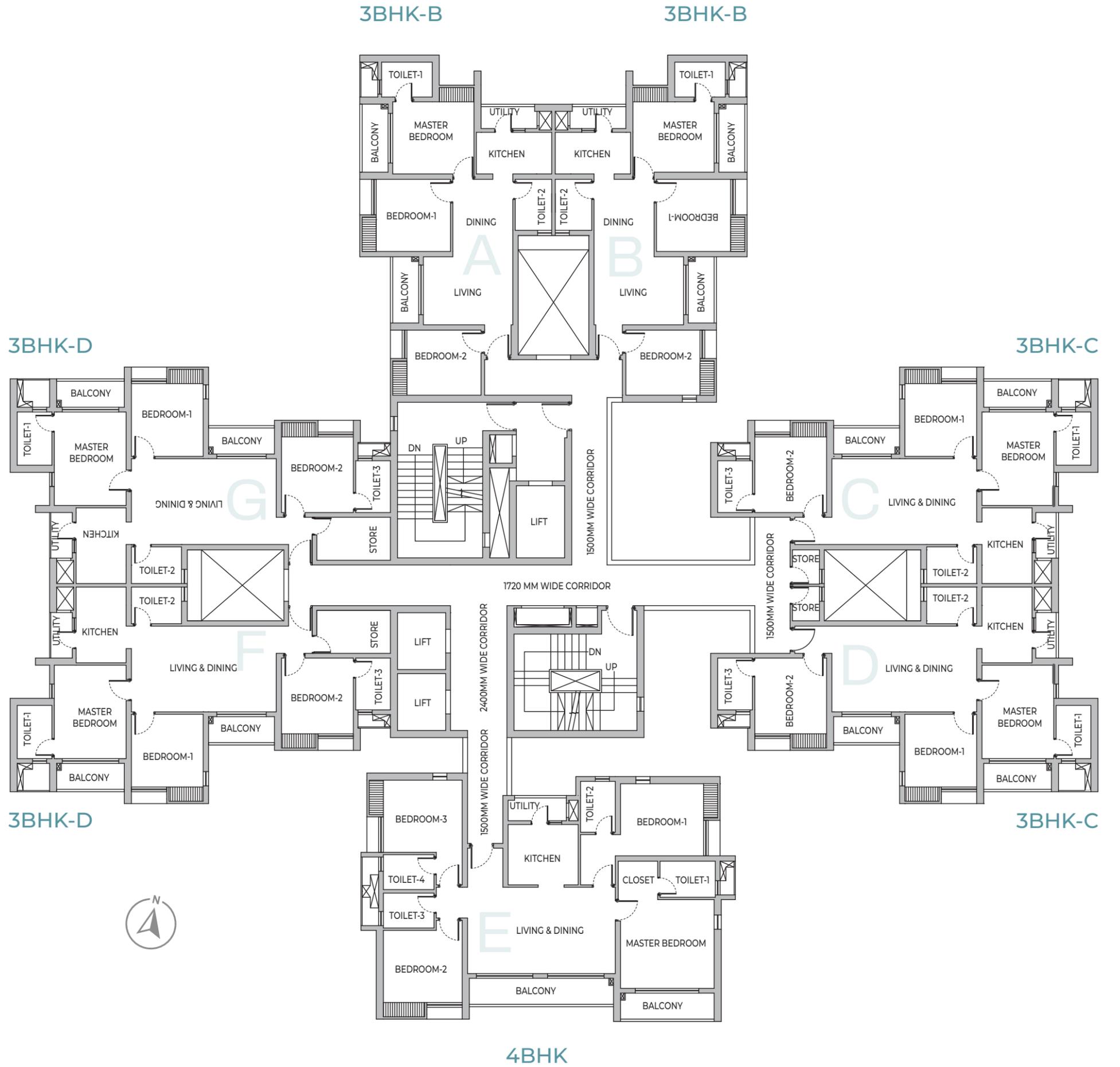
# MASTER PLAN



## 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
- 13. Badminton court
- 14. Children's pool

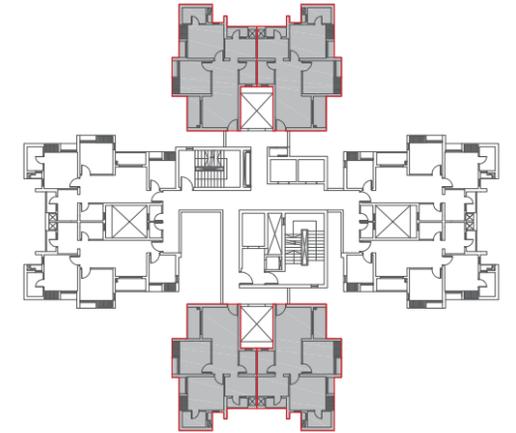
TOWER PLANS (1, 2)





TOWER PLANS (4, 5)





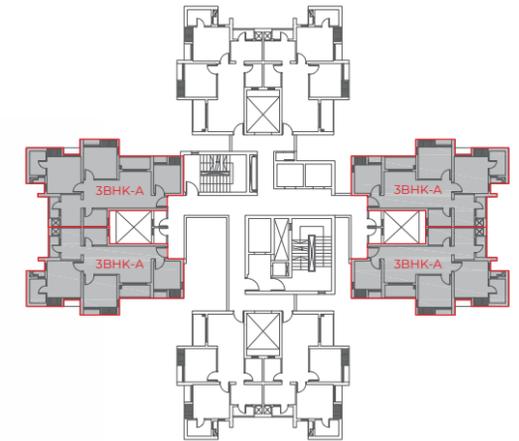
TOWER - 4, 5

**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

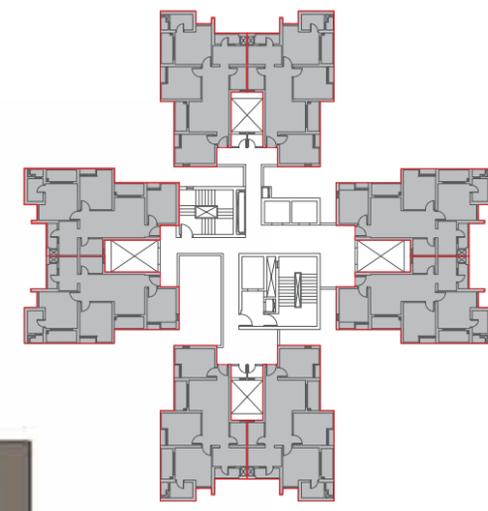


### 3 BHK - A

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.



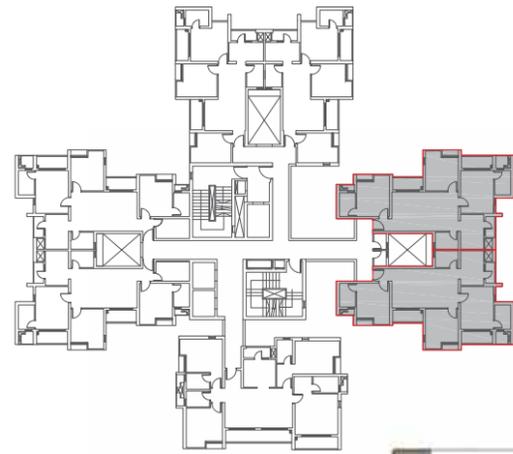
TOWER - 3, 6



**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

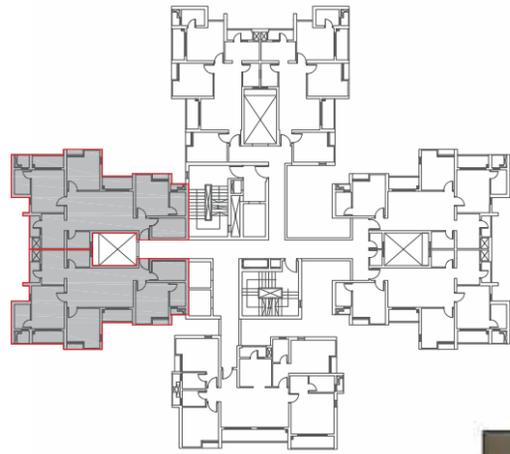


TOWER - 1, 2



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.

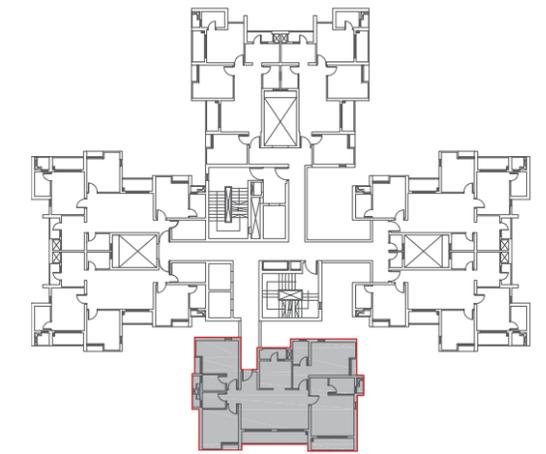


TOWER - 1, 2



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 Luminaire

**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