

INTRODUCTION

One of the largest residential projects located on the Rajarhat Main Road has 10 towers in Phase 1 with group housing of 1 BHK, 2 BHK and 3 BHK apartments. With a total number of 1142 apartments in Phase 1 and a sprawling 70,000 sq.ft. club, the project offers the most majestic living to its residents.

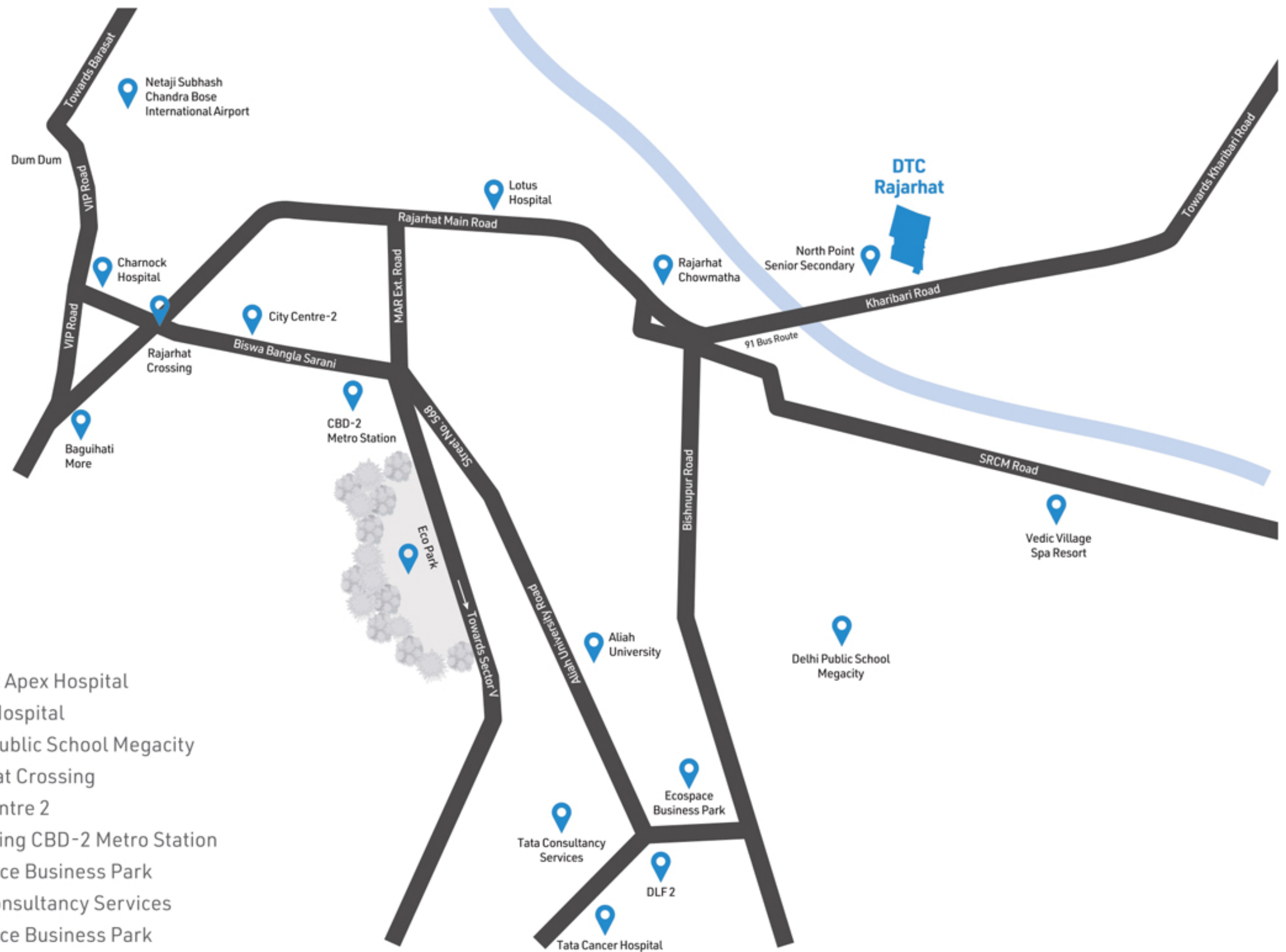
Location: **Rajarhat Main Road, North 24 Parganas, Kolkata , West Bengal - 700135**

Residential complex with group housing of **1 BHK, 2 BHK** and **3 BHK** apartments

No. of towers: **10 Towers**

Number of apartments: **1142 Apartments**





Landmarks:

- 9 mins** from Rajarhat Apex Hospital
- 12 mins** from Lotus Hospital
- 18 mins** from Delhi Public School Megacity
- 19 mins** from Rajarhat Crossing
- 19 mins** from City Centre 2
- 19 mins** from Upcoming CBD-2 Metro Station
- 20 mins** from Ecospace Business Park
- 20 mins** from Tata Consultancy Services
- 20 mins** from Ecospace Business Park
- 23 mins** from Ecopark
- 28 mins** from Tata Cancer Hospital
- 30 mins** from Airport

CONVENIENCE

AMENITIES

Sports & Fitness

- Lawn Tennis Court
- Basketball Court
- Badminton Court
- Squash Court
- Mini Golf Course
- Indoor Cricket area
- Mini Football Court
- Multipurpose gym
- Yoga room & lawn
- Outdoor Gym
- Reflexology Court
- Jogging track

Indoor Games & Kids' Play Area

- Kids' play area
- Chess
- Carrom
- Video Game zone
- Foosball
- Pool Table
- Table Tennis
- Card Table

Recreational Activities

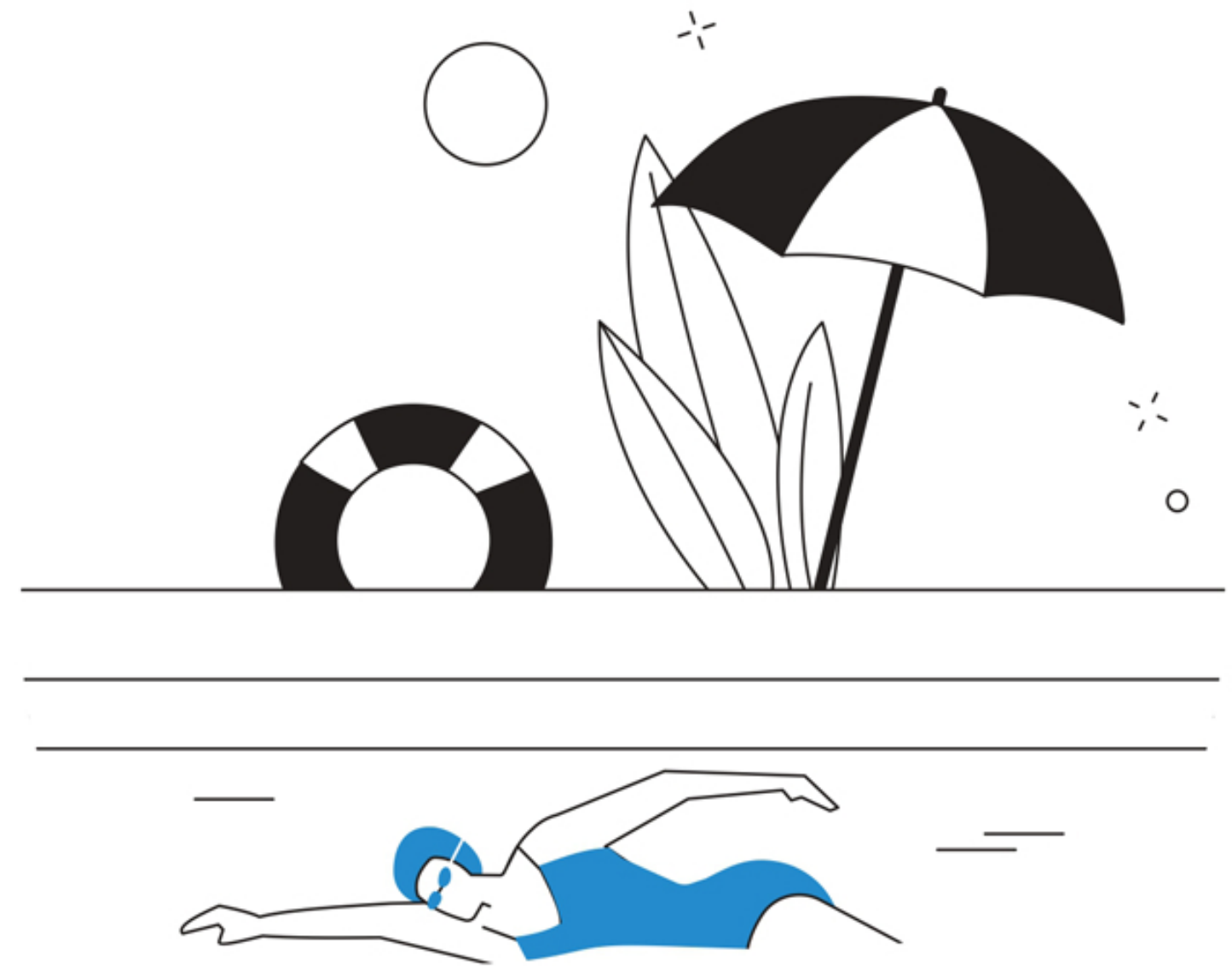
- Swimming pool
- Outdoor Jacuzzi
- Library

Social Hangouts

- 60 seater AV room
- Banquet hall with party lawn for 400 people
- Coffee shop
- Outdoor dining area
- Co-working space
- Party terrace
- Elder's sitting area
- Amphitheatre
- Herb garden

Others

- Shuttle service to and from nearby landmarks
- Massage room/spa
- Provision of renowned grocery store within complex
- Provision of renowned medical store within complex
- Salon (bridal, pedicure and facial room)
- Student Tuition facilities
- Corporate meeting room with video conference facility
- Doctor's chamber
- 10 Guest rooms
- Designer entrance lobby for each tower



SPECIFICATIONS

Superstructure

- Earthquake resistant R.C.C framed structure

External finish

- Weather proof exterior paints finish

Master Bedroom

- Flooring: Vitrified tiles
- Walls: Putty punning

Other Bedroom

- Flooring: Vitrified tiles
- Walls: Putty punning

Living/Dining

- Flooring: Vitrified tiles
- Walls: Putty punning

Kitchen

- Flooring: 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 & Window

- Main door: Flush door with laminate finish on outside and paint finish from inside
- Internal door: Flush door with paint finish on both sides
- Window: Anodized aluminium window

CP & Sanitary Fittings

- EWC in toilets and basin from CERA/Jaquar/Hindware /Kohler or equivalent
- All other CP fittings are from CERA/Jaquar/Hindware /Kohler or equivalent

Electrical

- ISI marked concealed FRLS copper wiring with modular switch of Anchor-Panasonic or equivalent make
- Adequate electrical switch and sockets in rooms with AC points in the living room & master bedroom
- Points for refrigerator, water purifier, microwave/mixer grinder and points for geyser, exhaust fan along with other electrical points in toilets



MASTER PLAN

90,000

Sq.Ft. Enormous Podium

Legends:

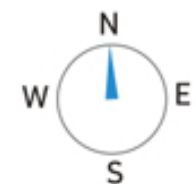
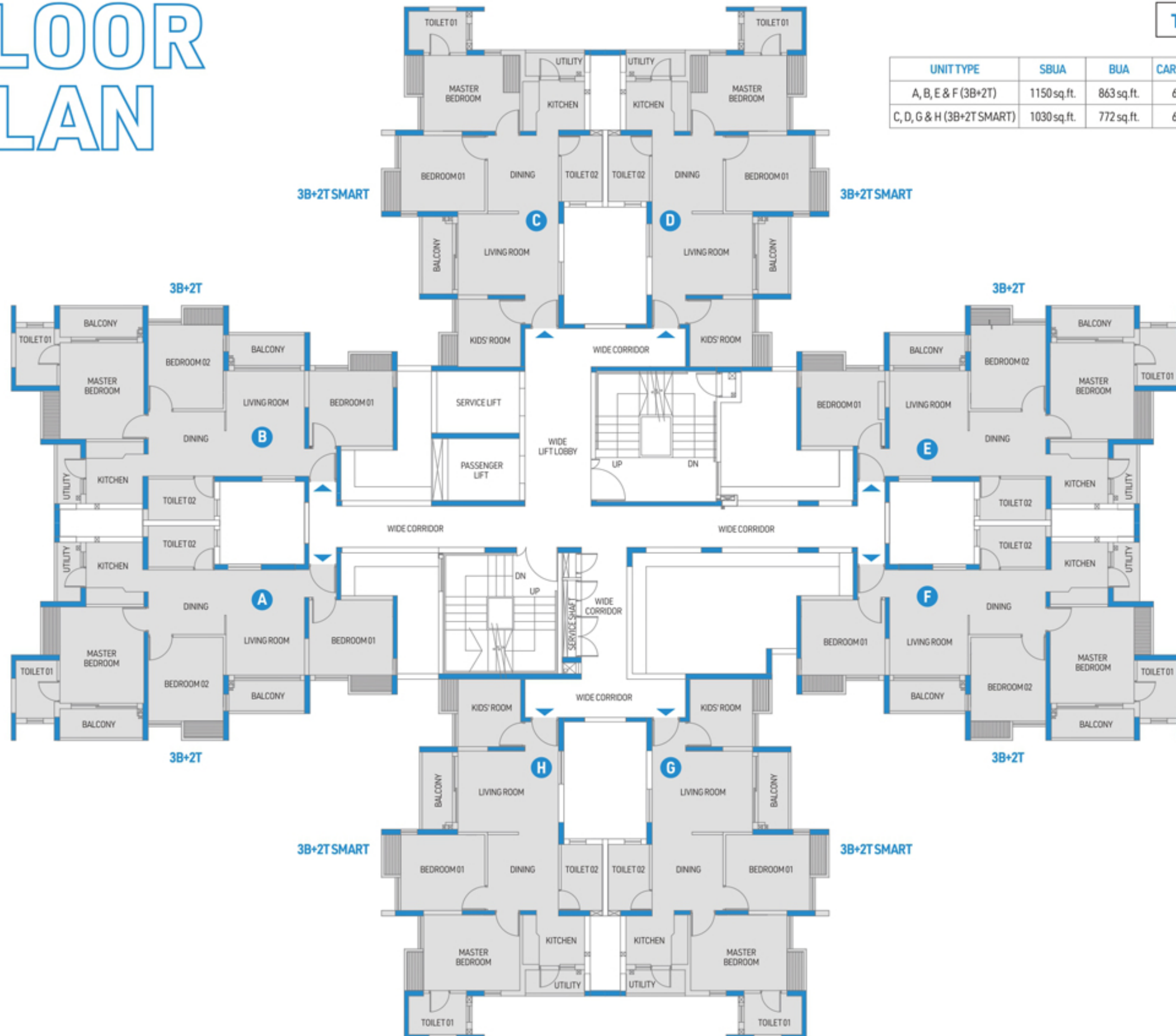
1. Central lawn
2. Jogging track
3. Yoga area
4. Outdoor Gym
5. The Orchard
6. Herb garden
7. Secondary walkway
8. Sunset pavilion
9. Spring Fountain garden
10. Gravel garden
11. Amphitheater
12. Reflexology court
13. Kids' play area
14. Central green island
15. Signature Feature Wall



FLOOR PLAN

TYPICAL Tower - 1

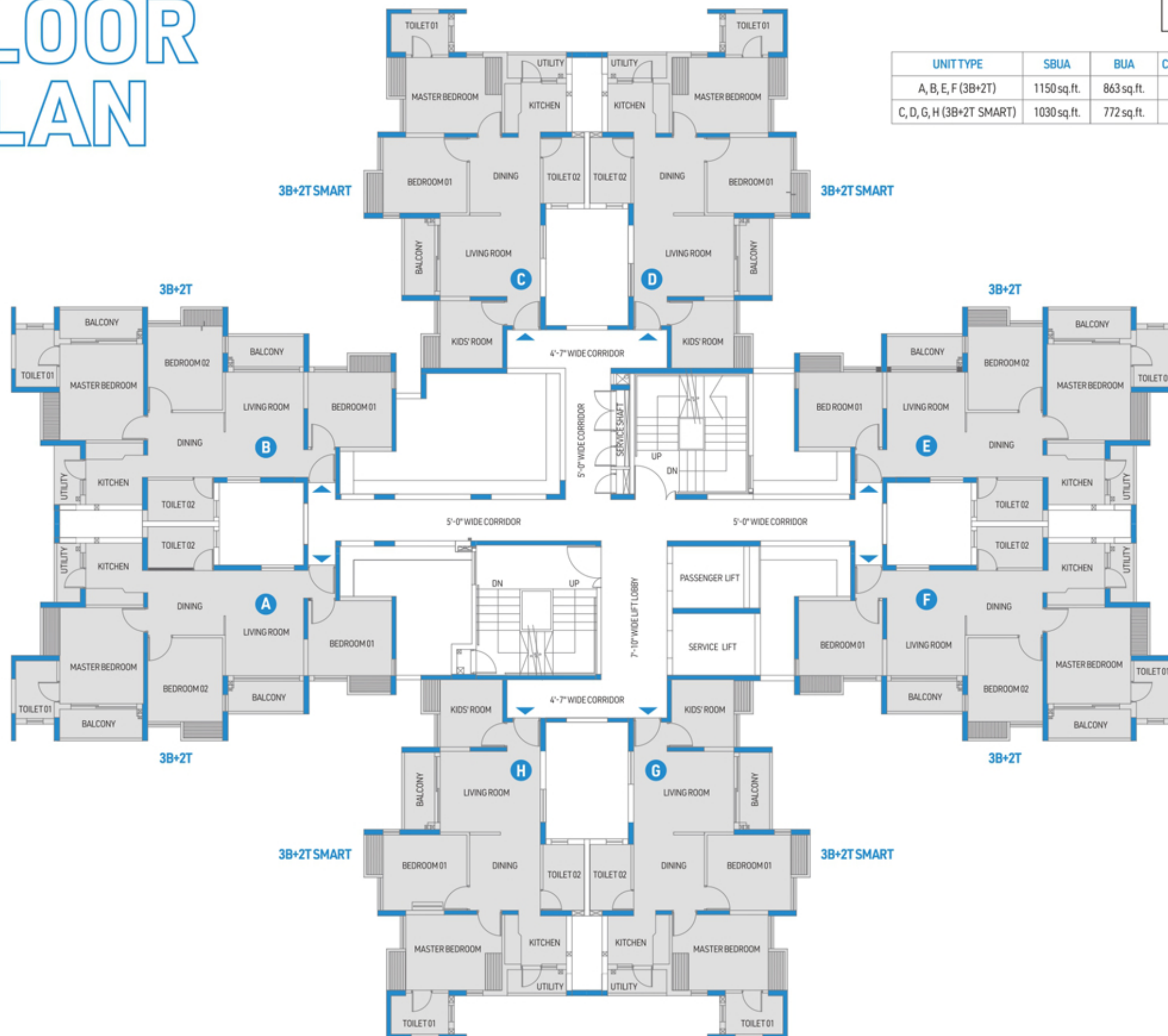
UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
A, B, E & F (3B+2T)	1150 sq.ft.	863 sq.ft.	648 sq.ft.	30 sq.ft.	94 sq.ft.
C, D, G & H (3B+2T SMART)	1030 sq.ft.	772 sq.ft.	607 sq.ft.	26 sq.ft.	58 sq.ft.



FLOOR PLAN

TYPICAL Tower - 2

UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
A, B, E, F (3B+2T)	1150 sq.ft.	863 sq.ft.	648 sq.ft.	30 sq.ft.	94 sq.ft.
C, D, G, H (3B+2T SMART)	1030 sq.ft.	772 sq.ft.	607 sq.ft.	26 sq.ft.	58 sq.ft.

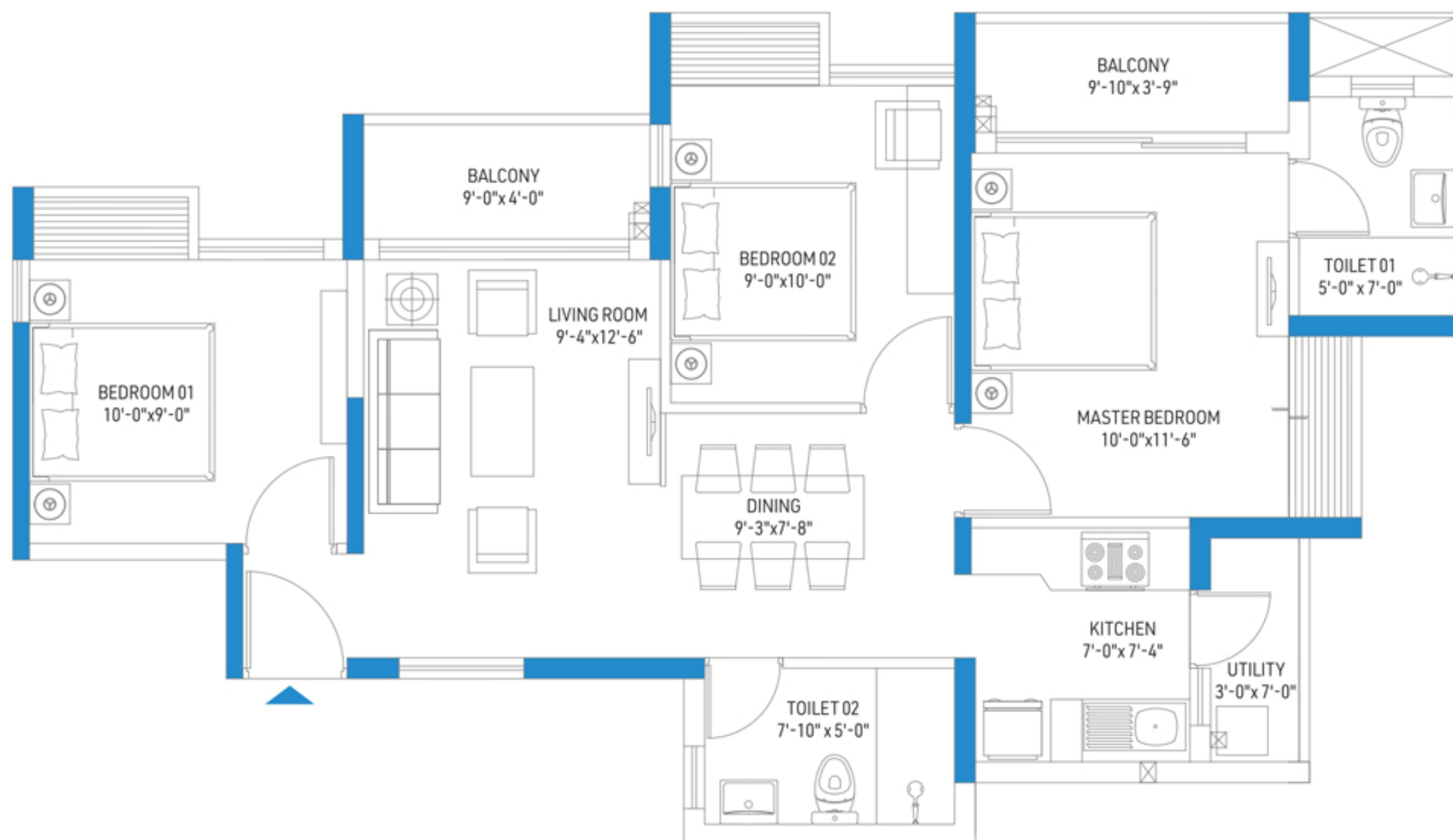


UNIT PLAN

TYPICAL

3 BHK

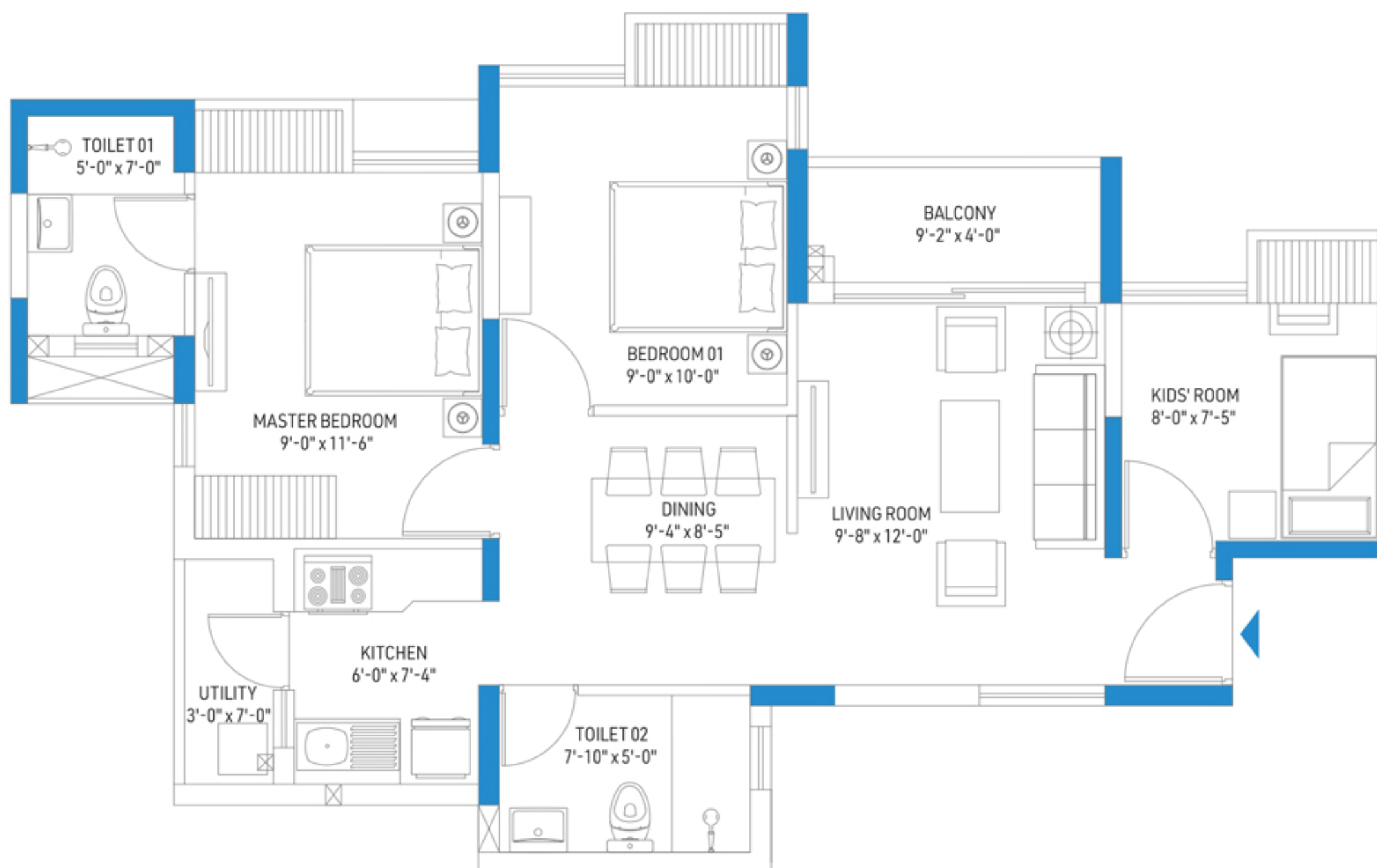
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A, B, E & F (3B+2T)	1150 sq.ft.	863 sq.ft.	648 sq.ft.	30 sq.ft.	94 sq.ft.



UNIT PLAN

TYPICAL 3 BHK Smart

UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
C, D, G & H (3B SMART+2T)	1030 sq.ft.	772 sq.ft.	607 sq.ft.	26 sq.ft.	58 sq.ft.

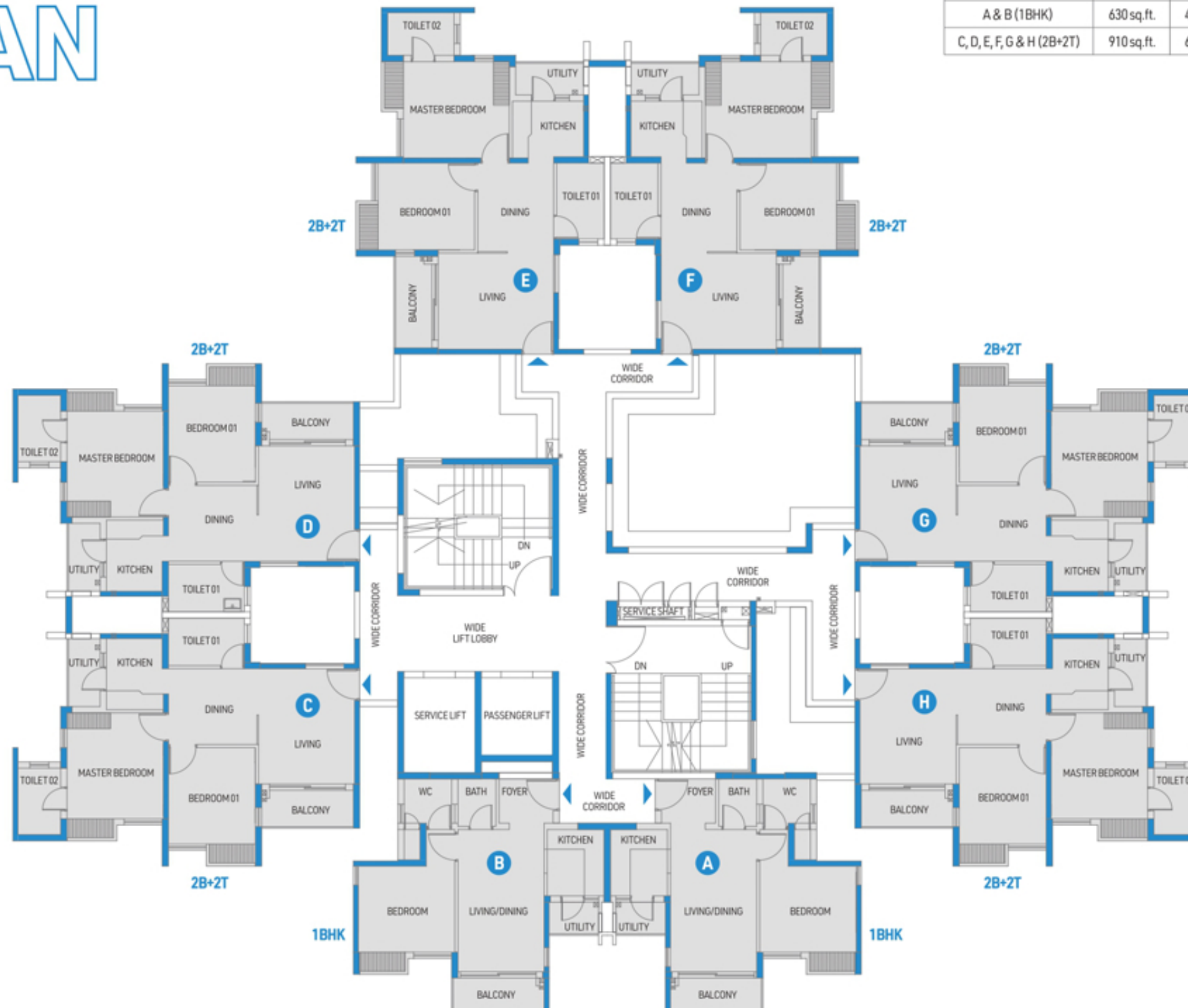


FLOOR PLAN

TYPICAL

Tower - 4

UNITTYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
A & B (1BHK)	630 sq.ft.	476 sq.ft.	361 sq.ft.	9 sq.ft.	50 sq.ft.
C, D, E, F, G & H (2B+2T)	910 sq.ft.	685 sq.ft.	531 sq.ft.	20 sq.ft.	61 sq.ft.

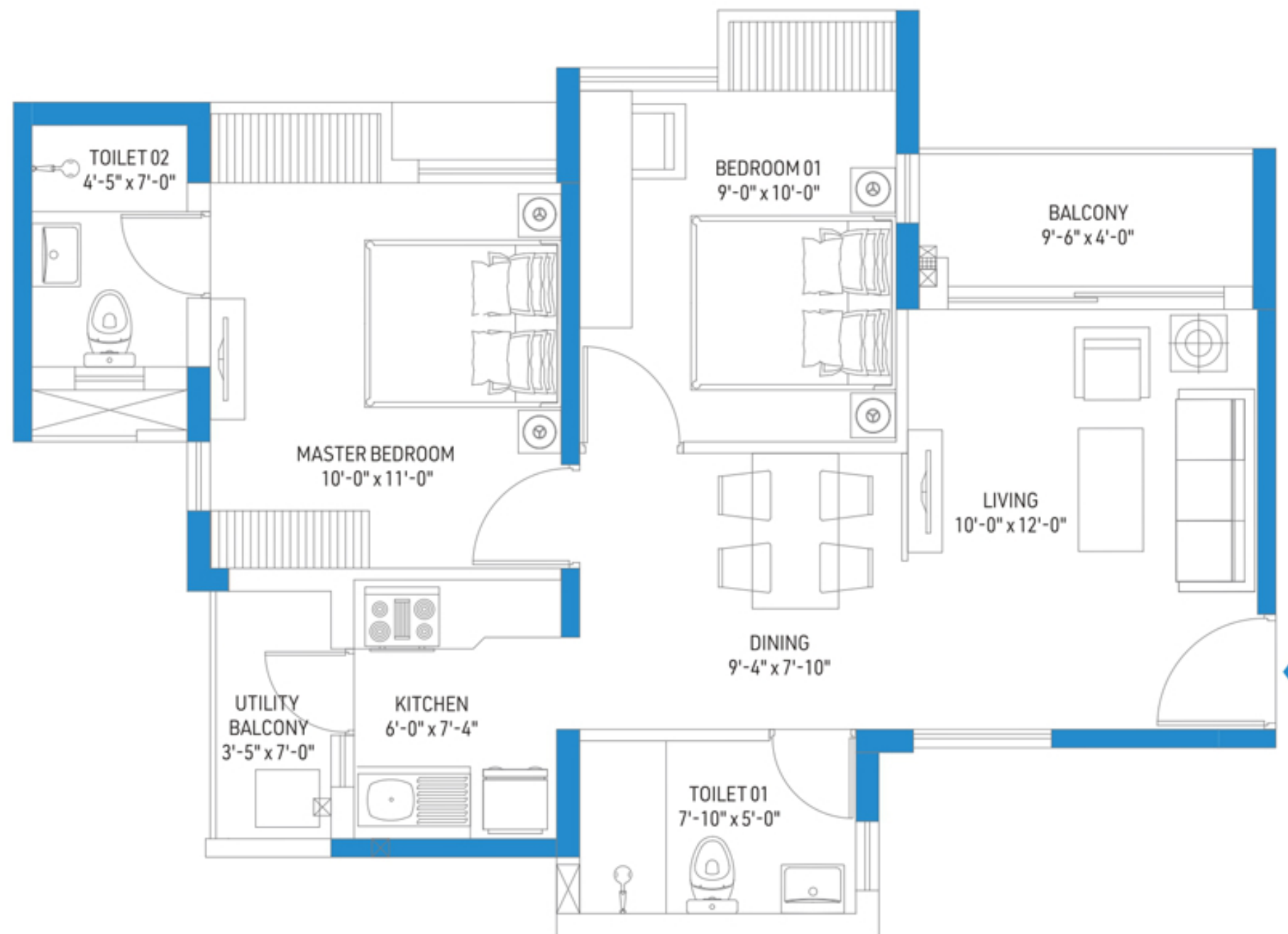


UNIT PLAN

TYPICAL

2 BHK

UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
C, D, E, F, G & H (2B+2T)	910 sq.ft.	685 sq.ft.	531 sq.ft.	20 sq.ft.	61 sq.ft.

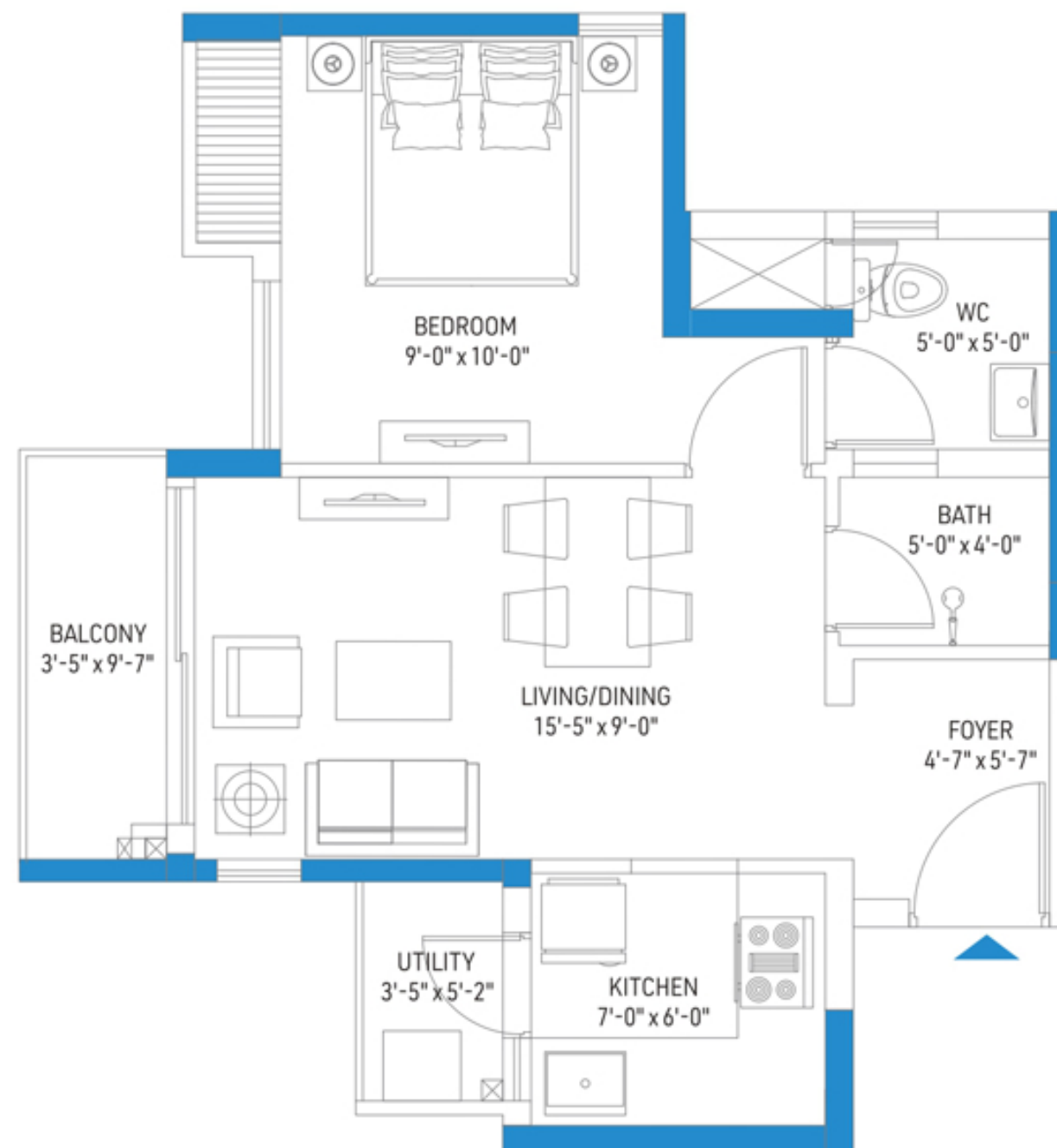


UNIT PLAN

TYPICAL

1 BHK

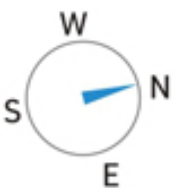
UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
A & B (1BHK)	630 sq.ft.	476 sq.ft.	361 sq.ft.	9 sq.ft.	50 sq.ft.



CLUB MASTER PLAN

Legends:

1. Swimming Pool
2. Basketball / Tennis court
3. Badminton court
4. Outdoor gym
5. Children's play area
6. Elder's park/chess park
7. Party/spill out lawn
8. Water feature wall with sculptural boat
9. Driveway
10. Parking
11. Lily pond
12. Deck
13. Central Green Island



CLUB GROUND FLOOR

Legends:

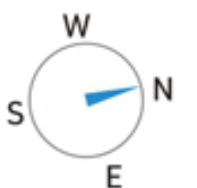
1. Swimming Pool (20m x 10m)
2. Swimming Pool deck
3. Coffee shop
4. Multipurpose gym
5. Yoga room
6. Squash court
7. Double Height Banquet Hall
8. Prefunction area
9. Pantry
10. Kitchen
11. Lawn area
12. Doctor's chamber & physiotherapy area
13. Main entrance
14. Double Height Reception & Waiting area
15. Lift & staircase lobby
16. Changing rooms



CLUB 1ST FLOOR

Legends:

1. Miniplex
2. Salon & spa
3. Lounge
4. Guest Room with Private Garden
5. Guest rooms



CLUB 2ND FLOOR

Legends:

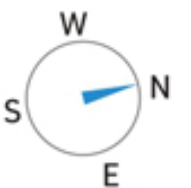
1. Kids' play area
2. Mini Golf Court
3. Pool Table & TT zone
4. Library & Co-working area
5. Activity / Games room
6. Box cricket / Mini Football Court
7. Student Tuition Facilities
8. Corporate Training with video conference facility
9. Maintenance Room



CLUB TERRACE PLAN

Legends:

1. Indoor Seating area
2. Party terrace
3. Elder's terrace
4. Service terrace 1 & 2



ABOUT US

Developer:



A 40 year old group with business interests in mining, real estate, infrastructure and logistics. It's first landmark real estate project was in Central Kolkata in Kankurgachi - Orchid Point and Orchid Towers where around 1,00,000 sq.ft retail space is developed and is currently leased to Pantaloons, which is one of the largest Pantaloon stores in India. The retail space was completed in a record timespan of 14 months.

Its flagship project in Joka **DTC Southern Heights** is spread over 20 acres, and has already successfully delivered 900 flats with another 450 flats due for delivery next year. DTC Southern Heights Joka also has one of the largest and iconic clubhouse in South Kolkata spread over 40,000 sq.ft. The project has won several awards including the Best Affordable Housing Project of the Year presented by ET Realty, CREDAI Bengal and Realty+. The project has also achieved 5 star CRISIL rating.

DTC Group currently has already delivered 1.5 Million sq.ft. and has another 3 Million sq.ft. construction under development. DTC Group stands by its motto of "Commit Deliver Grow" and our endeavor is to provide a sustainable community living to all our customers across all projects.

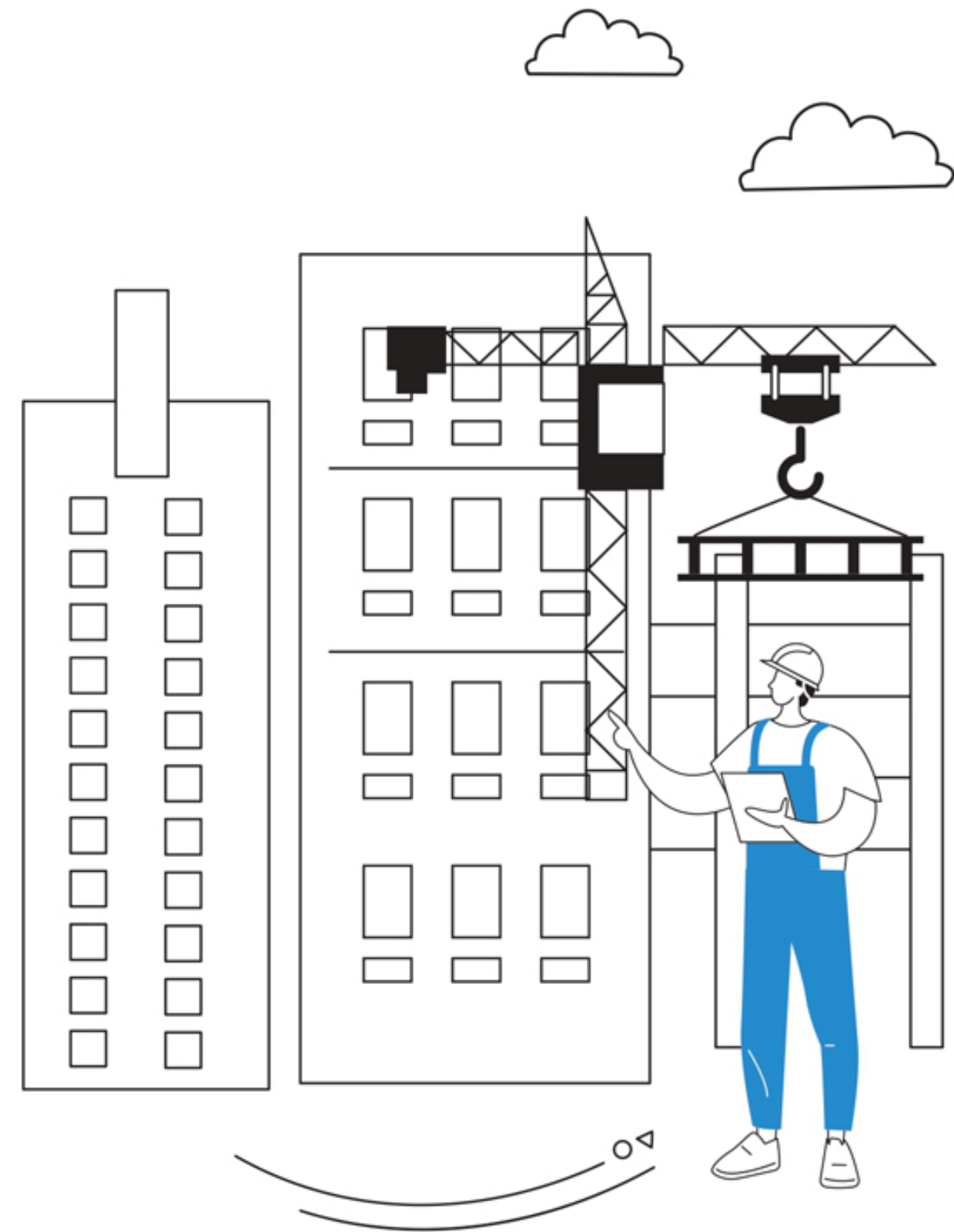
Consultants:

Architect:

morphogenesis.

Mumbai | Bengaluru | New Delhi

Landscape consultant:



DTC Projects Private Limited

Marketed by



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