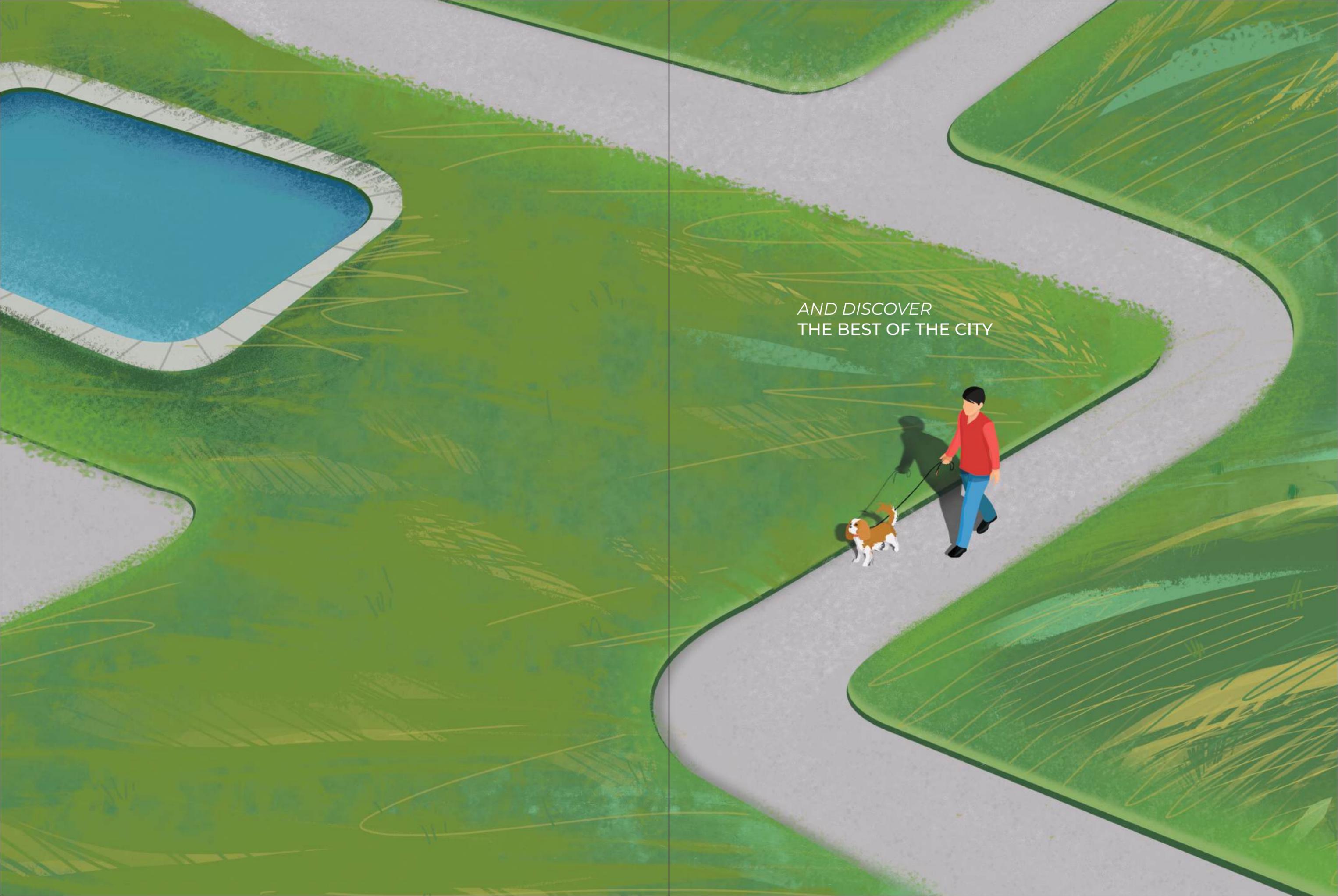


*FLIP TO ESCAPE
THE REST OF THE CITY*



DTG
CAPITAL CITY
RAJARHAT



AND DISCOVER
THE BEST OF THE CITY



IMAGINE A PLACE

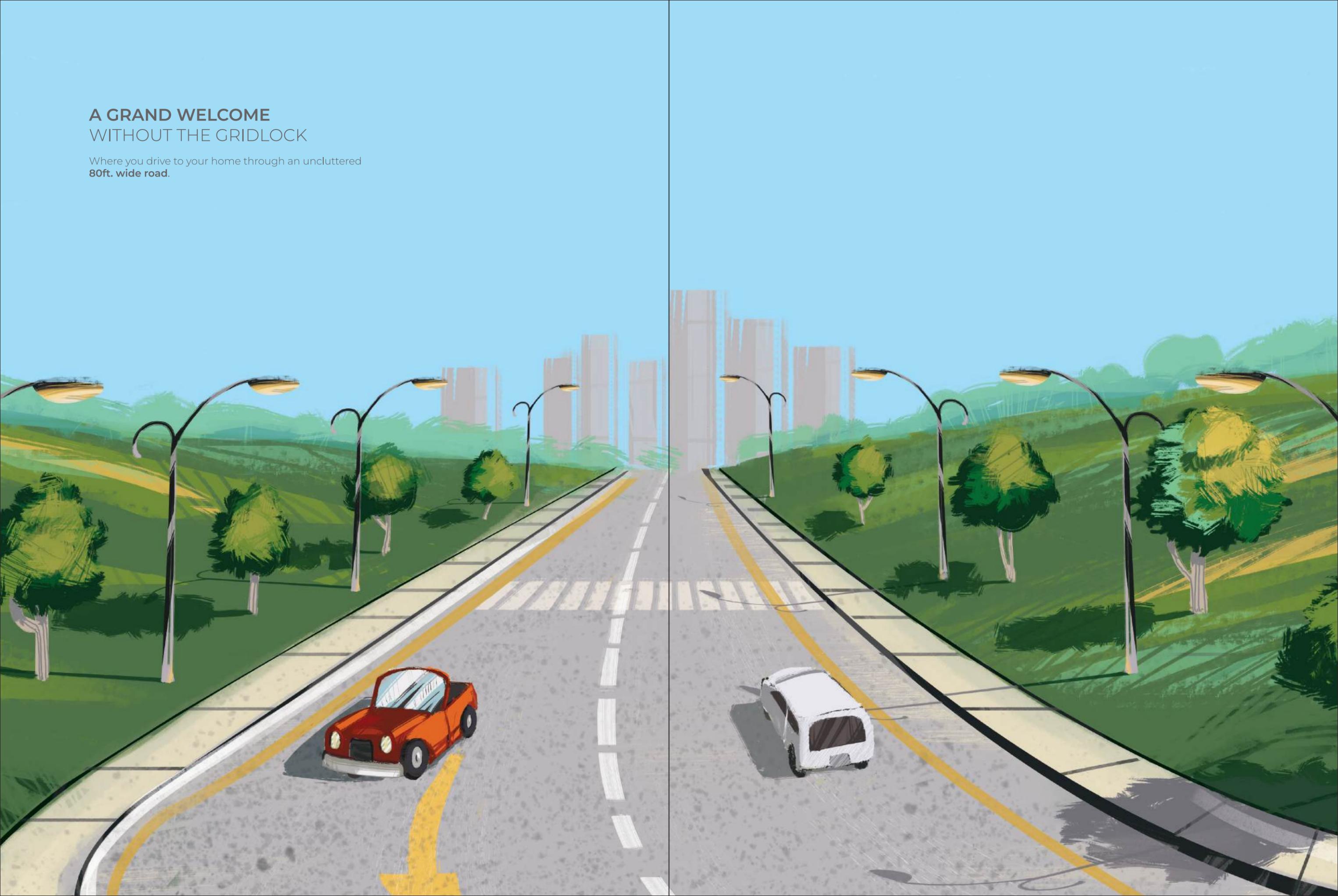
Designed to give you the best of urban living.
Without the chaos that comes with it.

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.

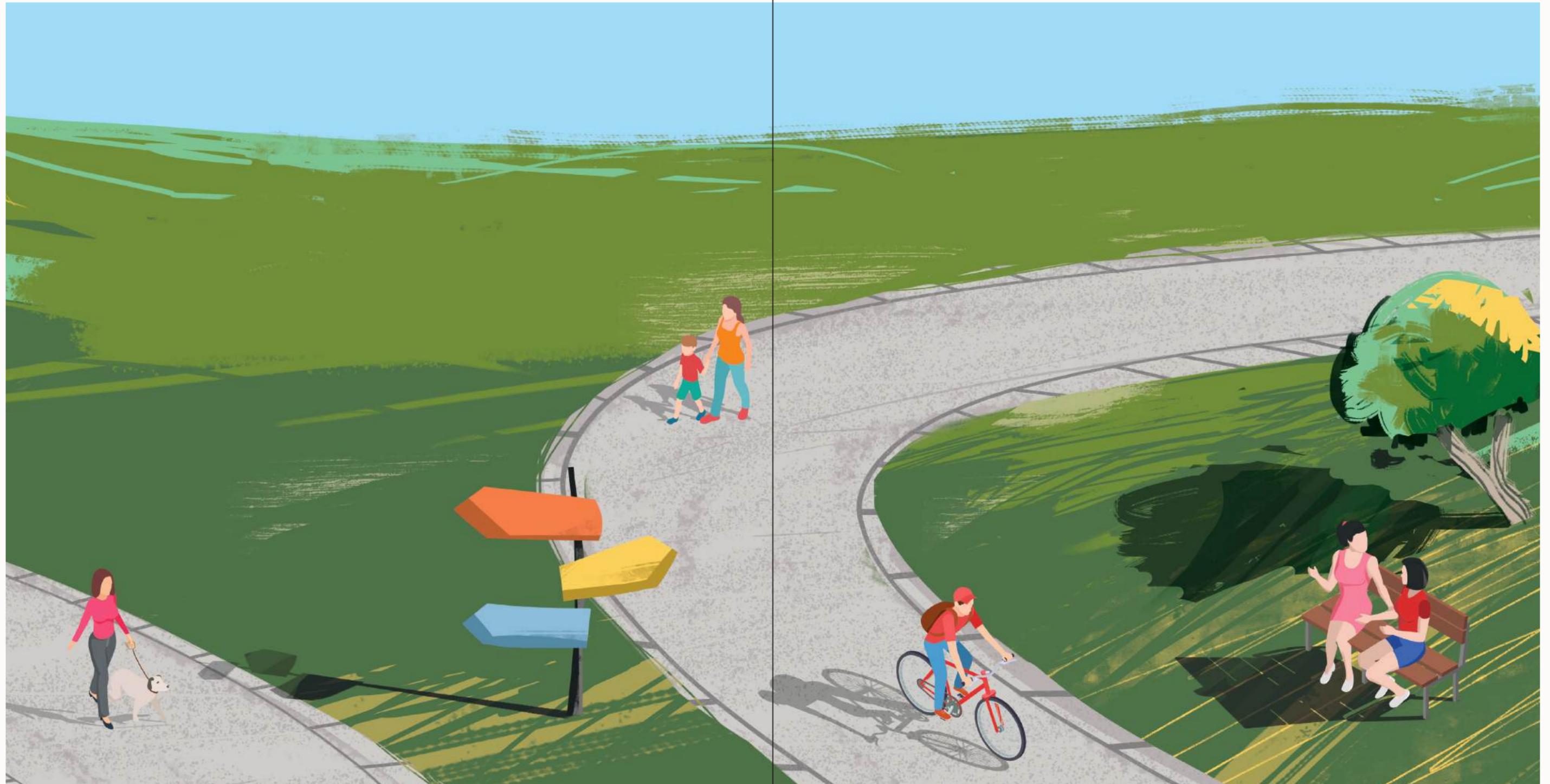
A GRAND WELCOME WITHOUT THE GRIDLOCK

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 **110,000 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 Downtown Towers, 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

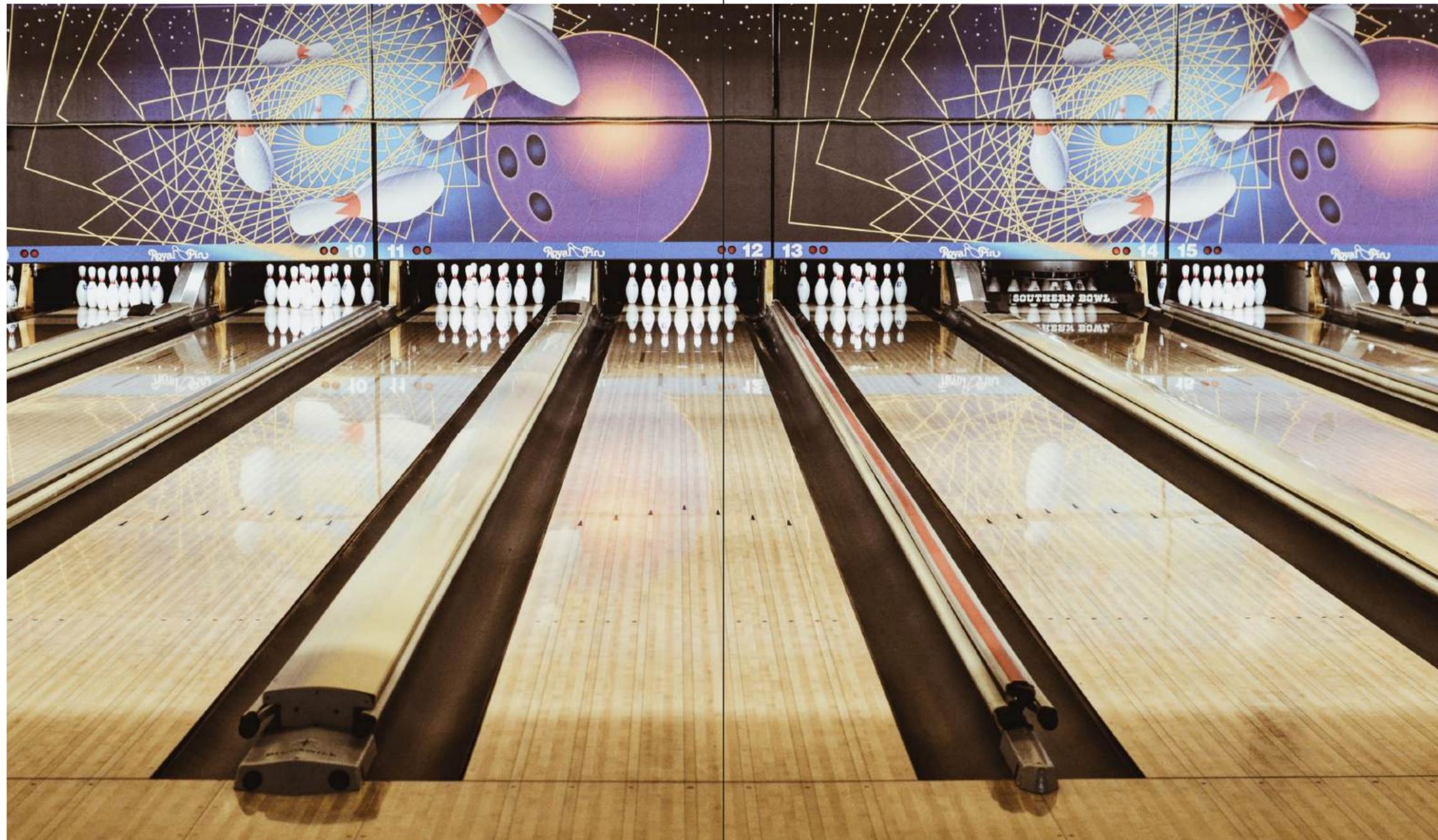
A place where celebrations find their rhythm. Designed for gatherings big and small, it brings people together with ease, warmth and a sense of occasion.

And beyond this, a vibrant constellation of other spaces unfolds – a Community Hall, a Party Terrace, an Elders' Sitting Area, an Amphitheatre, a 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

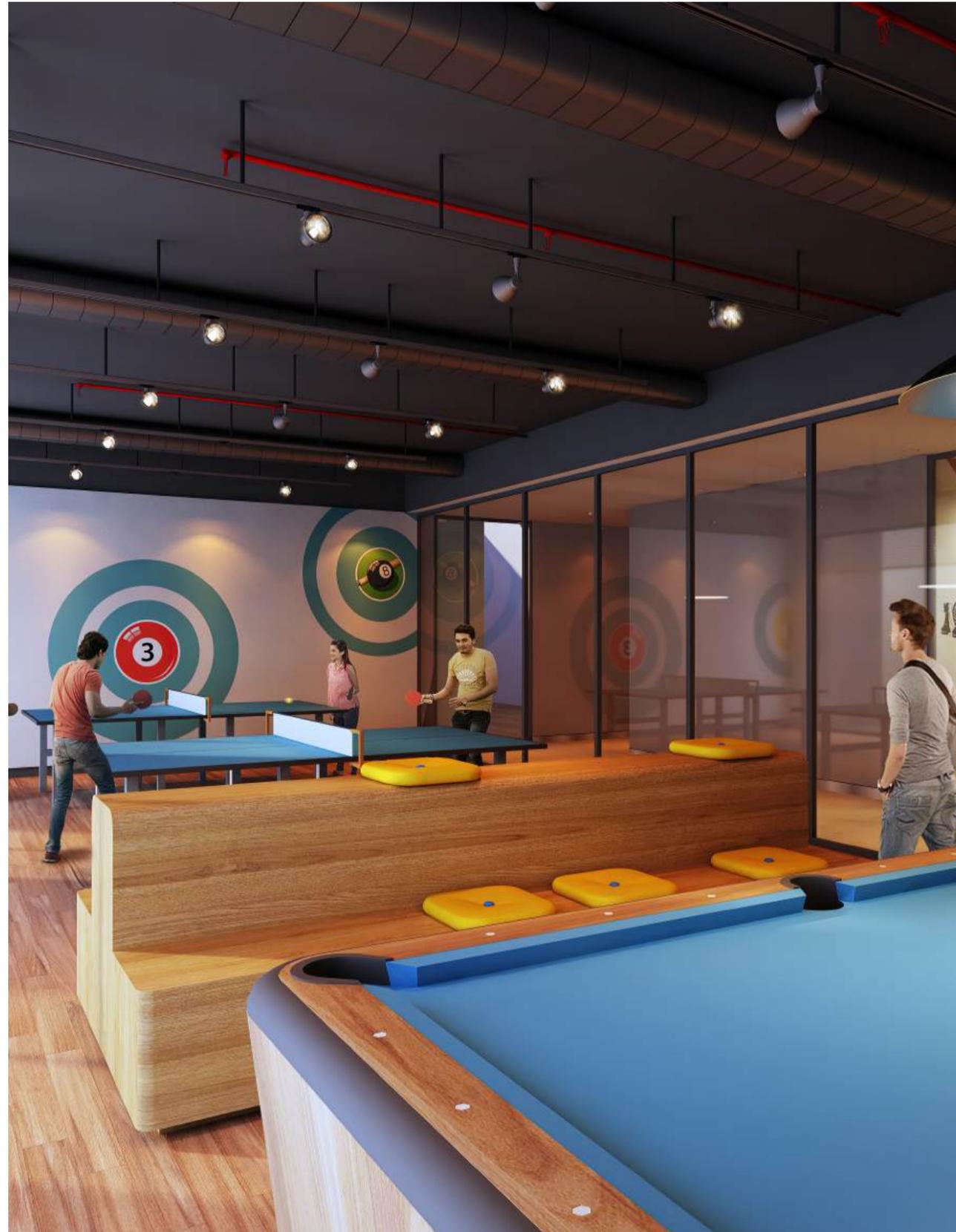
An effortless escape into lights, laughter and friendly rivalry – without stepping into packed city arcades.

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 a **Multi-Purpose Gym**, a **Squash Court**, a **Mini Golf Course**, a **Mini Football Court**, a **Basketball Court**, a **Tennis Court**, a **Badminton Court**, a **Reflexology Court**, a **Jogging Track** and a **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.



 **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 on screen, without the queues and chaos.
The miniplex brings cinema home – just you
and the magic of the screen.



SALON

Walk in on a whim, walk out transformed. The in-house salon is a retreat of refinement, where indulgence is always just steps away.



SPA

Let time stretch and stress melt. In this cocoon of calm, city chaos is replaced by oils, aromas and the sound of your own breath.

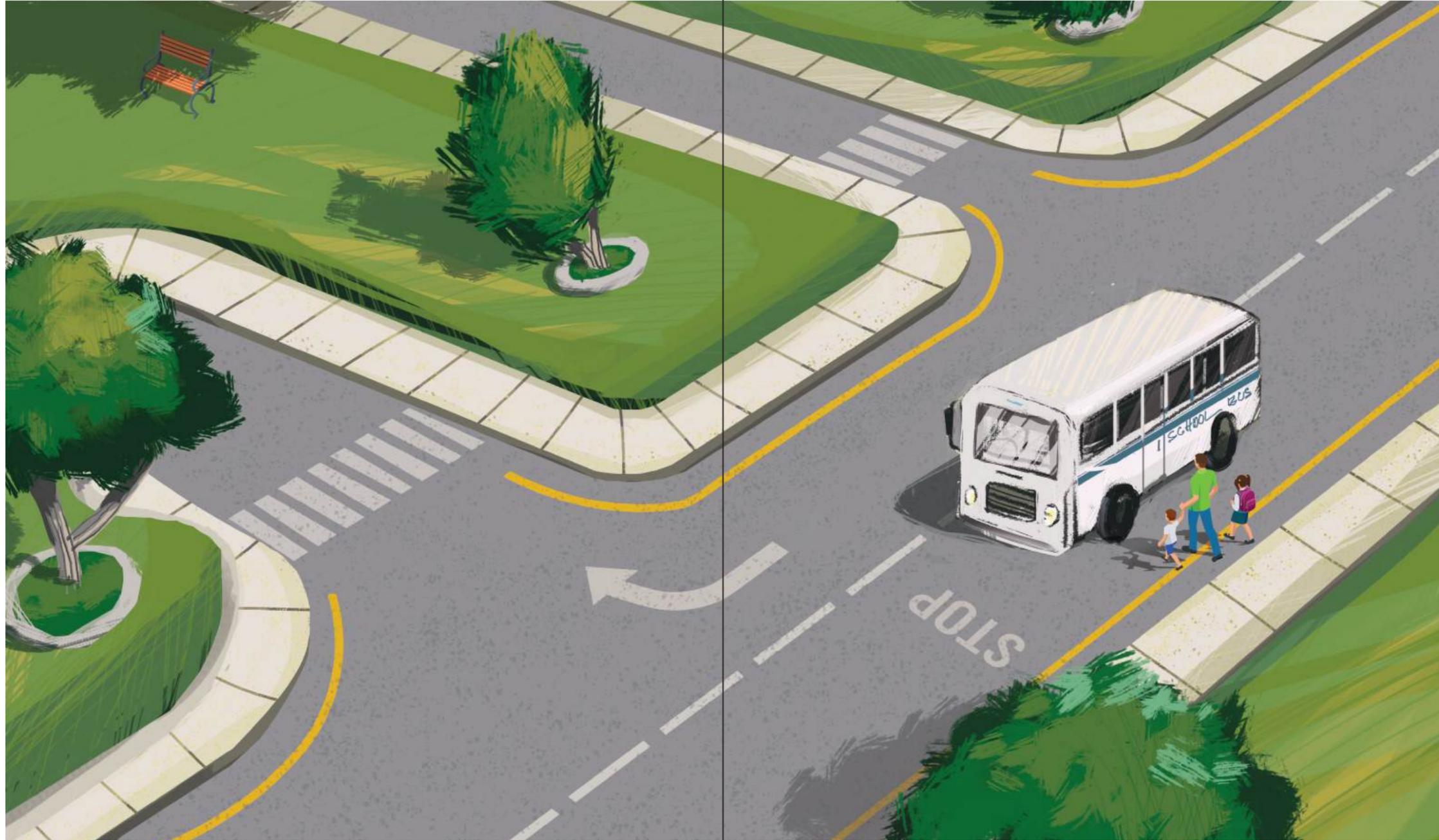


MASSAGE ROOM



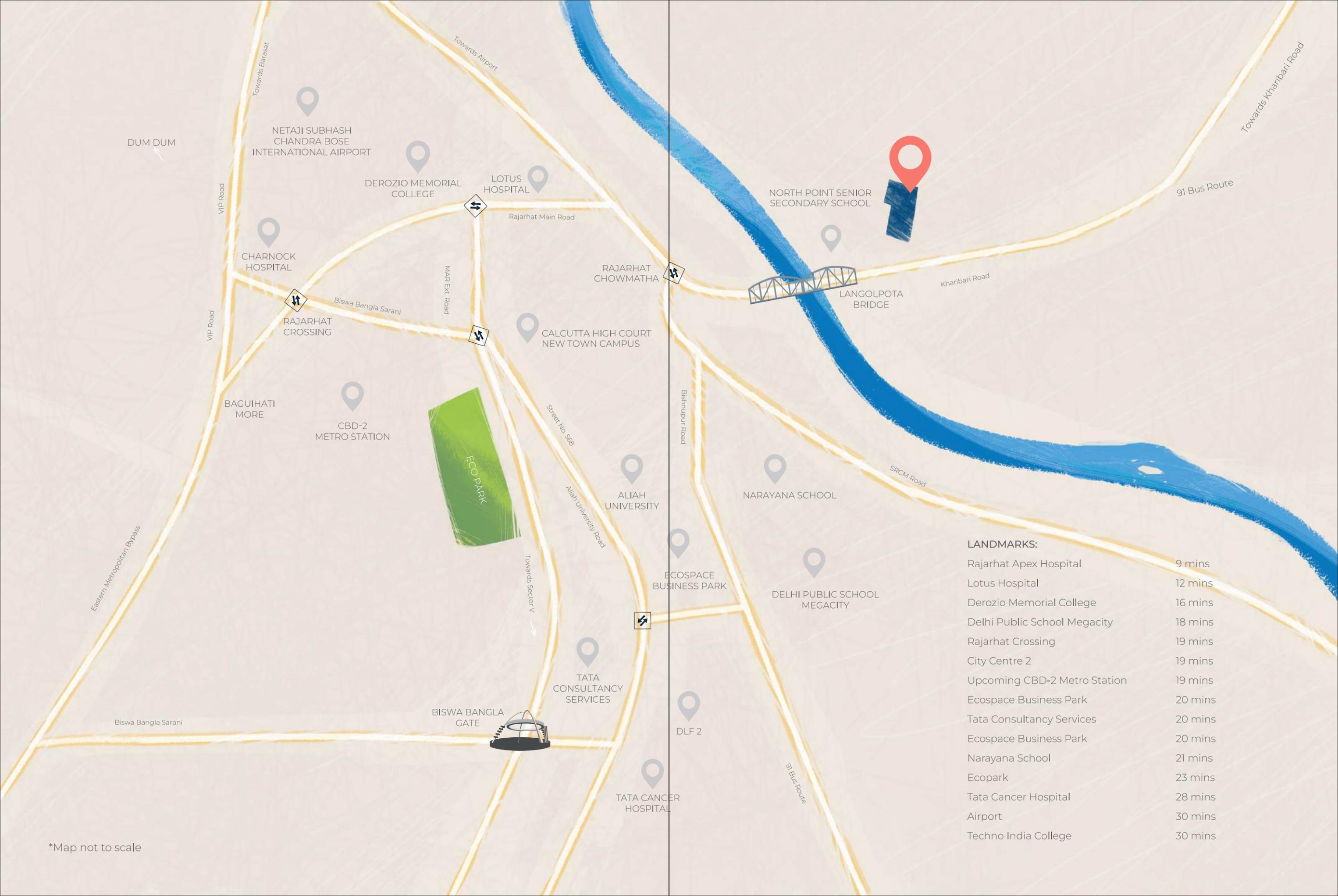
Here, healing is unhurried. Every touch and every pause is designed to remind you that relaxation isn't a luxury – it's a lifestyle.





THE CITY'S CONNECTIVITY
FREE FROM THE COMMUTE

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



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
Ecospace Business Park	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



1 CENTRAL LAWN



6 MOUNDS



2 PRIMARY WALKWAY



7 WATER FOUNTAIN SQUARE



3 THE ORCHARD



8 REFLEXOLOGY COURT



4 HERB GARDEN



9 STEPPING STONES



5 SIT OUTZONE



10 KIDS' PLAY AREA



LEGEND

GROUND FLOOR

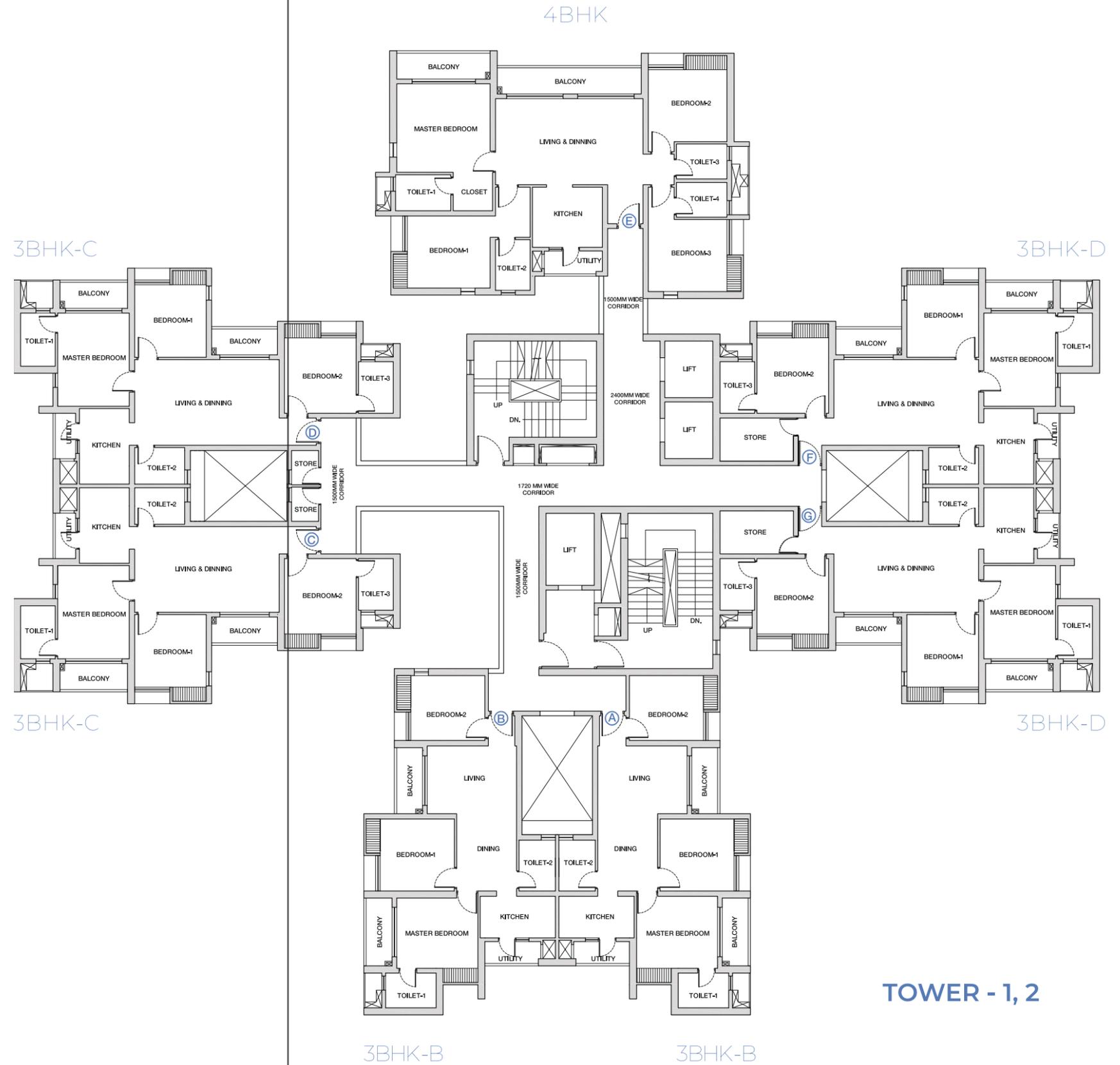
- 01. ENTRY
- 02. EXIT
- 03. GUARD ROOM
- 04. CYCLE TRACK
- 05. PEDESTRAIN PATH
- 06. ENTRY WATER FEATURE
- 07. SEQUENTIAL PALM
- 08. FEATURE PORTAL
- 09. NATURAL POND
- 10. WATERFRONT GHATS
- 11. TOWER DROP OFF
- 12. DRIVEWAY
- 13. SURFACE PARKING
- 14. CLUB DROP OFF
- 15. ENTRANCE SCULPTURE
- 16. BOARDWALK WITH JETTY
- 17. BANQUET LAWN
- 18. BUFFER PLANTING BED
- 19. TREE CLUSTER
- 20. LANDSCAPE AMENITIESW
- 21. RECREATIONAL LAWN
- 22. ENTRY TREE PLAZA
- 23. ROTARY WITH FEATURE BANYAN TREE
- 24. LANDSCAPE GHATS

PODIUM FLOOR

- 01. FROEST RIBBON
- 02. SWIMMING POOL
- 03. CHILDRENS POOL
- 04. RECREATIONAL AREA
- 05. FLOWER BED
- 06. MEADOWS
- 07. LAWN
- 08. ELDERLY INTERACTION ZONE
- 09. TREE AVENUE ZONE
- 10. COCONUT GROVE
- 11. GARDEN TRELIS
- 12. LANDSCAPE GHATS
- 13. FOREST PAVILION
- 14. HANGOUT TERRACE
- 15. KIDS PLAY AREA
- 16. PROMENADE
- 17. OPEN GYM AREA
- 18. FOREST HILL
- 19. MEDITATION ZONE
- 20. YOUTH INTERACTION ZONE
- 21. OPEN AMPHITHEATRE
- 22. SEATING WITHIN FOREST
- 23. SUBMERGED POOL DECK
- 24. BUFFER PLANTING BED

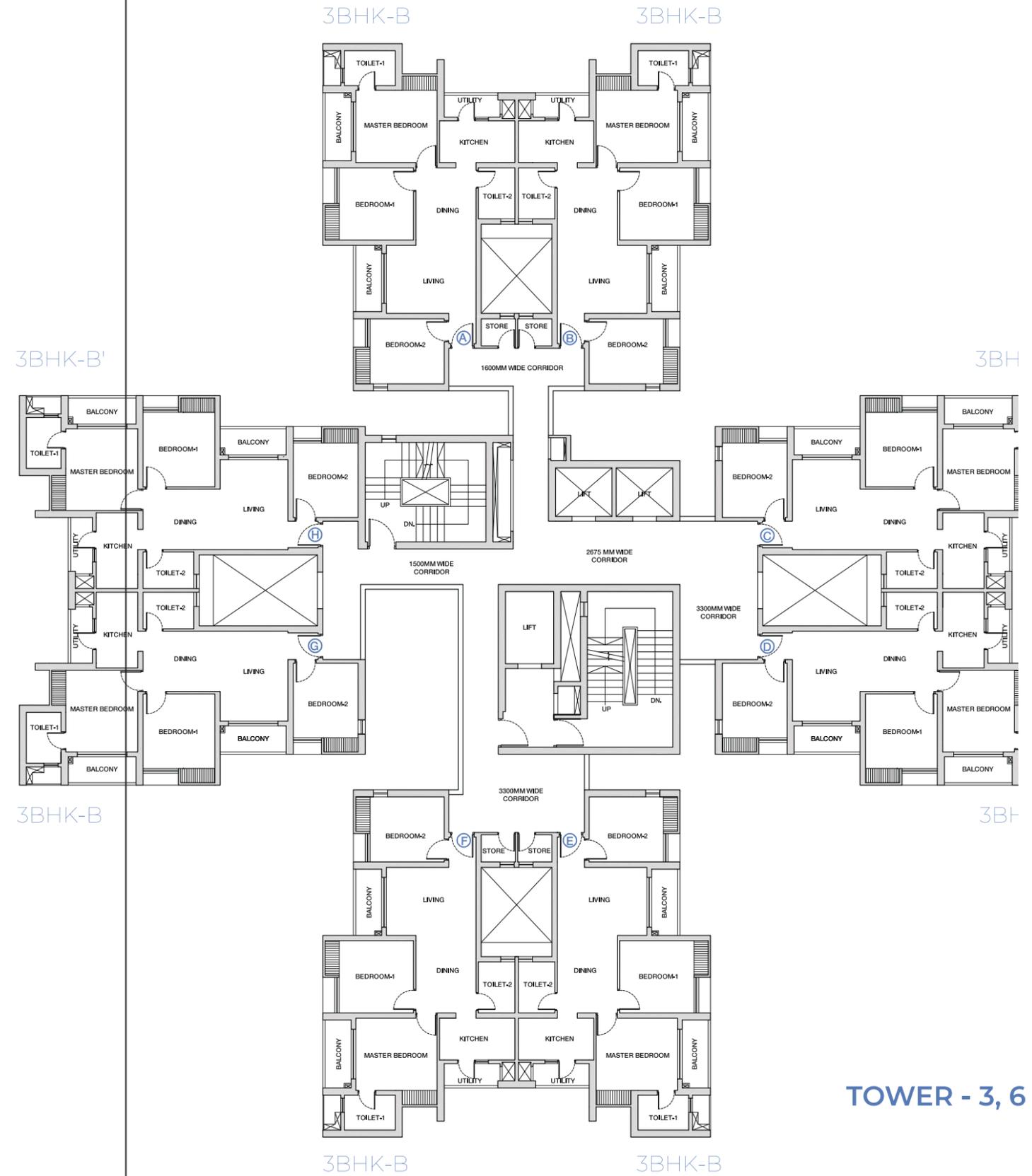


TOWER PLANS



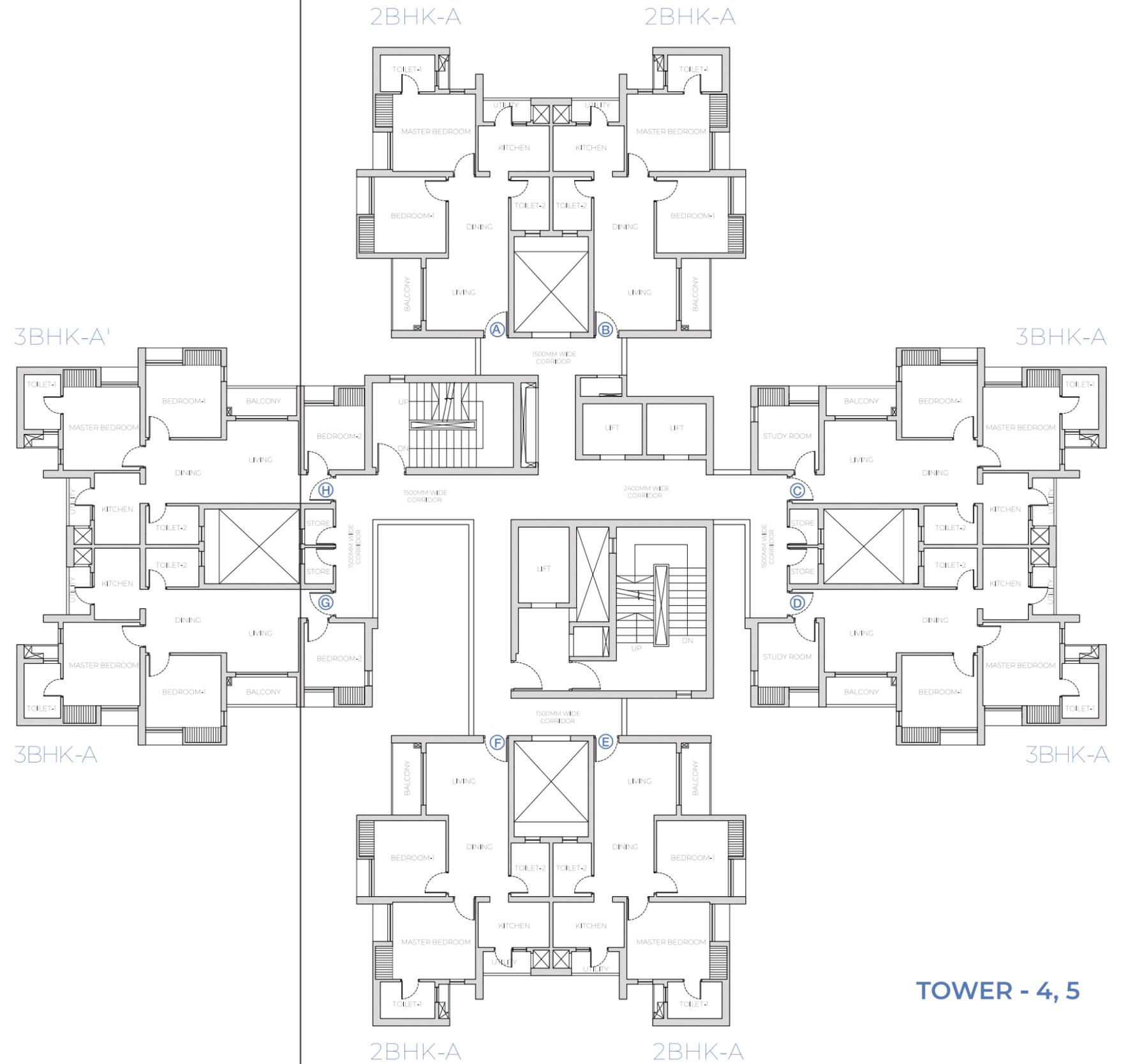
TOWER - 1, 2

TOWER PLANS

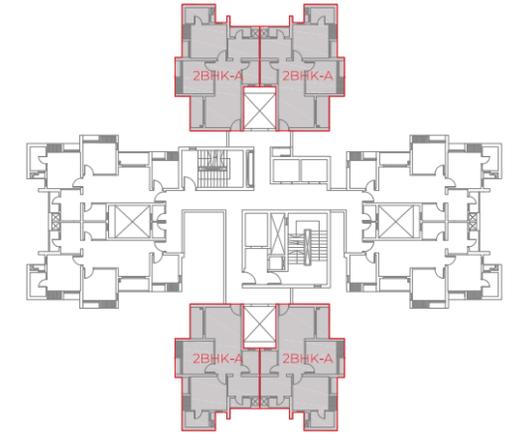


TOWER - 3, 6

TOWER PLANS



TOWER - 4, 5



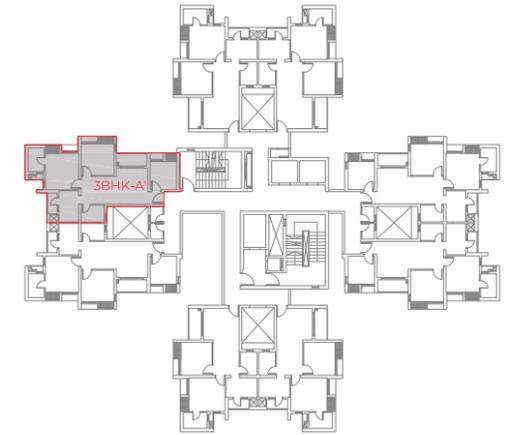
TOWER-4,5

RERA CARPET AREA	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
573 SQ. FT.	57 SQ. FT.	726 SQ. FT.	965 SQ. FT.

UNIT PLANS
2 BHK - A



TOWER-4,5

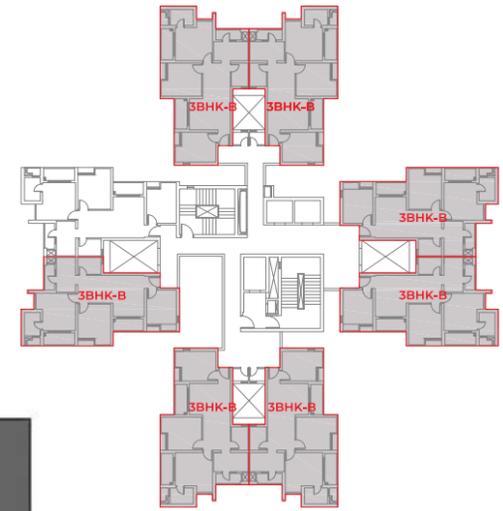


RERA CARPET AREA	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
675 SQ. FT.	56 SQ. FT.	843 SQ. FT.	1120 SQ. FT.

UNIT PLANS
3 BHK - A



TOWER-3,6

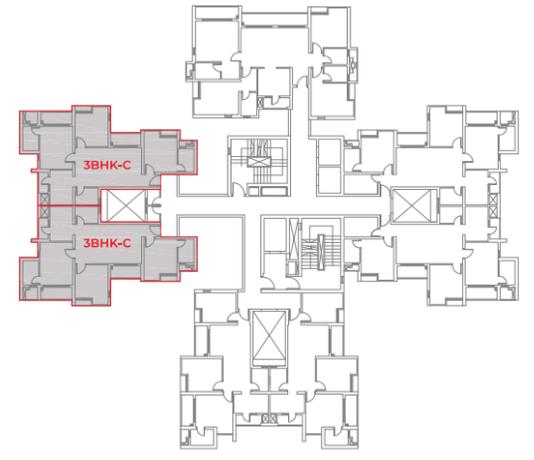


RERA CARPET AREA	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
735 SQ. FT.	98 SQ. FT.	948 SQ. FT.	1260 SQ. FT.

UNIT PLANS
3 BHK - B

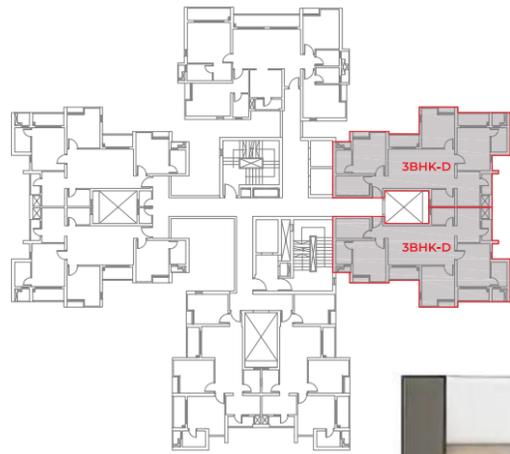


TOWER-1,2



RERA CARPET AREA	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
836 SQ. FT.	92 SQ. FT.	1062 SQ. FT.	1410 SQ. FT.

UNIT PLANS
3 BHK - C

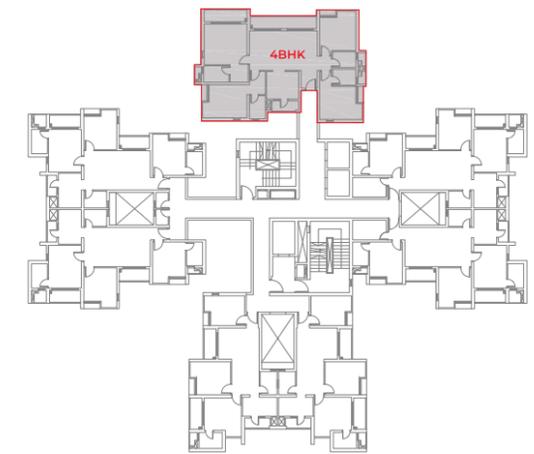


TOWER-1,2



RERA CARPET AREA	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
914 SQ. FT.	92 SQ. FT.	1145 SQ. FT.	1525 SQ. FT.

UNIT PLANS
3 BHK - D



TOWER-1,2

RERA CARPET AREA	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
1193 SQ. FT.	157 SQ. FT.	1508 SQ. FT.	2010 SQ. FT.

UNIT PLANS
4BHK

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 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 & Window

- Main door: Solid core flush door with laminate finish on outside and paint finish from inside
- Internal door: Solid core 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 mark 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 & bedroom
- Points for refrigerator, water purifier, microwave/mixer grinder, exhaust fan in kitchen and points for geyser, exhaust fan along with other electrical points in toilets

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 40 years of diversified expertise, DTC Group operates across mining, real estate, infrastructure and logistics. In real estate alone, the group has already delivered 1.5 million sq.ft., with another 3 million sq.ft. currently under development.

Guided by the philosophy 'Commit. Deliver. Grow.', DTC focuses on creating sustainable, community-centric living across every project.

Its landmark developments include Orchid Point and Orchid Towers in Kankurgachi, Central Kolkata. Together, they feature 1,00,000 sq.ft. of retail space, home to one of India's largest Pantaloons stores, completed in a record 14 months.

The group's flagship project, DTC Southern Heights, Joka, spans 20 acres. It has already delivered 900 homes, with 450 more scheduled for delivery next year. The project boasts one of South Kolkata's largest and most iconic clubhouses, spread across 40,000 sq.ft.

DTC Southern Heights has earned multiple accolades, including Best Affordable Housing Project of the Year from ET Realty, CREDAI Bengal and Realty+, along with a prestigious 5-star CRISIL rating.



DTC Southern Heights, Joka



Orchid Point, Kankurgachi



DTC The Residence, Ballygunge

CONSULTANTS

ARCHITECT

morphogenesis.

Mumbai | Bengaluru | New Delhi

One of India's leading, award-winning architecture and urban design firms, Morphogenesis has offices in Mumbai, Bengaluru and New Delhi. Its work spans 8 countries, with a global footprint reflected in 120+ national and international awards and 850+ publications worldwide.

The firm is the first Indian practice to receive the prestigious Singapore Institute of Architects Getz Award, a milestone in global architectural excellence.

Notable projects in Eastern India include Ambuja Uttorayan Township, Siliguri, Trump Tower, Kolkata, Candor Techspace, Newtown, ITC Campus, Newtown and the Sanjeev Goenka Group Corporate Office.

One of India's leading award-winning Architecture and Urban Design firms with offices in Mumbai, Bengaluru and New Delhi. With projects in 8 countries, 120+ International and National Awards and 850+ publications globally, it is the first Indian firm to be awarded the Singapore Institute Of Architects Getz Award. Some of the notable projects of the firm in the East are Ambuja Uttorayan Township in Silliguri, Trump Tower in Kolkata, Candor Techspace in Newtown, ITC Campus in Newtown and Sanjeev Goenka Group Corporate Office.

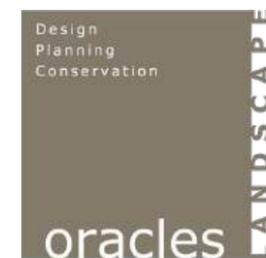


Emaar- Sector 62



Mahindra Luminare

LANDSCAPIST



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