

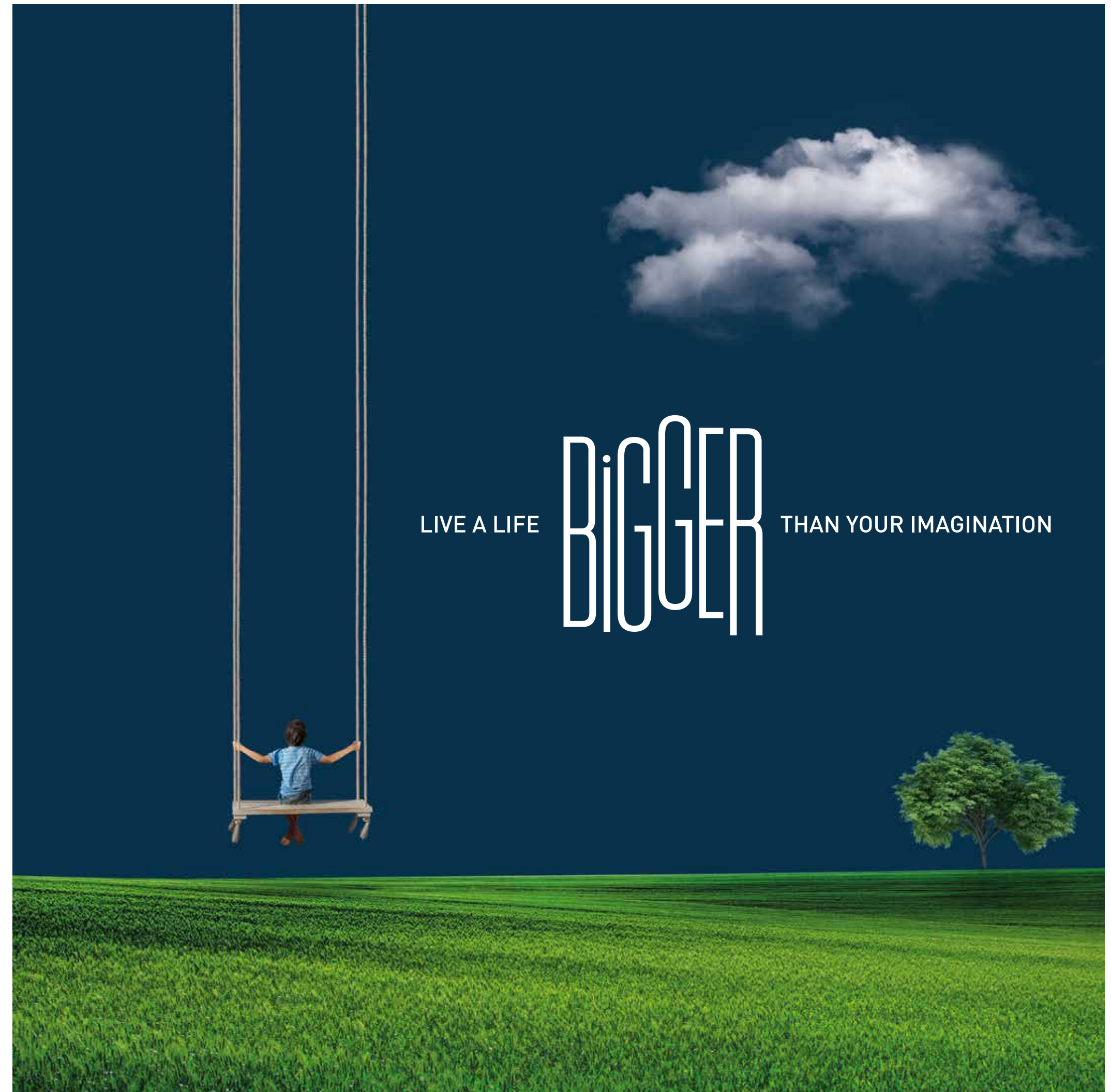
DTC
CAPITAL CITY
RAJARHAT

Site Address: DTC Capital City, Rajarhat Main Road, North 24 Parganas, Pin - 700135

Marketing Address: Mallik House, 3rd Floor, 7 Hare Street, Kolkata - 700001

W www.dtc.capitalcity.com

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



LIVE A LIFE **BIGGER** THAN YOUR IMAGINATION





HOW

BIG

**CAN YOU GO WHEN YOU
RE-IMAGINE LIFE?**

To be unbound and limitless is how we envision our lives, in imagination and in fact. Now imagine a living where scope of life is so big that it accommodates every bit of your infinite imagination.

This futuristic residential complex is not just a home but also it's a mark of excellence among the real estate projects of Kolkata. It will also be your gateway to a life bigger than you've ever imagined.



**A BOUNTIFUL
OPEN LIVING**

So that you live limitless, not just big, we re-imagined your living space across a sprawling

72% open space*

*including podium area



Entrance road

A WIDESPREAD WALK OF LIFE

Make a grand entrance as you walk into the arms of an enormous life. Trace your steps along the vast entrance road of

80

ft. that we have re-imagined to give you the most extravagant experience.



BIG ROOM FOR LIFE

We re-imagined your big life with a spacious landscaped

90,000

sq.ft. podium

INTRODUCING

DTC

CAPITAL CITY

RAJARHAT





LIVE RIGHT
WHERE THE

BIG

HEART IS AT

At DTC Capital City, your home does not need a landmark; it is one. Sheltered between the lively Biswa Bangla Sarani lined with hotels, department stores, restaurants and the popular City Centre 2 shopping complex, Capital City is well-hid from the hustle-bustle yet only a step away from everything 'happening' in the city. Within our promise of re-imagining life completely for you, we've built your home as a place of calm, yet a stone's throw away from everything important.

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



Main entrance

MAKE A

BIG

**ENTRANCE TO
A SPECTACULAR
LIVING**

Entrance to the DTC Capital City welcomes all with a sweeping embrace. Water bodies and curvilinear green walls further enhance this experience. Beyond the grand gates of your home lie over 90,000 sq.ft. of landscaped podium serving as a tranquil community area for residents.



Tower entrance



THE DRIFT OF A

BIG

LIFESTYLE

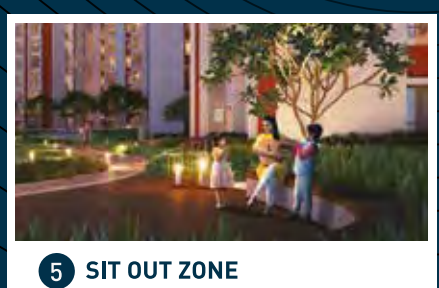
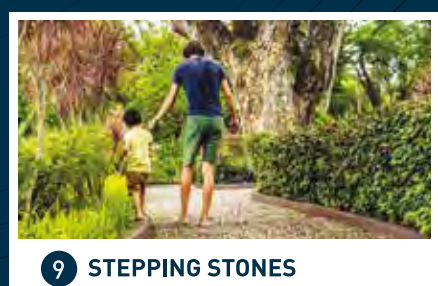
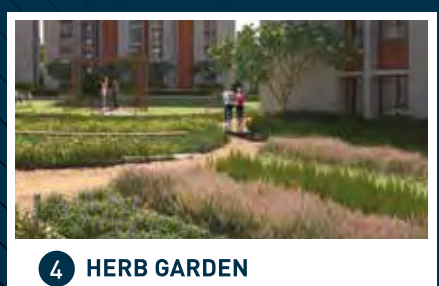
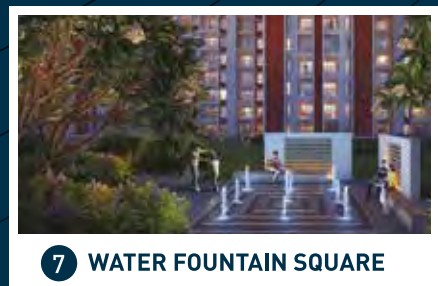
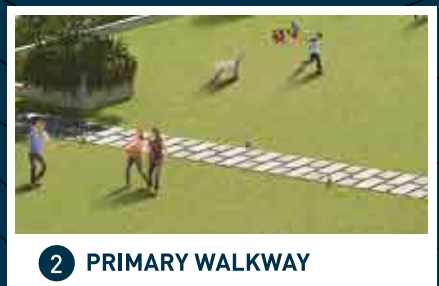
Each day at DTC Capital City is like a swift flowing river. Each and every corner of the landscape in the project is a meeting point of big purpose and minute artistic expressions. The inspiration behind the aesthetic of the entire landscape comes from the heart of Bengal. The textures, colours, patterns and hues used in the landscaping are aesthetically inspired by Bengal along with adding to its grand scale.

- Yoga deck
- Sunset pavilion
- Amphitheatre
- Reflexology court
- Outdoor fitness area
- Herbal garden



Podium

MASTER PLAN





IMAGINE
THE

BIG

PICTURE OF
LIFE

Picture a life that is grand, majestic and comes at the top of everything. The club at DTC Capital City offers the most marvellous experience that takes you to the height of magnificence.

CLUB ATLAS

The most suitable compliment to the elaborate life that DTC Capital City offers. The world-class multi-facilitated 70,000 sq.ft. club is the reflection of what life promises, the means to a grand lifestyle. True to its name, Club Atlas is the most prime hub of the project with a global heart and a rooted soul.



AMENITIES



Sports & Fitness

- Squash court
- Basketball court
- Mini golf course
- Reflexology court
- Indoor cricket area
- Mini football court
- Multipurpose gym
- Badminton court
- Yoga room & lawn
- Jogging track
- Tennis court



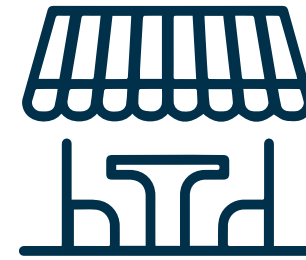
Indoor Games & Kids' Play Area

- Kids' play area
- Kids' play lawn
- Video game zone
- Chess
- Foosball
- Cards table
- Carrom
- Snooker
- Table tennis



Recreational Activities

- Swimming pool
- Outdoor jacuzzi
- Library
- Massage room / spa



Social Hangouts

- Miniplex
- Co-working space
- Amphitheatre
- Banquet hall with party lawn
- Cafe
- Party terrace
- Herb garden
- Sunset pavilion
- Outdoor dining area
- Elder's sitting area
- Community hall



Others

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

*certain amenities are for club members only.



THE TEAM

DEVELOPER



A 40 year old group with business interests in mining, real estate, infrastructure and logistics. It's first landmark real estate project is 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 Pantaloons 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.



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 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.

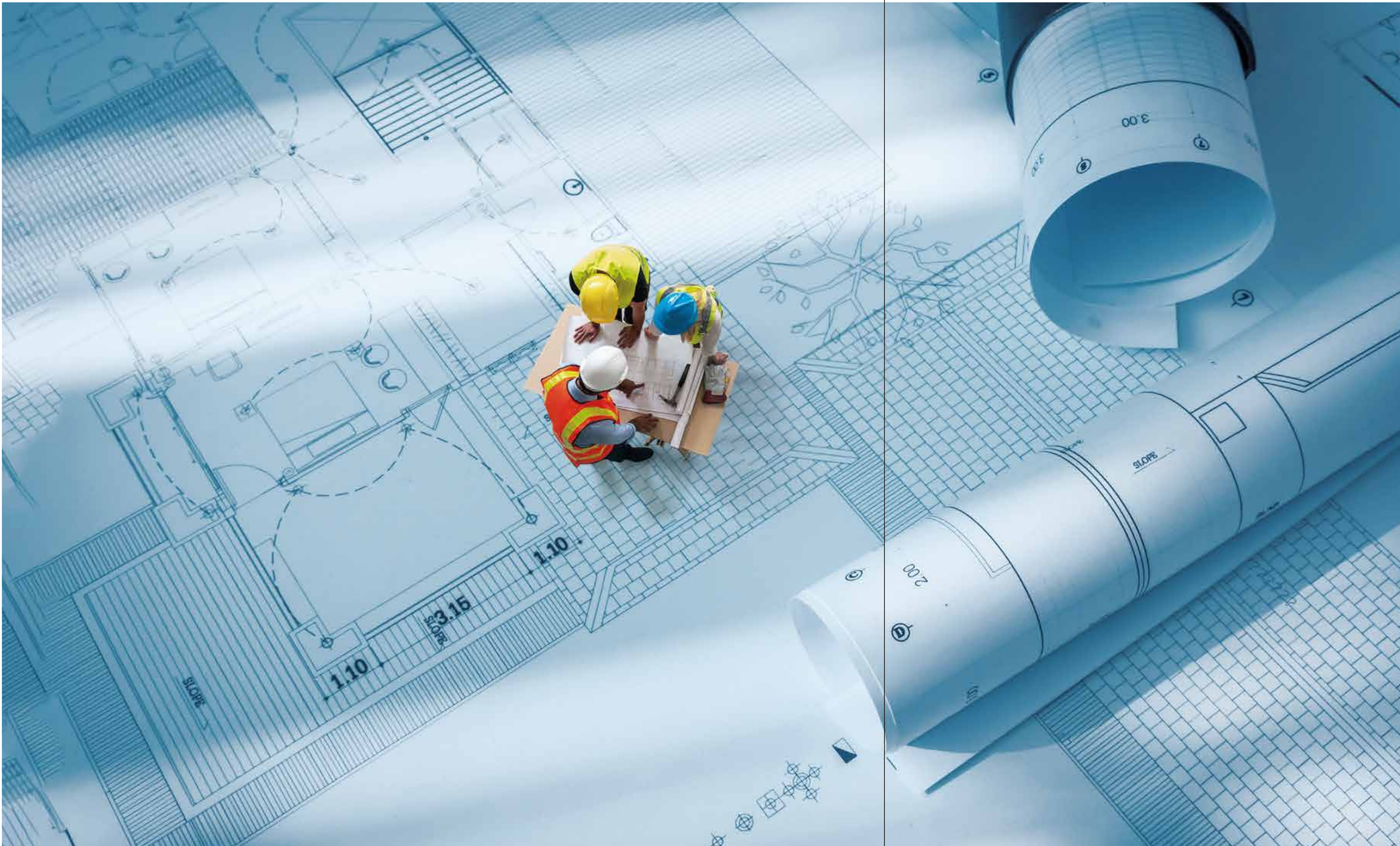


Winter Hills



Freedom Park Life



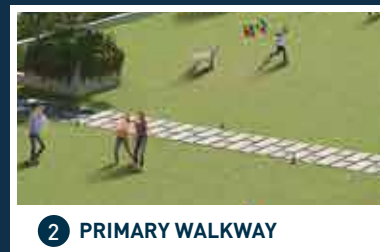
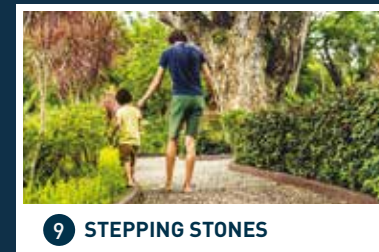


BIG

**PLANS FOR
A GRAND LIFE**

DTC Capital City has planned every detail of the project keeping in mind the promise of an expansive living. Every provision, facility and the inspiration behind every design all have been carefully thought to add magnanimity to life.

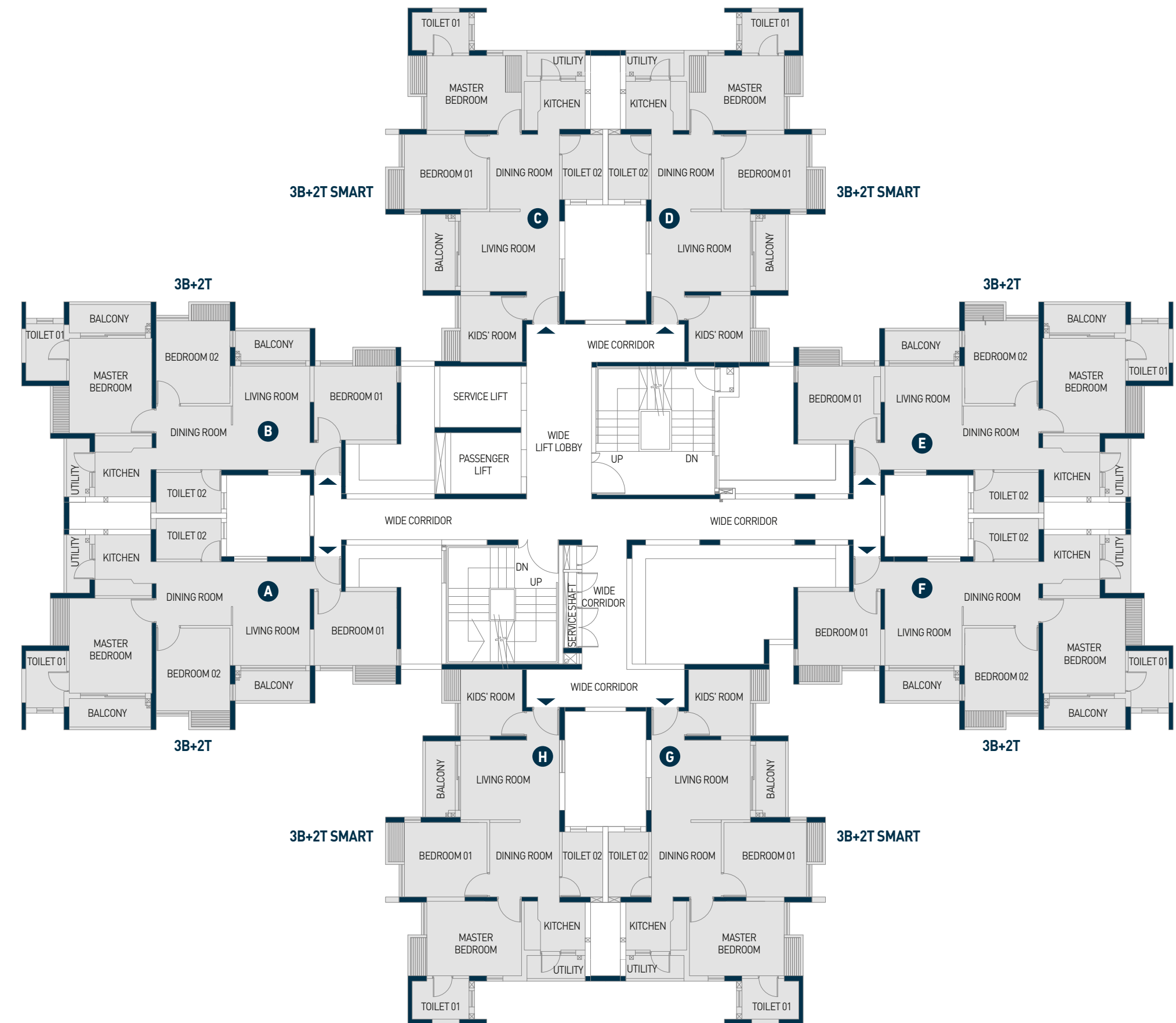
MASTER PLAN



FLOOR PLAN

TYPICAL TOWER - 1

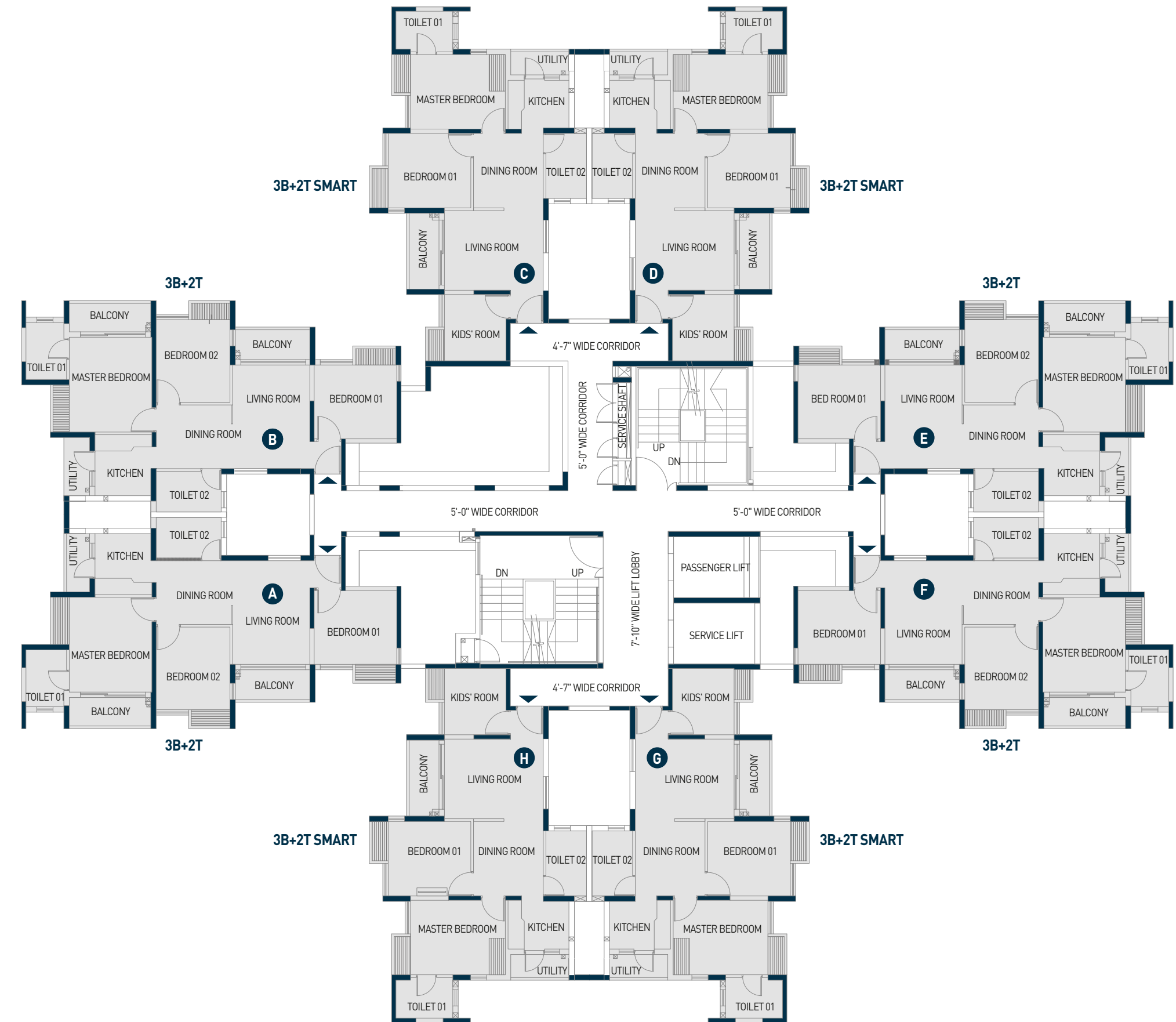
UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
A, B, E & F (3B+2T)	1150 sq.ft.	863 sq.ft.	648 sq.ft.	30 sq.ft.	94 sq.ft.
C, D, G & H (3B+2T SMART)	1030 sq.ft.	772 sq.ft.	607 sq.ft.	26 sq.ft.	58 sq.ft.



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

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.

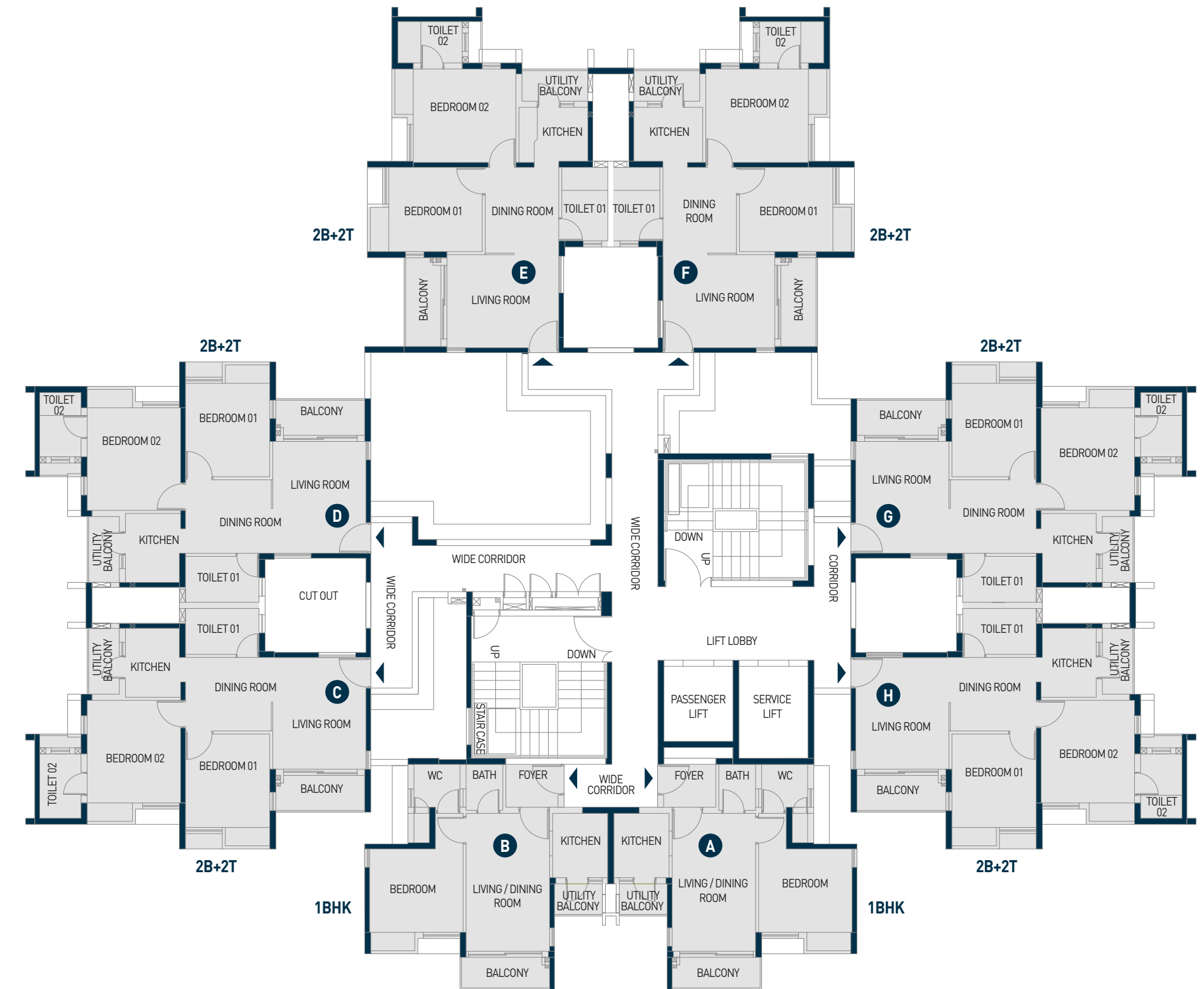
TYPICAL 3 BHK SMART

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

UNIT TYPE	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
A & B (1 BHK)	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.





LEAP

BIG

FOR BETTER
LIVING

DTC Capital City is a big proponent
of sufficient and sustainable living
facilitated by its specifications.



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