

DTC SOUTHERN HEIGHTS

next level living

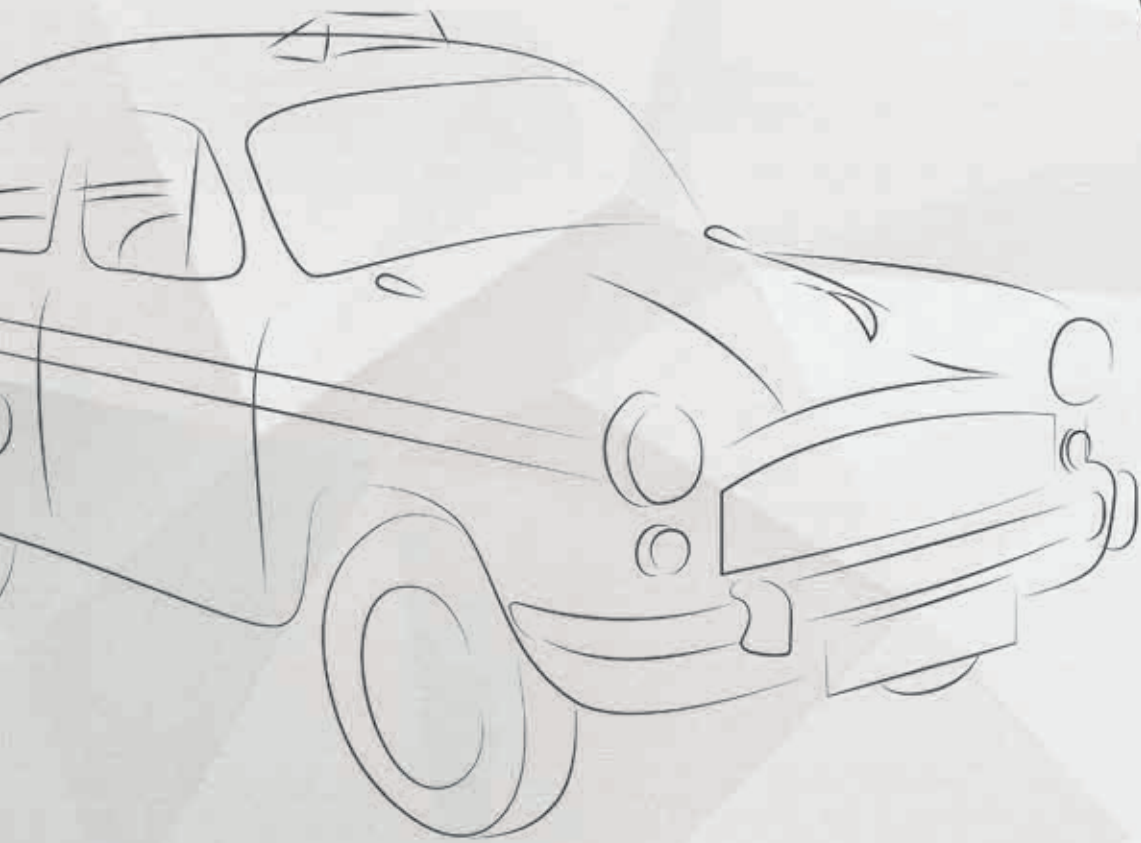






Unfolding Ourselves!

Growth and development is about transforming the lives of people. Covering an area of **over 20 acres**, with a total built up space of nearly 3 million sq. ft., DTC Southern Heights is located in one of the upcoming residential hubs of Kolkata, Joka. We welcome you to the Next Level Living which is all about achieving the Next Level of your Life.



Our Location, Your Future Address!

DTC Southern Heights have been strategically located to provide the ease of connectivity and communication to all its residents. Being just **250 meters from proposed IIM Joka Metro Station**, your daily commute will be hassle free like never before. From world class educational institutes (IIM Joka, Vivekananda Mission School, Pailan World School) to nationally reputed healthcare facilities (Thakurpukur Hospital and Bharat Sevashram Sangh Hospital) to modern lifestyle hubs (upcoming Gennex Valley Mall), you are never far away from what you need.

Location Map



Tollygunge	→ (9.2Km)
New Alipore	→ (10.1Km)
Behala Chowrasta	→ (6Km)
Taratala More	→ (8.3Km)
Taj Bengal Hotel	→ (12.7Km)
Airport	→ (30.7Km)
Howrah	→ (19.7Km)
BBD Bag	→ (17.1Km)
Park St.	→ (15.1Km)

Aesthetically Designed

When visual creativity meets technical innovation, masterpieces are created. The innovative approach of the master plan design has enabled **optimum building density with an efficient super built up area**. Keeping in mind the climatic condition of Kolkata, the blocks are placed in flip flop manner with South openings, aiding cross ventilation. The 3 sided openness with continuous landscaped green spaces visibility is sure to make every view from your home a sight to behold.



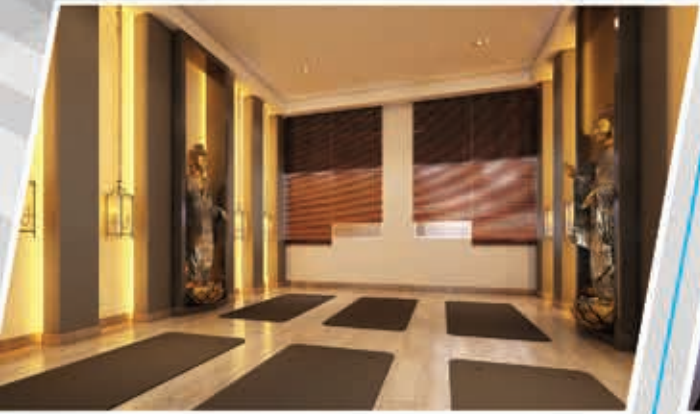
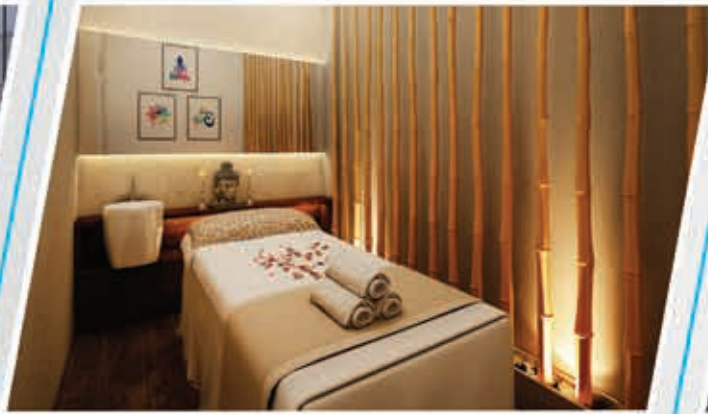


Technically Superior

The technical innovation adopted for the project is the **MIVAN system** of construction that prevents leakages and damp walls. The monolithic casting with high grade concrete gives highest quality of surface finish, making the building more seismic-resistant and durable. It also helps to reduce construction time and in on-time delivery.

'Elevate' the Club House

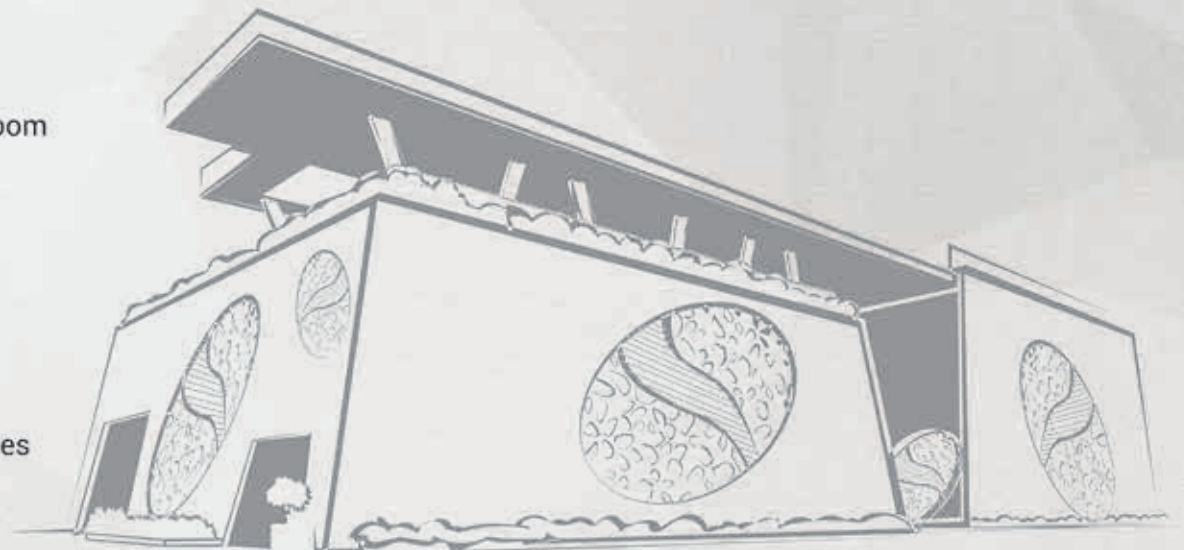
Though it's a saying that beauty lies in the eyes of the beholder, you are bound to conclude after being a spectator yourself, that it's a beauty worth beholding. A Club House that is equipped with all that you need to fulfil your desires of an upgraded living. It's an **impeccable structure** that houses ultra-modern amenities and facilities like the breath-taking 'Infinity pool', trendy café, mini theatre, banquet hall and many such wonderful luxuries of life. The perfect place to rejuvenate yourself, to conduct parties and social gatherings, to keep yourself active and awesome!





Club House Amenities

- Infinity Swimming Pool
- 80 Seaters Mini Theatre
- Banquet Hall with Garden
- Lounge
- Party Terrace
- Café with Outdoor Sitting Area
- A.C Multi Gym
- Yoga and Meditation Room
- Steam and Sauna
- Massage Room
- Toddler's Zone
- Library
- Indoor Games Room
- 5 Guest Rooms & 2 Suites





Feel the Warmth in Every Corner of the Landscape

The carefully **curated green gardens and spaces** across the project will take you back to the lap of nature without compromising on the city life attractions. The lush green grass with soothing ripples across the water bodies will fill you with a divine sense of serenity that you will appreciate the lush exteriors as much as your beautiful interiors. The entire master plan has been done so as to provide with organised open space as well as fragmented open space, so that 100% dwelling units get the advantage of that.





Comforts and Conveniences

DTC Southern Heights Houses

Water management

- ▶ Round the clock water supply from filtration plant with oxidation chamber and iron removal plant
- ▶ Rain water harvesting for resurge of fresh water.

Amenities

- ▶ Convenience Store for daily grocery and basic needs
- ▶ Medical Store for any medicines need
- ▶ Laundry Store
- ▶ Salon within the club house
- ▶ All rent received from these facilities will be received by the association to help keep maintenance charge down

Security

- ▶ 24 hrs security personnel
- ▶ CCTV installed at critical locations
- ▶ Intercom connectivity throughout the project including all lobbies & main security

Others

- ▶ Community hall which can be used for small parties, children birthday parties and other small functions
- ▶ Standby generator for common areas, services & apartments
- ▶ Adequate parking facility for visitors
- ▶ State-of-the-art fire fighting equipment
- ▶ Sewerage treatment plant for solid waste management using compacter and composter



The Apartments are Equipped with Next Level Specifications

Superstructure

Reinforced cement concrete sheer wall structure

External Finish

Weather proof external paint

Internal Finish

Putty finish for the apartment

Flooring

Vitrified tiles

Kitchen

Granite counter with stainless steel sink
Dado of ceramic tiles 2 feet above the counter platform
Electrical point for refrigerator, water purifier, microwave and exhaust fan

Toilet

Anti skid ceramic tiles
Tiles on the wall upto door height
Sanitary ware of reputed brand

Door & Window

Main door: Flush door with teak finish on external side
Internal Door: Painted/polished flush door
Window: Anodised aluminium sliding window

Electricals

Concealed wiring and modular switched



Make Life Worth Living!

When the fresh and natural aroma of nature will swaddle you every morning, you will automatically feel rejuvenated for the rest of the day. In every sphere of the residential campus, it only reflects a feeling of happiness of the **'Next Level Living'**.







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