





# DON'T GROW UP.

Remember when joy came  
without conditions?

When puddles were oceans,  
& silence meant imagination.

Somewhere along the way,  
we traded wonder for wifi.

# DON'T RUSH.

Life became a sprint,  
meetings, checklists,  
calendars and chaos.

But peace isn't found  
in fast lanes.

It waits where time is  
allowed to breathe.



A woman in a black dress is captured mid-jump over a small log in a lake. The scene is set at sunset, with a clear blue sky and a calm body of water reflecting the woman and the sky. The background shows a line of trees and a distant shore. The overall mood is serene and joyful.

# don't just exist.

Make time for slow breakfasts.  
For books without screens.  
For walks without destinations.

Because the good life  
isn't built, it's felt.

# WHAT IF GROWING UP MEANT GROWING INWARD?



Finding stillness in movement.  
Finding joy in small things.  
Finding a home that lets you feel like  
yourself again.



PRESENTING

DTC



stillwaters

Life is a pond of lilies

For those  
who've grown  
wise enough to want  
to wonder back.

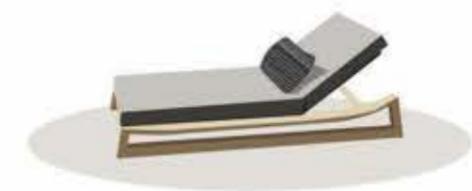


*it all begins with the pond.*

This isn't just a view.  
It's the mood of the place.



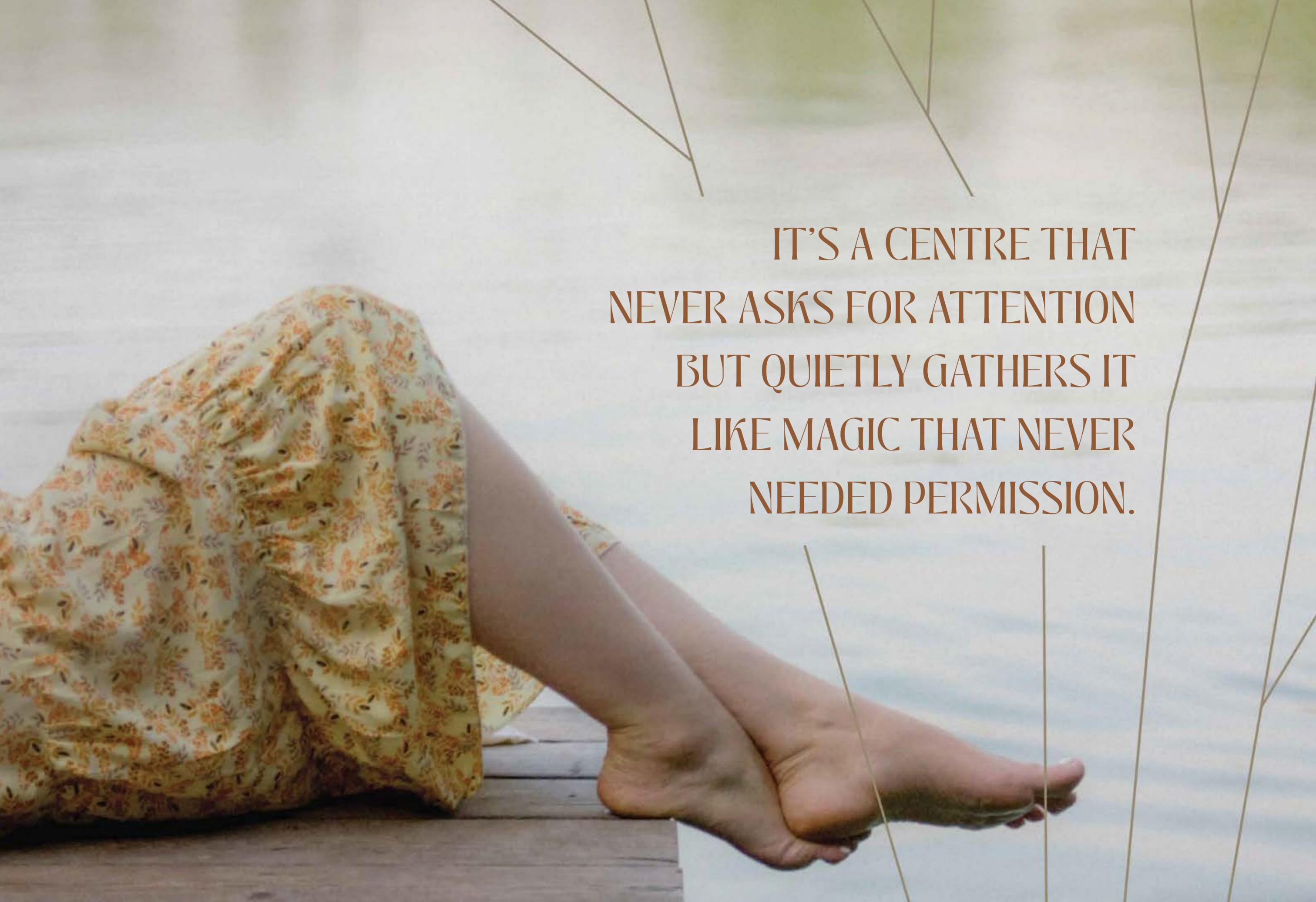
a slow-moving  
heart of water,  
wrapped gently by  
the towers,  
giving every home  
space to breathe &  
eyes a reason  
to rest.



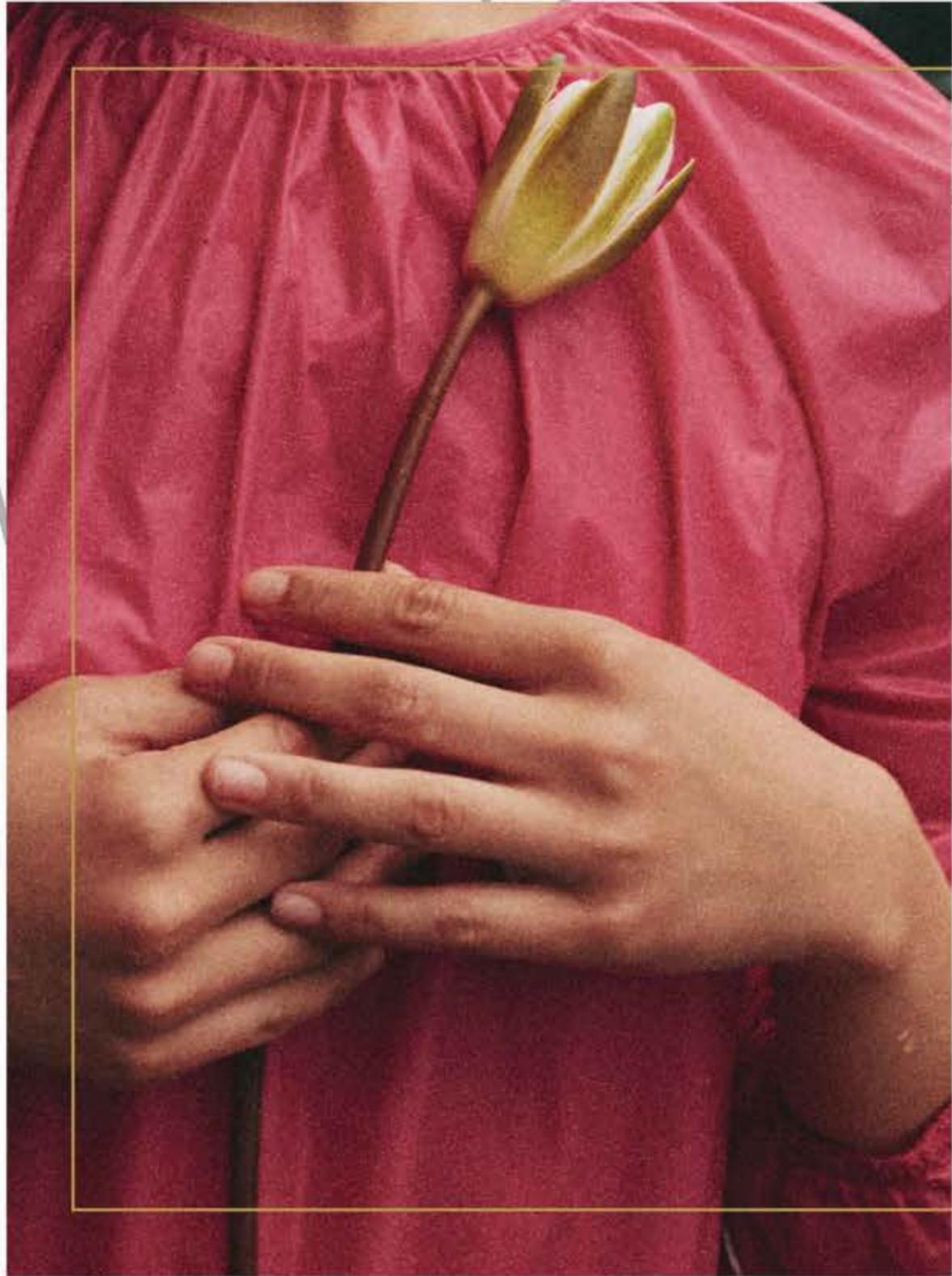
A photograph of a lily pond. The water is dark, and the surface is covered with numerous large, round, green lily pads. A single white lily flower with yellow centers is in bloom, partially obscured by a large lily pad in the foreground. The background shows more lily pads and a small white flower in the distance.

The lily pond doesn't  
just add beauty.

It deepens the silence.  
It cools. It calms.  
It invites daydreams.

A photograph of a person's legs from the knees down, wearing a light-colored dress with a small floral pattern. The person is sitting on a wooden deck or pier, with their feet resting on the edge. The background shows a body of water and a sky with some thin, dark lines, possibly from a railing or structure. The overall mood is calm and serene.

IT'S A CENTRE THAT  
NEVER ASKS FOR ATTENTION  
BUT QUIETLY GATHERS IT  
LIKE MAGIC THAT NEVER  
NEEDED PERMISSION.



## highlights

- 5.1 acres of land
- 452 units
- 70% open space
- G + 22 & G + 3P + 20 storeyed
- 18 activity zones at the podium level



# where towers don't crowd - they cradle.

Three towers, angled like old friends in quiet conversation.

Spaced just right - to let the breeze wander, the sun spills in and the eyes drift without interruption.









They're aligned  
not just for privacy  
between homes,

but to wrap the pond, the podium  
and every shared moment  
in a soft cocoon of calm -  
like a courtyard made for  
the 21st century.



here, life doesn't feel exposed.  
it feels embraced.

Where the grown-up world stops at the gate -  
and something gentler takes over.



A woman with her hair in a bun, wearing a white long-sleeved dress, stands in a field of tall grass and red poppies. She is holding a bouquet of red flowers behind her back. The background is a soft, hazy landscape with a bright light source, possibly the sun, creating a dreamy atmosphere.

*not just  
elevated.*

IT LIFTS MORE THAN  
JUST YOUR VIEW.



FRINGED BY TREES.  
FRAMED BY TOWERS.



and always in quiet  
conversation with the pond -  
the podium at DTC Stillwaters  
isn't just elevated.  
It's hidden,

*like a secret  
garden for the  
child in you.*

it doesn't shout with facilities.  
it hums with freedom.

You feel the charm of the lake.  
You feel the quiet of open skies.  
And in between, a world unfolds.  
Made not just for children, but for those who  
never really grew boring.



# a club that's all grown-up. but never serious.

Stillwaters has a clubhouse -  
but really, it's a little world tucked into trees.

With an infinity pool by the pond,  
yoga decks, a games room, a banquet space -  
it's where weekends unfold without a plan.

Some swim. Some stretch.  
Some do absolutely nothing.

And that's perfectly okay.





CLUB



# even the smallest corners feel like stories.

A pet zone with wagging tails.

A path that thanks your feet as you walk.

A garden that gives fruit, not just flowers.

Floating fountains. Viewing decks.

Quiet benches that seem to know

when you need them.



# all tucked into a landscape designed for wandering –

where every turn holds a little surprise  
and every moment, a reason to smile.

Here, life isn't just lived.  
It's gently lifted.





*banquet hall*

*gymnasium*

*yoga*

*indoor games*

*senior citizen's lounge*

*children's play area/creche*



**Amenities** Enclosed Spaces



- Swimming Pool with Knife Edge
- Kids' Play Area
- Badminton Court
- Box Cricket
- Pickle Ball
- Waterbody with Floating Fountain
- Jogging Track
- Cycle Track
- Viewing Deck
- Pet Zone
- Floor Chess
- Meditation Pavilion
- Skating Rink
- Reflexology Court
- Fruit Garden
- Outdoor Gym









*at the edge of the city.  
at the start of a new rhythm.*

Stillwaters sits just behind the Infosys campus in Rajarhat -  
tucked away from the rush, but close to everything that matters.

Sector V. The metro. The airport.  
Tata Medical Centre. St. Xavier's University.  
All just a short drive from your door.





You're in the heart of a future-ready neighbourhood that's fast becoming the city's next big chapter.

Yet, what you'll feel most here is something rarer - peace, presence, and space to just be.

You're close enough to get to work in minutes. And far enough to forget it after.

**BECAUSE BALANCE ISN'T JUST A FEATURE. IT'S THE FOUNDATION.**



# EVERY ELEMENT AT STILLWATERS IS CHOSEN WITH CARE – NOT JUST TO IMPRESS, BUT TO ENDURE.

## Structure Walls

Earthquake resistant RCC structure as per IS standard

## Flooring

Living/Dining - Vitrified tiles of approved make  
Bedrooms - Vitrified tiles of approved make  
Balconies - Vitrified tiles of approved make  
Common Area - Tiles of approved make

## Wall Finish

Internal Living/Dining/Bedrooms - Putty punning over RCC structure  
Lift Lobbies - Cladding on Lift Facia and paint in general areas  
External - Weatherproof exterior paint finish

## Kitchen

Flooring - Vitrified Tiles of approved make  
Dado - Tiles upto 2' above working platform  
Others - Granite Counter with stainless steel sink

## Toilets

Wall - Tiles upto False Ceiling  
Flooring - Anti-skid tiles

## Doors & Windows

Main Door - Flush door with the laminate finish on the outside and paint finish inside  
Internal Door - Flush door with paint finish on both sides  
Others - Powder coated aluminium windows/doors

## 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 switches and sockets in all rooms with AC provision in the living room & all bedrooms
- Points for refrigerator, water purifier, microwave/mixer grinder, points for geyser, exhaust fan along with other electrical points in toilet/kitchen

## Power Back-up

Backup for common area & utilities





GROWN-UP  
HOMES.

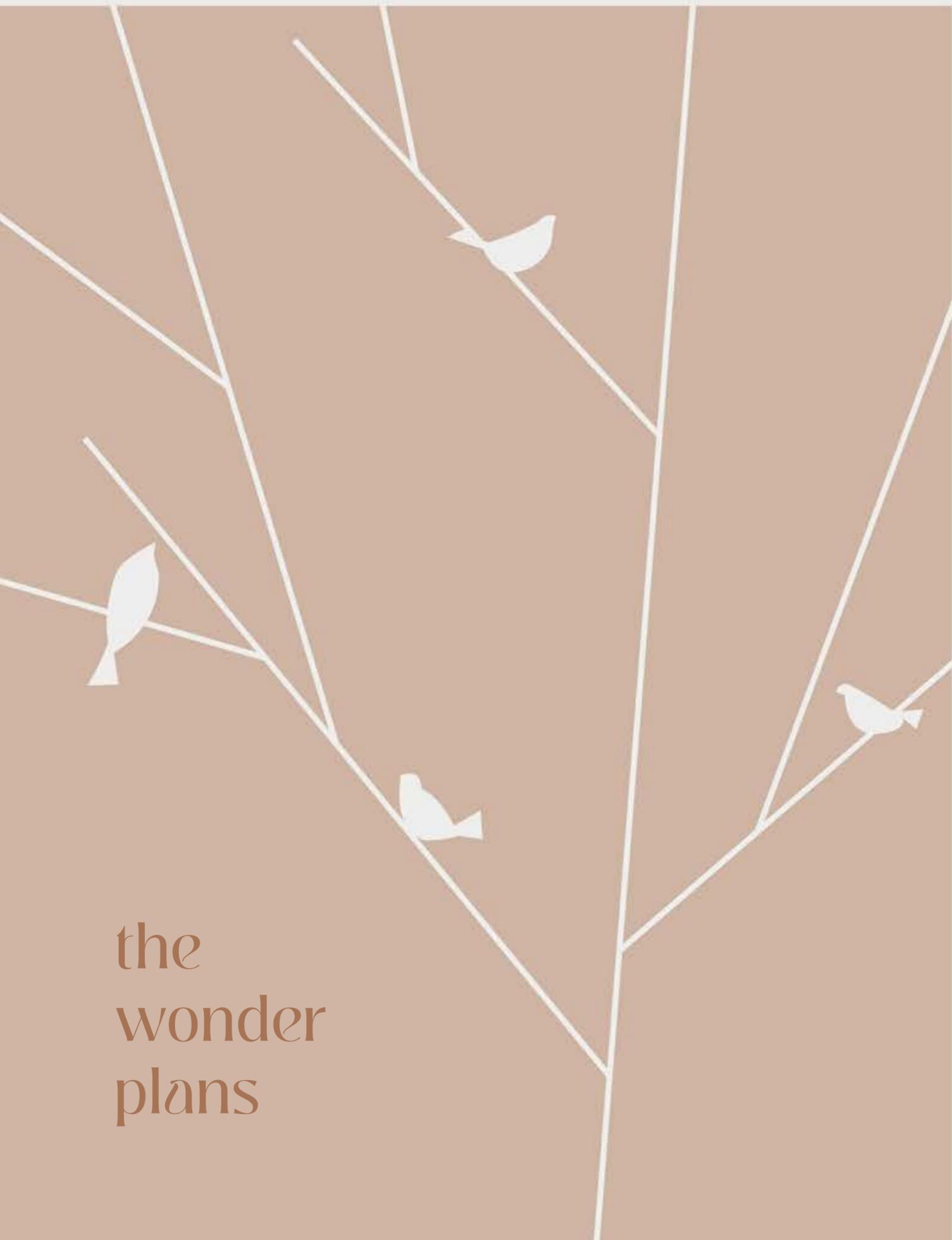
CHILDLIKE  
WONDER.

# MASTER PLAN



## LEGENDS

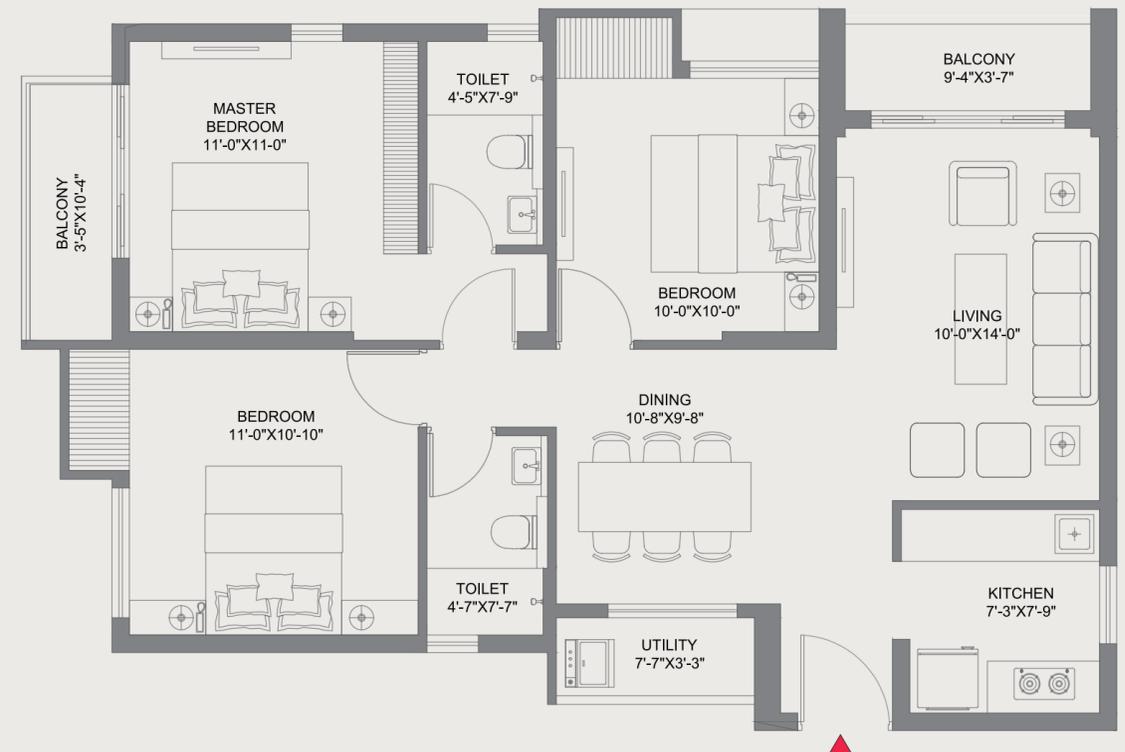
- |                              |                                  |                                 |                         |                                   |                     |
|------------------------------|----------------------------------|---------------------------------|-------------------------|-----------------------------------|---------------------|
| 1. Entrance                  | 8. Mound with Sculpture          | 15. Seating under Tree Arbors   | 22. Floating Gazebo     | 29. Multi-Purpose Lawn            | 36. Natural Pond    |
| 2. Entrance Plaza            | 9. Clubhouse Drop-Off            | 16. Curvilinear Path            | 23. Banquet Lawn        | 30. Yoga and Meditation Pavillion | 37. Vehicular Entry |
| 3. Jogging Track             | 10. Club Entrance Plaza          | 17. Open Air Theatre            | 24. Main Swimming Pool  | 31. Sit-Out Area                  | 38. Box Cricket     |
| 4. Tower Drop-Off            | 11. Fountain with Seating        | 18. Floating Stage              | 25. Pool Deck           | 32. Sitting under Trellis         | 39. Banquet Lawn    |
| 5. Entrance to Jogging Track | 12. Mounds with Dense Plantation | 19. Floating Fountain           | 26. Kids' Pool          | 33. Entrance to Podium            | 40. Ev Charging     |
| 6. Viewing Deck              | 13. Banquet Entrance             | 20. Circular Seating            | 27. Boundary Plantation | 34. Open-Air Gym                  | 41. Exit            |
| 7. Sit-Out Area              | 14. Floor Chess                  | 21. Swing Benches under Pergola | 28. Badminton Court     | 35. Kids' Play Area               |                     |



the  
wonder  
plans



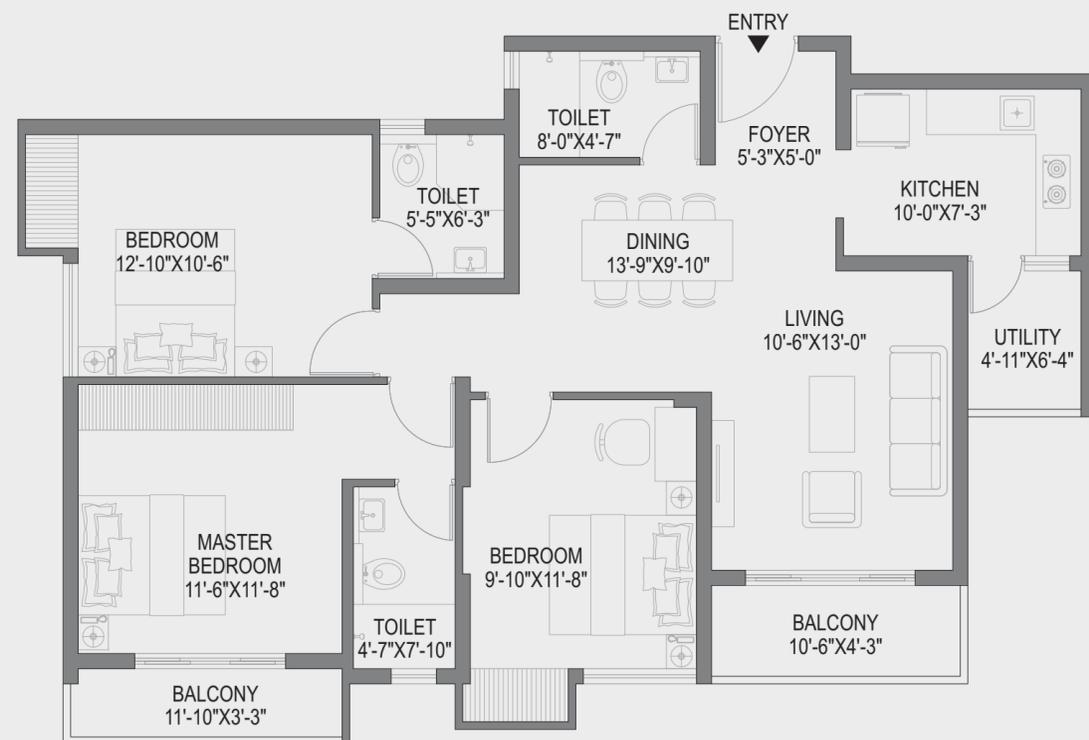
3 BHK 2T WITH ISOMETRIC VIEW



3 BHK-2T	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
Sq.Ft.	1340	1002	820	18	89



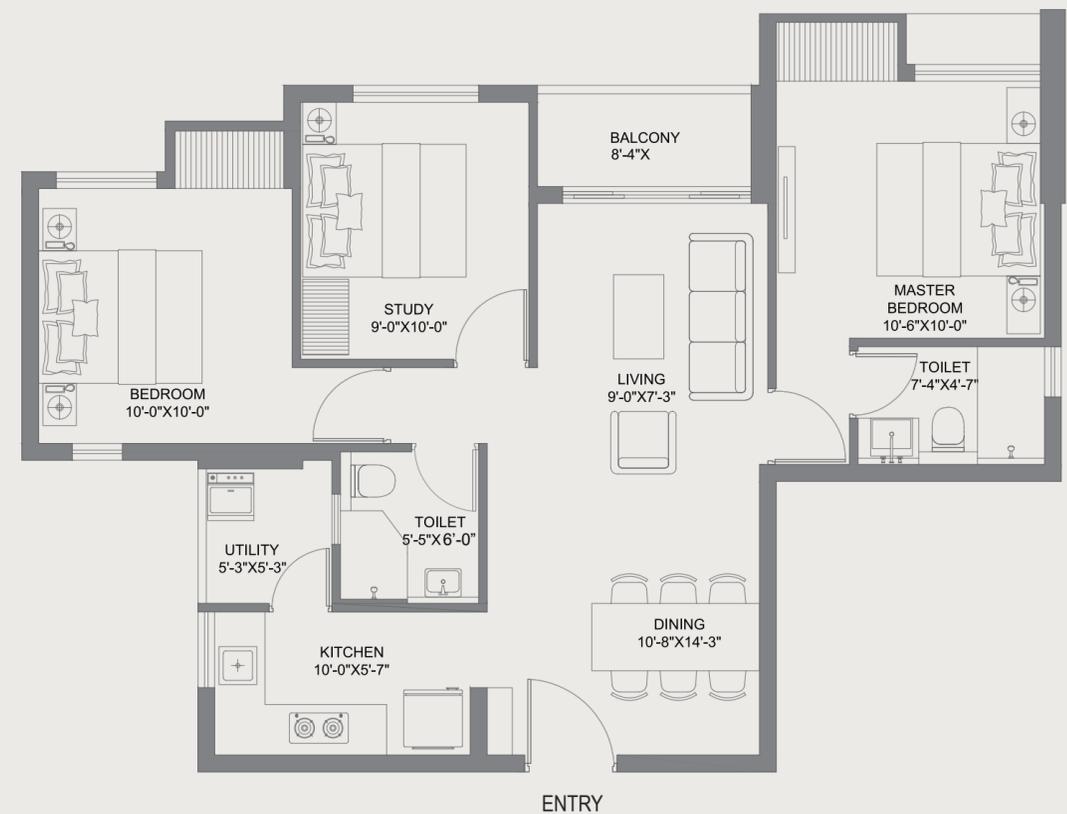
3 BHK 3T WITH ISOMETRIC VIEW



3 BHK-3T	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
Sq. Ft.	1550	1164	941	22	114



3 BHK Smart WITH ISOMETRIC VIEW

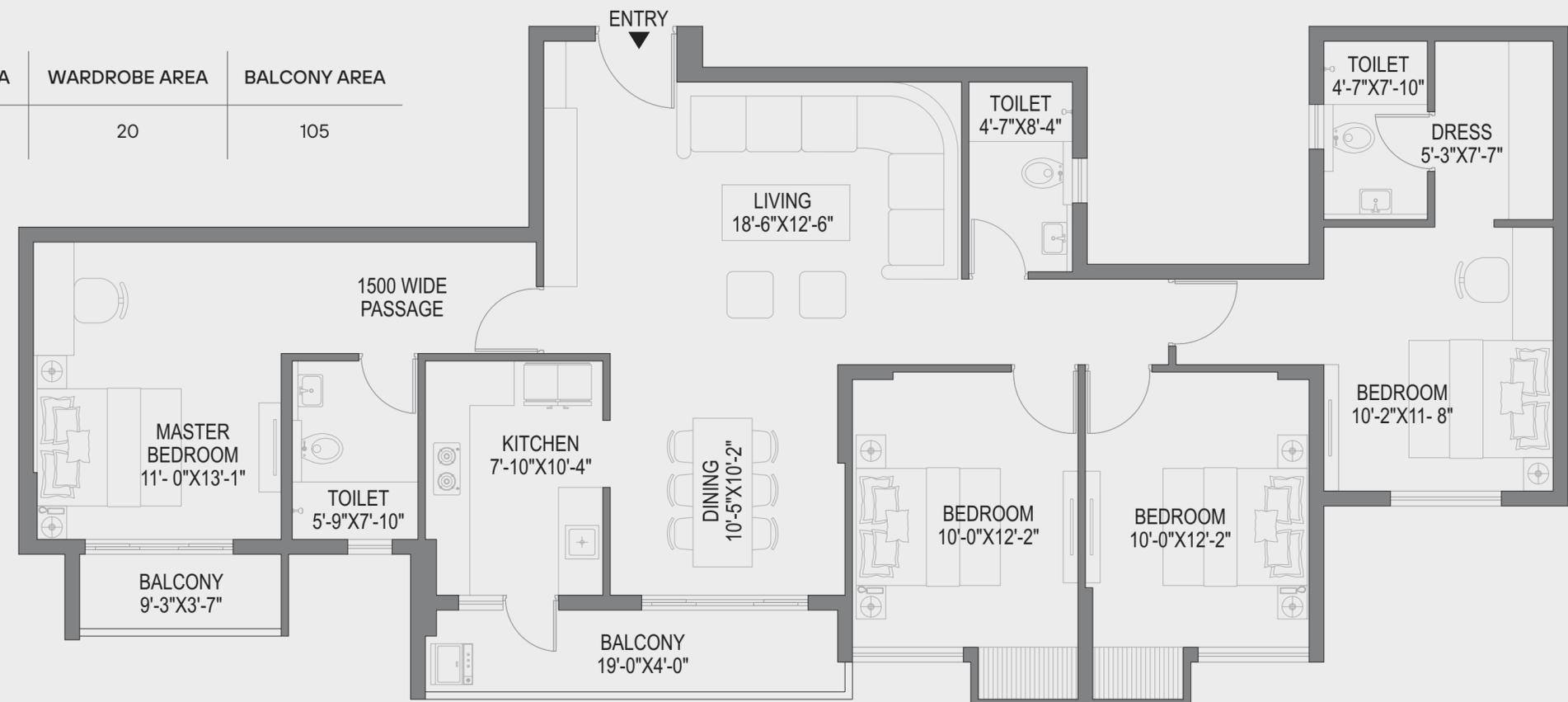


3 BHK SMART	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
Sq.Ft.	1160	874	702	20	57

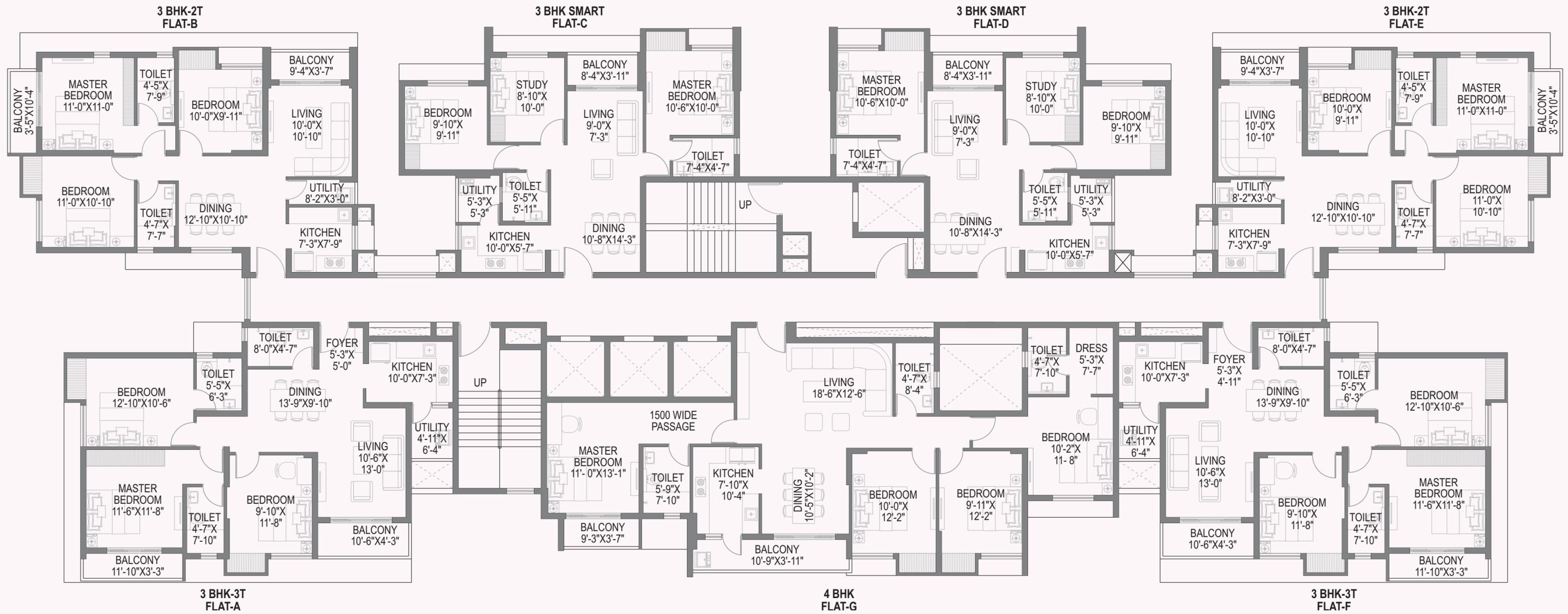


4 BHK WITH ISOMETRIC VIEW

4 BHK	SBUA	BUA	CARPET AREA	WARDROBE AREA	BALCONY AREA
Sq. Ft.	2030	1518	1264	20	105



# Typical Floor Plan





# built on trust. designed for life.

Every great journey has a rhythm - and DTC's began over 40 years ago.

From our early days in infrastructure and mining to becoming one of Kolkata's most respected real estate developers, we've stayed true to one simple belief: when you build with care, life responds in kind.

Our real estate story started with Orchid Point and Orchid Towers in Kankurgachi - transforming 100,000 sq. ft. of space in just 14 months. Since then, we've grown steadily, always with people at the heart of every plan.

From the award-winning Southern Heights in Joka - over 20 acres with 900 delivered homes and one of South Kolkata's largest clubhouses - to Sojon, a cosy community nestled in nature.

From Good Earth, near Madhyamgram, where calm meets connection - to Skyler, a collection of high-rise homes that celebrate the sky itself - and Capital City in Rajarhat, one of the largest residential projects in the region.

Across each project, the intent is the same: to make the home feel personal and the community feel natural.

With over 1.5 million sq. ft. delivered and 3 million more underway, we're not just building square footage - we're shaping places where people pause, play and grow

Stillwaters is the latest chapter in that story.

A place where life feels less like a checklist and more like a memory in the making. Where the grown-up world stays at the gate - and what waits inside is something a little more timeless.

# LANDMARKS OF TRUST, BUILT OVER TIME



DTC  
**Palmgrove**  
YOUR DATE WITH LIFE



DTC  
**CAPITAL CITY**  
RAJARHAT



DTC  
**Good Earth**



DTC  
**SKYLER**  
rule the sky



DTC  
**sjojon**  
lively, homely, lovely.



DTC  
**SOUTHERN HEIGHTS**  
next level living



CAPITAL CITY  
**Crest**

LIFE WAS  
NEVER MEANT  
TO BE FAST.  
IT WAS MEANT  
TO BE FULL.



JUST DON'T GROW UP.  
HAVE A GOOD LIFE.



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