



Side by side, hand in hand,
heart to heart ...



sjojon
lively. homely. lovely.

where
neighb**ours**
become family
members





some things
change, some
stay the **same**.



From chai-er adda to CCD, from college street to crossword, from parar thek to discotheque, from tram to tesla, from yellow cab to app cab, from storybooks to facebook, from cinema halls to OTT, from Bela bose to Bella ciao, from parar group to whatsapp group, from hard currency to cryptocurrency... **some things change**.

Some stay the same. Endless adda in puja pandal, Mohan Bagan vs East Bengal, Cricket-ey dada ar cinema-ey Feluda, love affair with rosogolla, kolakuli after Bijoya, soft corner for illish mach, Academy-te group theatre, Rabindro sangeet in every heartbeat, Boimela makes our life complete.



we buy the **neighbourhood** !

With the advent of social media, continents have moved closer, but our friend or neighbour next door is now a distant continent. **Sojon, a lifestyle residential project** by DTC group is a celebration of living together, with our family, friends and neighbours. It's an effort to bring back the *para culture*, which plays an essential role in our social, cultural & domestic life.

Sojon, by DTC group is a tribute to the indomitable spirit of Kolkata. An homage to the passion, warmth and bonding that the people of the city inherit.



In the beautiful **land of life** !

Spread across **20 acres** and just **250 m** from **Joka Metro**, in a quite corner on **DH Road**, **Sojon** by **DTC group** is a lifestyle residential destination filled with the footprints of nature.

Sojon is designed and planned along the principals of community living. A neighbourhood where people can meet, make friends, celebrate together and enjoy a life of bliss.

Side by side, hand in hand, heart to heart. Welcome to **Sojon**.
Welcome to the neighbourhood.



Flat 9D-er *sundor thamma* !

Her mornings remain busy in our **community garden** and evenings are engaged nurturing the balcony plants. 3 years ago, her husband passed away. Both of her children are now settled abroad. She lives all alone in her **2 BHK** with a maid. Today is her 73rd birthday. So, we've planned to celebrate it at the **Banquet hall** of our **clubhouse** with cakes, balloons, *misti* and *payesh*. And not to forget her favourite flowers. Watching the surprise on her face and the joy in her eyes will be simply priceless. **Sojon**. *Where moments become memories.*



Flat 11C-er *anirban-da* !

Anirban-da is a genuine all rounder. In weekdays, he remains active in the **library** and **gym** and during weekends gets busy with **cricket** and **swimming**. He often shares with us a tip or two about batting and wicket keeping. And days before exams, whenever we get lbw by maths or caught behind by chemistry, he solves our problems in a jiffy. He is always happy to help and welcomes everybody with a big smile. **Sojon**. *Happiness is here to stay.*



Flat 18B-er *shipra kakima* !

Shipra kakimar husband Jayanta kaku's job demands a lot of outstation travelling. Last April, when Shipra kakima was in an advanced stage of pregnancy, and Jayanta kaku was in Coimbatore. Late in the night, her labour pain started. We shifted her to a **nearby hospital**, just few minutes from our home. Early in the morning, she gave birth to a cute baby girl. We call her Akansha. She is quite a darling. **Sojon**. *Where life begins and love never ends.*



Flat 6E-er *mita mashima* !

Feeling hungry? Order a pizza online with extra toppings. But if you are looking for genuine patisaptas that tinkles a happy bell from your childhood memories, there is Mita mashima. Her khoa kheer stuffed soft patisaptas simply melts in the mouth and is a heavenly treat for your taste buds. She loves cooking and there is an open invitation to invade her house anytime, to taste those homemade sweet delicacies. From 8 to 80, everybody is a fan of her loving nature and culinary skills. **Sojon.** *Where neighbours become family members !*



Where **celebrations** continue...

Be it Holi or Diwali, Dhanteras or Christmas, Durga puja or Poila boishak. Where you get an entire neighbourhood coming together to celebrate. Where a celebration is just another excuse to spend more time together. Where you celebrate the special moments of your life and create new footprint of memories. **Sojon. With an festive zone and amphitheater, for any social or cultural event.**



begin your
2nd innings
in style



Life begins at 60 !

To wear that orange shirt and blue denim that you've always longed for. Engage in a intricate game of **chess** on a lazy Thursday afternoon, if you are not too busy at the **infinity pool**. Enjoy an **outdoor party** with your friends. Tweet with your ex-colleagues. And don't miss the latest insta stories. There is no boss in your life anymore. Hope your wife is not reading this. **Sojon. With an exclusive zone for senior citizens.**

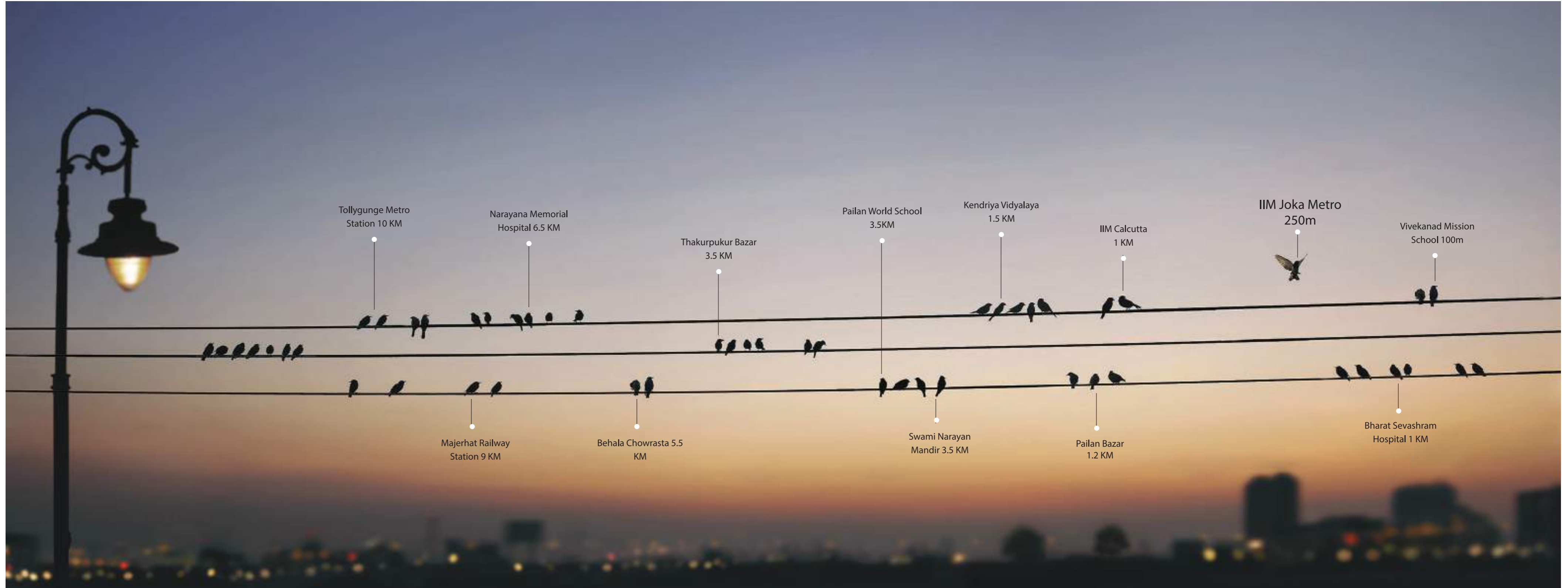


Redrawing the skyline of South Kolkata

20 acres | 11 towers | G+19 | 2-3 BHK | 3 side open

831-1370 sq ft | 35,000 sq ft residential clubhouse





Far away from **pollution**, few minutes from **Metro**.

250m from (upcoming) Joka Metro





A sense of **grand arrival** is unmistakable !

Entrance gate at Sojon. An urban utopia with uber cool lifestyle and redefining Sojon as Kolkata's **new south**. The driveway acts as a nice buffer between this urban utopia and the vast cauldron of humanity of a busy city life





60,000 sq ft of elevated open bliss.

Landscaped garden | Jogging trails | Outdoor exercise lawn | Tennis and badminton court
Cricket pitch | Kids play zone | Adda zone | Outdoor party lawn | BBQ garden





Life is better when you fish !

কথায় বলে, মাছে ভাতে বাঙালি । Sprawling 2 Bigha Natural Pond with a fishing deck





Your instagram with nature !

3 side open, south facing lifestyle homes. Spread in the sky with whispers of wind, from G+19 the view of the city is simply mesmerising. Suddenly you feel alive in the ocean of life.





Share your home with **two** great neighbours.

Sunlight and fresh air. Sunlit days with evening breezes. Every corner of your home is meticulously designed, keeping in mind the sun and the wind path that touches your life, across seasons. Little wonder, at Sojon, everyday is a **sunday** !





When you are paying in sq ft, every square inch counts.

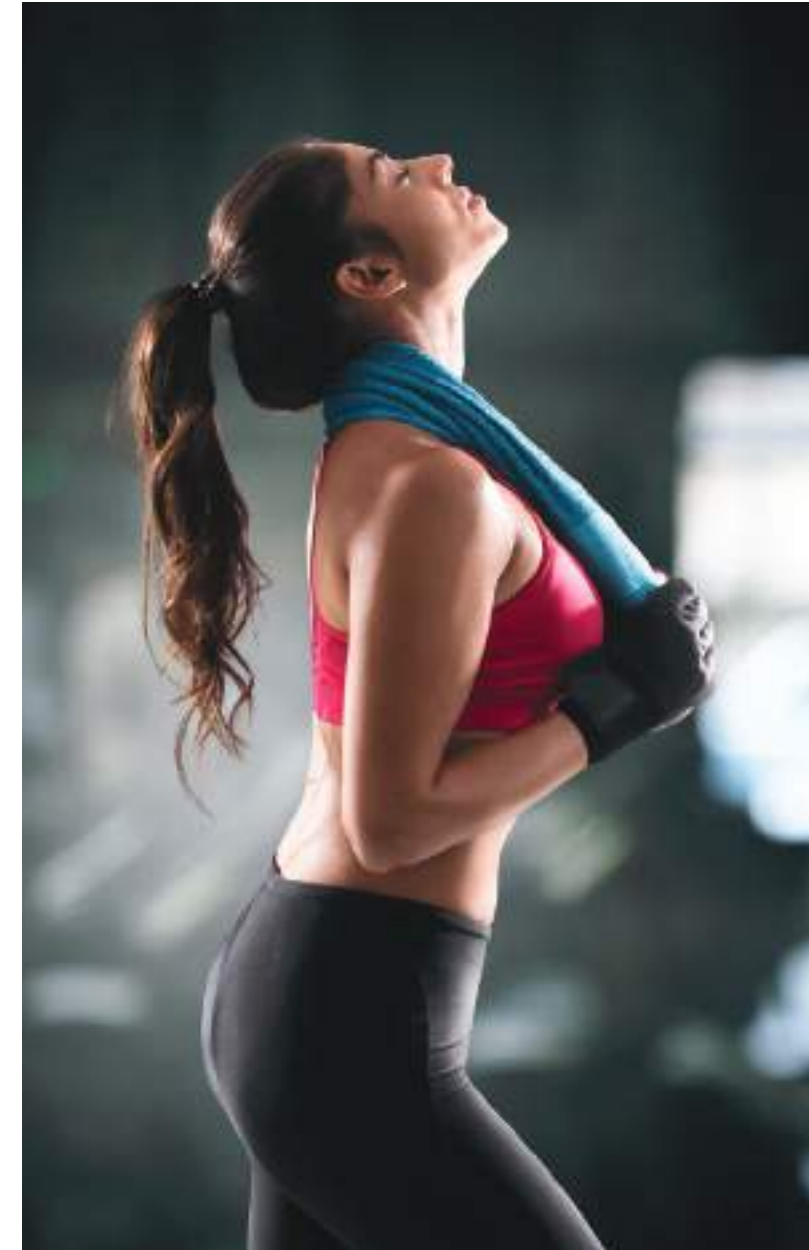
At Sojon, we will use MIVAN system of construction for no seepage and **extra carpet area**. With one of the lowest super built up in the locality, apartments at Sojon are designed to ensure every inch of cubic space is properly utilized and you get the full value for money. Homes that understand your needs & fit your lifestyle.





35,000 sq ft sprawling clubhouse with thoughtfully designed amenities to compliment and complete your lifestyle





h



a



p



p

enjoy !



- AC Gym
- Sauna & steam
- Power yoga & Meditation
- 80 Seater AC Miniplex
- AC Banquet hall with garden



y



Badminton court



Tennis court



Indoor games room



Cricket pitch



250m from Joka Metro



3 side open, G+19



Extra carpet area & lowest super built up



60,000 sq ft podium



35,000 sq ft clubhouse



Infinity pool, 80+ seater cineplex, AC gym



Grocery, Pharmacy, Laundry, Salon



Calories of happiness at a diet price !



Master Plan

- | | |
|--------------------------|-------------------------------|
| 1 Basketball / Tennis | 11 Skating Rink |
| 2 Badminton | 12 Lookout Central Pavilion |
| 3 Fitness | 13 Cascading Waterterfall |
| 4 Reflexology/Yoga | 14 Puja Celebration Lawn |
| 5 Central Lawn | 15 Box Cricket |
| 6 Kids Play Area | 16 Banquet Spill over Gardens |
| 7 Senior Citizens Corner | 17 Forest Pocket Sit outs |
| 8 Sunken Amphitheatre | 18 Pond/Deck |
| 9 Bardeque Pavilion | 19 Multi Activity Zone |
| 10 Cove Seating | 20 Pet Zone |

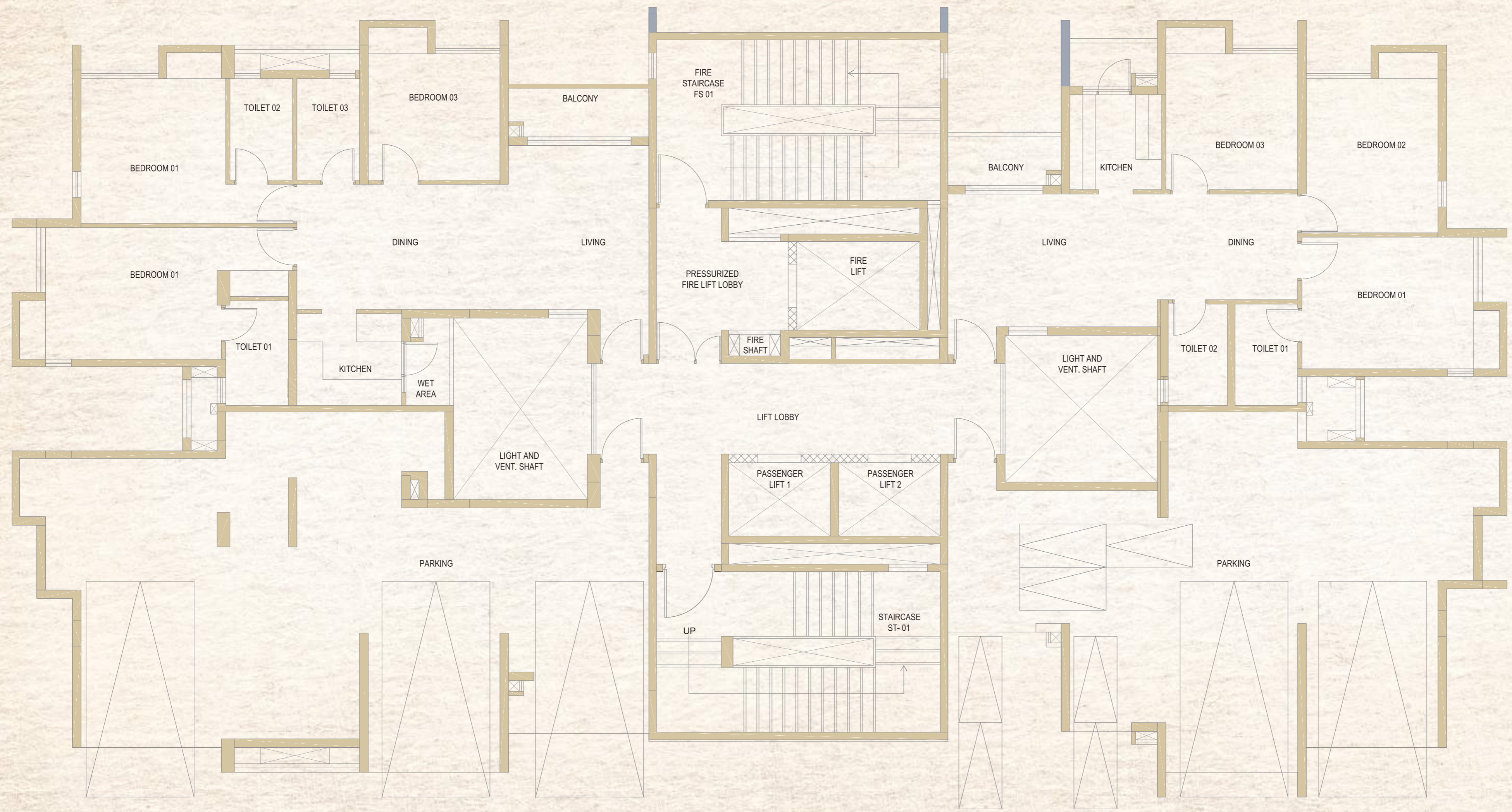


area statement & floor plans



Podium

1st & 2nd floor

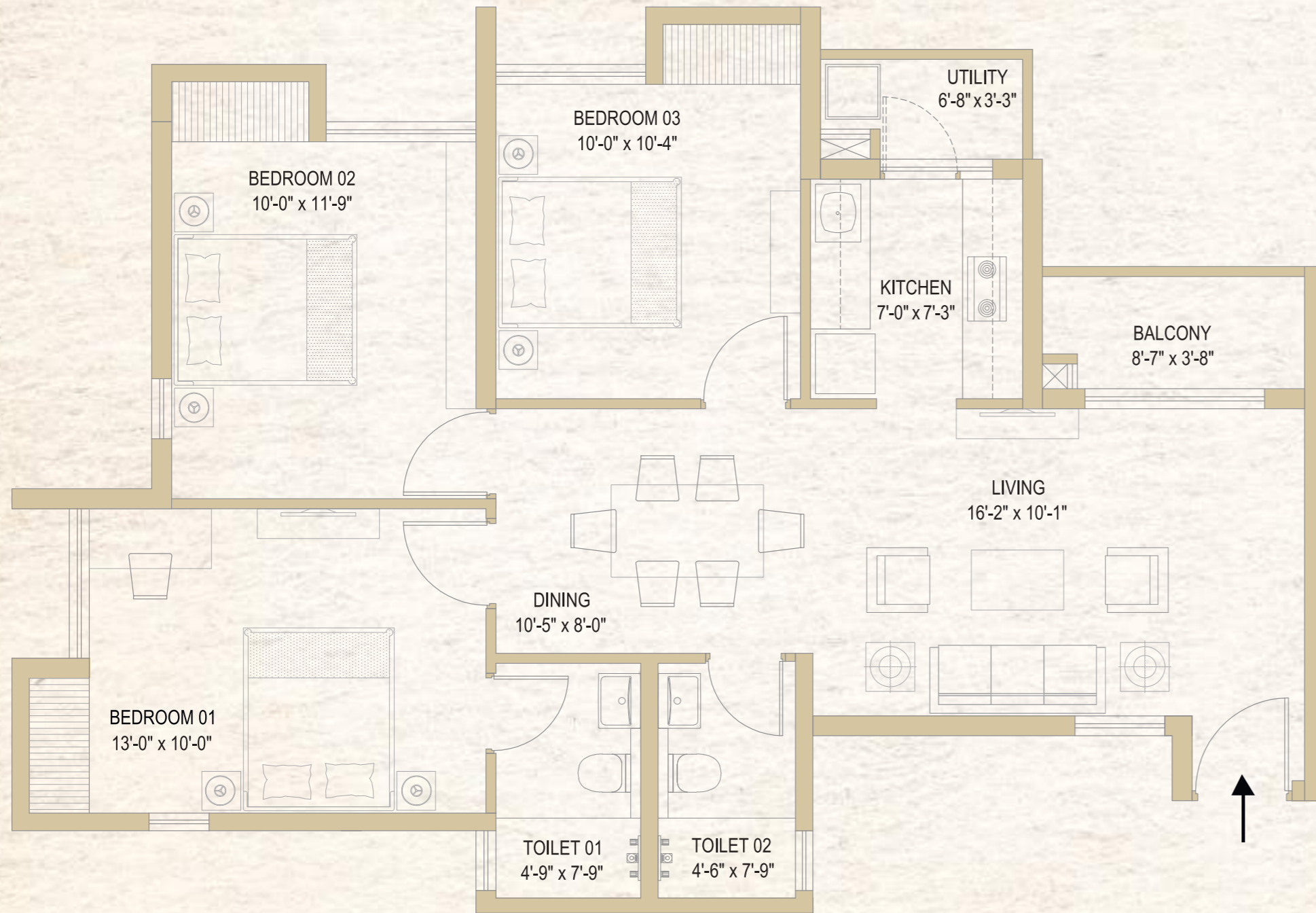




- A** 3 BHK (Medium)
- B** 3 BHK (Medium)
- C** 3 BHK (Large)
- D** 3 BHK (Large)

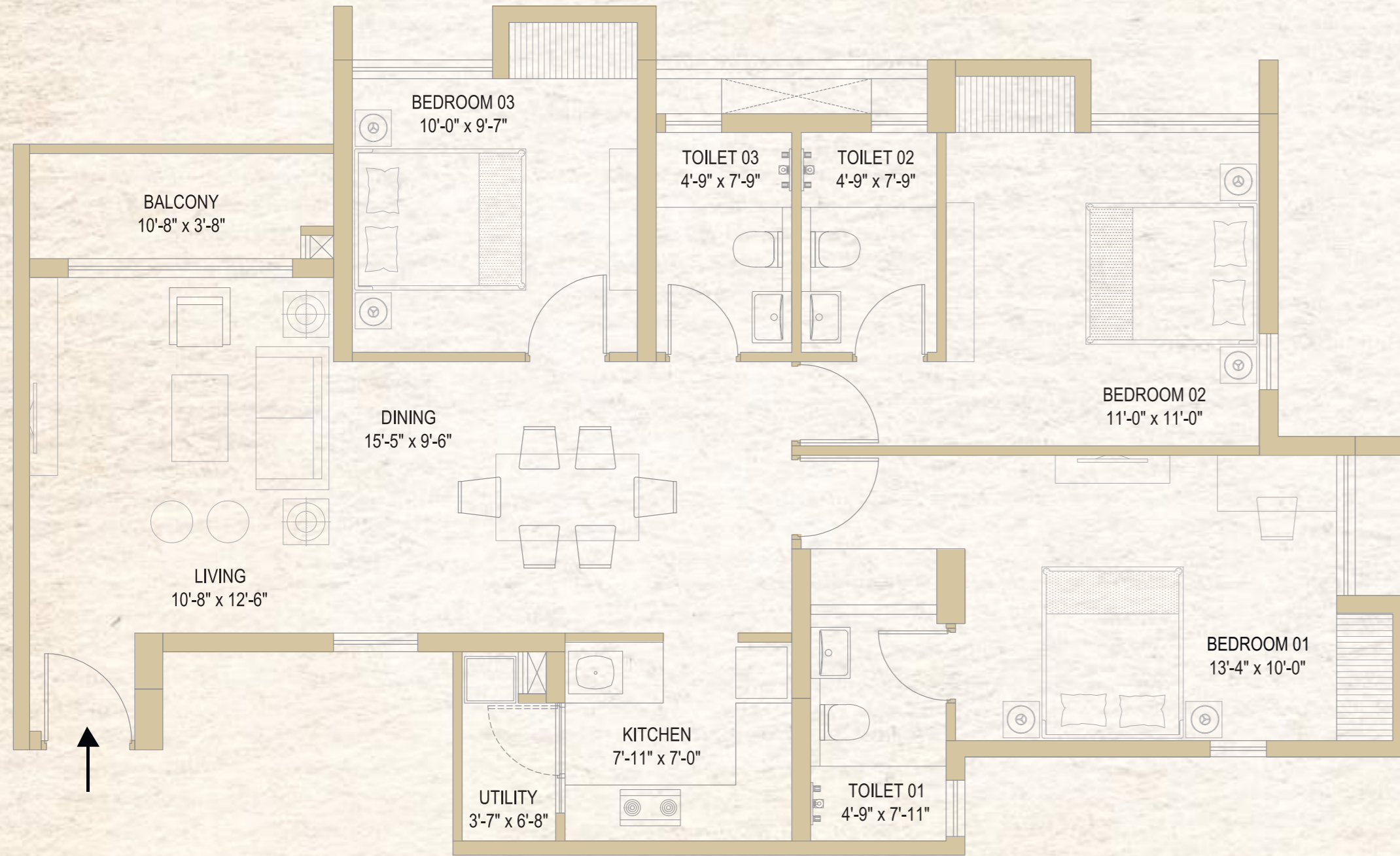
Tower 1
Typical floor plan

A & B 3 BHK (Medium)

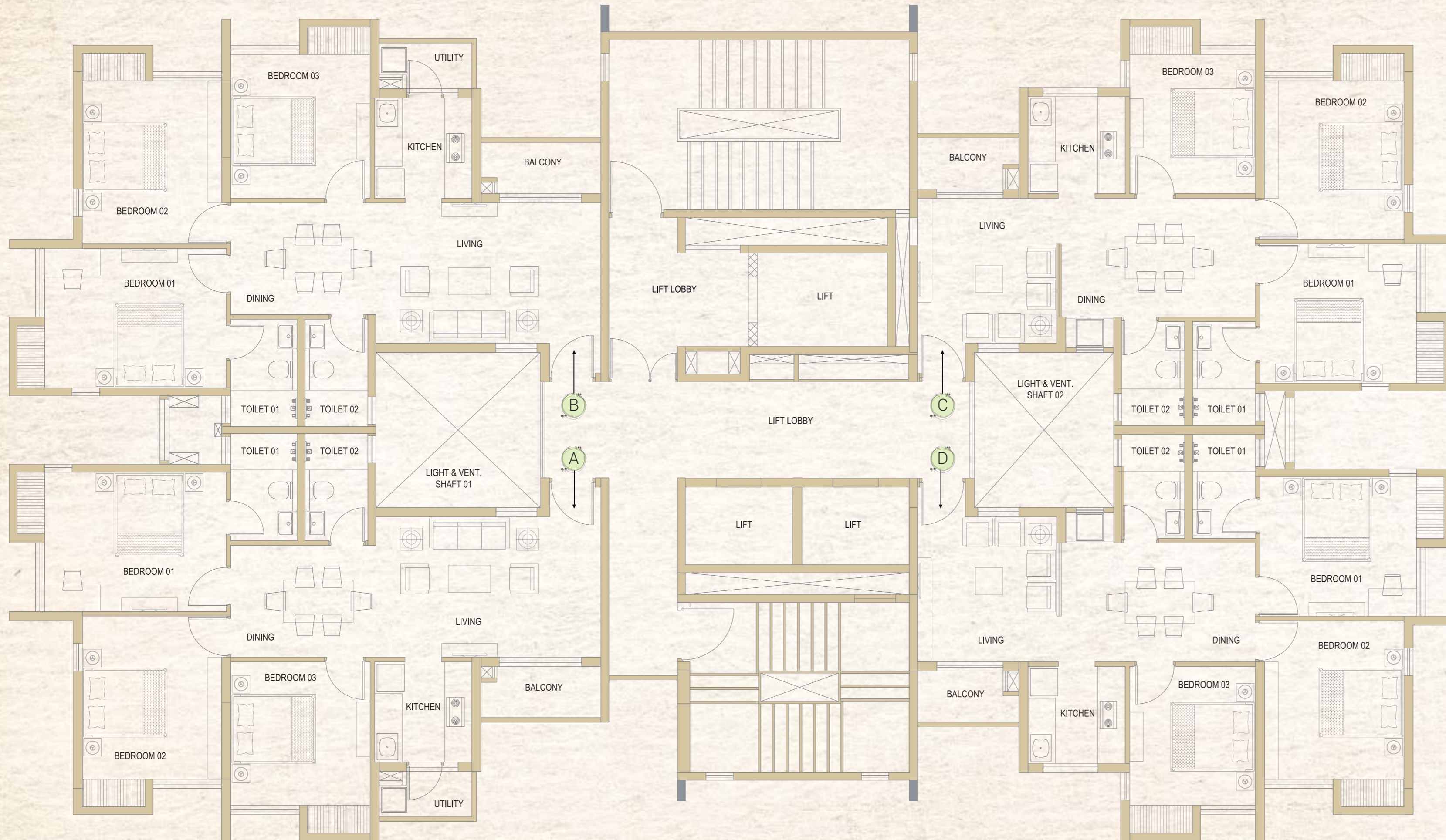


Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
3 BHK (Medium)	1250	938	785	60

C & D 3 BHK (Large)



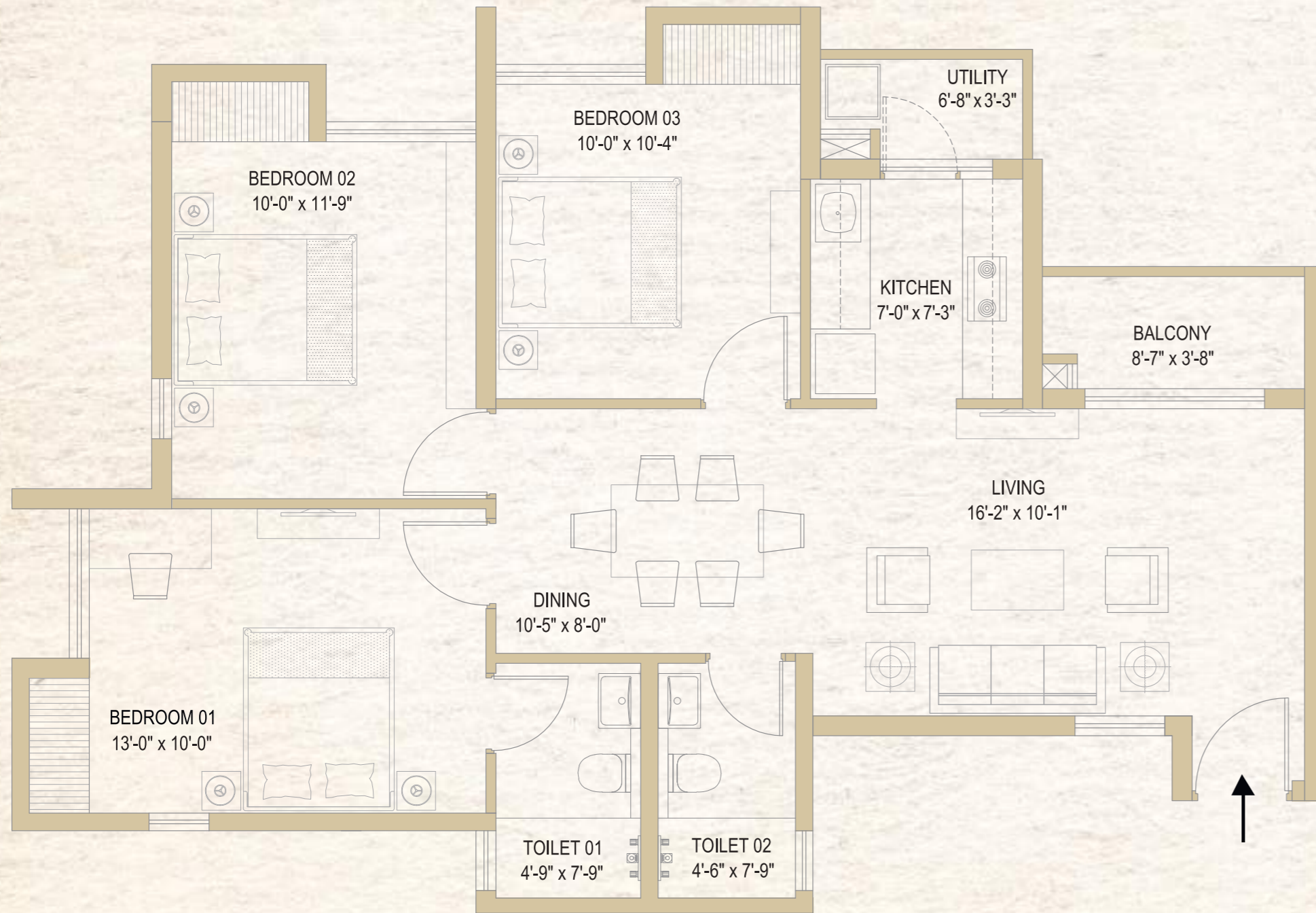
Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
3 BHK (Large)	1460	1110	922	67



- A 3 BHK (Medium)
- B 3 BHK (Medium)
- C 3 BHK (Small)
- D 3 BHK (Small)

Tower 2
Typical floor plan

A & B 3 BHK (Medium)

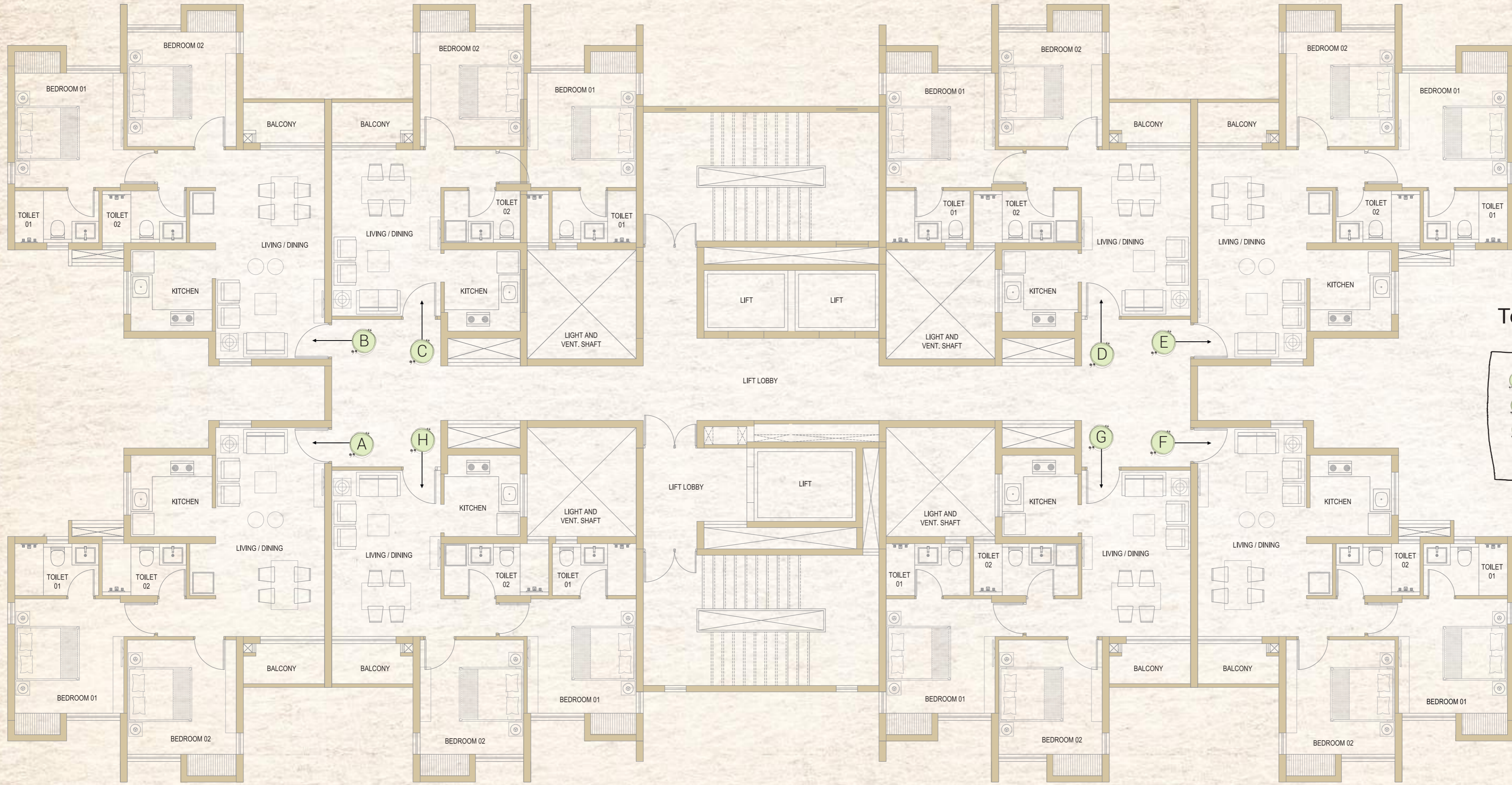


Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
3 BHK (Medium)	1250	938	785	60

C & D 3 BHK (Small)



Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
3 BHK (Small)	1130	851	730	29



Tower 5 – Typical floor plan

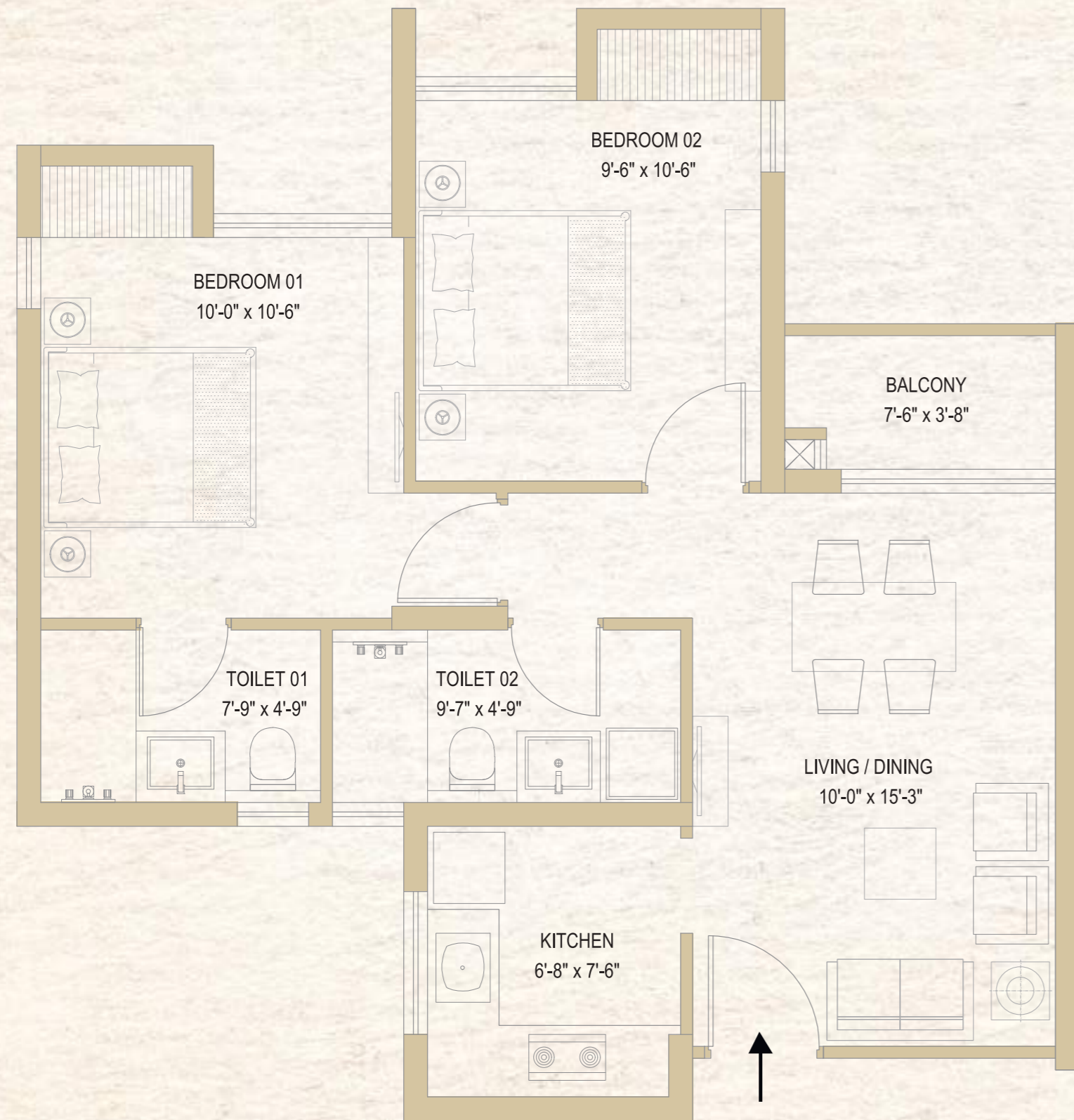
A 2 BHK (Large)	E 2 BHK (Large)
B 2 BHK (Large)	F 2 BHK (Large)
C 2 BHK (Small)	G 2 BHK (Small)
D 2 BHK (Small)	H 2 BHK (Small)

A B E & F 2 BHK (Large)



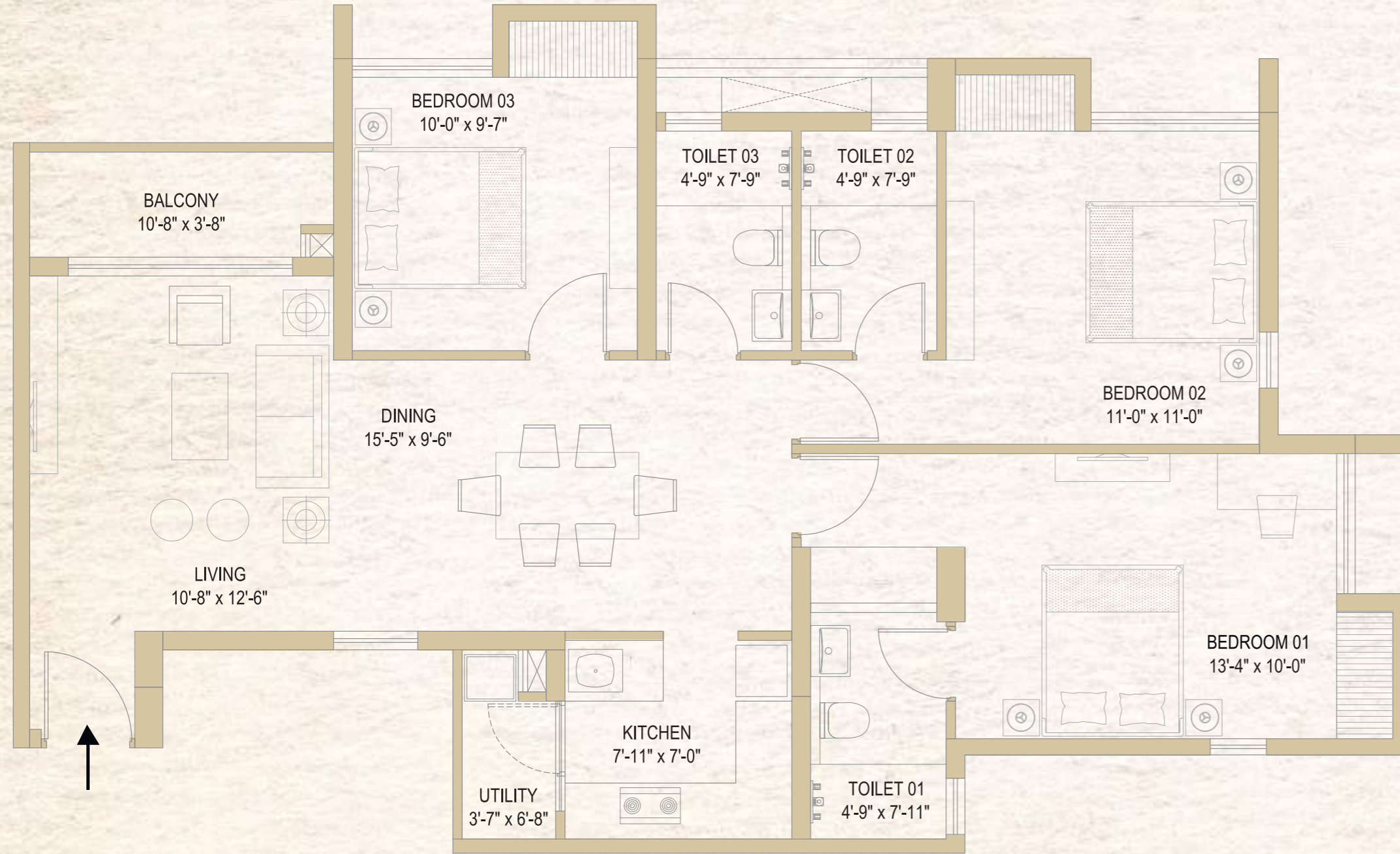
Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
2 BHK (Large)	960	724	611	30

C & D G & H 2 BHK (Small)



Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
2 BHK (Small)	880	659	556	30

C & D 3 BHK (Large)



Apartment information	Super Built Up Area	Built Up Area	Carpet Area as per RERA	Balcony Area as per RERA
	Sq ft	Sq ft	Sq ft	Sq ft
3 BHK (Large)	1460	1110	922	67



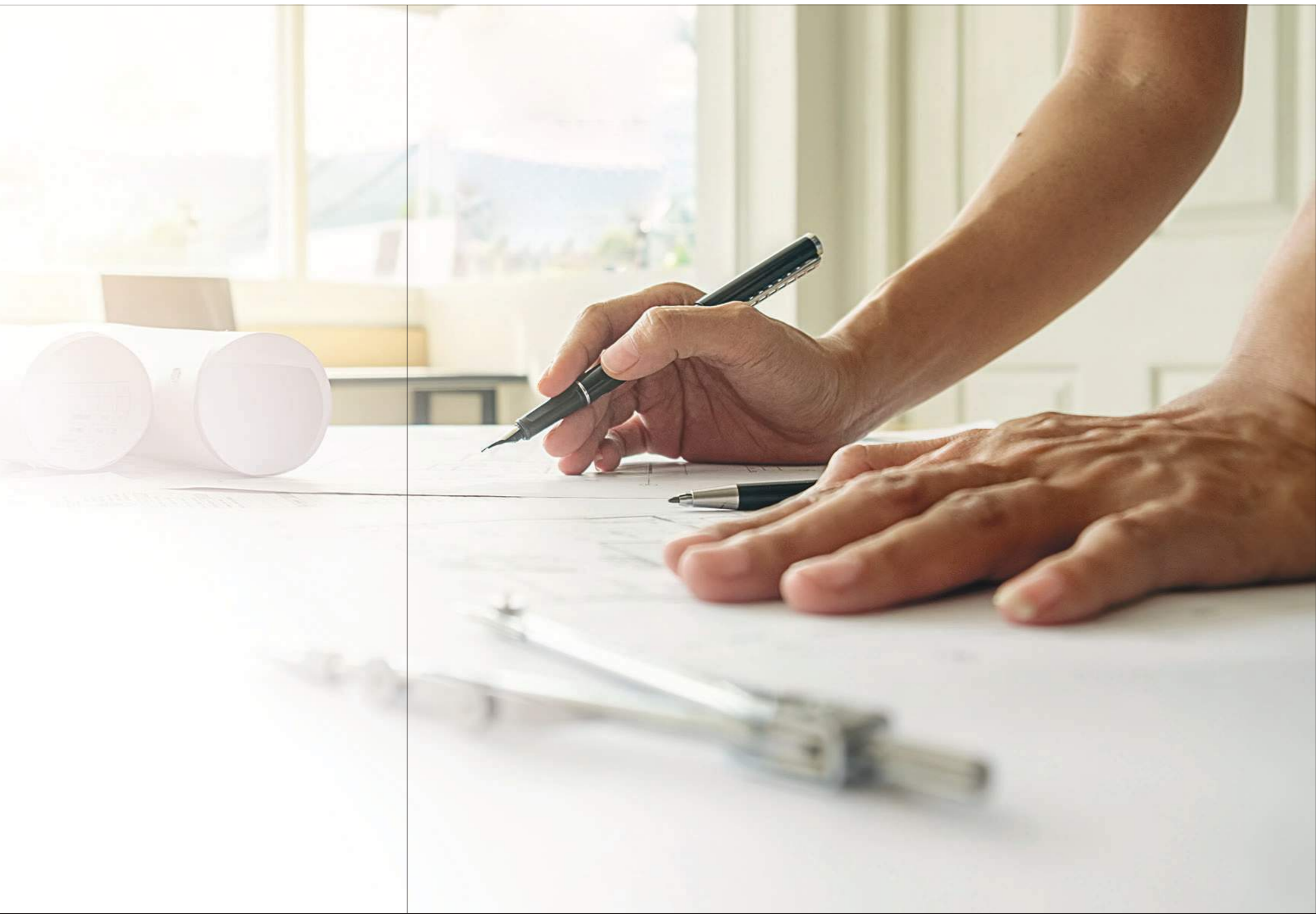
ABOUT US

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.

After Joka, DTC's next flagship project is in Rajarhat – DTC Capital City. It is one of the largest residential project in the area. The project has been designed with an objective of re-imagining big living for customers with a 24m internal arterial road, 90,000 sq.ft central podium, 70,000 sq.ft clubhouse and much more. It will be one of the most iconic projects of Rajarhat.

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.





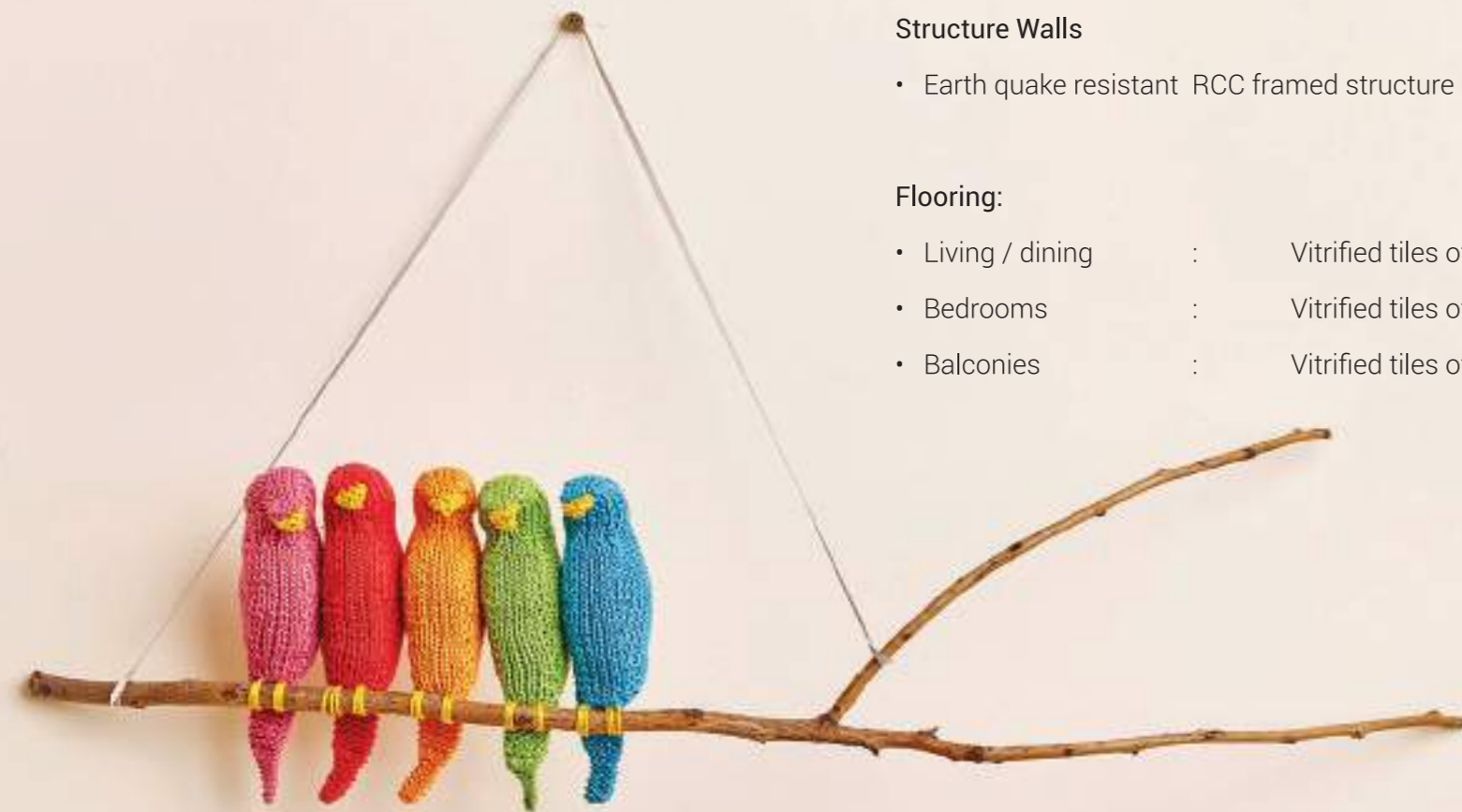
Specifications

Structure Walls

- Earth quake resistant RCC framed structure

Flooring:

- Living / dining : Vitrified tiles of approved make
- Bedrooms : Vitrified tiles of approved make
- Balconies : Vitrified tiles of approved make



Wall finish:

- Internal : Living / dining / bed rooms ; Putty punning over RCC structure
- Lift lobbies : Cladding with painted wall
- External : Weatherproof exterior paints finish

Kitchen:

- Flooring : Vitrified tiles of approved make
- Dado : Ceramic tiles upto 2' above working platform
- Others : Granite counter with stainless steel sink

Toilets:

- Walls : Ceramic tiles up to lintel level
- Flooring : Anti skid Ceramic tiles

Doors & Windows:

- Main Door : Flush door with laminate Finish on outside and paint finish ftom inside

- Internal Door : Flush door with paint Finish on both sides Powder Coated Aluminium Windows/Doors

CP & Sanitary Fittings:

- White sanitary fixtures & CP fittings of approved make

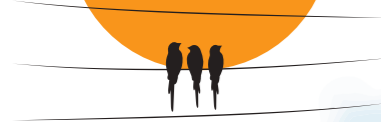
Electrical:

- ISI marked concealed FRLS copper wiring with modular switch of approved make
- Adequate Electrical Switch and sockets in all rooms with AC points in the Living Room & Master Bedroom
- Points for refrigerator, water purifier, microwave/Mixer grinder, points for geyser, exhaust fan along with other electrical points in toilet/kitchens

Power Back up:

- Backup for Common Area & Utilities

Location



www.dtcsjojon.com