

WBRERA/P/SOU/2025/002551
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Marketed by



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THEY SAY LIFE IS
**BITTER
AND
SWEET**





THEY SAY LIFE IS
**UPS
AND
DOWNS**





THEY SAY LIFE IS
**TWISTS
AND
TURNS**





YOU SAY

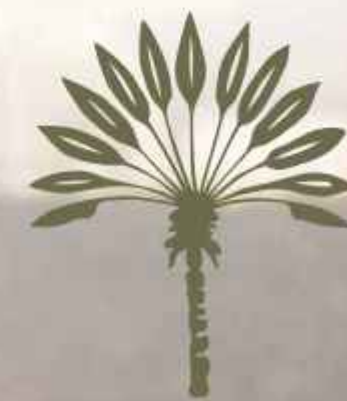
YES YES YES

BECAUSE YOU
AREN'T EVEN
LISTENING



FOR YOU KNOW

**LIFE
IS A
DATE**





Presenting

DTC

DATE TO REMEMBER GROUP

Swipe right on a life that's full of
surprises. Palm Grove, Joka - where
every day is a new adventure and every
moment is a date to remember.



Artist's Impression



Exclusive Clubhouse
Villas with Private Lawn



FALLING HEAD OVER HEELS

WITH EVERY DAY!

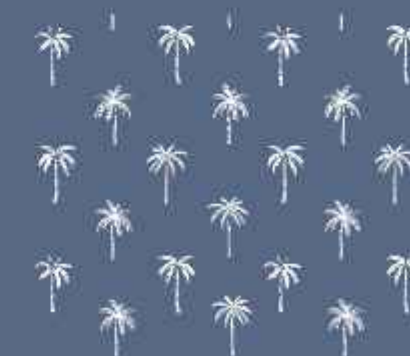


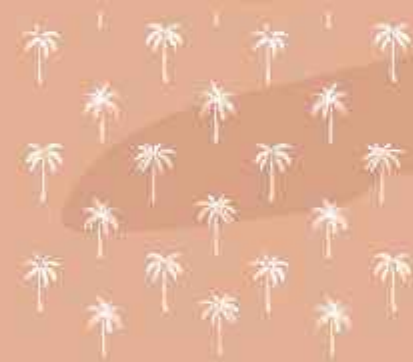
AT PALM GROVE,
LIFE IS LIKE A
FIRST DATE THAT
NEVER ENDS



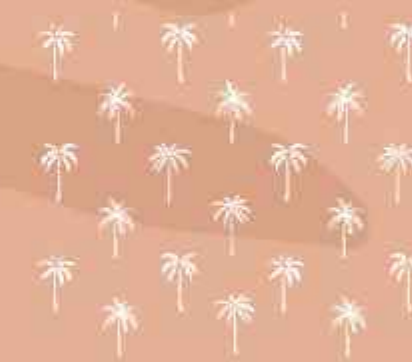
THINK CANDLELIT DINNERS

UNDER THE
STARS





MORNING
WALKS THAT
**TURN INTO
LOVE
STORIES**



AND COSY
EVENINGS THAT
**FEEL LIKE
A WARM
HUG**



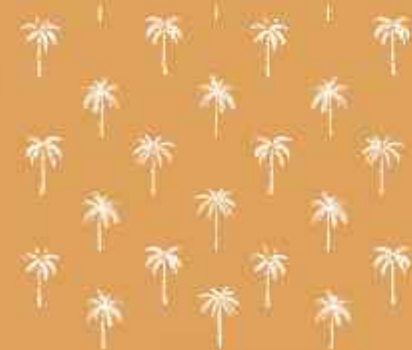
TUCKED AWAY
FROM THE NOISE
BUT STILL CLOSE
ENOUGH TO LIFE'S
ESSENTIALS,
THIS IS WHERE

LOVE AND LIFE BLOOM

Nestled away from the hustle and bustle of the main road in Joka, Palm Grove is your quiet retreat - a cocoon of tranquillity wrapped in lush green landscapes, thoughtfully designed row houses and the luxury of modern living.

HERE, LIFE IS NOT
JUST LIVED BUT

SAVOURED
IN EVERY
MOMENT



Connectivity

Joka Metro	3 kms
Sealdah Station	20 kms
Howrah Station	20.6 kms
Airport	35.7 kms

Schools

Gurukul Vidya Mandir School	2 kms
Vivekananda Mission School	2 kms
Kendriya Vidyalaya, IIM-C, Joka	2.9 kms
Pailan World School	3.2 kms

Hospitals

Medical Unit, IIM Calcutta	2.5 kms
Thakurpukur ESI Hospital	2.9 kms
Kasturi Medical Centre	3.6 kms
Humanity Hospital	4.4 kms
CMRI	12.9 kms

College

PSIS Hotel Management Institute	2.5 kms
ESIC Medical College & Hospital	2.9 kms
Indian School of business Management	17.2 kms



Artist's Impression



Entrance Drop-off Area





Artist's Impression



Joy, West Facing Villas (3BHK)





Artist's Impression



Bliss, East Facing Villas (3BHK)





Artist's Impression



Charm, Premium Villas (3BHK)





Artist's Impression



Delight Villas (4BHK)





YOUR SECRET GARDEN OF ROMANCE

Our beautifully landscaped gardens are your daily escape into nature's embrace. Perfect for that early morning yoga, an evening stroll, or a lazy Sunday picnic. Every step you take is a dance with nature, every breath is filled with freshness and every corner is a story waiting to unfold.





LILY
POOL



SERENITY
GARDEN



FOUNTAIN



REFLEXOLOGY
COURT

GREEN SPACE



TREE PITS WITH
GREEN BED



GAZEBO



Artist's Impression

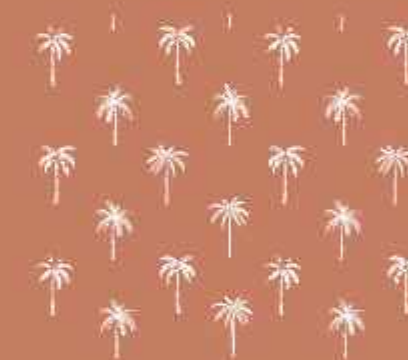


Serenity Garden Area





CIRCLE OF LIFE



Imagine living amongst neighbours who feel more like friends. At Palm Grove, you're surrounded by like-minded people who believe that life is meant to be enjoyed. From weekend potlucks to spontaneous get-togethers, life here is about connection, community and those moments that bring us closer.



SERENITY
GARDEN



JOGGING
TRACK



ACTIVITIES



WALL
CLIMBING



ACTIVITY
LAWN





Artist's Impression



Kids' Play Garden





YOUR SOCIAL PLAYGROUND

YOUR HIDEAWAY

What's life without a little fun? The clubhouse at Palm Grove is more than just a building - it's where you unwind, connect and let loose. From a refreshing swim to a quick workout or just a quiet place to read, the clubhouse is where you make memories that last a lifetime.





CLUBHOUSE AMENITIES



SWIMMING
POOL



GYMNASIUM



BANQUET



KIDS' PLAY
AREA



AMPHITHEATRE



INDOOR
GAMES AREA



Artist's Impression



Clubhouse Entrance





Artist's Impression



Waiting Lounge Cafe





AV Room



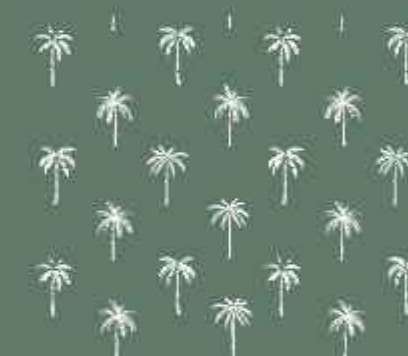
Community Hall



Games Room



Gymnasium



YOUR SAFE HAVEN

With 24/7 security and a community that looks out for each other, Palm Grove isn't just a home; it's a sanctuary. Your date with life should always be carefree and we make sure of that. So go ahead, sleep soundly, laugh loudly and live freely.



YOUR INVESTMENT IN HAPPINESS

At Palm Grove, you're not just buying a house; you're investing in a lifetime of happiness. A home here is a wise choice, a legacy to pass down and a decision that future you will thank you for. This isn't just property - it's your piece of paradise.

SPECIFICATIONS



STRUCTURE WALLS

Earthquake-resistant RCC structure as per IS standard

FLOORING

Bedroom - Vitrified tiles

Living - Vitrified tiles

Toilet - Anti-skid vitrified tiles

WALL FINISH

Internal - Putty punning in living/dining/bedrooms

External - Weatherproof exterior paint finish

KITCHEN

Flooring - Vitrified tiles of approved make

Dado - Vitrified tiles up to 2' above the working platform

Others - Granite counter with stainless steel sink

TOILETS

Walls - Vitrified tiles up to lintel level

DOORS & WINDOWS

Main Door - Flush door with the laminate finish on the outside and paint finish from inside

Internal Door - Flush door with paint finish on both sides

Others - Powder-coated aluminium windows/doors

CP & SANITARY FITTINGS

White sanitary fixture & CP fittings of approved 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, geyser and exhaust fan along with other electrical points in toilets/kitchen

POWER BACKUP

Backup for common area & utilities



PLANS FOR A



PERFECT
DATE



MASTER PLAN



LEGENDS

- 1 ENTRANCE 2 CLUB DROP OFF 3 WATER FEATURE 4 CLUB LAWN 5 ARRIVAL DRIVEWAY 6 DRIVEWAY 7 NEIGHBOURHOOD STREETS
- 8 SOCIAL GARDEN 9 GAZEBO 10 KIDS' PLAY AREA 11 LAWN 12 AMPHITHEATRE 13 PLANTER 14 SERENITY GARDEN
- 15 REFLEXOLOGY COURT 16 STEPPING STONES 17 MOUND 18 JOGGING TRACK 19 GUARD ROOM 20 PERIPHERAL GREEN

- JOY VILLAS
3 BHK - West Facing
- BLISS VILLAS
3 BHK - East Facing
- CHARM VILLAS
3 BHK Premium - West Facing
- CHARM VILLAS
3 BHK Premium - East Facing
- DELIGHT VILLAS
4 BHK

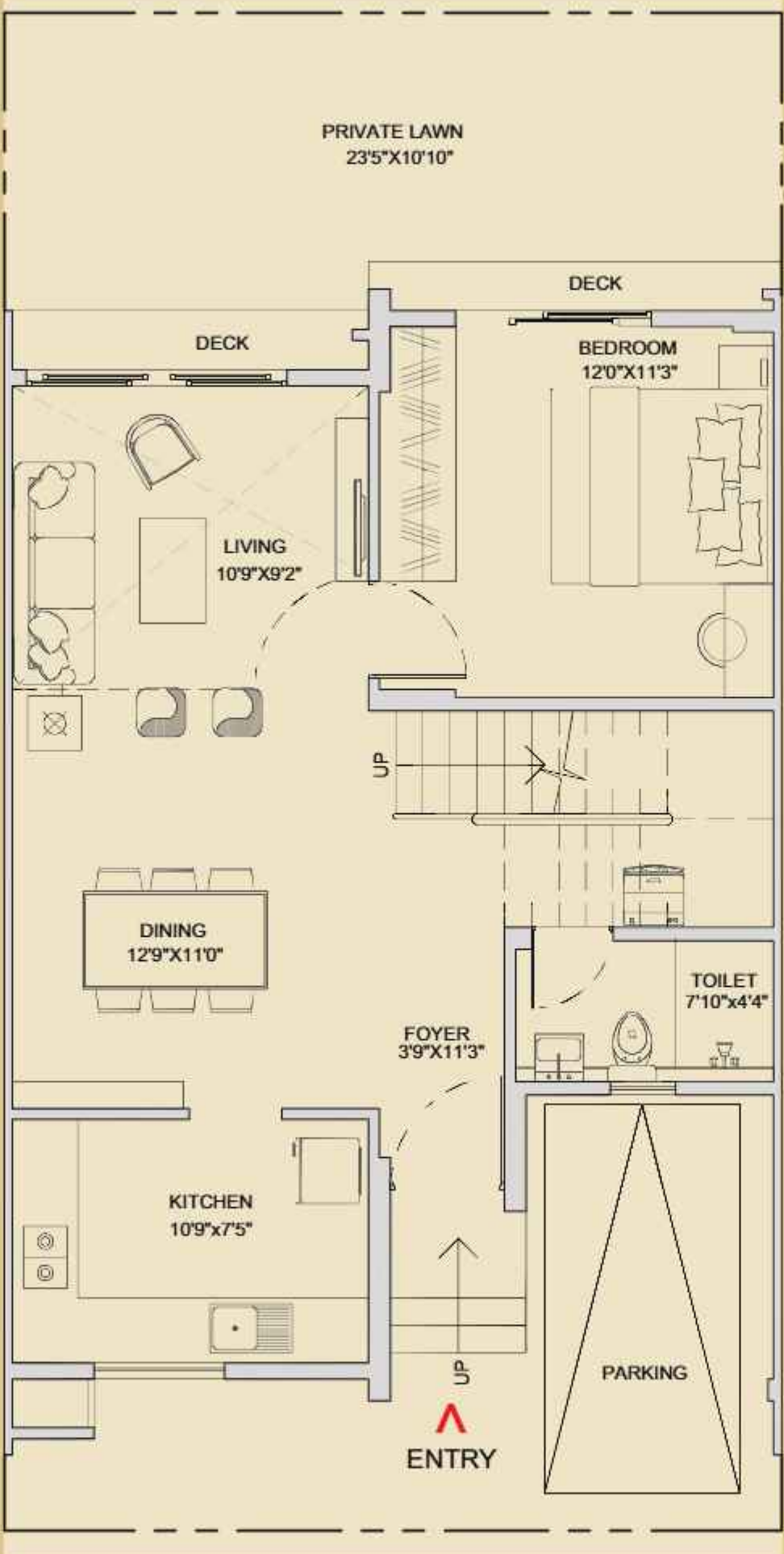
ISOMETRIC VIEW



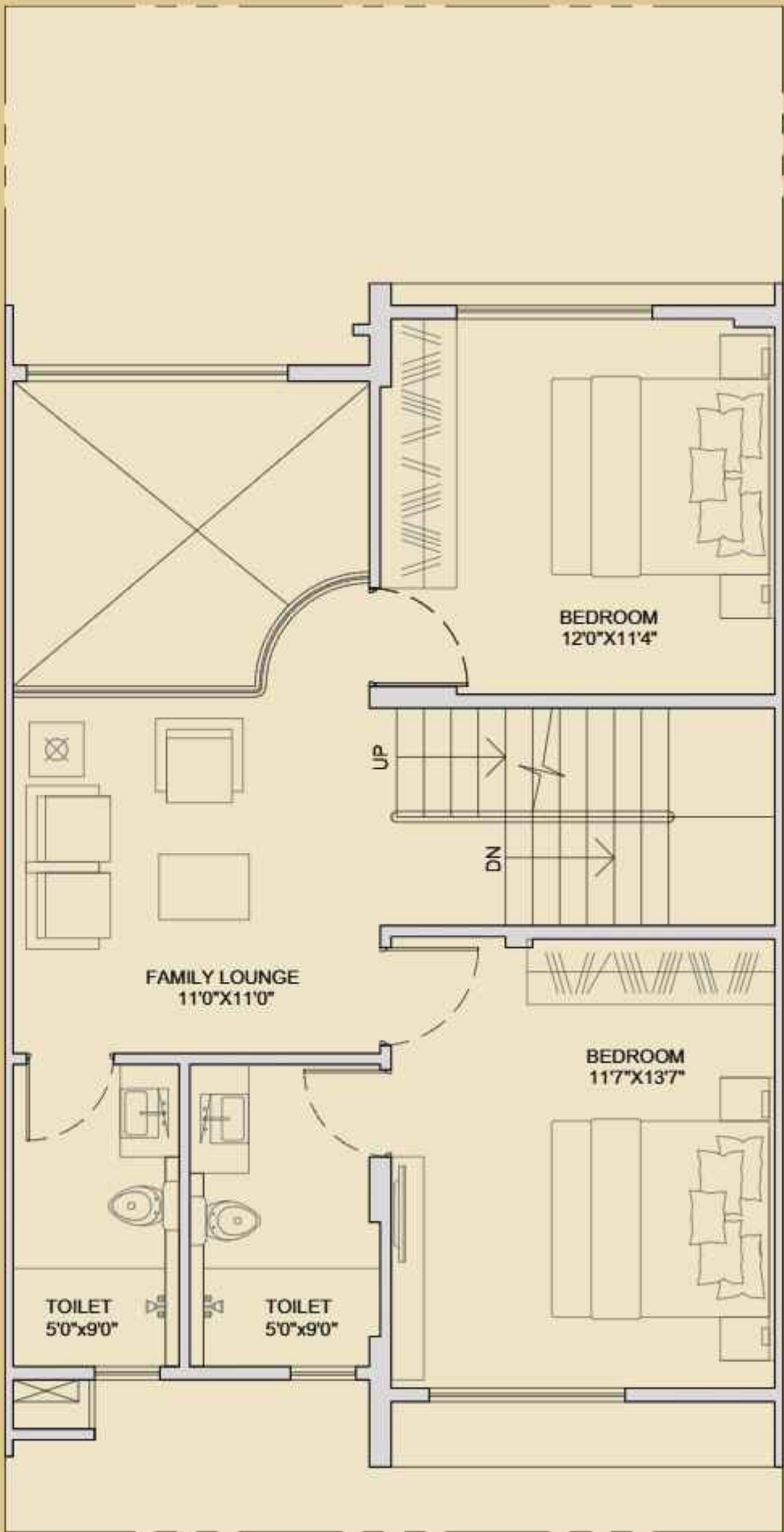
JOY VILLAS PLANS

(3 BHK - West Facing)

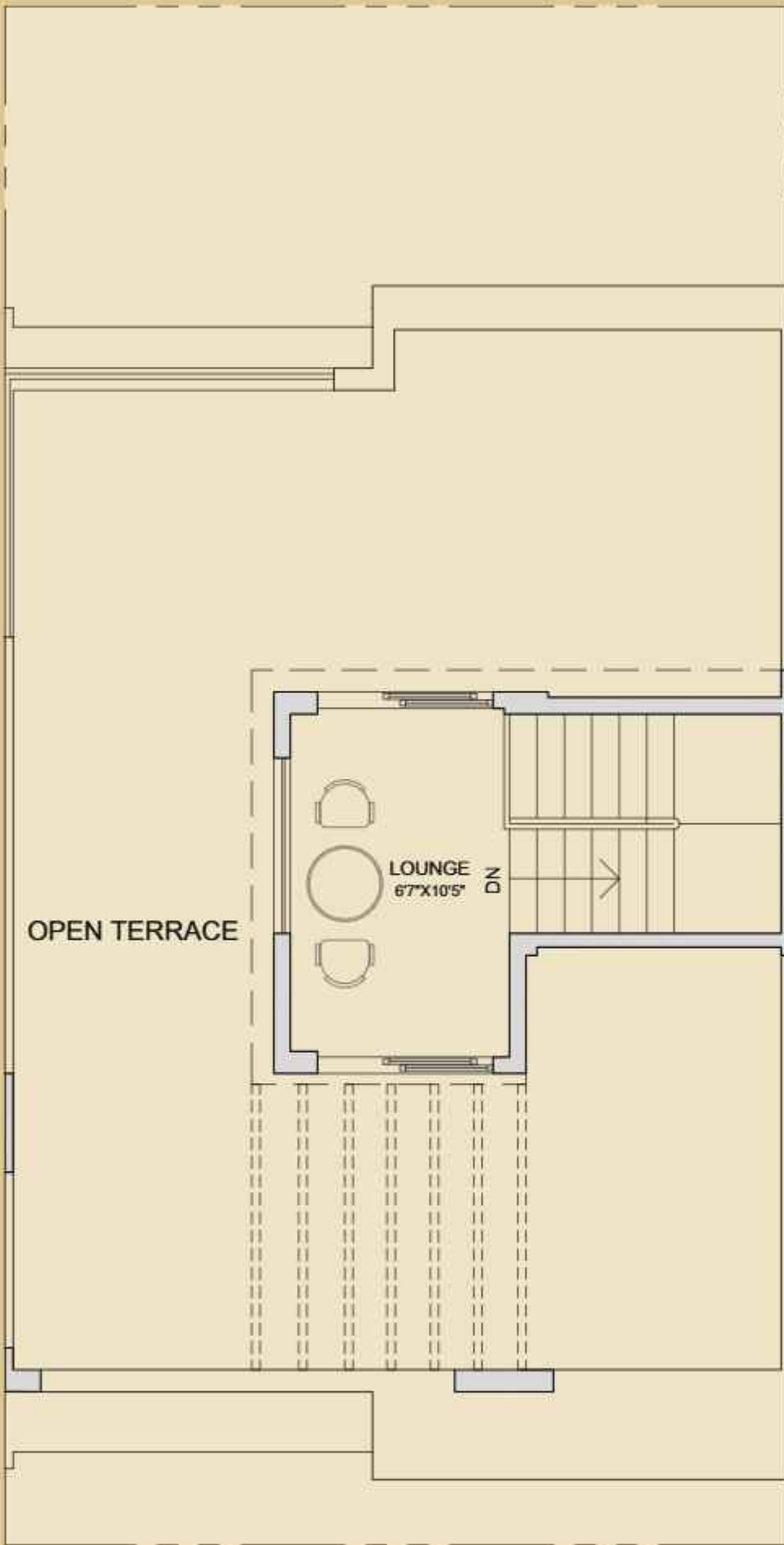
GROUND FLOOR PLAN



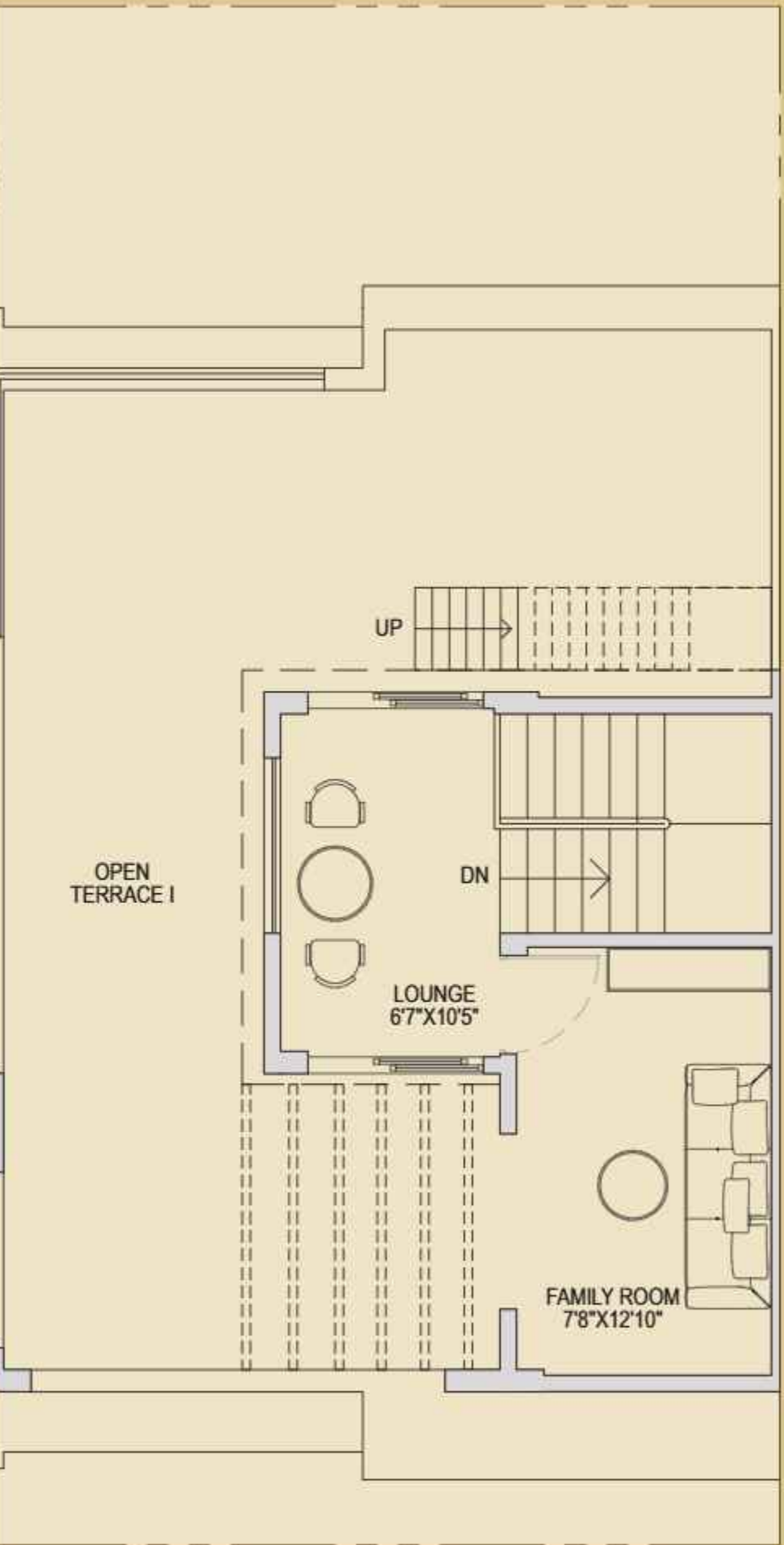
1ST FLOOR PLAN



ROOF PLAN



ROOF WITH 4TH BEDROOM (OPTIONAL)



PLOT AREA	CARPET AREA				BUILT UP AREA					TOTAL S.B.U.A.	PARKING	OPEN SPACES				
	Sq.Ft.	Ground Floor	First Floor	Stairhead	Total Carpet	Ground Floor	Entry Porch	First Floor	Stairhead			Total Built up Area	Front Space	Front Planter	Private Lawn	Open Area
1080	609	621	121	1351	655	18	667	145	1485	1665	69	52	52	230	563	897

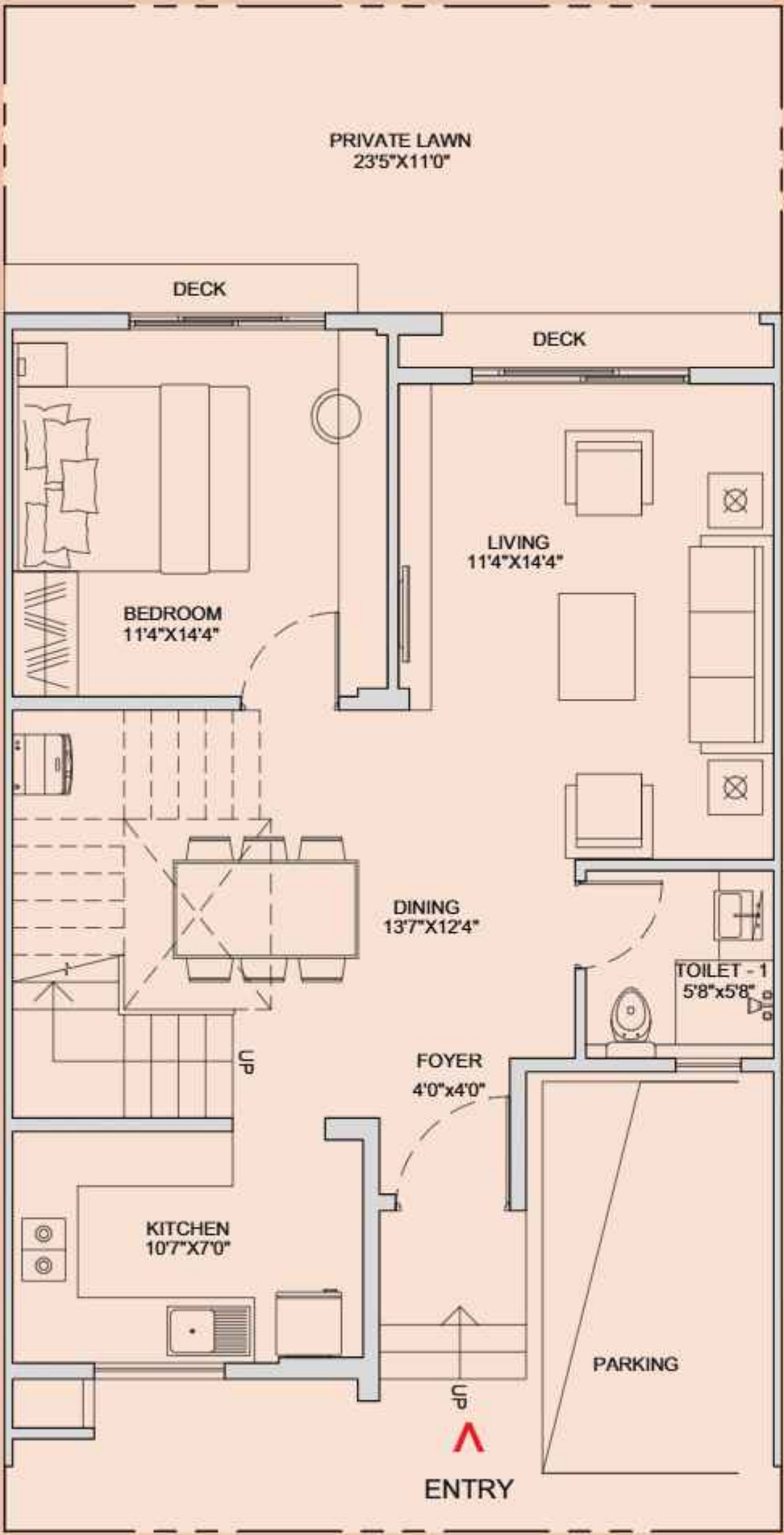
* Area chart without 4th bedroom (optional)

ISOMETRIC VIEW

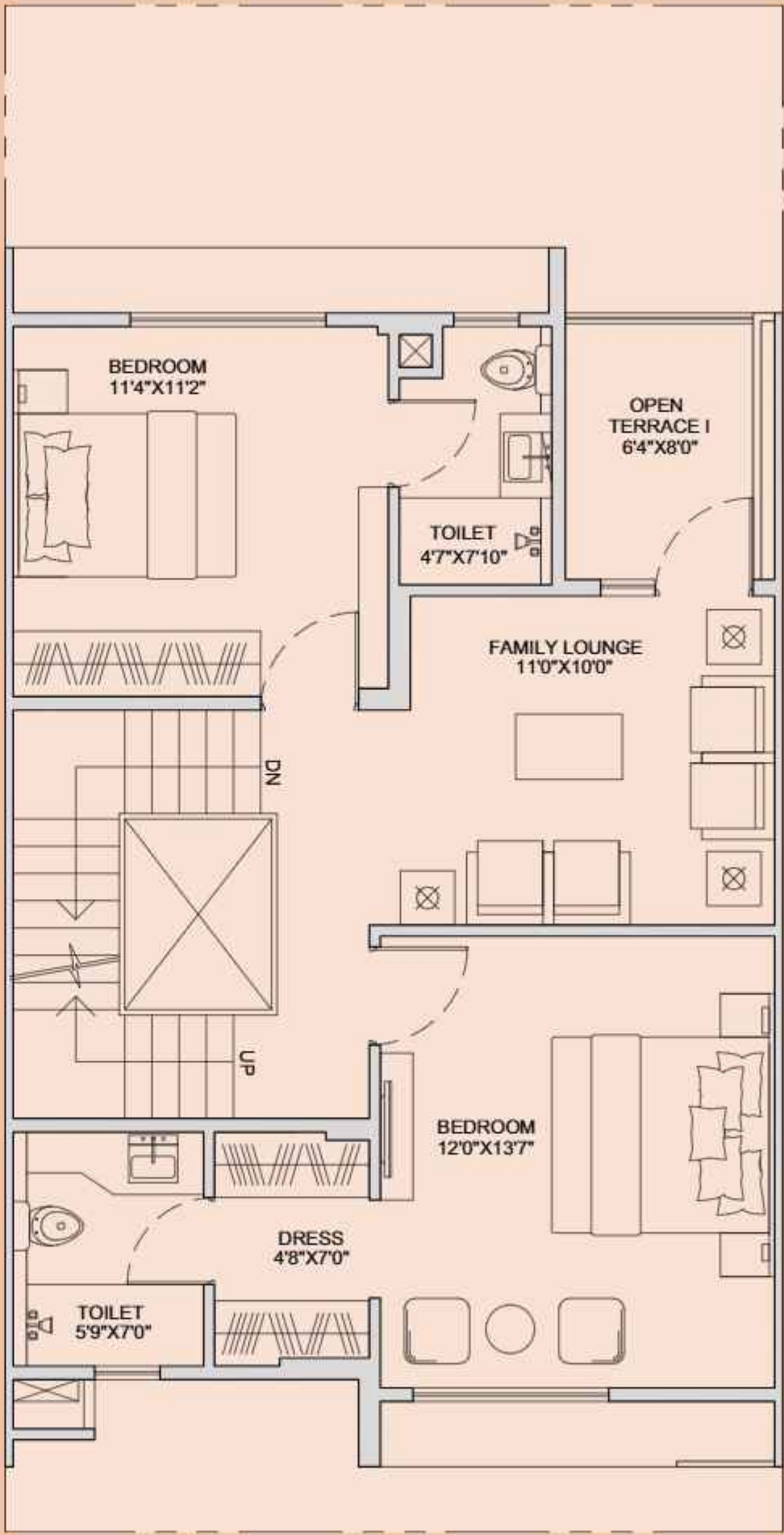
BLISS VILLAS PLANS
(3 BHK - East Facing)



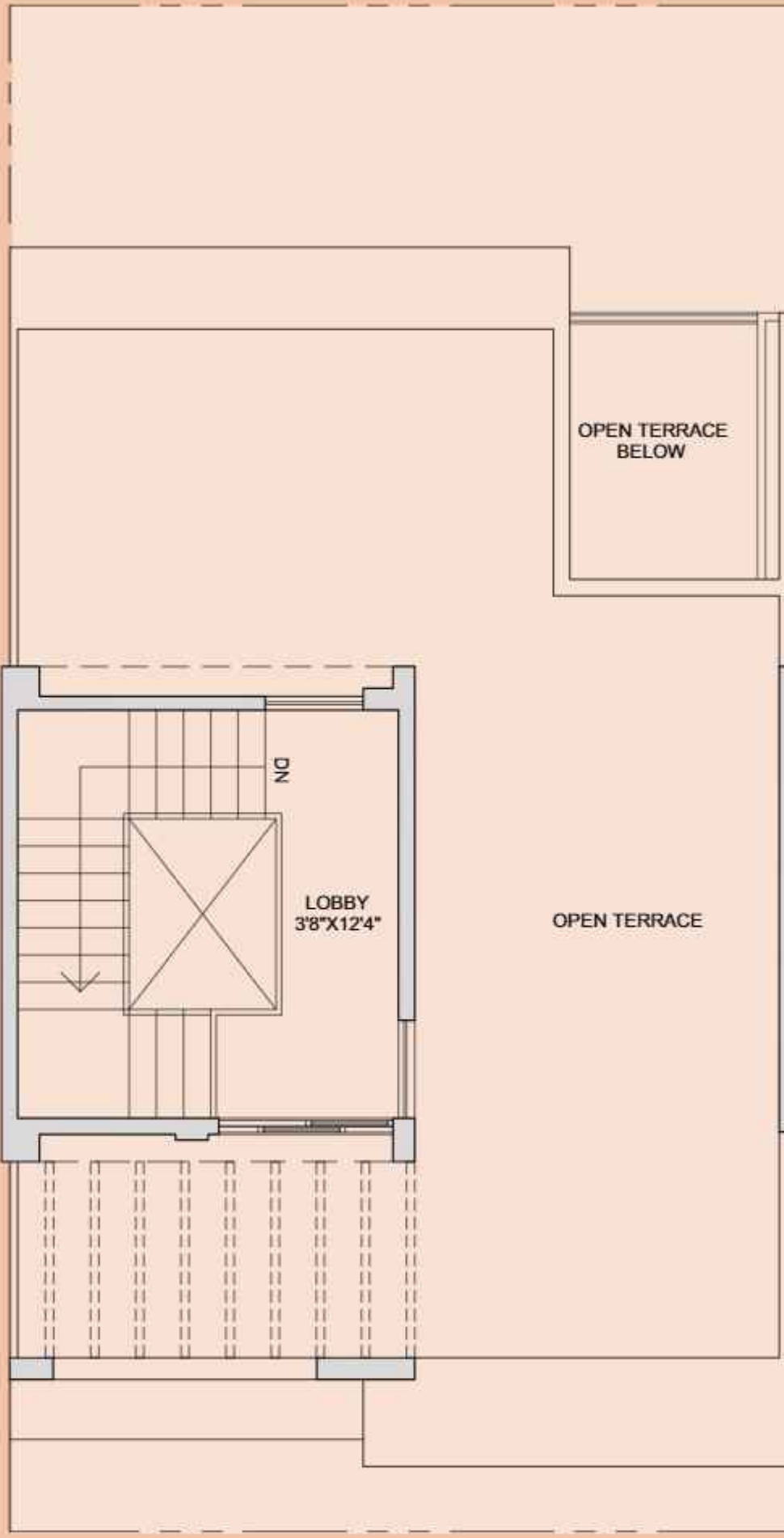
GROUND FLOOR PLAN



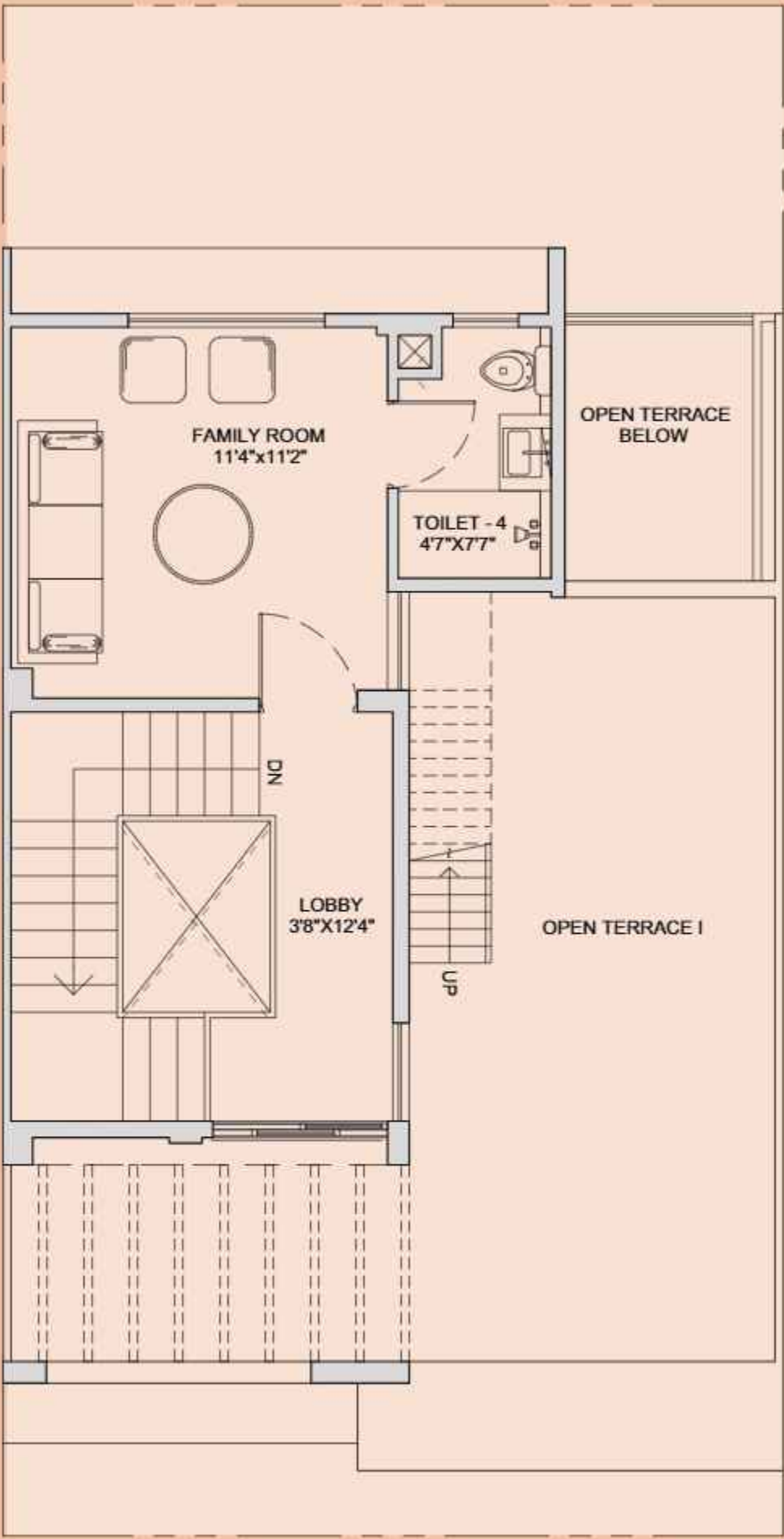
1ST FLOOR PLAN



ROOF PLAN



ROOF WITH 4TH BEDROOM (OPTIONAL)



PLOT AREA	CARPET AREA					BUILT UP AREA					TOTAL S.B.U.A	PARKING	OPEN SPACES					
	Sq.Ft.	Ground Floor	First Floor	Balcony	Stair Head	Total Carpet Area with Balcony	Ground Floor	Entry Porch	First Floor	Stair Head			Total Built Up Area	Front Planter	Front Space	Private Lawn	Open Terrace	Total Open Area
1080		601	646	51	116	1414	643	23	736	139	1541	1730	69	50	55	235	513	853

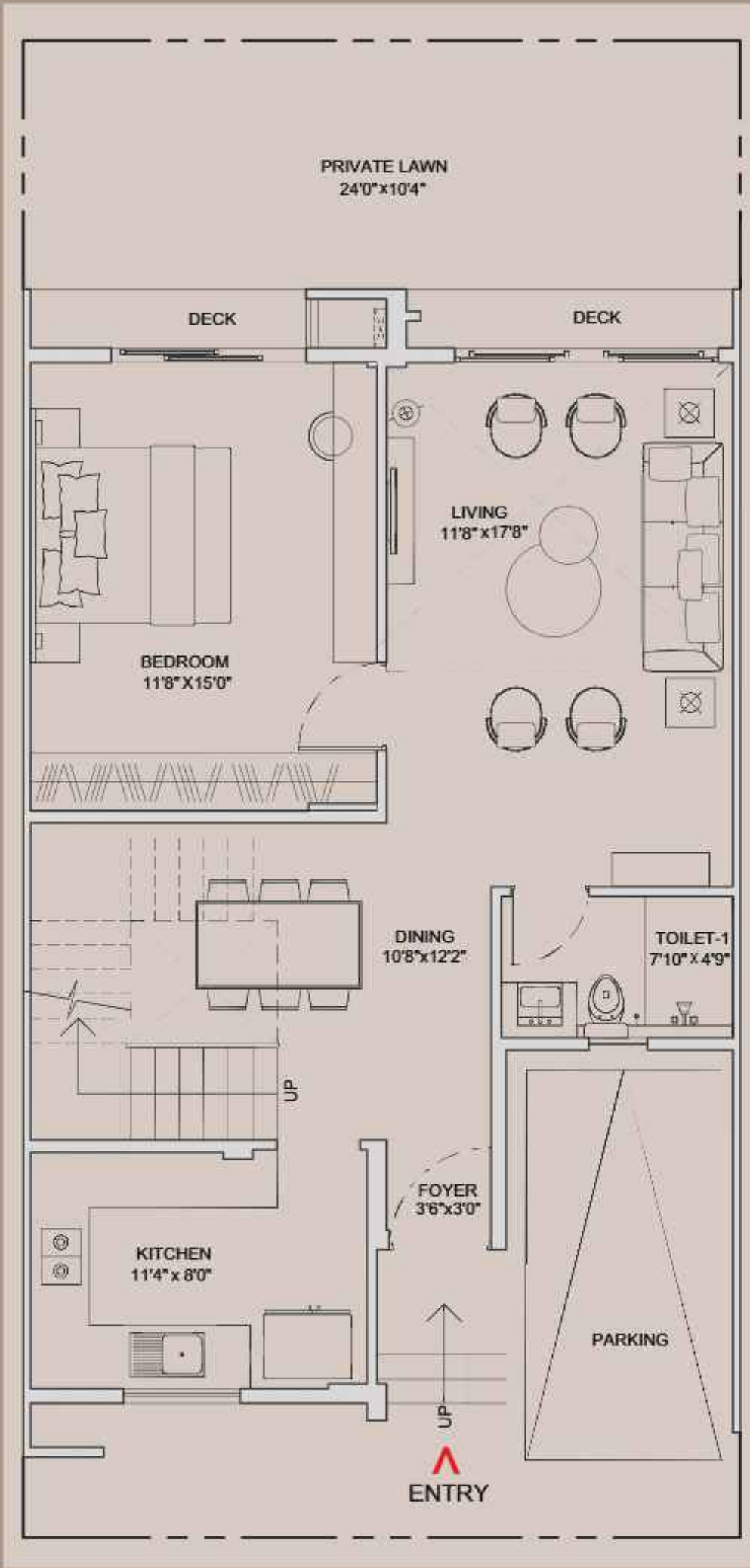
* Area chart without 4th bedroom (optional)

ISOMETRIC VIEW

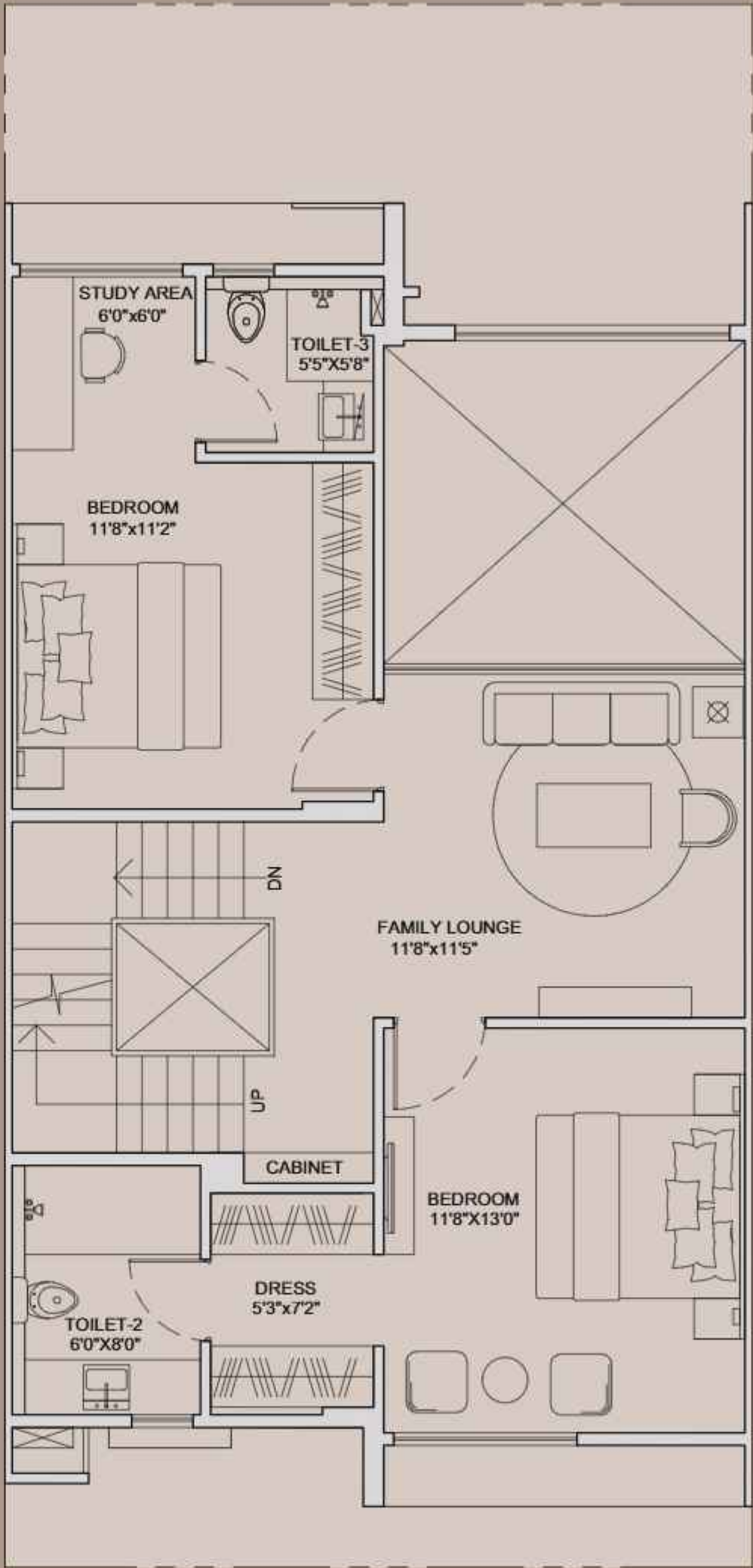
(3 BHK Premium - West Facing)



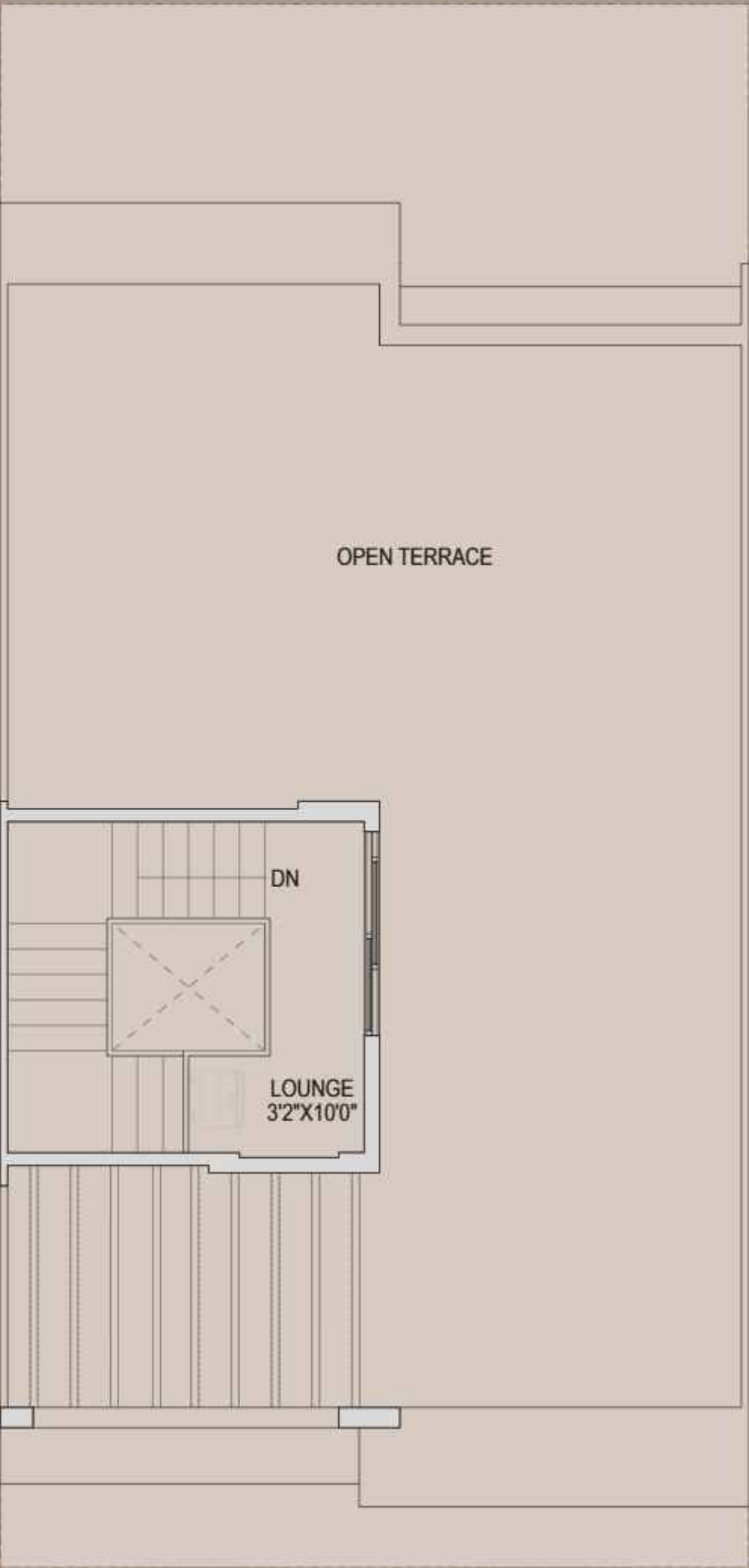
GROUND FLOOR PLAN



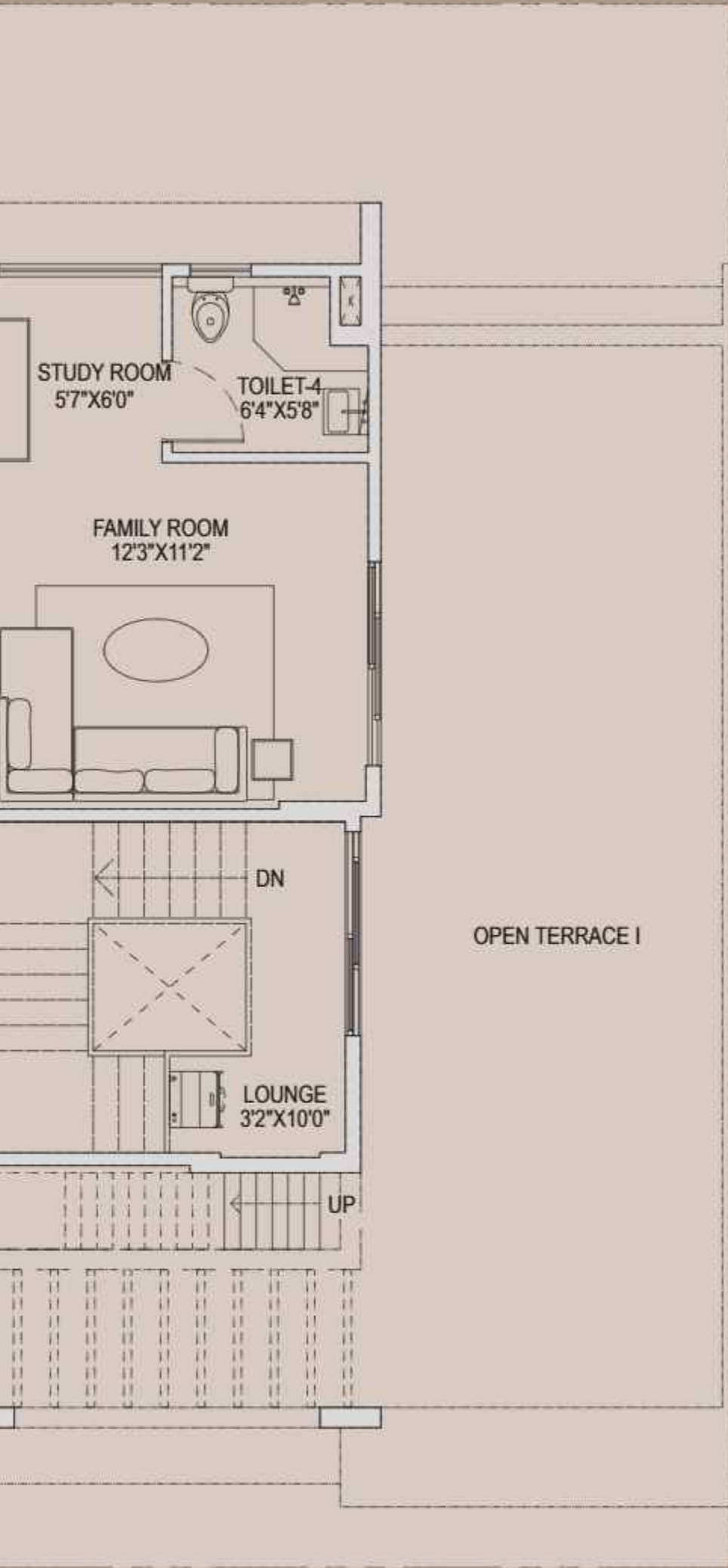
1ST FLOOR PLAN



ROOF PLAN



ROOF WITH 4TH BEDROOM (OPTIONAL)



PLOT AREA	CARPET AREA				BUILT UP AREA					TOTAL S.B.U.A.	PARKING	OPEN SPACES				
Sq.Ft.	Ground Floor	First Floor	Stairhead	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Stairhead	Total Built Up Area			Front Planter	Front Space	Private Lawn	Open Terrace	Total Open Area
1215	697	706	103	1506	744	22	748	122	1636	1835	98	54	46	246	707	1053

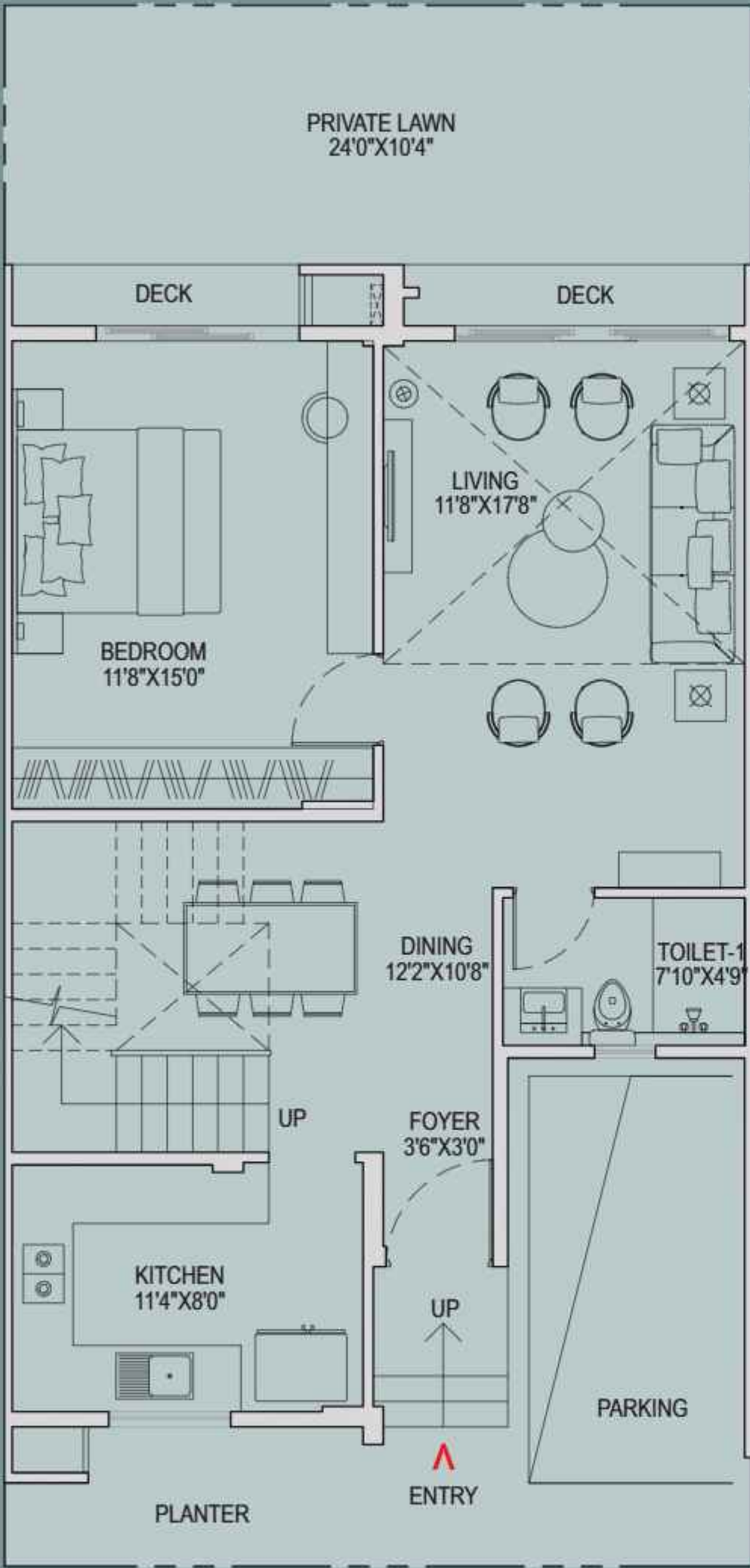
* Area chart without 4th bedroom (optional)

ISOMETRIC VIEW

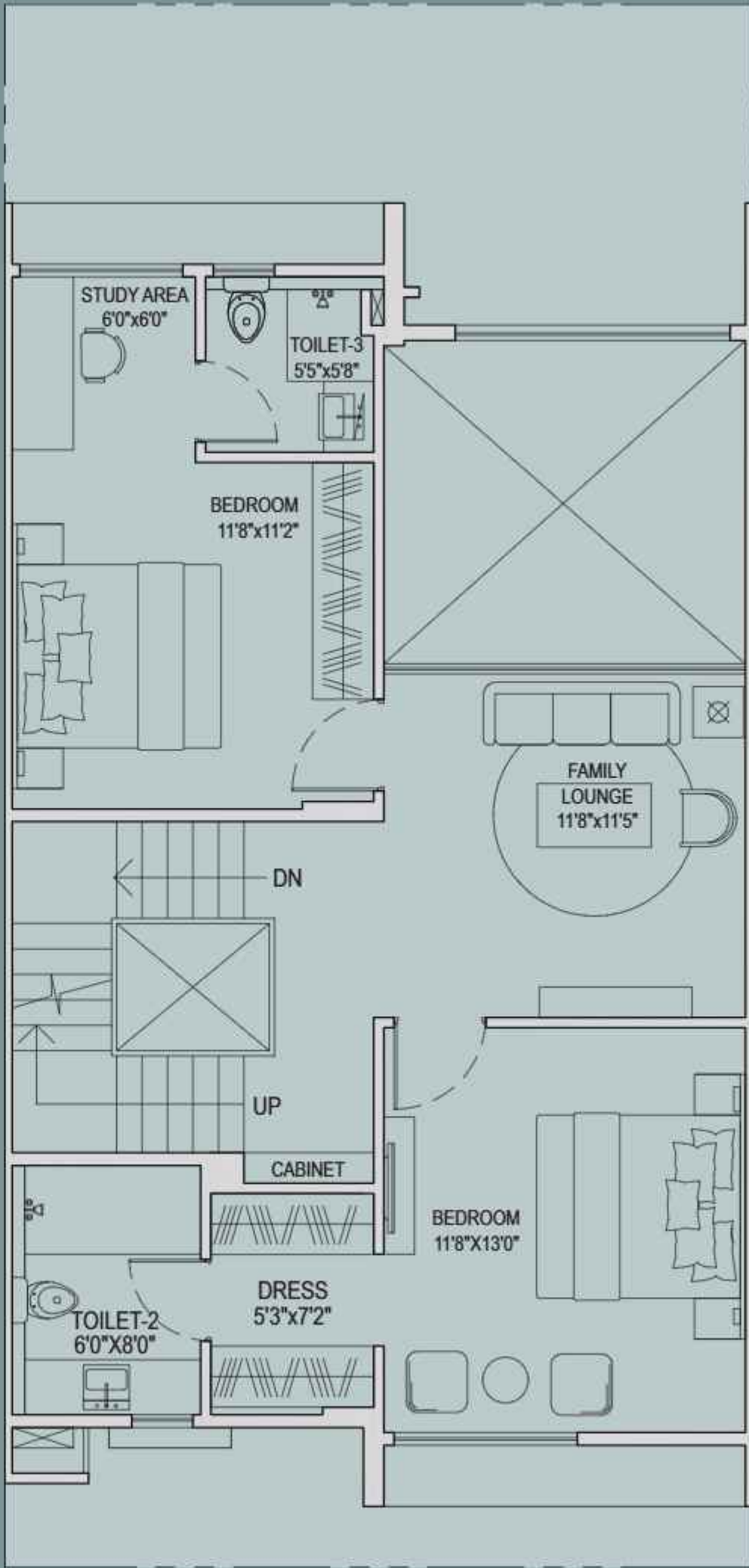
(3 BHK Premium - East Facing)



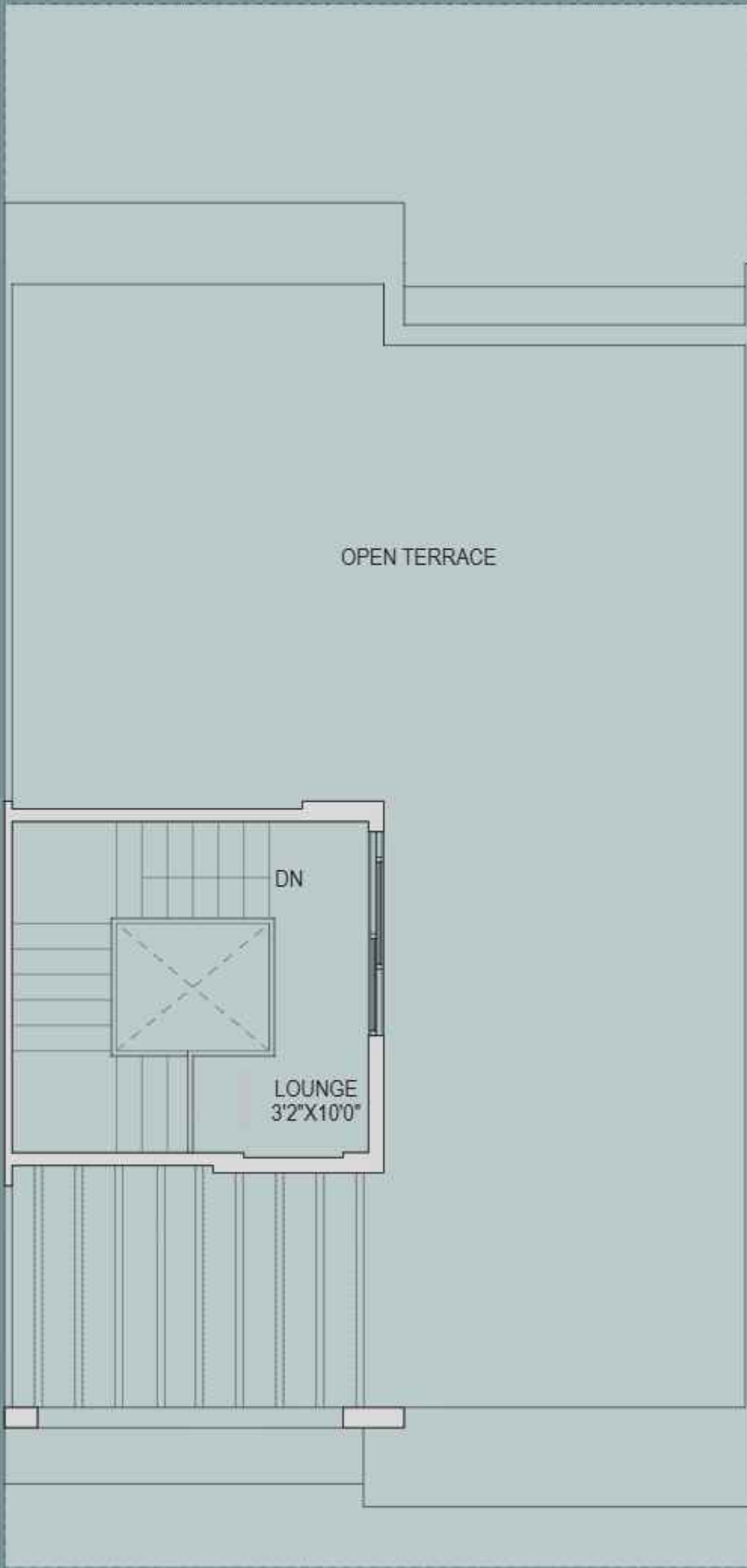
GROUND FLOOR PLAN



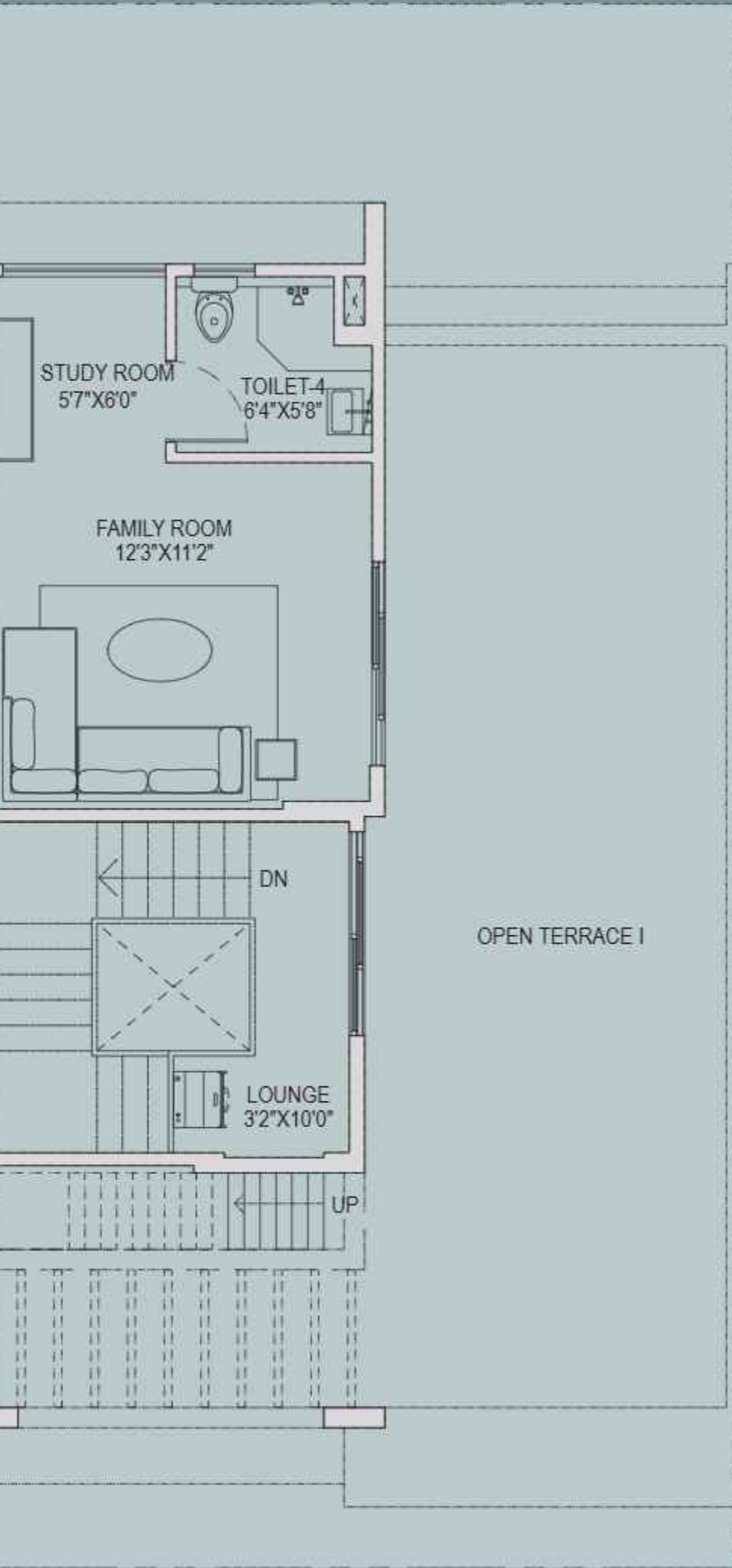
1ST FLOOR PLAN



ROOF PLAN



ROOF WITH 4TH BEDROOM (OPTIONAL)



PLOT AREA	CARPET AREA				BUILT UP AREA					TOTAL S.B.U.A.	PARKING	OPEN SPACES				
Sq.Ft.	Ground Floor	First Floor	Stairhead	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Stairhead	Total Built Up Area			Front Planter	Front Space	Private Lawn	Open Terrace	Total Open Area
1215	697	706	103	1506	744	22	748	122	1636	1835	98	54	46	246	707	1053

* Area chart without 4th bedroom (optional)

ISOMETRIC VIEW

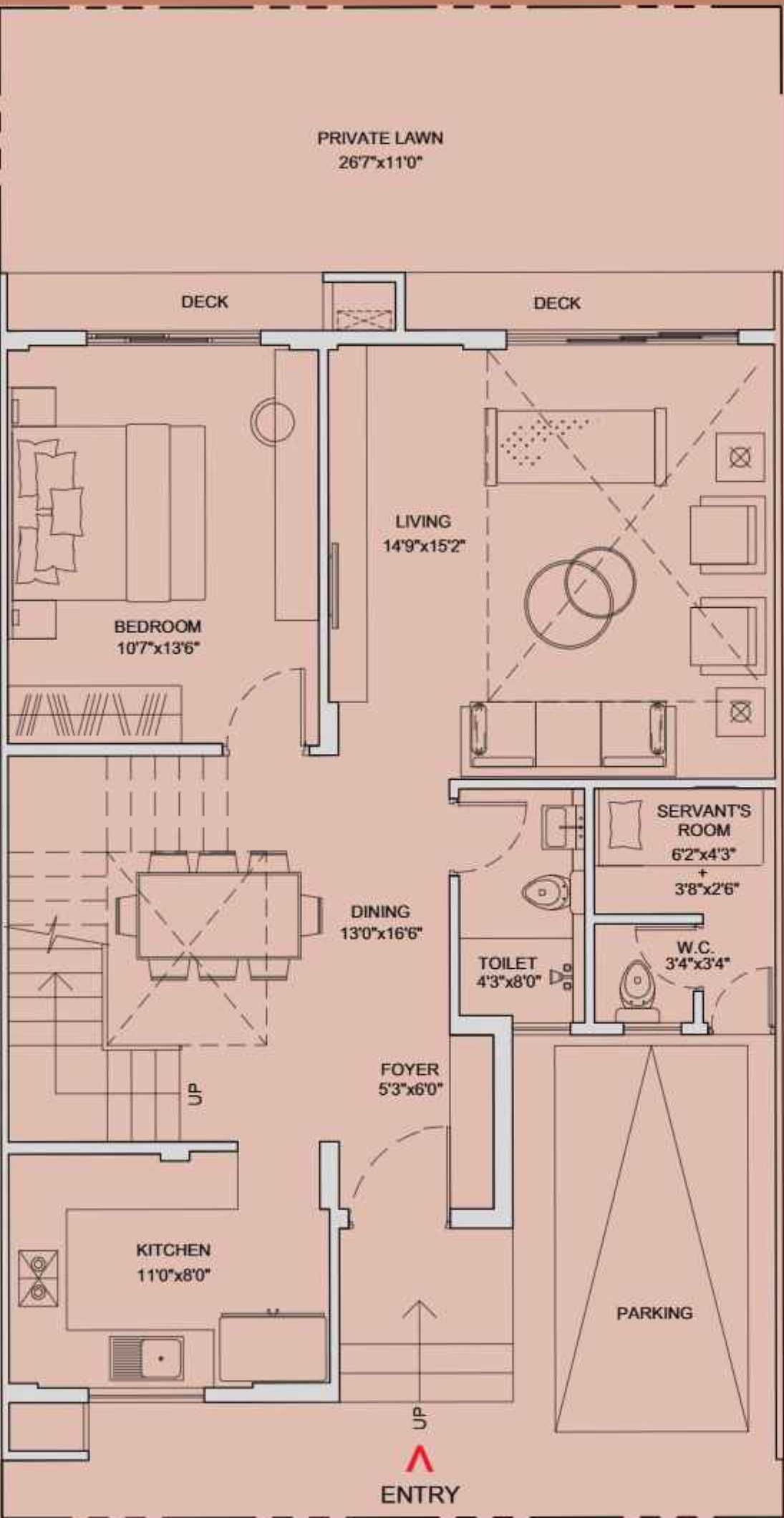


DELIGHT VILLAS PLANS

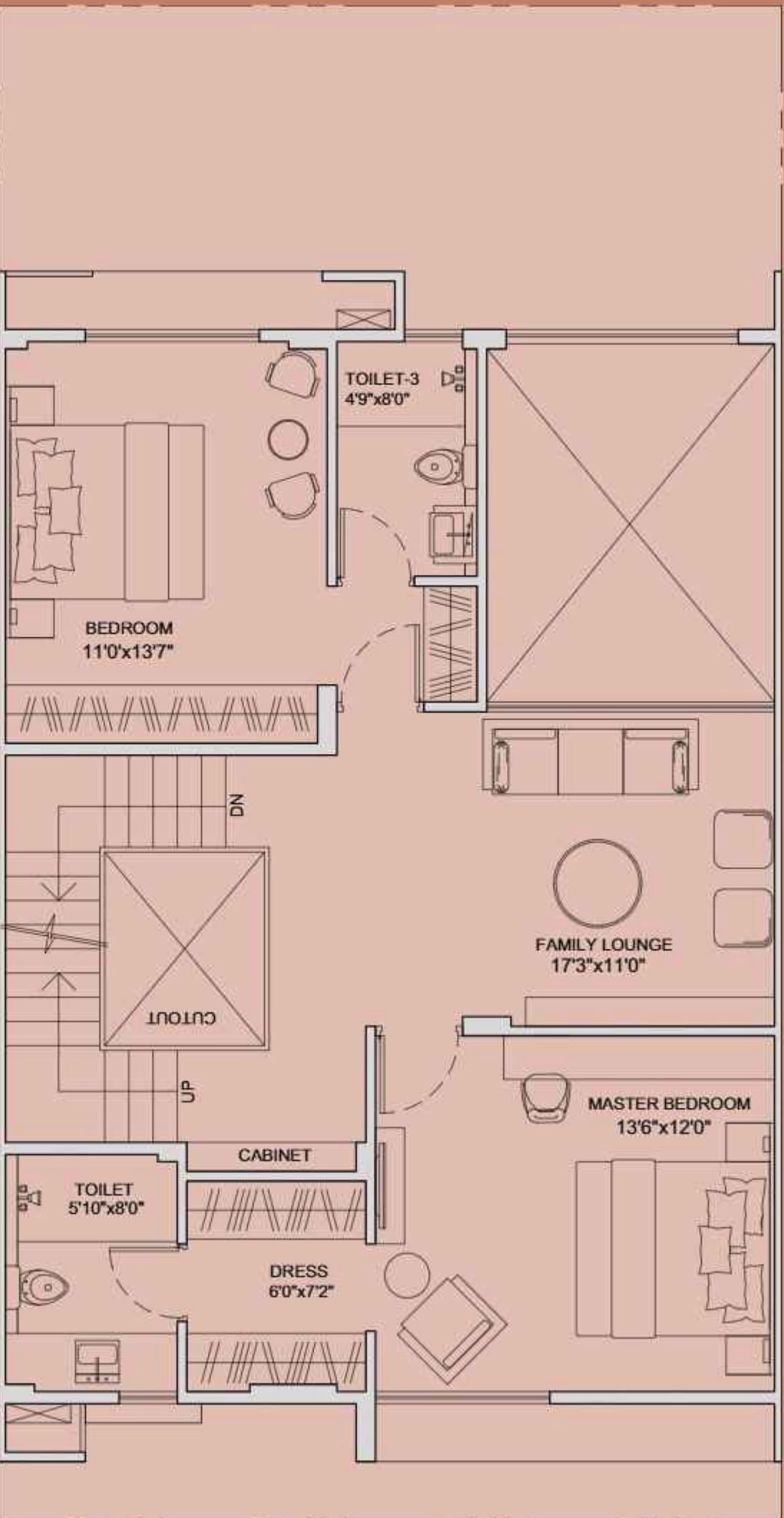


(4 BHK)

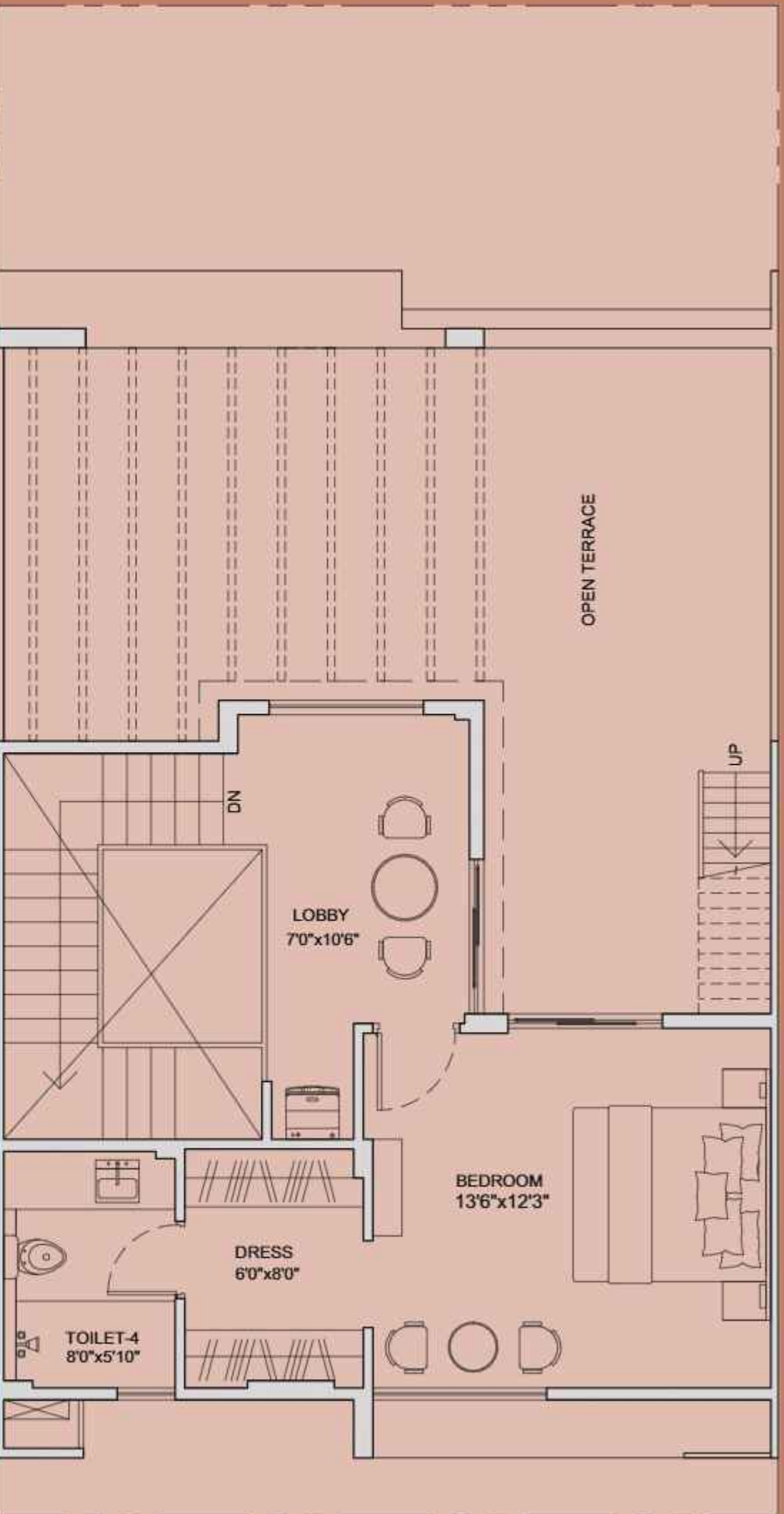
GROUND FLOOR PLAN



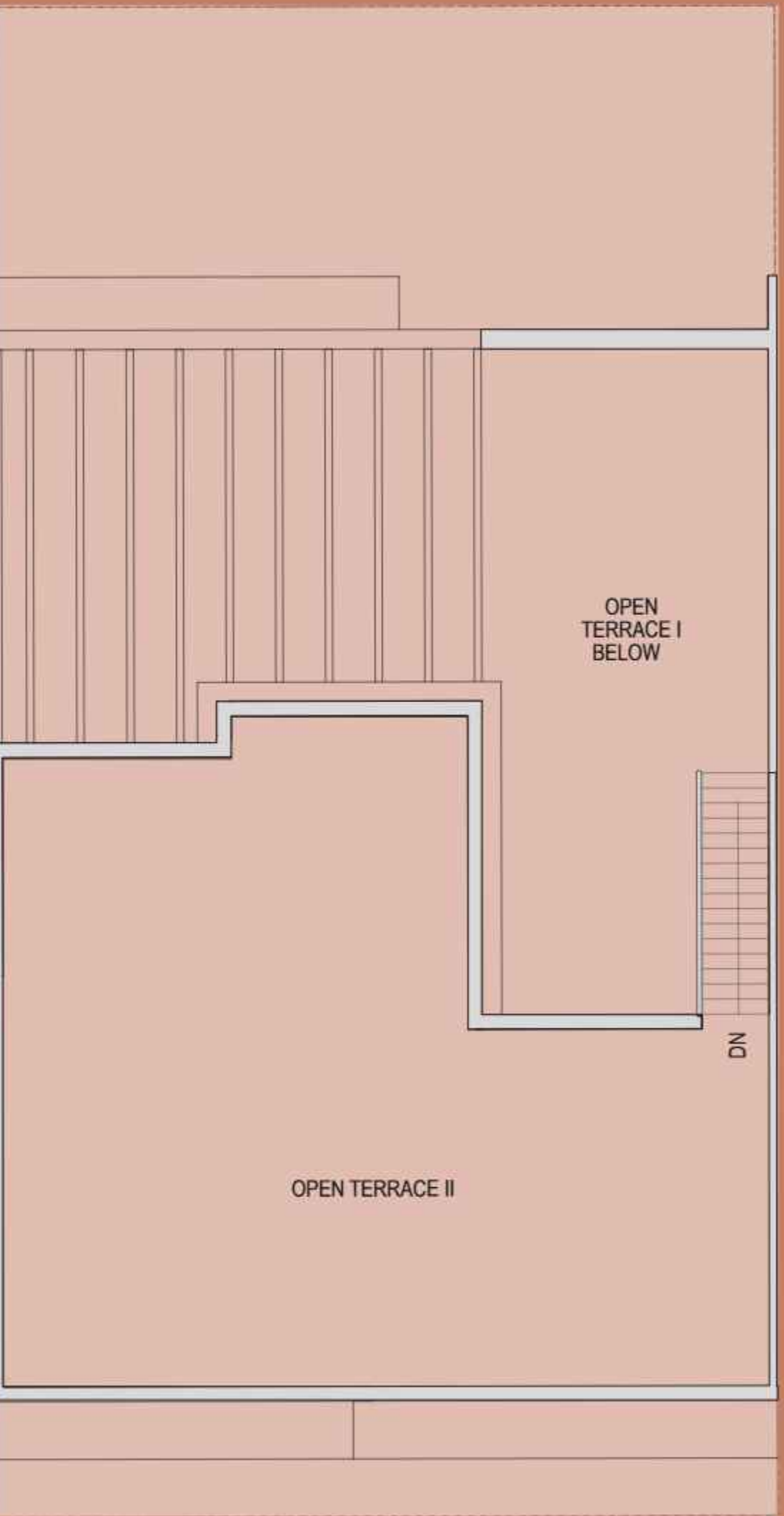
1ST FLOOR PLAN



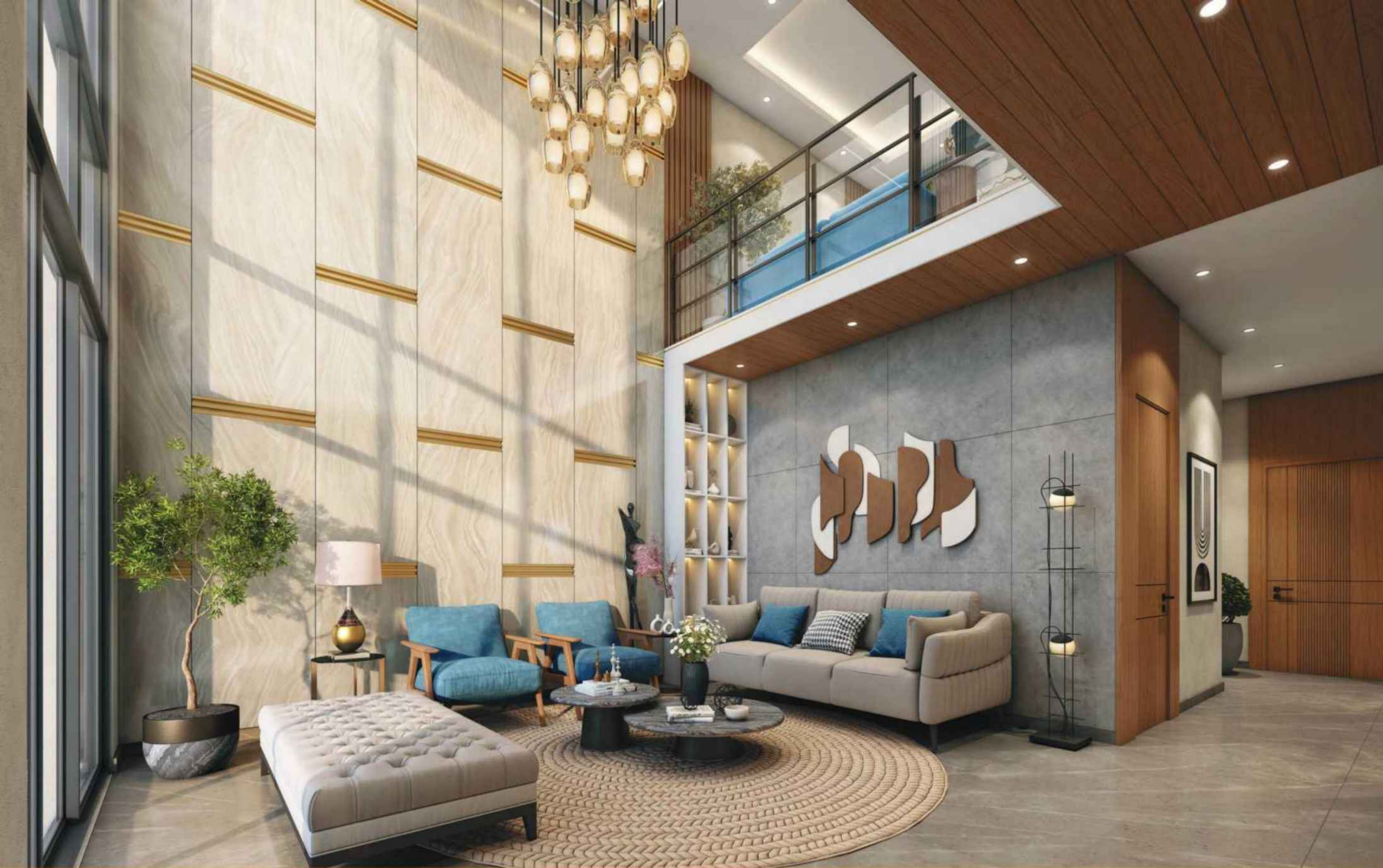
2ND FLOOR PLAN



ROOF PLAN



PLOT AREA	CARPET AREA				BUILT UP AREA					TOTAL S.B.U.A.	PARKING	OPEN SPACES					
	Sq.Ft.	Ground Floor	First Floor	Second Floor	Total Carpet Area	Ground Floor	Entry Porch	First Floor	Second Floor			Total Built Up Area	Front Planter	Front Space	Private Lawn	Open Terrace 1	Open Terrace 2
1365	770	772	440	1982	821	35	814	480	2150	2410	129	44	41	290	435	515	1325



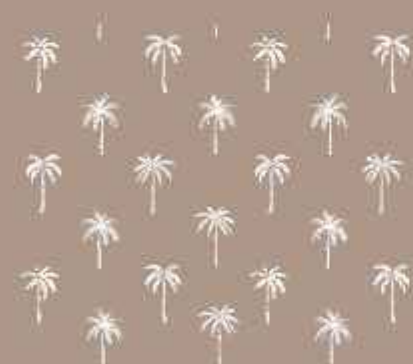
4 BHK Interior





LOVE AFFAIR WITH REAL ESTATE

BUILT TO LAST



Every great romance has a beginning and ours started over 40 years ago. DTC Group has built its name across mining, real estate, infrastructure and logistics - laying foundations not just for structures, but for stories worth living.

Our journey in real estate began with Orchid Point and Orchid Towers in Kankurgachi - 1,00,000 sq. ft. of retail space delivered in just 14 months. A bold start that shaped everything to come.

Then came DTC Southern Heights in Joka, a community that changed the skyline and the lifestyle of South Kolkata. Spread across 20 acres, with 900 homes delivered and a 40,000 sq. ft. clubhouse (one of the largest in the city), it redefined affordable living and earned recognition from ET Realty, CREDAI Bengal and Realty+. With a 5-star CRISIL rating, it remains a benchmark for quality.

Next, we scaled new heights with DTC Capital City in Rajarhat, one of the region's largest residential projects - designed to elevate modern living with precision and grandeur.

And now, we return to Joka with something intimate, something special. Welcome to Palm Grove - a boutique row house community that brings the DTC promise of quality to a more personal scale. A project where life slows down, green spaces stretch wide and each home is crafted to feel like a love letter to everyday living.

With over 1.5 million sq. ft. delivered and another 3 million sq. ft. under construction, DTC Group continues to build not just buildings, but places that feel like home the moment you step in.



COMMIT DELIVER GROW

CREATING SPACES WHERE YOU DON'T JUST
LIVE - YOU FALL IN LOVE WITH LIFE.



SAY

'I DO' TO PALM GROVE

Now that you've seen all that Palm Grove has to offer, it's time to make a choice. Are you ready to start your love story? Come, visit us and let's make your dream home a reality. Palm Grove - where your date with life begins