



THE
LINE
NARSINGI

IT'S NOT A DREAM

THE
LINE

KOKAPET

IT'S NOT A DREAM

The Line is the prime chance to possess a home in the highly coveted Narsingi neighborhood. Its strategic proximity to Gachibowli, the airport, and emerging business districts enhances its allure. Yes, your dream of owning a home here is within reach – It's not a dream!

DEVELOPED BY

TERMINUS | **NCC**
Urban | Optimity



THE
LINE



1181
RESIDENCES

69
3 BHK DUPLEXES

559 553

3 BEDROOM RESIDENCES
1,350 - 1,650 SQ FT

2 BEDROOM RESIDENCES
1,200 - 1,275 SQ FT

5.58
ACRES OF A LUSH LAYOUT

33 FLOORS
GROUND FLOOR
4 BASEMENTS

Amenities Space - 55,000 SQ FT

THE LINE

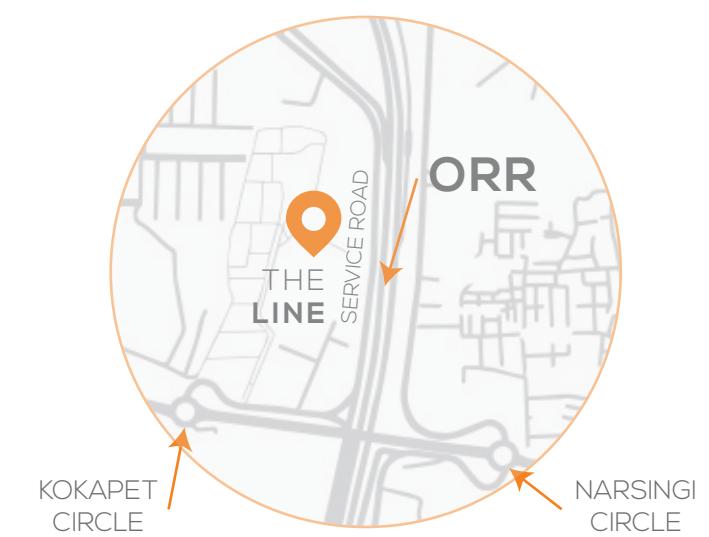
IT'S NOT A DREAM

A never again opportunity to own a home in Narsingi, South West Hyderabad.

125 acres of Eco park coming up in Kothwalguda with India's largest aquarium

HMDA road development with 22 km cycle track and Joggers track from Kollur till Appa junction

NEIGHBOURHOOD



KEY DISTANCES

WORK

KILOMETRES MINUTES

Microsoft	8	14
Wipro	8	14
Cognizant	3.5	6
Google	3.5	6
Accenture	4	6
ADP	3	5
Microchip Technologies	6.3	10
ICICI	6	11
Amazon	6	11
Broadcom	7	9
Franklin Templeton	6	9
HCL Technologies	4	6
Infosys	9	15
Capgemini	4.5	9
NVIDIA	5	10

EDUCATION

KILOMETRES MINUTES

Delhi Public School	7	15
Oakridge International School	7	15
Keystone International School	6	15
The Shri Ram Universal School	5	12
The Future Kids School	5	12
The Gaudium School	5	10
Phoenix Greens School	2	6
Rockwell International School	2	5
The Global Edge School	1.5	4
Indian School Of Business	2	5

HEALTHCARE

Continental Hospitals	6	15
Rainbow Children Hospitals	5	10
KIMS Hospitals	8	17
AIG Hospitals	9	22
Omega Hospital	8	17
Medics Hospitals	5	12
AMVI Hospital	4	12
Freedom Hospital	3	6
Vicinity Hospital	2	4
Bommineni Hospitals	2	4
Shadan Hospital	6	12

ENTERTAINMENT

Kokapet One	1	3
Preston Prime Mall	9	15
Sarath City Mall	11	20
Inorbit Mall	12	20
Sensation Mall & Screens	2.4	6
Fly Zone	6.5	10
Emaar Golf club	8	14
Gandipet Park	5	10
OKOS Go Karting	5	10
Pullela Gopichand Academy	8.5	15
Hyderabad Polo and Riding Club	9	17
Cycling Track (22 km)	0.1	1
Sports Hub around ORR	1.5	3



LIVE
WHERE THE FUTURE
OF HYDERABAD
IS EVOLVING

DESIGN CONCEPT

A contemporary condominium designed with ethos and values of our traditional vastu shastra and modern lifestyle outlook to accommodate rich culture from the past and niche calling of the future under the same roof, keeping room for more light and ventilation and looking onto a continuous central green with pool, only to enhance the plush serene feel of abode in the heart of the city which one may call home. Convenience drafted with the stencil of functionality where aesthetics are developed to withstand the test of time and enhance its elegance with passing years.

ARCHITECT : PG PATKI



GROUND FLOOR LOBBY



GROUND FLOOR LOBBY

THE
LINE



CLUB HOUSE



SWIMMING POOL



OUTDOOR SEATING AREA

AMENITIES

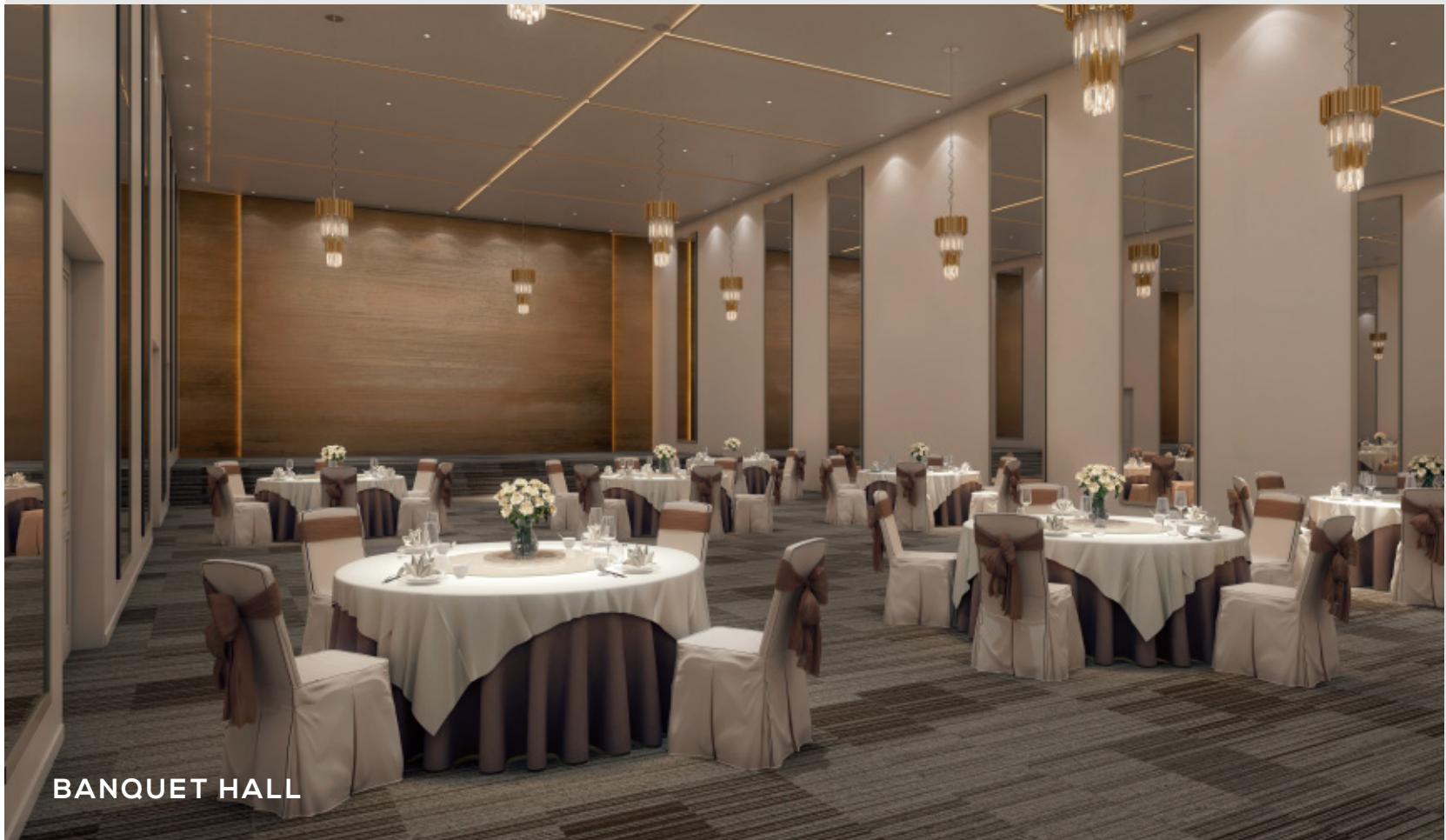
The amenities at The Line are thoughtfully planned to look after all your sports, recreation and convenience needs.

OTHER AMENITIES

INDOOR
GAMES ROOM
SALON
& SPA

TABLE
TENNIS
RETAIL
STORES

RESTAURANT

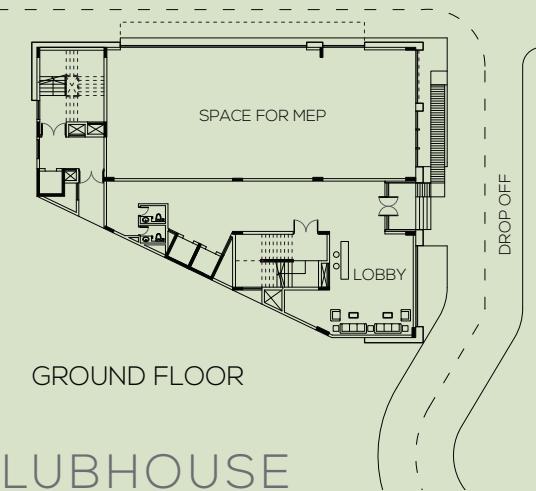
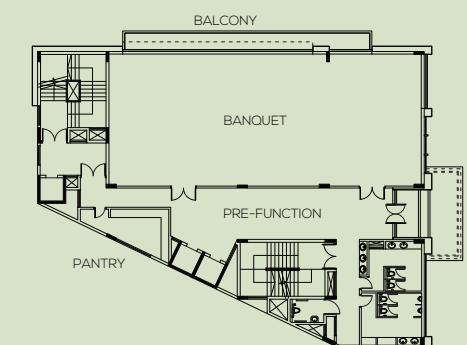
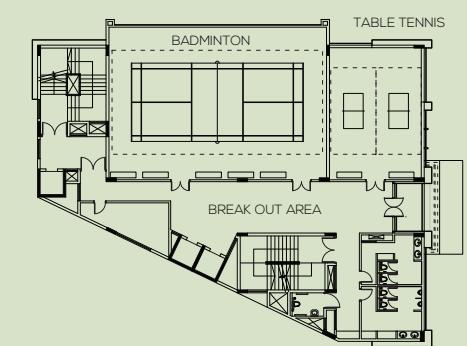
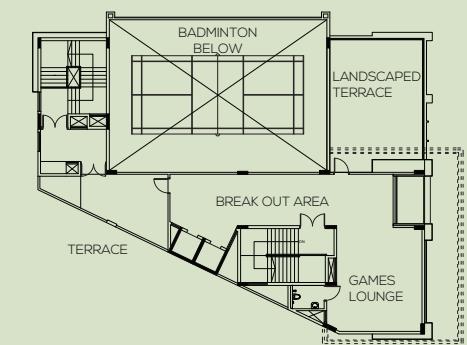


NORTH
W E
S



SITE PLAN

- 01 DROP OFF PATHWAY
- 02 POOL
- 03 KIDS POOL
- 04 CULTURAL SPACE
- 05 ZEN GARDEN
- 06 SUN LAWN
- 07 REFLEXOLOGY PATH
- 08 BANQUET LAWN
- 09 REFRESHMENT ZONE
- 10 MULTIPURPOSE COURT
- 11 HOBBY CLASSES
- 12 KIDS PLAY AREA
- 13 DRIVEWAY
- 14 KITCHEN YARD



CLUBHOUSE
PLANS



DROP OFF ZONE



MULTIPURPOSE COURT

LANDSCAPE

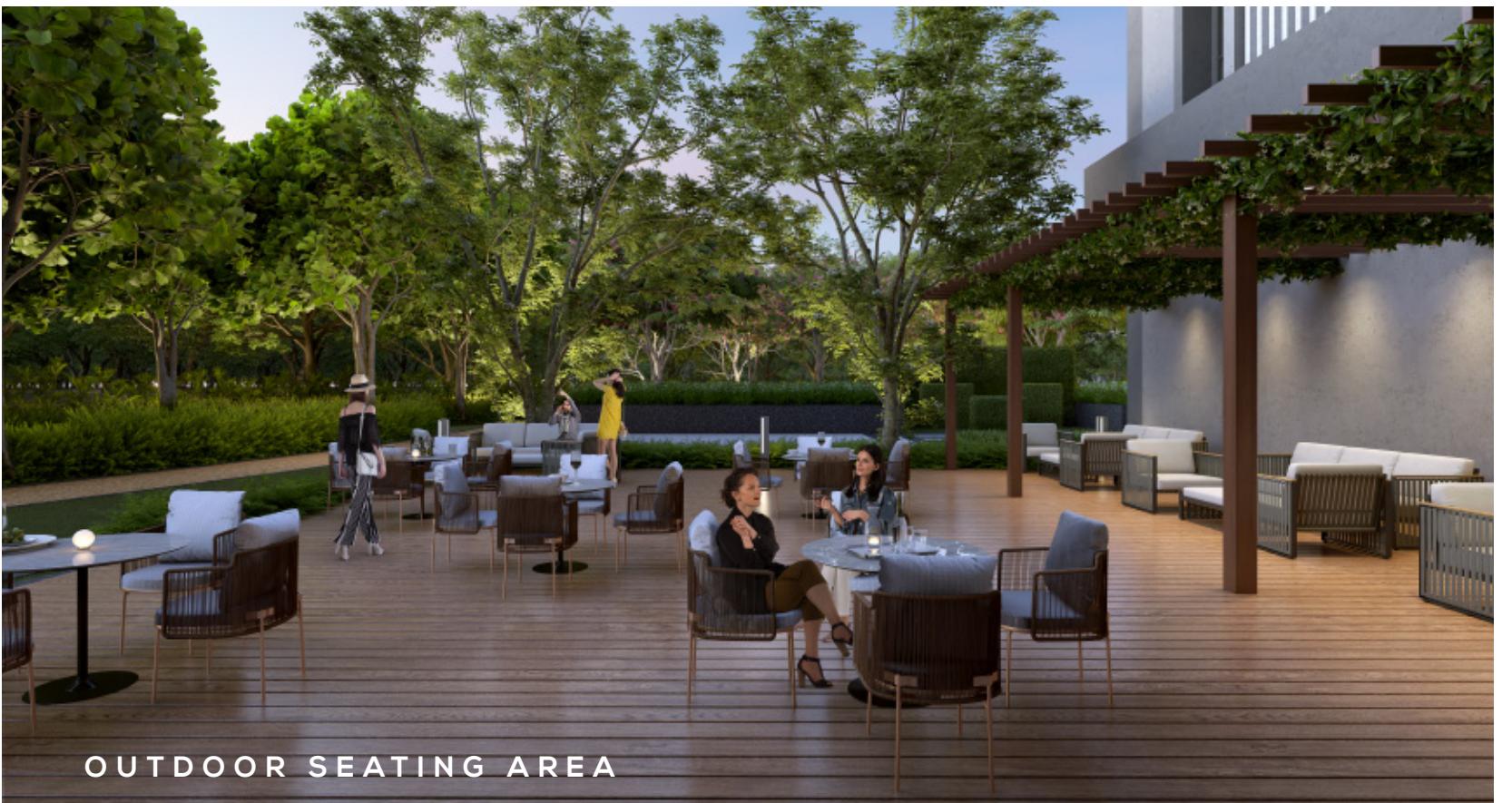
The Landscape concept is based on bringing the community together for social interactions through outdoor activities. The two blocks are connected by a pedestrian pathway which also doubles up as a walking track covering the whole site.



REFRESHMENT ZONE



SUN LAWN



OUTDOOR SEATING AREA



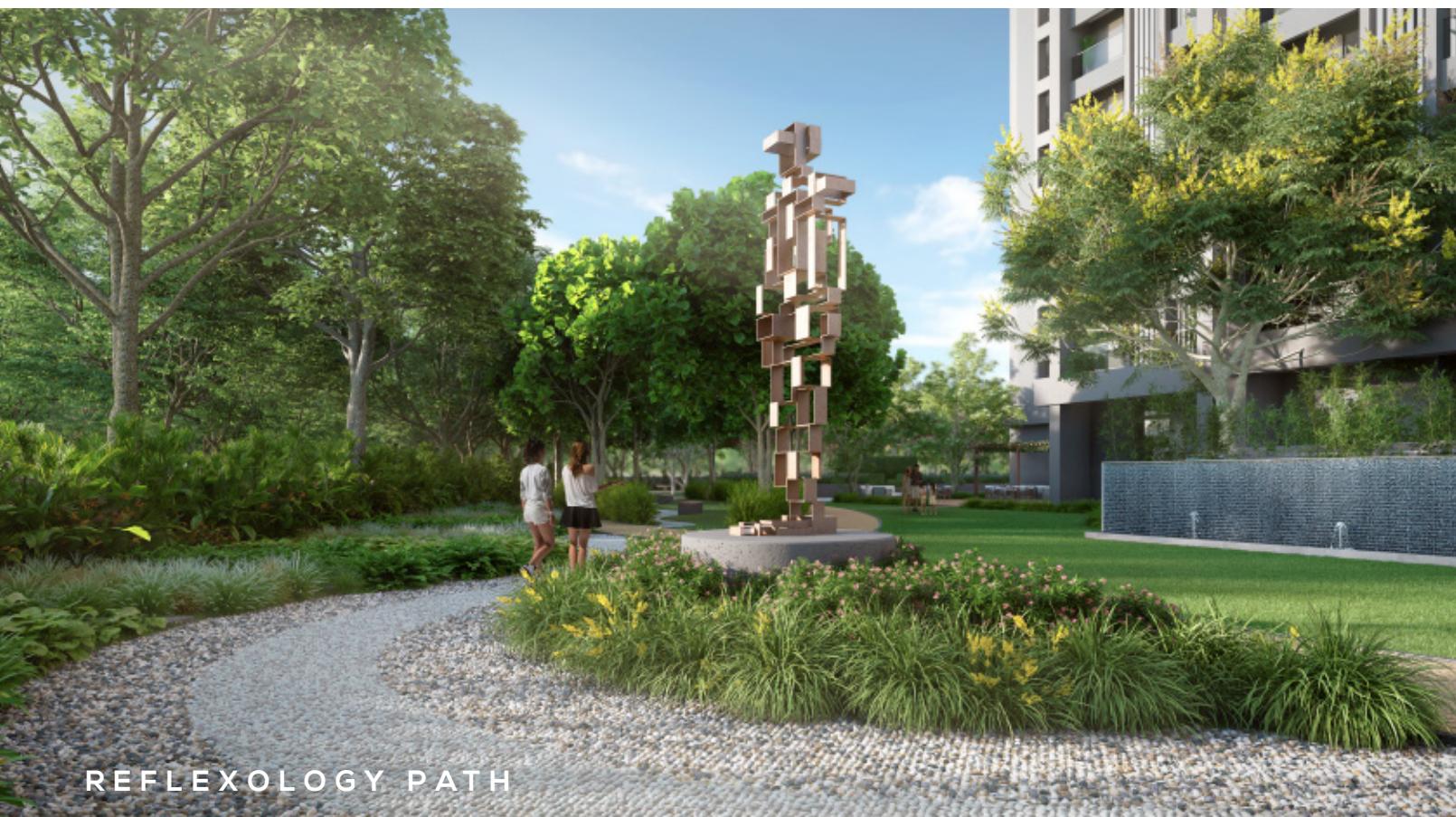
DROP OFF AREA



ZEN GARDEN + YOGA DECK

LANDSCAPE

The Gym in Alpha Tower opens out to the Swimming Pool on one side and the Zen Garden with Yoga Deck on the other.

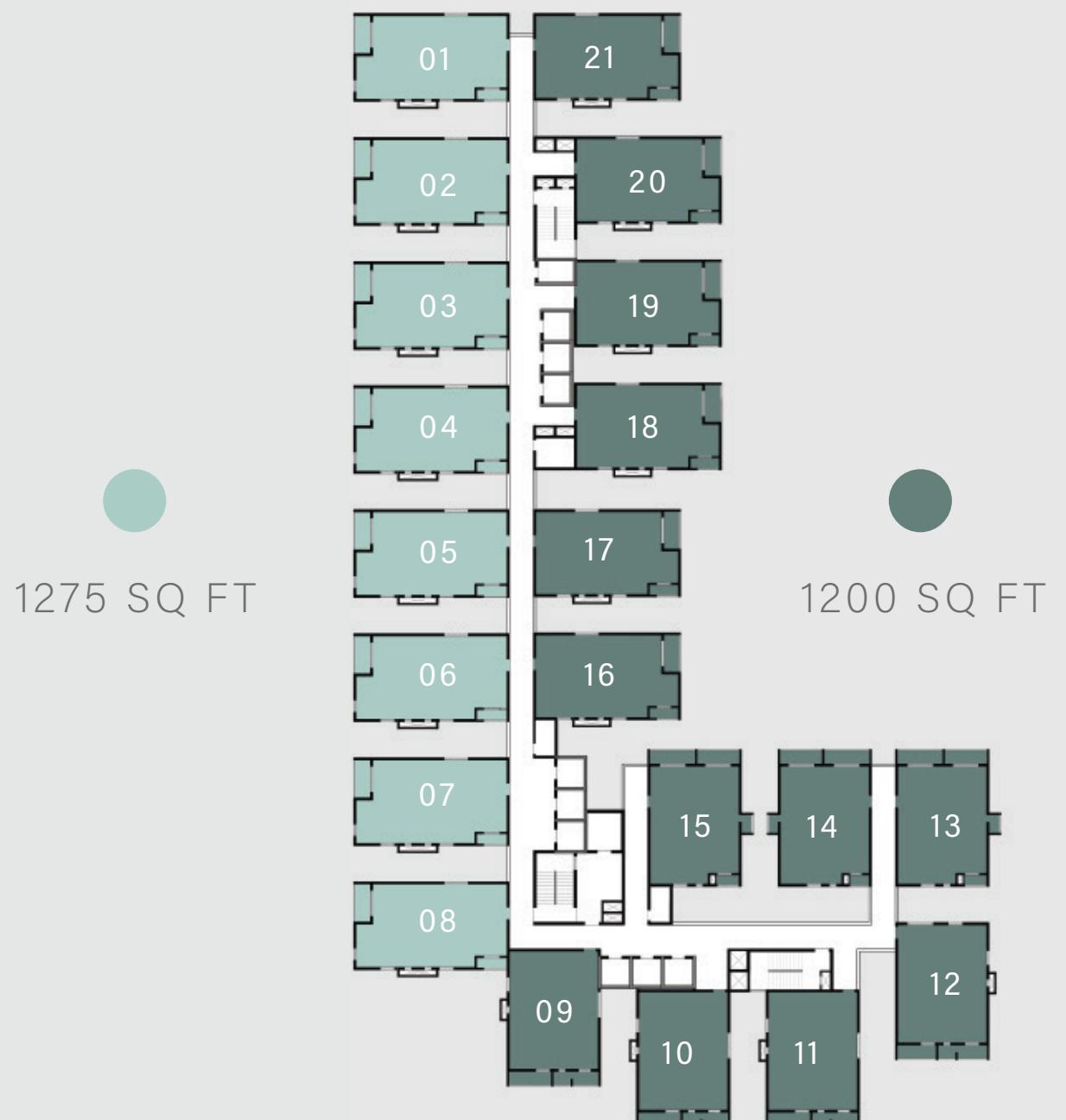


REFLEXOLOGY PATH

THE
LINE

2 BHK TOWER

21 FLATS PER FLOOR
11 PASSENGER ELEVATORS . 01 SERVICE ELEVATOR
01 FIRE ELEVATOR



ALPHA TOWER





NORTH EAST FACING **2 BHK** 1200 SQ FT
SERIES - 9 TO 11



WEST FACING **2 BHK** 1200 SQ FT
SERIES - 16 TO 21



WEST FACING 2 BHK 1200 SQ FT

SERIES - 13 & 15



EAST FACING 2 BHK 1200 SQ FT

SERIES - 14

ENTRANCE
→

LIVING +
DINING
12'5" x 18'2"

MASTER
BEDROOM
10'5" x 12'9"



WEST FACING 2 BHK 1200 SQ FT

SERIES - 12

ENTRANCE ↓

KITCHEN
8'1" x 8'7"

UTILITY
3'10" WIDE

BEDROOM
11'11" x 9'11"

C. TOILET
8'3" x 4'11"

M. TOILET
11'3" x 4'11"



EAST FACING 2 BHK 1275 SQ FT

SERIES - 1 TO 8

THE
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LIVING + DINING + DRAWING



2 BHK
1275 SQ FT



THE
LINE



2 BHK
1275 SQ FT

MASTER BEDROOM

THE
LINE

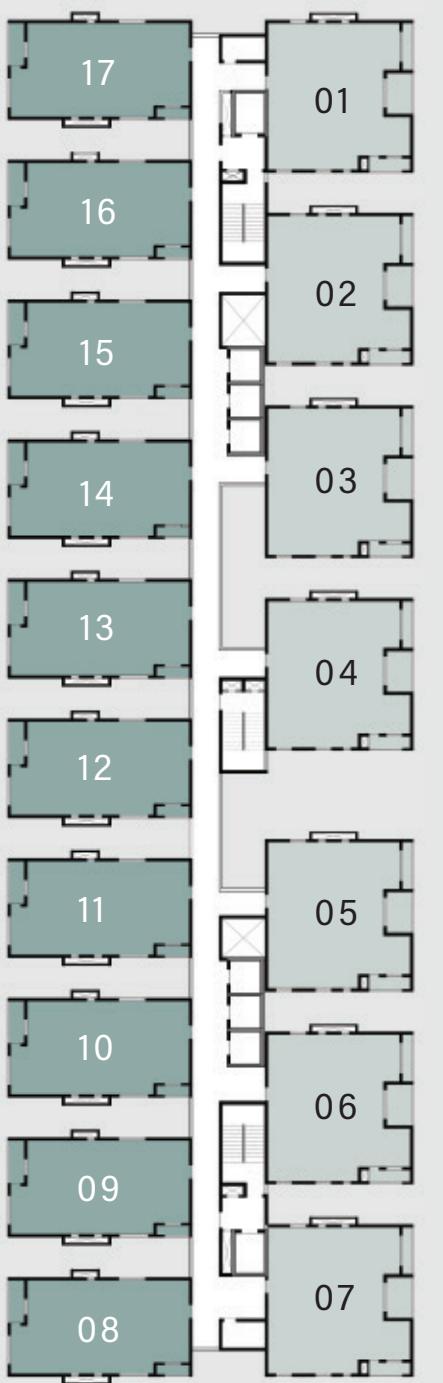
3 BHK TOWER

17 FLATS PER FLOOR

11 PASSENGER ELEVATORS , 01 SERVICE ELEVATOR

01 FIRE ELEVATOR

1350 SQ FT
EAST FACING



1650 SQ FT
WEST FACING



OMEGA TOWER





EAST FACING 3 BHK 1350 SQ FT

SERIES - 8 TO 17



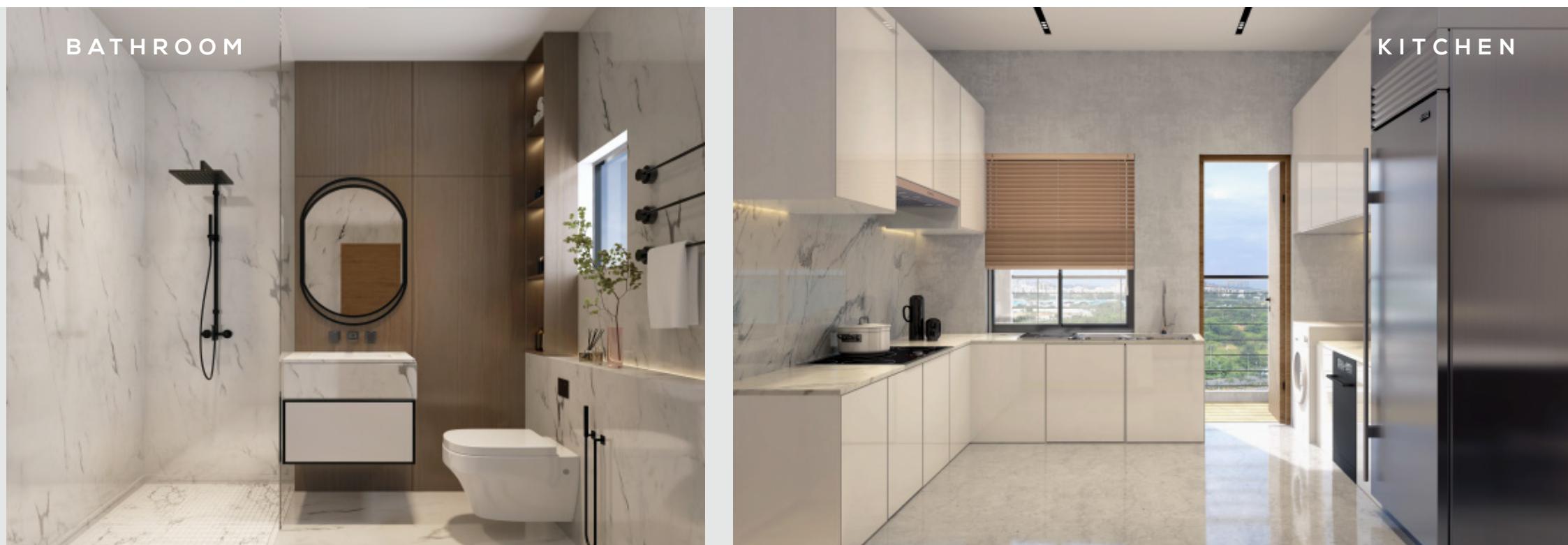
WEST FACING 3 BHK 1650 SQ FT

SERIES - 1 TO 7

THE
LINE



LIVING + DINING



3 BHK
1650 SQ FT

THE
LINE



3 BHK
1650 SQ FT

MASTER BEDROOM

SPECIFICATIONS



STRUCTURE AND FINISHES

RCC framed structure with flat slabs
 RCC Concrete wall with Mivan technology
 External finish: Exterior grade emulsion paint in smooth and textured finish combinations
 Internal finish: Interior grade acrylic emulsion paint with Gypsum / POP putty on walls



COMMON FLOORING

Staircase - Stilt & First Floor: Ready to use vitrified treads & risers such as Restile & Johnson/ Natural stone
 Staircase - Typical Floor: Kota Stone . Basements: Epoxy Finish.
 Parking and Driveways
 Basement area - VDF Flooring . Stilt level flooring - Chequered precast cement concrete tiles
 Service area flooring - Epoxy finish
 Corridors - Double charged Vitrified Floor tiles 800 mm x 800 mm with 75 mm skirting



PARKING

Approximately 1500 Car Parks



ELEVATORS

Alpha Tower: 11 Passenger Elevators, 1 Fire Elevator, 1 Service / stretcher Elevator
 Omega Tower: 11 Passenger Elevators, 1 Fire Elevator, 1 Service / stretcher Elevator
 Highspeed passenger elevators of reputed make of capacity 15 pax of Schindler / OTIS / Kone / TK elevators / Johnson / Eqvt



WATER

Source- Municipal & borewell.
 Rainwater harvesting pits, STP, WTP with softeners



WASTE MANAGEMENT

Garbage chutes for Waste Collection.
 STP water shall be used for flushing and landscaping.



FIRE AND SAFETY

Refuge area provided as per Fire safety norms.
 Smoke/ heat detectors, Sprinkler system as per Fire authority norms



SECURITY AND TECHNOLOGY

Round the clock security/ surveillance system.
 CCTV for all common areas, Boom barriers at entry and exit



POWER

Partial DG Power back up with a capacity of 0.8 KW



COOKING GAS

LPG / PNG Gas pipeline provision.



MISCELLANEOUS

Railing for Balcony & Staircase - MS Railing with paint



APARTMENT FLOORING

Living, Dining, Bedroom & Kitchen - Vitrified tiles 800 x 800 mm floor with 75mm skirting of reputed brands with spacer joint. Kajaria / Eqvt.
 All Toilets & Utility - Anti skid Ceramic Floor tiles 300 x 300 mm (acid resistant) of reputed brands.
 Toilets dado - Vitrified tiles 600 x 1200 mm as per the design intent
 Utility dado - Glazed ceramic wall tiles 300 x 450 mm (up to 900 mm ht.)
 Sit outs/Balcony - Anti skid Vitrified Floor tiles 450 x 450 mm with 75 mm skirting of reputed brands.



DOORS AND WINDOWS

Main door - Best teak wood door frame and 35 mm thick teak shutter with two sides veneer aesthetically designed with melamine polishing, door stopper and rubber bushes, SS fixtures. (Size: 1050 mm wide X 2350 mm height)
 Bed Room door - Engineered wood door frame and 30 mm flush door single shutter with two sides veneer aesthetically designed with melamine polishing, door stopper and rubber bushes, SS fixtures (Size: 950 mm wide X 2350 mm height)
 Toilet door - Engineered wood door frame and flush door single shutters of 30 mm thick flush shutter with two sides Laminate, door stopper and rubber bushes, SS fixtures. (Size: 765 mm wide X 2100 mm height)
 Utility door - Engineered wood door frame and flush door single shutters of 30 mm thick waterproof flush shutter with two sides Laminate, door stopper and rubber bushes, SS fixtures (Size: 950 mm wide X 2350 mm height)
 Sliding door - UPVC frame Sliding door with glass of 3 track (2 glass door + provision for mesh) with EPDM gaskets.

Windows - UPVC frame glass windows of 3 track (2 glass door + provision for mesh) & 2 track at common areas) with EPDM gaskets and safety grill (2250 mm height)
 Ventilators - UPVC louvered ventilator with provision for exhaust fan.

Staircase door - 2 hours fire rated door



CEILING FINISHES

Living, Dining, Bedrooms, Kitchen & Balcony – Smoothly finished with putty and acrylic emulsion paint of reputed brands.
 Bathrooms – Grid Ceiling to cover all service lines.



BATHROOM :

Washbasin with single lever basin mixer.
 EWC with concealed flush tank, all faucets are chrome plated shall be of reputed brand Kohler / Jaquar / American Standard / Grohe/ Eqvt
 Single lever bath and shower mixer
 Provision for geysers in all bathrooms



ELECTRICAL:

Power provision for air conditioners in all bedrooms and living room.
 Power provisions for chimney, hob, refrigerator, microwave oven, mixer/ grinder in kitchen.
 Provision for water and power for water purifier.
 Washing machine point in utility area
 Three phase supply for each unit with individual dual source energy meter.
 Modular Switches, Miniature circuit breaker (MCB) for each distribution board of reputed make. ABB / Havells / Legrand / Honey Well / Lauritz Knudsen (L&T) / Eqvt



TV / INTERNET

Provision of conduit for TV connection in living room and two bedrooms.
 One internet connection provision in living room.



SMART HOME FEATURES

Digital Door Lock: Each apartment will be equipped with one (1) digital door lock with a keyless entry system.
 Video Door Phone System: Each apartment will be equipped with one (1) video door phone system which allows residents to visually verify visitors.
 Smart Switch System:
 2BHK : A total of Eight (8) smart switches will be installed in each apartment.
 3BHK : A total of ten (10) smart switches will be installed in each apartment.
 Motion Sensors:
 2BHK: A total of Two (2) motion sensors will be installed, one for each bathroom.
 3BHK : A total of three (3) motion sensors will be installed, one for each bathroom.
 Smart Wi-Fi operated switch for AC and geyser: The master bedroom will have dedicated smart Wi-Fi enabled switches for controlling Air Conditioning and Geyser in attached bathroom



WATER PROOFING :

Waterproofing shall be provided for all bathrooms, balconies, utility area & terrace area.

CONSULTANTS

ARCHITECTS P. G. Patki Architects Team One India Pvt. Ltd.

STRUCTURAL Technical Projects Consultants Pvt. Ltd.

MEP Aufait International Engineering Studio

LANDSCAPE International Project Design Management Services (INDIA) Pvt. Ltd.

PMC Landbase Consulting India Pvt. Ltd.

PARKING Parkway Consultants

THE LINE

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DEVELOPED BY



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