HIGHLINE

PHASE 3

AG GROUP

BUILDING SOMETHING NEW

ATITHI GOKUL GOKUL CONSTRUCTION LLP

HIGHLINE

PHASE 3

PHASE 01
PH-01 & PH-01 C
RESIDENTIAL + COMMERCIAL

PHASE 02
PH-02
RESIDENTIAL

PHASE 03
PH-03
RESIDENTIAL + COMMERCIAL

PHASE 04
PH-04
COMMERCIAL



AG GROUP

BUILDING SOMETHING NEW

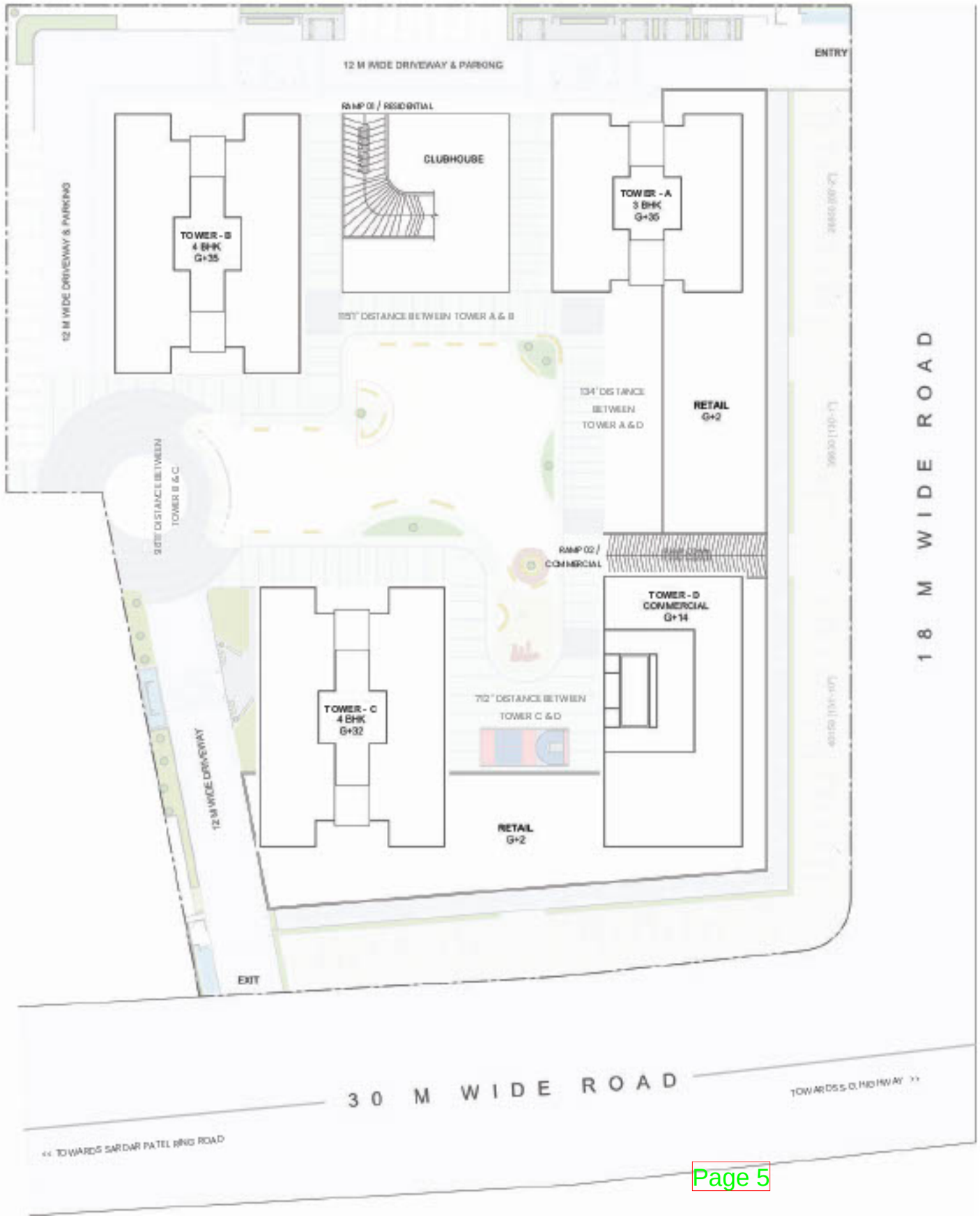
Established in 1996, Atithi Gokul (AG) Group began its journey with a highly acclaimed multi-cuisine restaurant and hospitality clubs in Ahmedabad. Building on its early success, the group gradually expanded into a diverse range of industries, driven by a vision to create a lasting legacy. Today, AG Group operates across multiple sectors including security services, manufacturing, charitable foundations, and government construction projects. With a strong foundation in gracious hospitality and a commitment to community upliftment, AG continues to grow as a dynamic and purpose-driven conglomerate, leaving a meaningful impact across every venture.

REACH FOR THE
STARS & MAKE
YOURSELF AT HOME
IN THE CLOUDS,

**IN OUR ICONIC
35-STOREY
MASTERPIECE**

HIGHLINE





N

pH01

MASTER PLAN

HIGHLINE





STEP INTO A WARM EMBRACE OF

SPACE AND LUXURY

THE FIRE PROTECTION SYSTEM
1. ALL BASEMENT PARKING AND HPP SHALL BE FULLY SPRINKLERED.
2. ALL LOWER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

ADJ F.P.NO : 243
121.54 MT
106.54
3.00
12.00
4.50
ADJ F.P.NO : 243
ADJ F.P.NO : 242
ADJ F.P.NO : 209/2
69.95 MT
65.96
73.93MT
18.00 MT WIDE T.P.S ROAD
30.00 MT WIDE T.P.S ROAD
36.23 Mt
51.08 MT
5.94 MT
5.48 MT
13.75 MT
50.38
50.28
30.75
25.01
0.23 R.C.C.WALL
FRESH AIR INLET/OUTLET
5.50 MT WIDE DRIVEWAY
6.00 MT WIDE DRIVEWAY
3.00 MT WIDE DRIVEWAY
2.00 MT WIDE DRIVEWAY
4.50 MT WIDE DRIVEWAY
1.50 MT WIDE PATHWAY
PLATFORM 6.00X6.80
RAMP DN TO BASEMENT-2
RAMP UP TO GROUND
RESIDENTIAL O1-OTHER PARKING 76.21X27.81=2091.59
FIRE WATER TANK
PUMP SET
BLOCK-A FOYER 4.15X12.95
BLOCK-B FOYER 4.15X20.45
BLOCK-C FOYER 4.15X20.45
BLOCK-D FOYER 12.90X3.48
BLOCK-D FOYER 2.80X10.65
FOYER 6.40X1.80
FOYER 4.80X6.45
RESIDENTIAL O2-OTHER PARKING 45.02X38.68=1606.76
RESIDENTIAL VISITOR PARKING 30.87X27.81=858.49
COMMERCIAL O2-CAR PARKING 46.49X35.69=1659.23
COMMERCIAL O5-OTHER PARKING 14.57X35.69=520.00
COMMERCIAL O3-OTHER PARKING 76.21+15.24X35.69=277.75
COMMERCIAL O4-OTHER PARKING 73.66X9.07=668.10
COMMERCIAL O2-OTHER PARKING 29.17+21.16X20.55=1078.09
COMMERCIAL O1-OTHER PARKING 71.24.48)/2X6.33=1458.00
COMMERCIAL O3-CAR PARKING (5.96+3.21)/2X5.29=235.16
COMMERCIAL O2-CAR PARKING 57.30X41.82=2396.29 SQ.MT
COMMERCIAL O1-CAR PARKING (124.30+93.21+49.11)
267 SQ.METER (385 KLD) WITH 6 METER HEIGHT STP
SEWAGE WATER TANK (COMMERCIAL) 5.00X4.50
PUMP SET

N
E
W
S

BASEMENT-1 PLAN
SCALE - 1.00 CM : 2.00 MT


THE FIRE PROTECTION SYSTEM
1. ALL BASEMENT PARKING AND HPP SHALL BE FULLY SPRINKLERED.
2. ALL LOWER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.
ADJ.F.P.NO : 243
121.54 MT
106.54
12.00
0.23 R.C.C.WALL
FRESH AIR INLET
5.50 MT WIDE DRIVEWAY
PLATFORM 0.60 X 4.00
RAMP UP TO BASEMENT - 2
RESIDENTIAL C1-CAR PARKING (56.66X63.50=3730.39)
3.00 MT WIDE DRIVEWAY
2.00 MT WIDE PATHWAY
BLOCK-B FOYER 4.15X20.45
4.50 MT WIDE DRIVEWAY
BLOCK-A FOYER 4.15X12.96
1.50 MT WIDE PATHWAY
ADJ.F.P.NO : 242
ADJ.F.P.NO : 241
89.98 MT
83.98
6.00 MT WIDE DRIVEWAY
5.00 MT WIDE DRIVEWAY
PLATFORM 0.60 X 6.00
RAMP UP TO BASEMENT - 1
20.77
13.75 MT
13.22
106.08
92.42
RESIDENTIAL C2-CAR PARKING (53.43+47.03)X2X89.97=9021.89
BLOCK-C FOYER 4.15X20.45
BLOCK-D FOYER 12.50X3.48
BLOCK-D FOYER 2.80X10.60
BLOCK-D FOYER 12.50X3.48
RESIDENTIAL C4-CAR PARKING (5.96+1.21)(2X31.29=235.16
RESIDENTIAL C3-CAR PARKING (2X30.60X3.21=49.11
51.29
51.08 MT
36.23 MT
18.00 MT WIDE T.P.S ROAD
5.38 MT
30.00 MT WIDE T.P.S ROAD
N
E
W
S
BASEMENT-3 PLAN
SCALE - 1.00 CM : 2.00 MT

Basement

THE FIRE PROTECTION SYSTEM
1. ALL BASEMENT PARKING AND HPP SHALL BE FULLY SPRINKLERED.
2. ALL LOWER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.



BASEMENT-2 PLAN
SCALE - 1.00 CM : 2.00 MT

HOLLOW PLINTH
PARKING
AS PER PARKING LAYOUT PLAN

1.20 MT.HT PARAPET

2.00 MT | 2.00 MT

1.20 MT.HT PARAPET | 1.20 MT.HT PARAPET

UP | DN

FOYER
4.15X2.05

FRD

SOCIETY COMMON AMENITIES
11.00X6.74

FOYER
11.10X7.59

HOLLOW PLINTH
PARKING
AS PER PARKING LAYOUT PLAN

METER ROOM
8.40 X 11.75 = 98.70 SQ.MT.

PERMI. 50.00 SQ.MT ELE.MITER ROOM NOT COUNTED TOWARD COMPUTATION OF F.S.I. AS PER CGDCR-2017 OF CL.NO.6.3.2 (4 (C)

LIFT
2.35X1.25
(6 PERSONS)

DUCT
2.35X0.90

LIFT
2.35X2.00
(10 PERSONS)

FIRE
LIFT
2.35X2.00
(10 PERSONS)

BLOCK-C
FOYER
4.15X20.85

LIFT
2.35X2.00
(10 PERSONS)

LIFT
2.35X2.00
(10 PERSONS)

DUCT
2.35X0.90

FIRE
LIFT
2.35X1.25
(6 PERSONS)

FOYER
8.40X7.93

UP

2.10 MT WIDE PATHWAY WITH GRADIENT RAMP SLOPE 1:12

EXPANSION JOINT

TOILET 1.05X1.65 | DUCT 0.75X1.65 | DUCT 0.75X1.65 | TOILET 1.55X1.65

TOILET 1.20X1.65 | DUCT 1.20X1.65 | TOILET 1.20X1.65

TOILET 1.20X1.65 | DUCT 1.20X1.65 | TOILET 1.20X1.65

DRIVER'S TOILET 1.50X1.15

DN | UP

1.20 MT.HT PARAPET | 1.20 MT.HT PARAPET

2.00 MT | 2.00 MT

2.40X5.70

SHOP-1
13.94X19.03
CARPET AREA_249.25 sq.mt

SHOP-2
4.58X10.97
CARPET AREA_66.61 sq.mt

SHOP-3
4.20X16.32
CARPET AREA_74.77 sq.mt

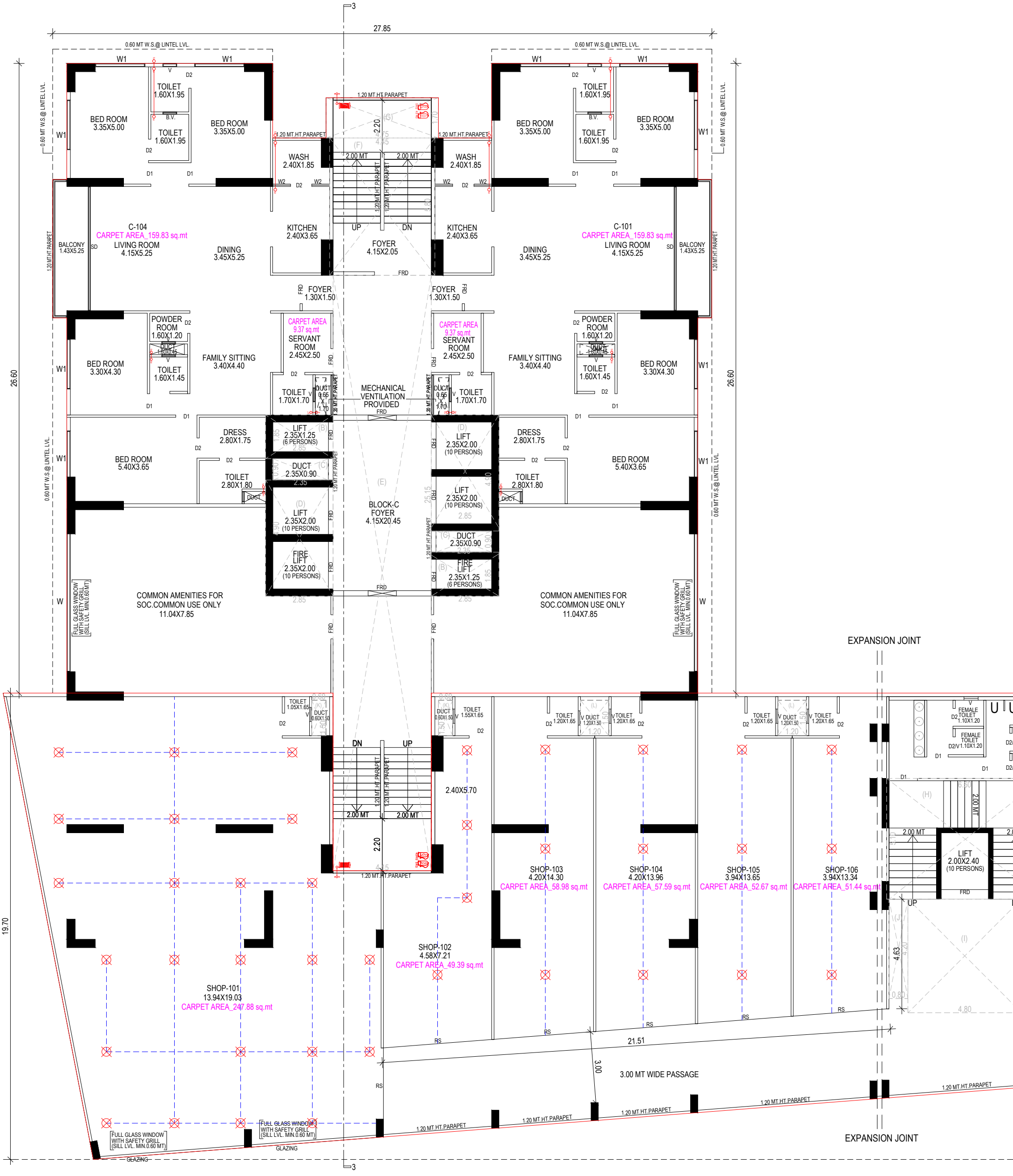
SHOP-4
4.20X17.75
CARPET AREA_73.39 sq.mt

SHOP-5
3.94X17.43
CARPET AREA_67.52 sq.mt

SHOP-6
3.94X17.13
CARPET AREA_66.24 sq.mt

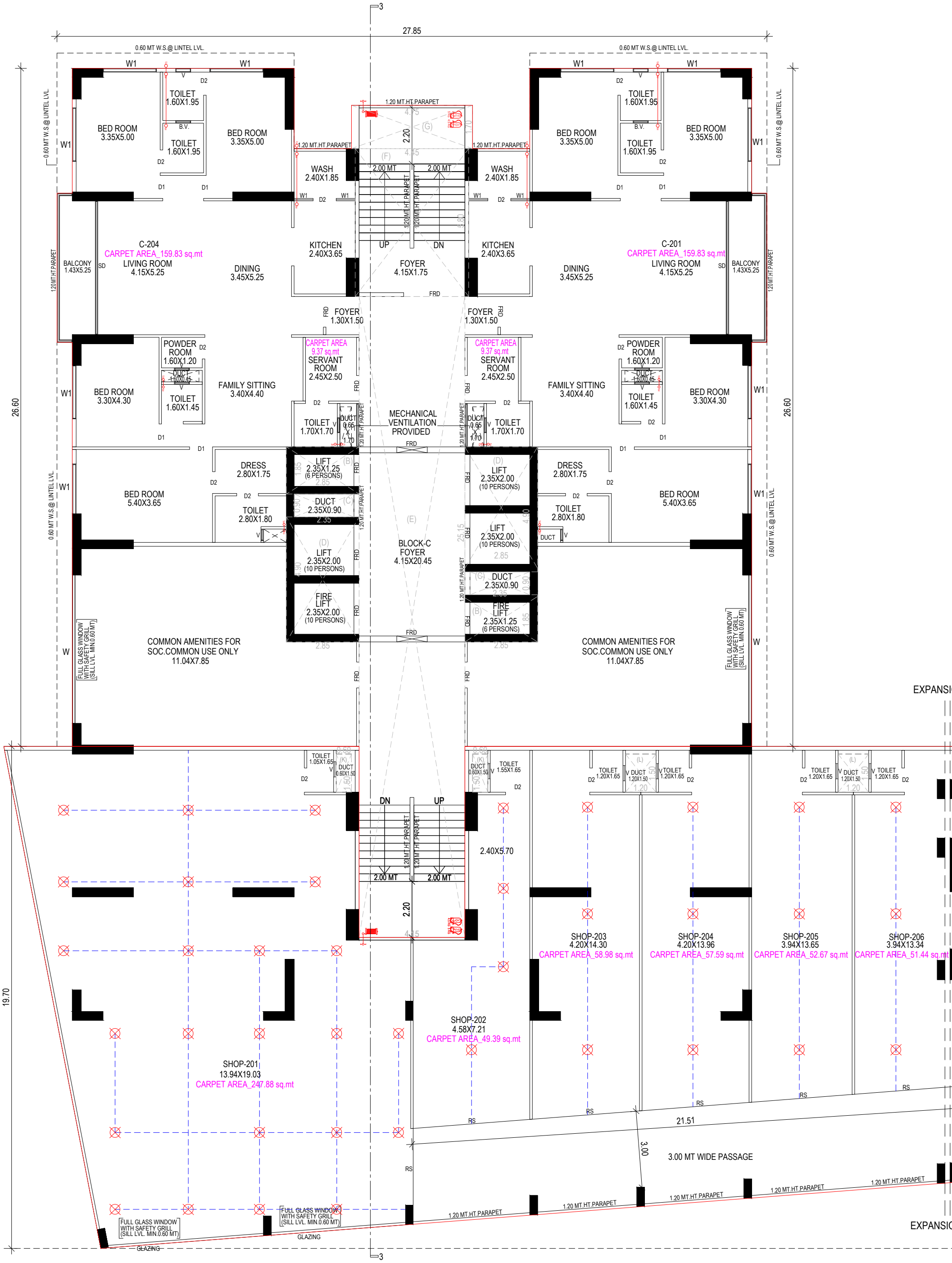
RS UP

EXPANSION JOINT

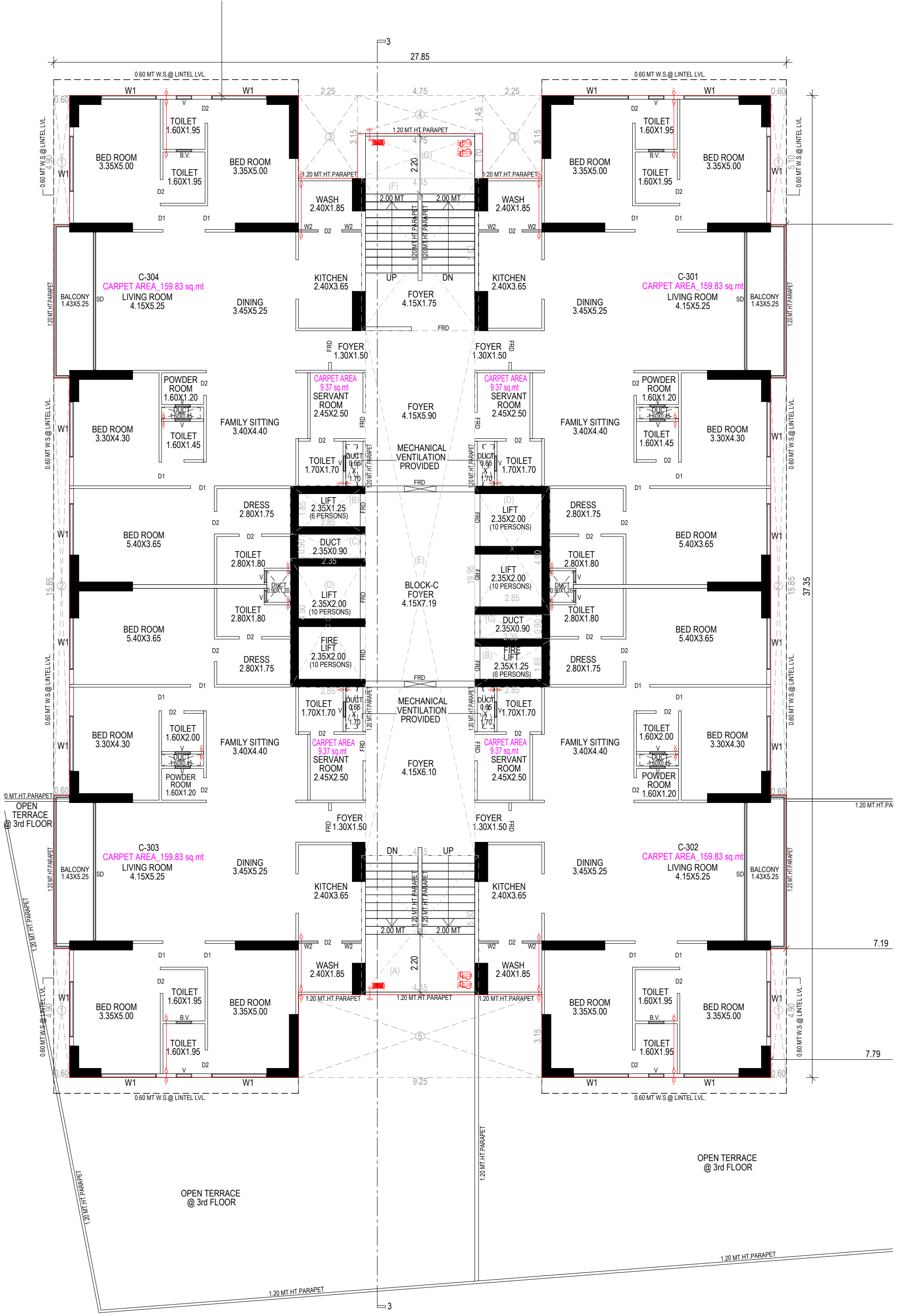


1st FLOOR PLAN (SHOPS+OFFICE+RESIDENTIAL)

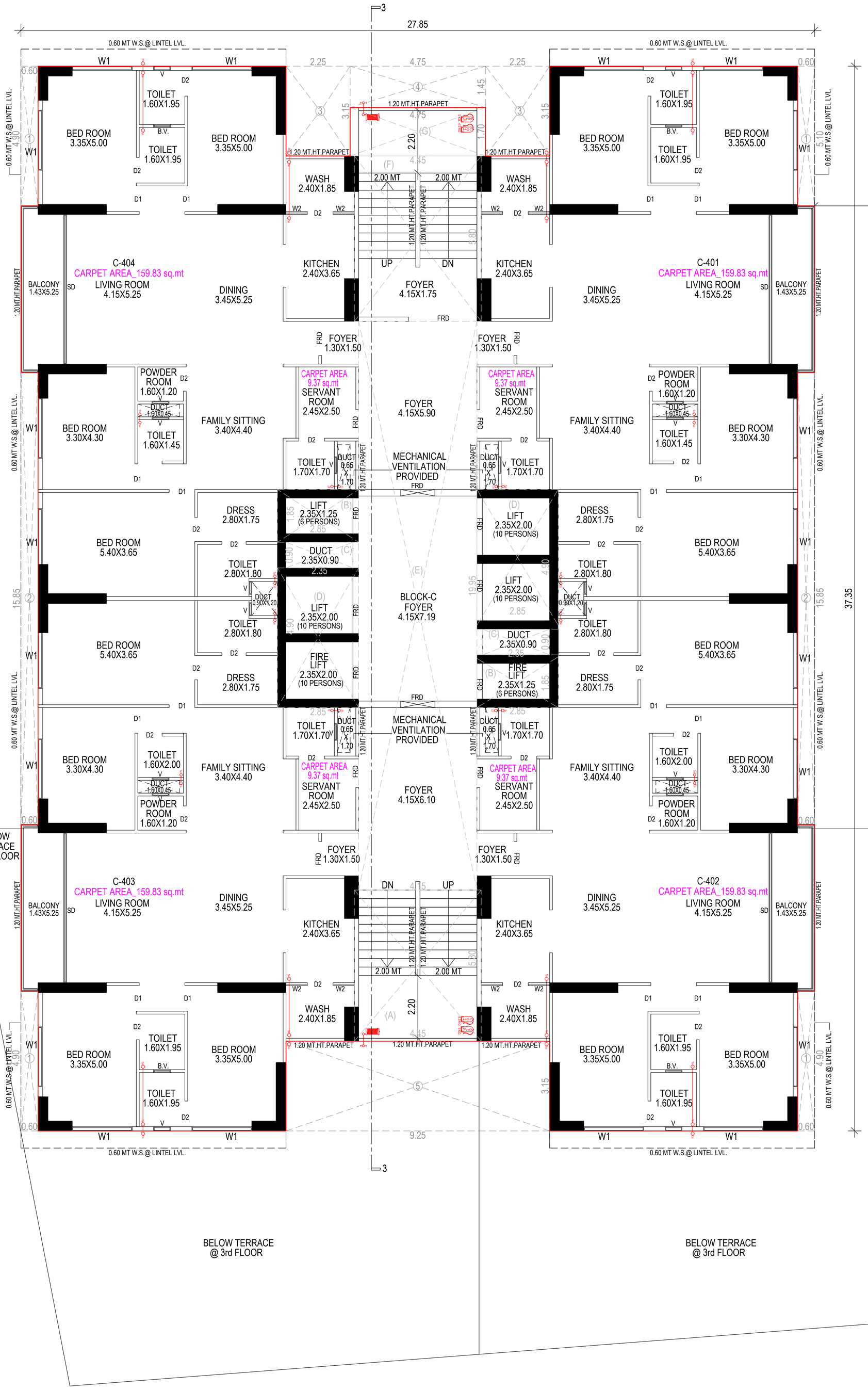
ELEVATION-D



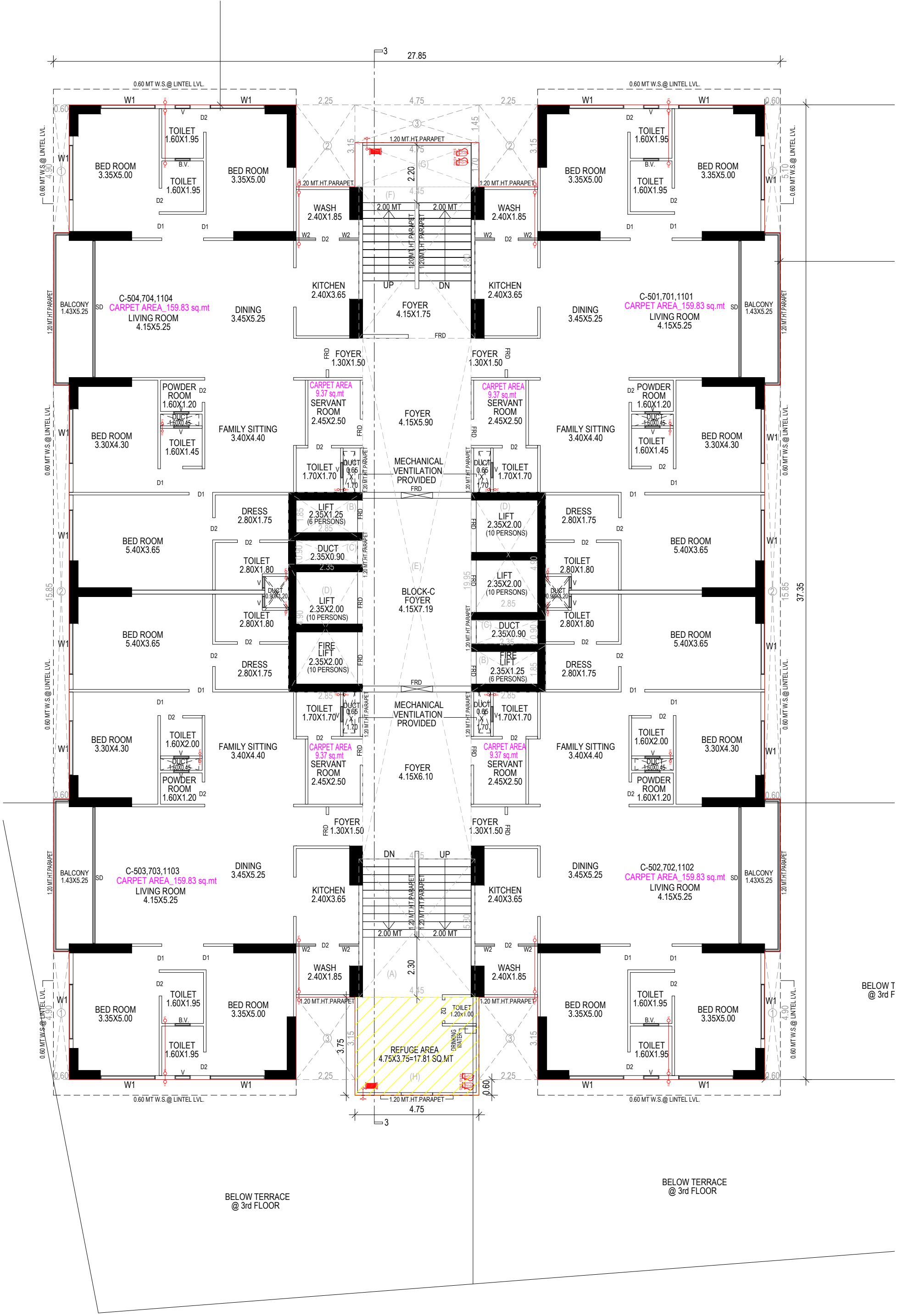
2nd FLOOR PLAN (SHOPS+OFFICE+RESIDENTIAL)



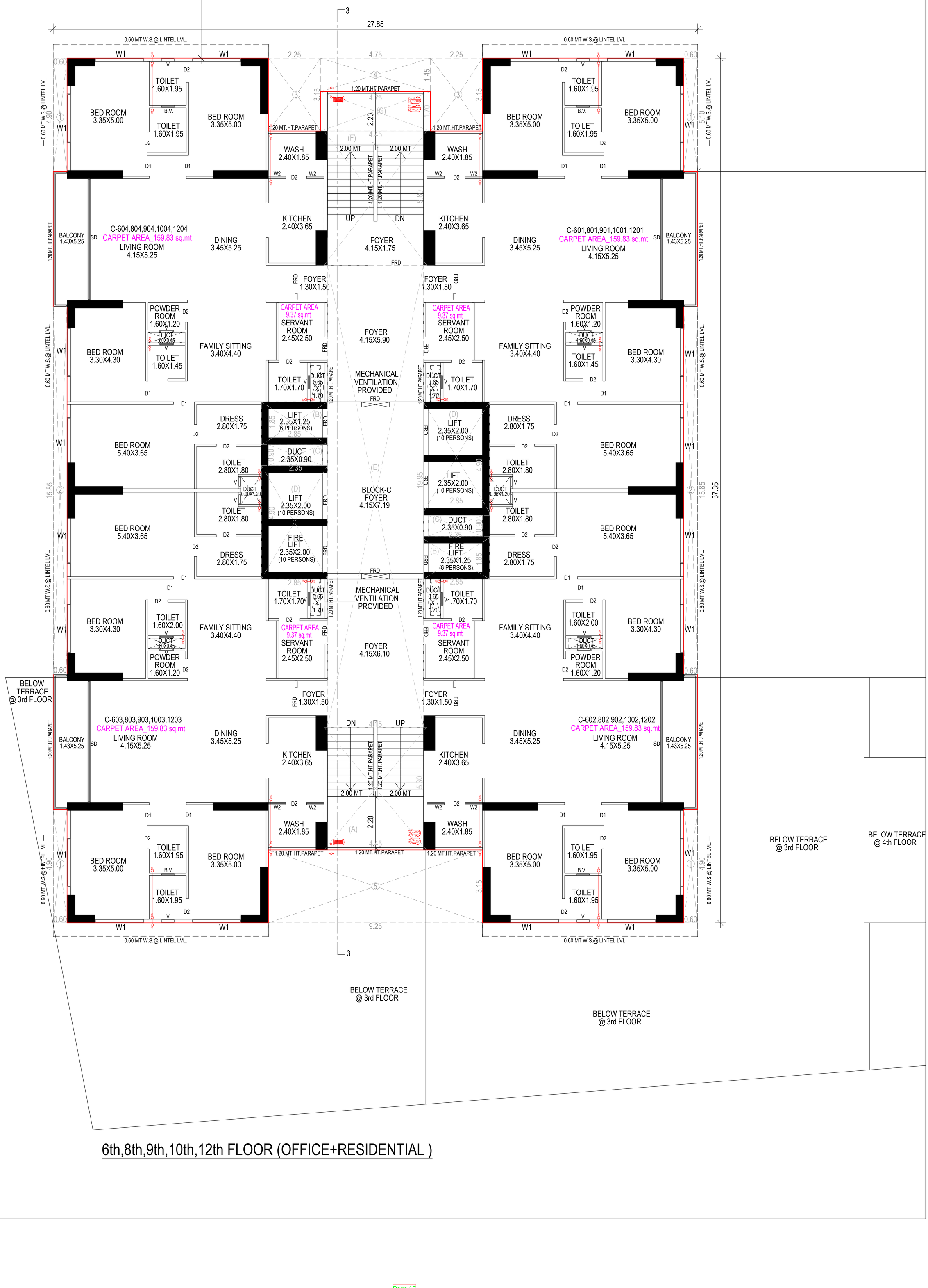
3rd FLOOR PLAN (OFFICE + RESIDENTIAL)



4th FLOOR (OFFICE+RESIDENTIAL)



5th,7th,11th FLOOR PLAN (OFFICE+RESIDENTIAL)

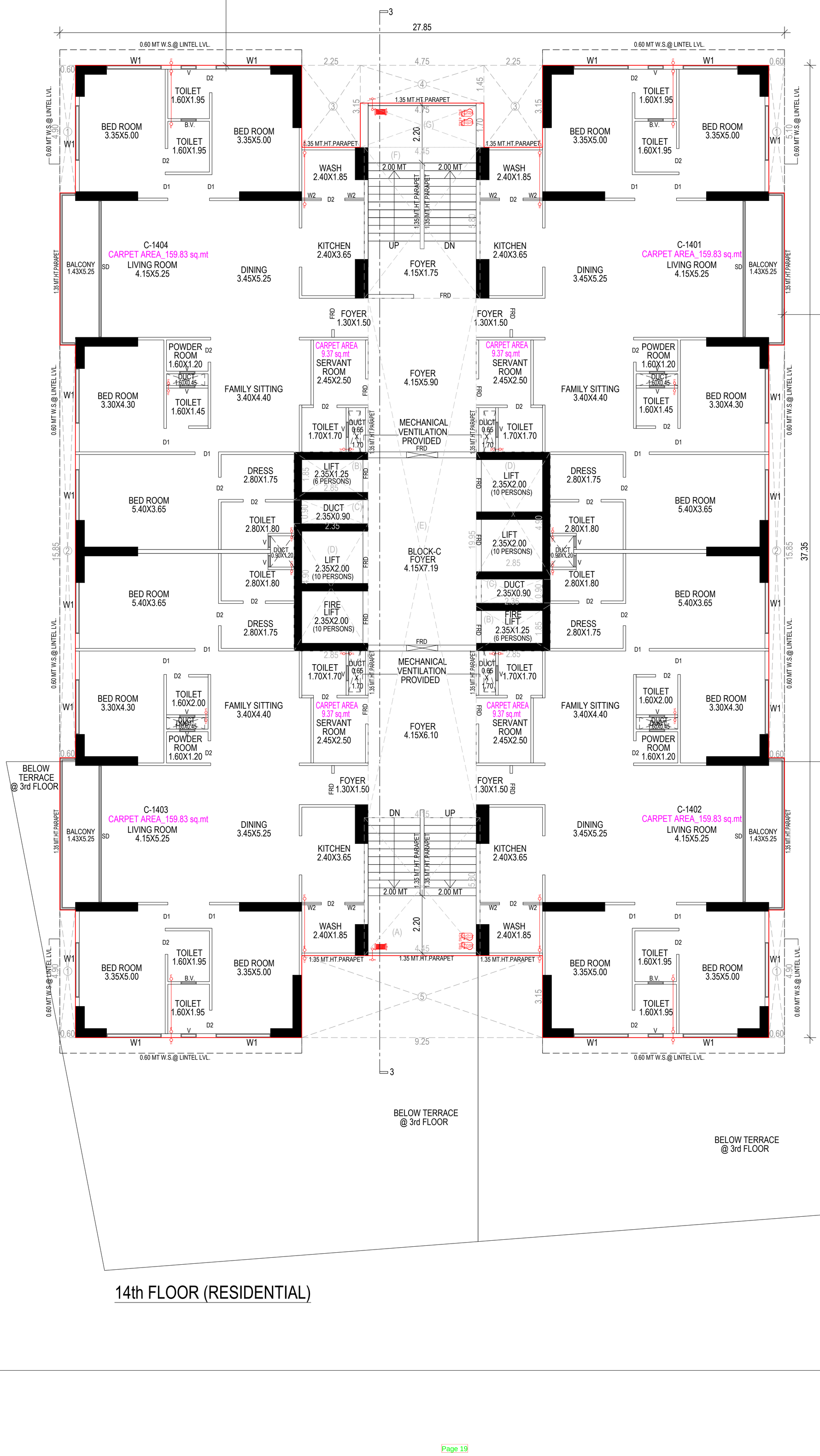


6th,8th,9th,10th,12th FLOOR (OFFICE+RESIDENTIAL)



13th FLOOR (RESIDENTIAL)

13th FLOOR (COMMERCIAL STAIR CABIN)



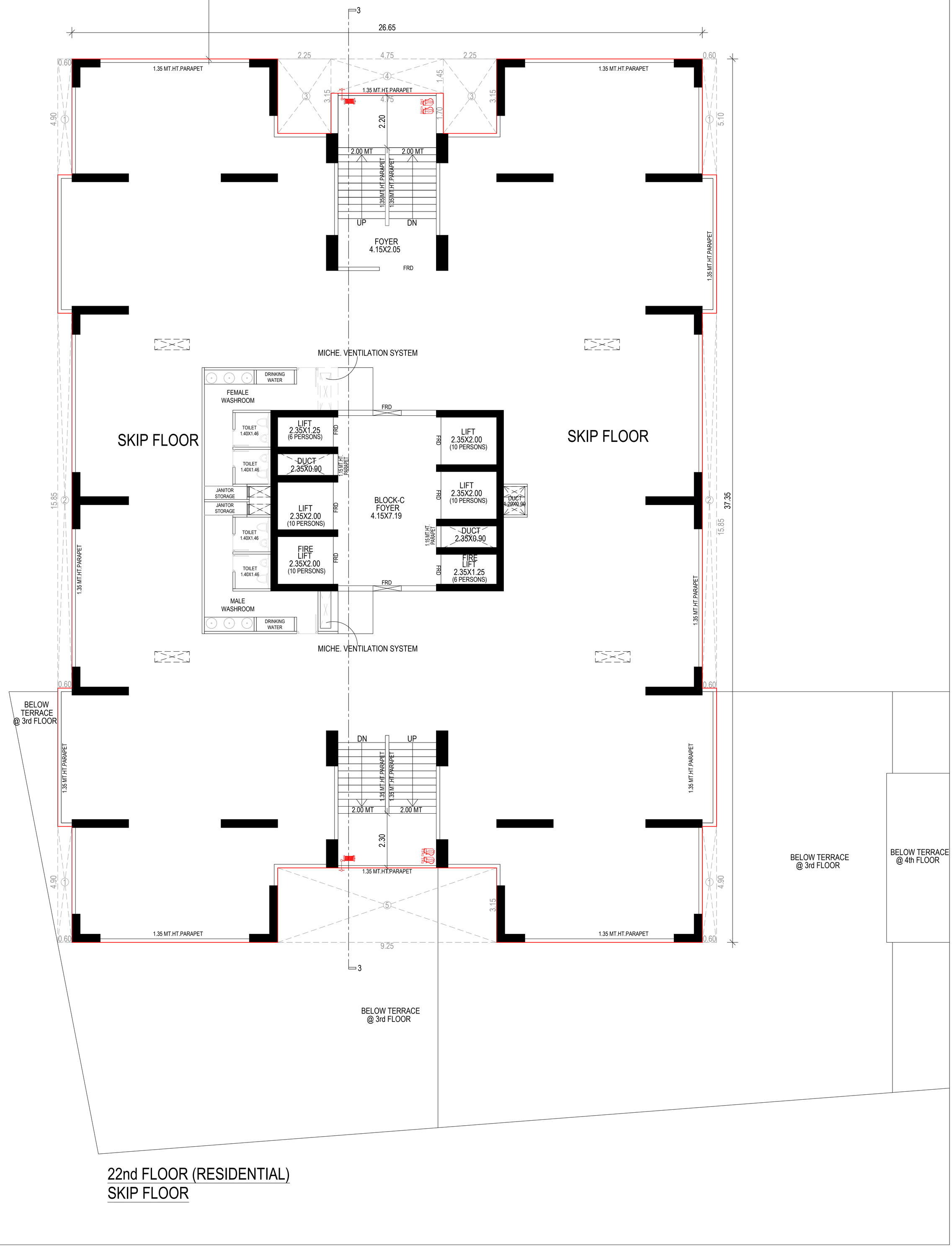
14th FLOOR (RESIDENTIAL)



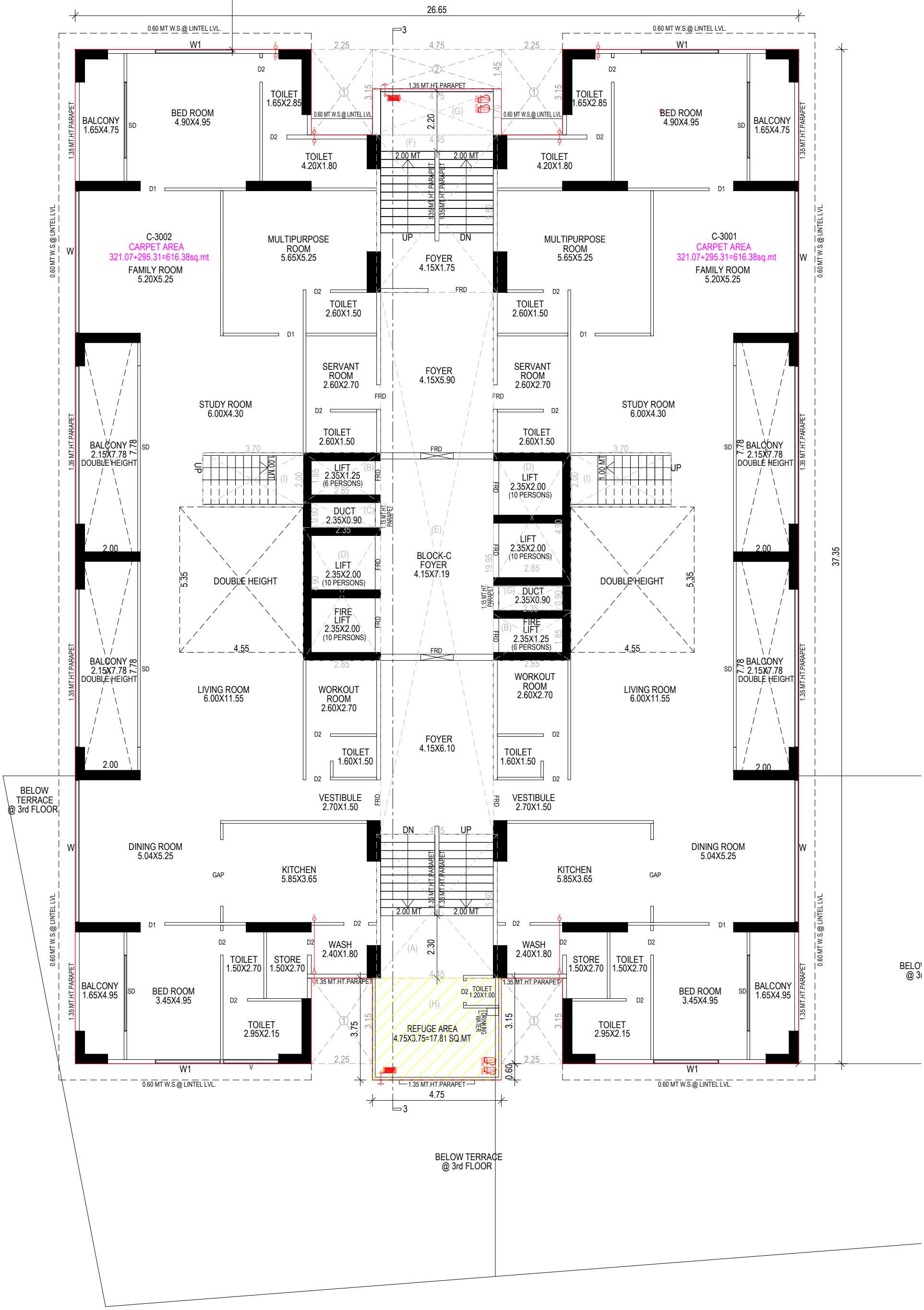
15th,17th,18th,19th,20th,23th,24th,26th,27th,28th,29th FLOOR (RESIDENTIAL)



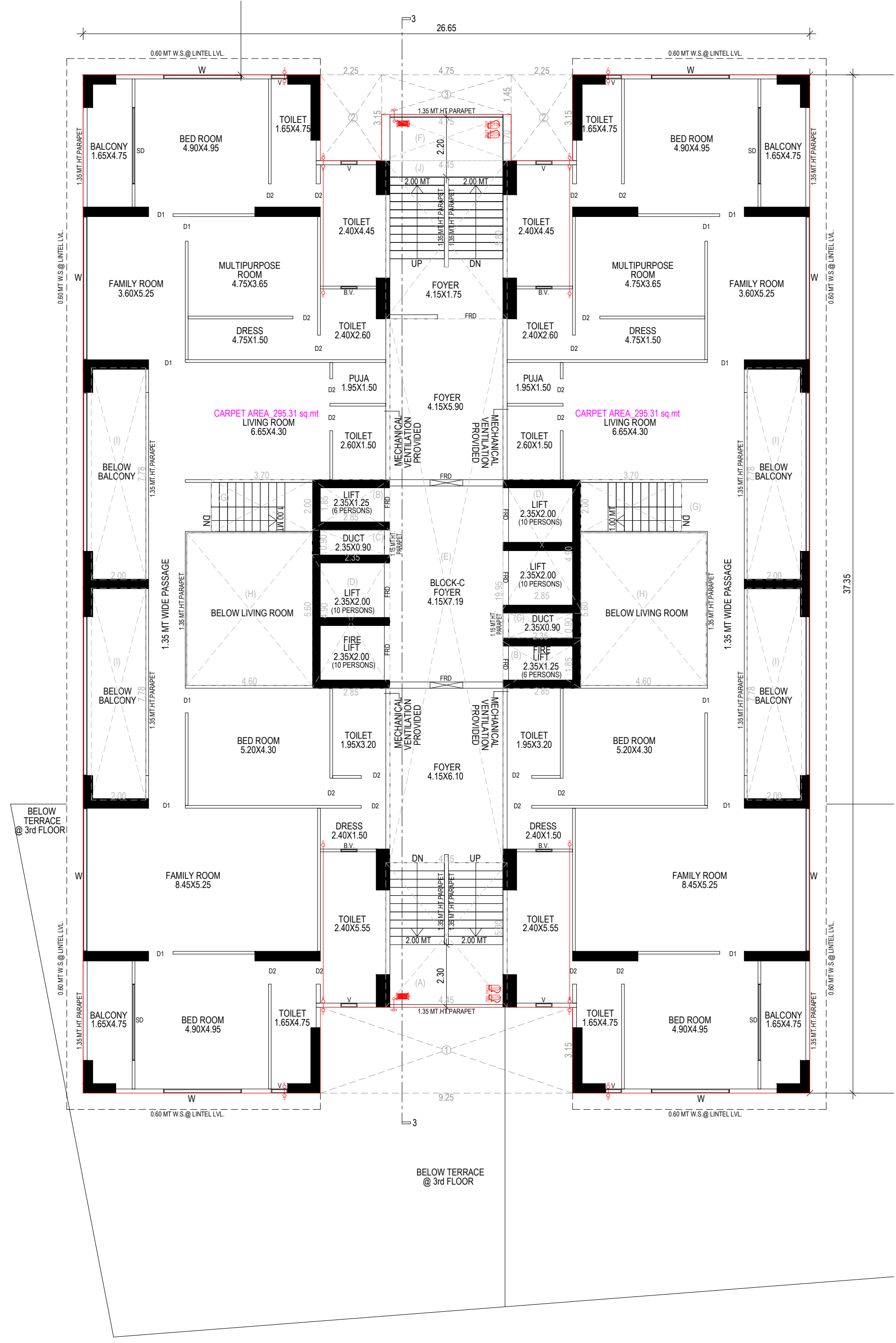
16TH,21th,25th FLOOR PLAN (RESIDENTIAL)



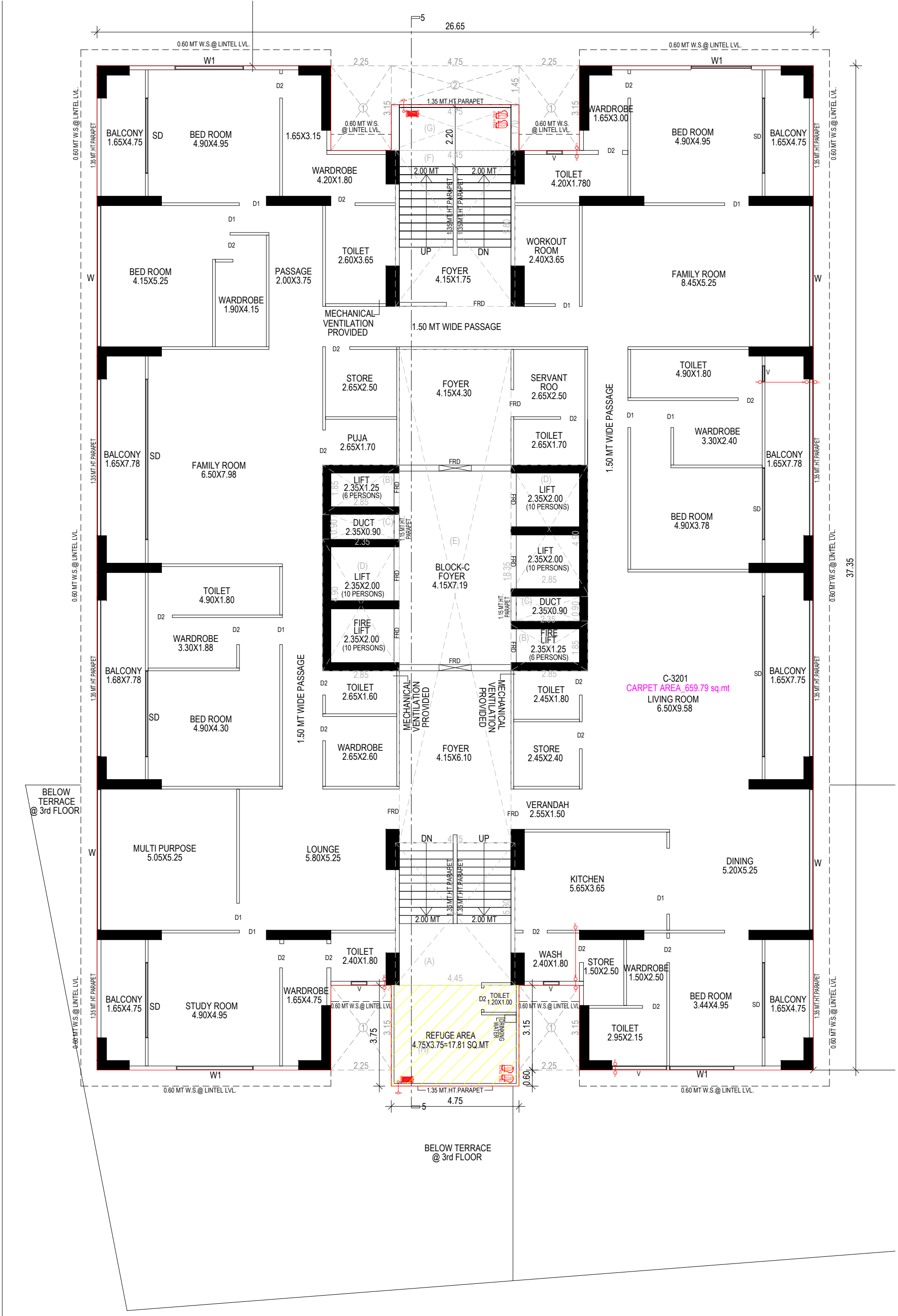
22nd FLOOR (RESIDENTIAL)
SKIP FLOOR



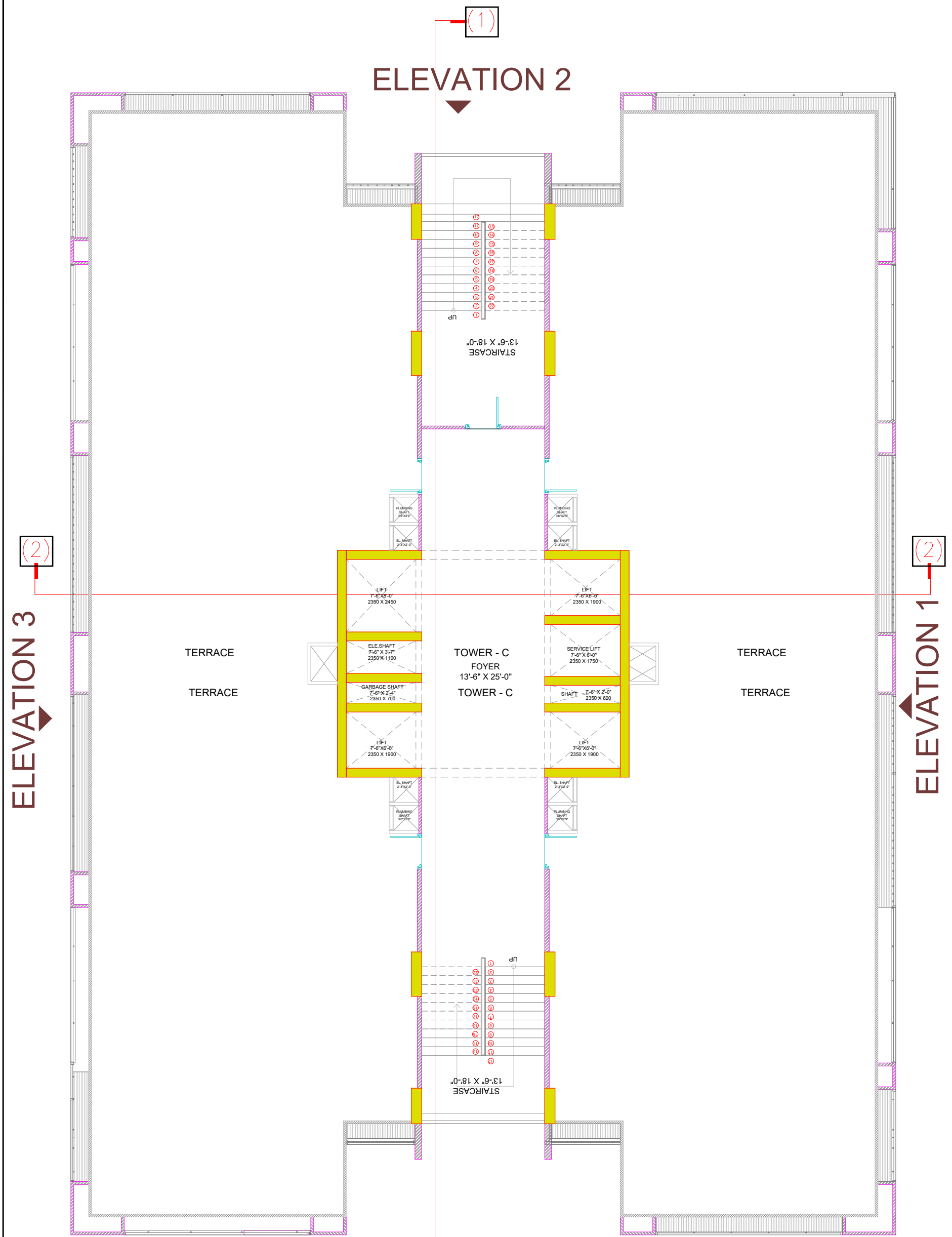
30th FLOOR PLAN (RESIDENTIAL)



31th FLOOR (RESIDENTIAL)



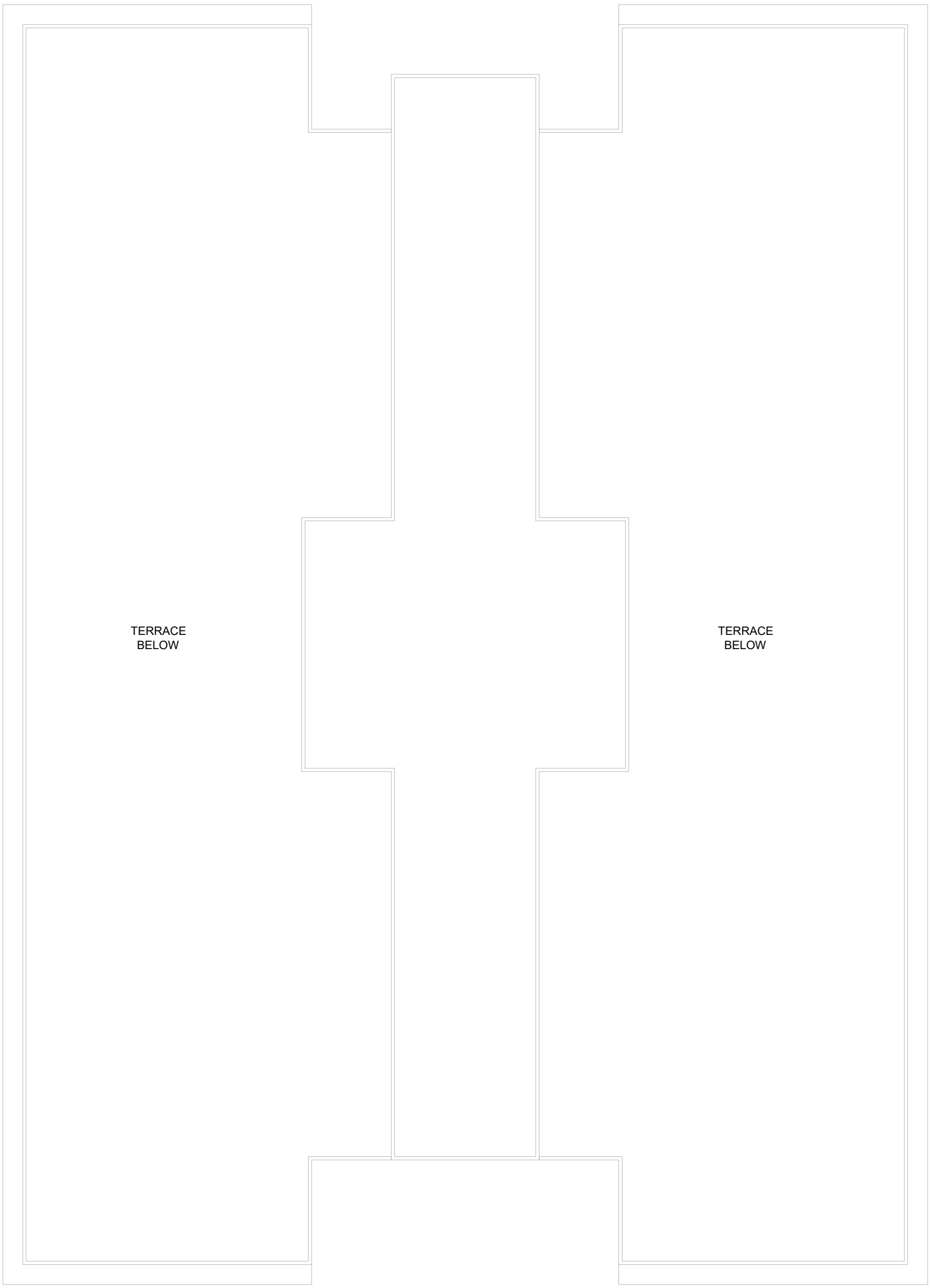
32nd FLOOR (RESIDENTIAL)



TERRACE PLAN

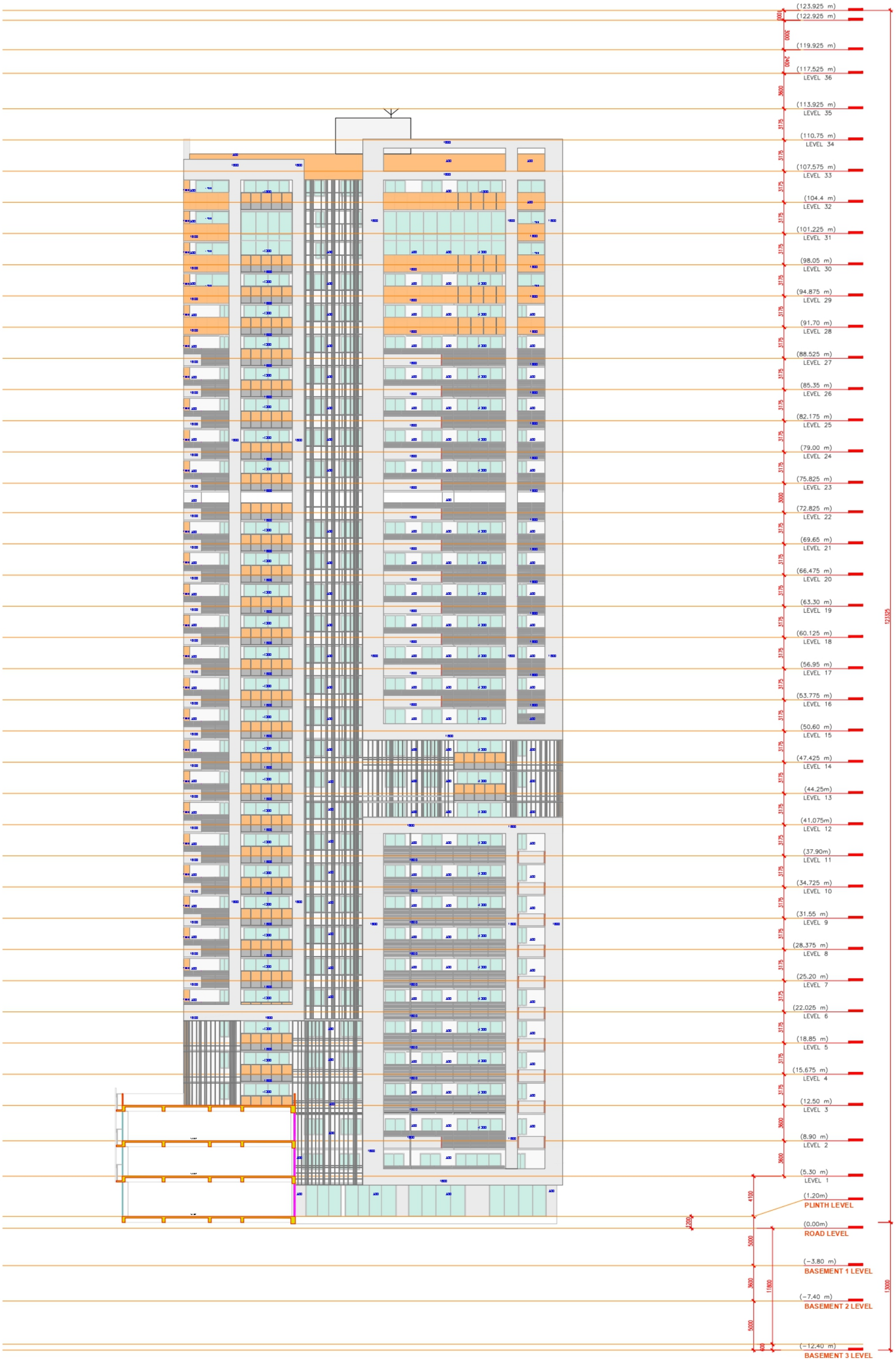
THE HIGHLINE - PHASE 3

HIGHLINE PHASE 3 | AG GROUP BUILDING SOMETHING NEW



UPPER TERRACE PLAN
THE HIGHLINE - PHASE 3

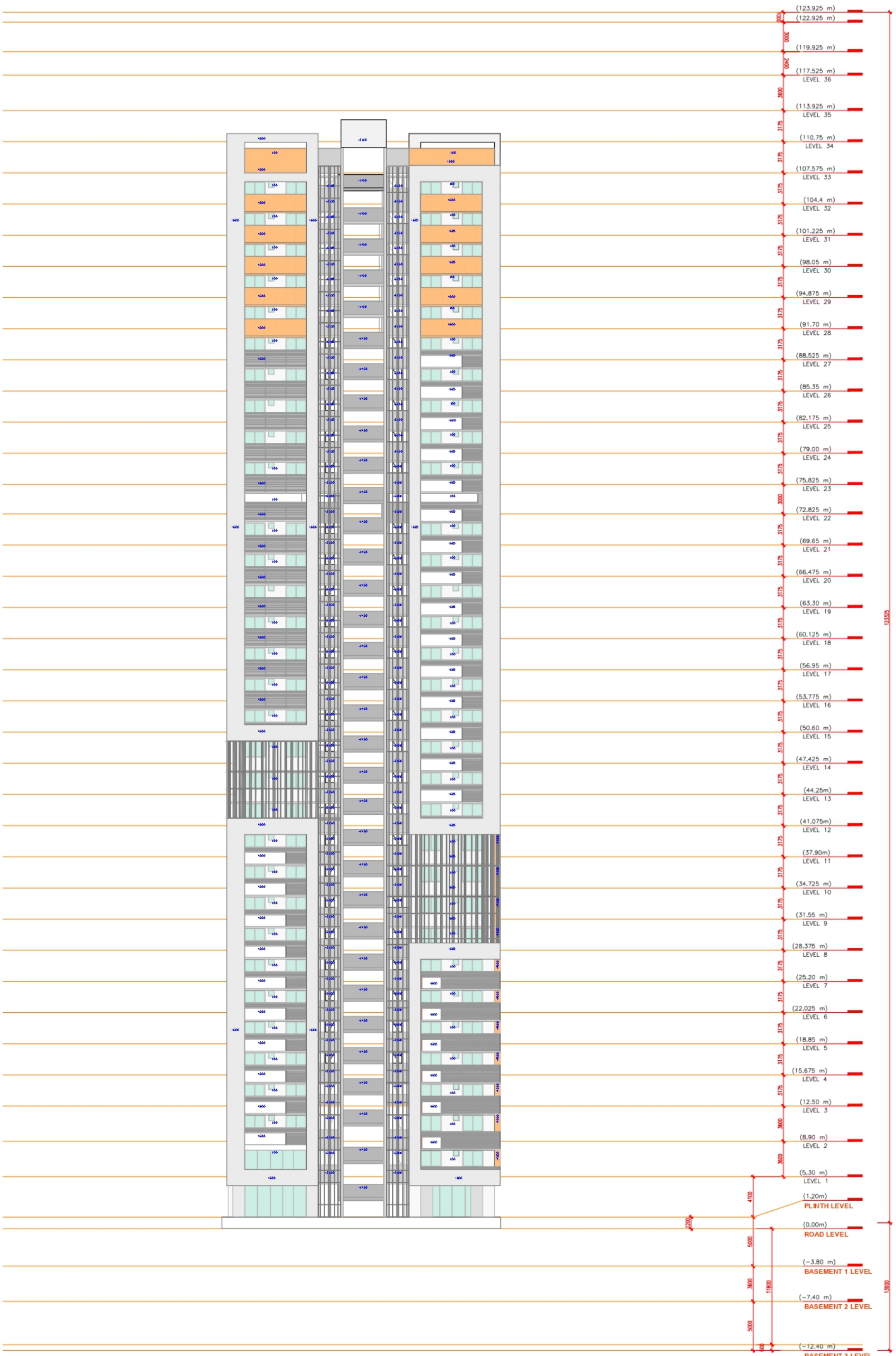
HIGHLINE PHASE 3 | AG GROUP BUILDING SOMETHING NEW



ELEVATION 1

THE HIGHLINE - PHASE 3

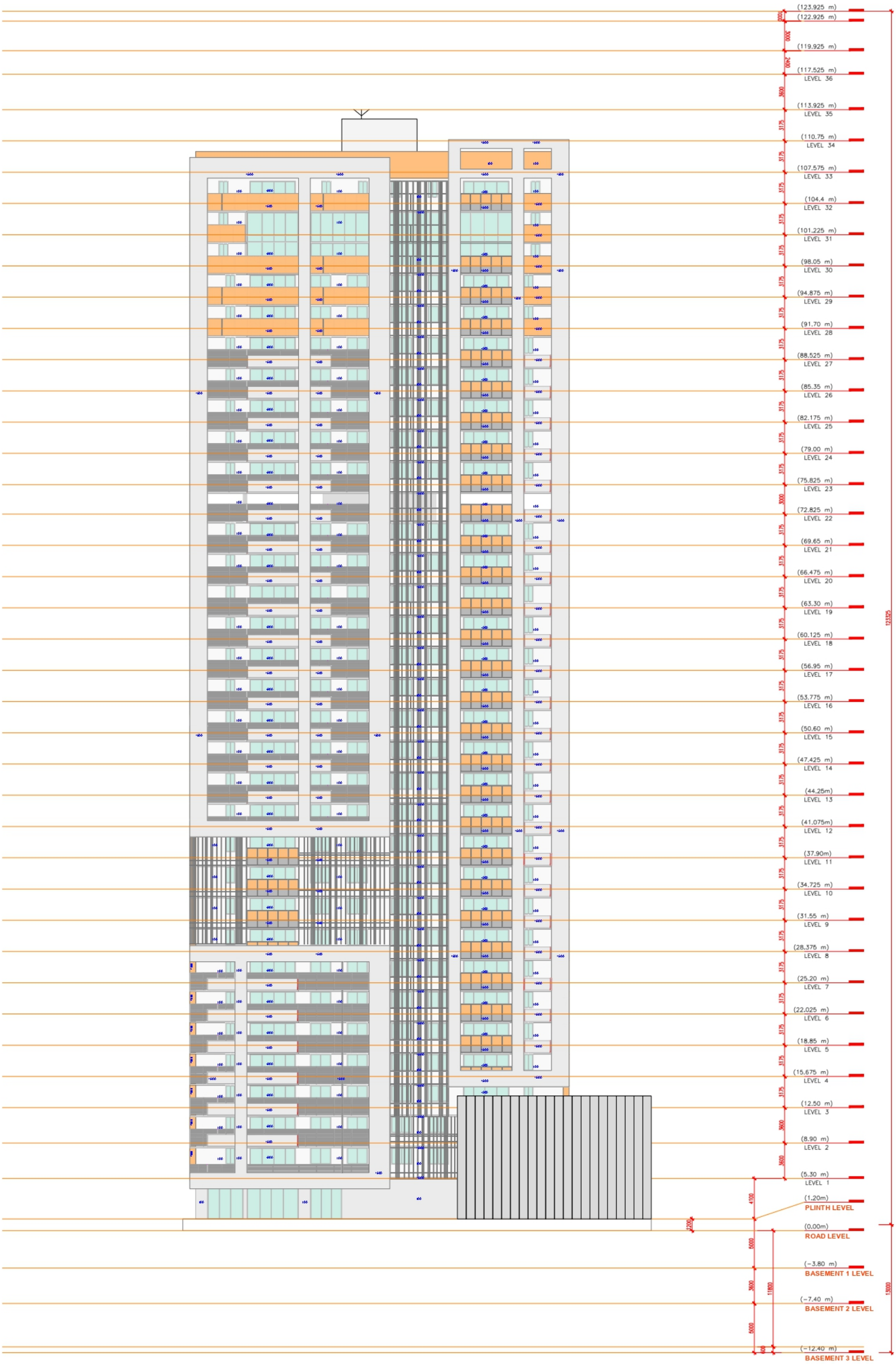
HIGHLINE PHASE 3 | AG GROUP



ELEVATION 2

THE HIGHLINE - PHASE 3

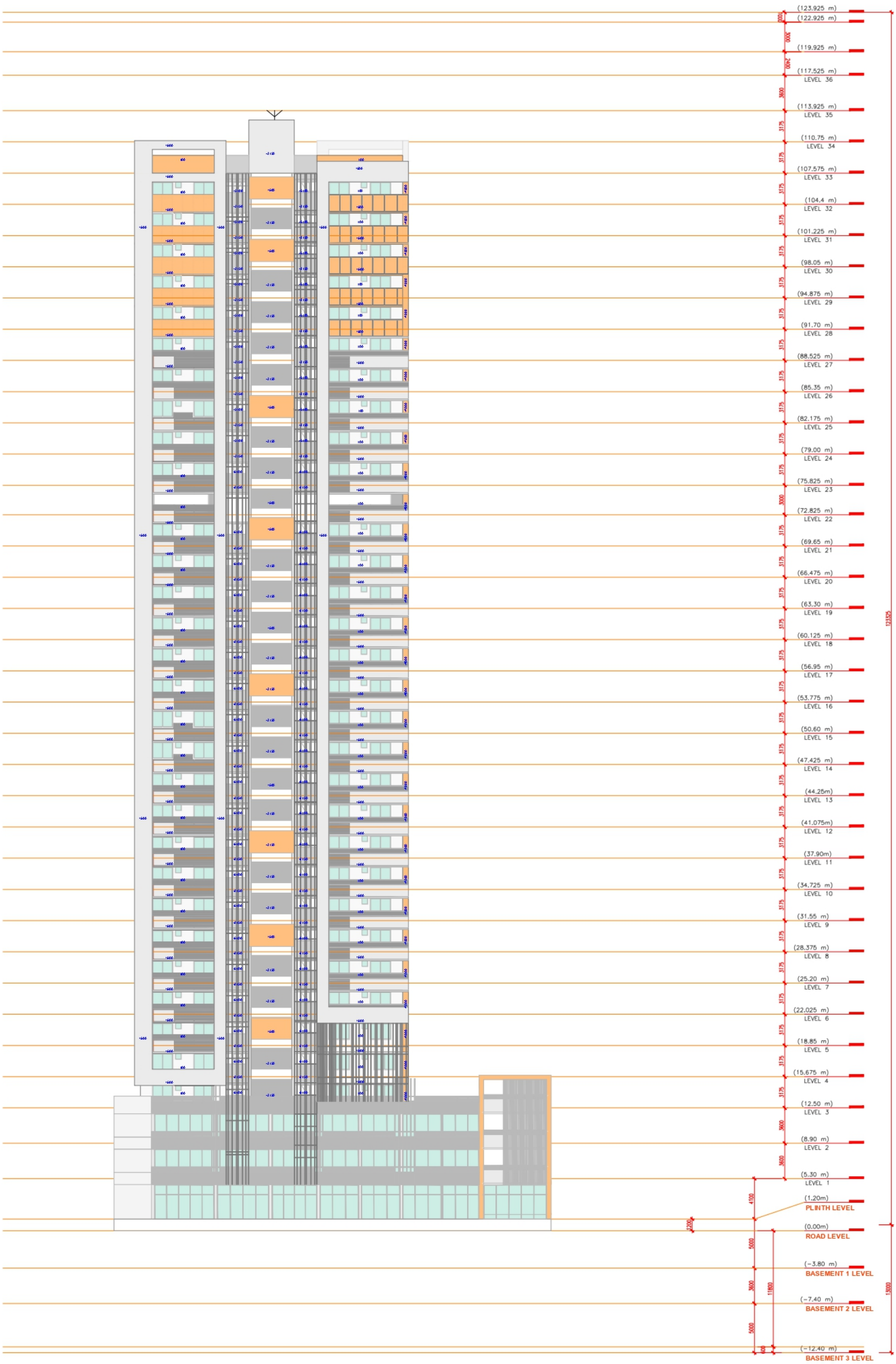
HIGHLINE PHASE 3 | AG GROUP



ELEVATION 3

THE HIGHLINE - PHASE 3

HIGHLINE PHASE 3 | AG GROUP



ELEVATION 4

THE HIGHLINE - PHASE 3

HIGHLINE PHASE 3 | AG GROUP

HIGHLINE





WHY JUST DREAM IT?
TRULY LIVE IT.

- Private balconies all units
- Ceiling Heights from 10.50 ft.
- Lavish Master bedroom with Attached bathroom
- Elder Friendly Bathroom
- Minimum space wastage in all units
- High ceilings, large windows, And open concept planning
- Anti skid Tiles in Bathroom



SPECIFICATIONS

HIGHLINE

STRUCTURE
- Earthquake-resistant RCC frame with Seismic Level 3 quality controls.

FLOORING
- Premium branded vitrified/ceramic tile flooring.
- Glossy Finish: Living room, Dining, Kitchen, Store areas passage.
- Matt Finish: All Bedrooms.
- Anti-skid finish in all bathroom flooring.
- All balconies with premium flooring.

WASH AREA
- Anti Skid finish: flooring with dado of ceramic/glazed tile Up to sill level.

KITCHEN
- Smart marble counter top sandwich platform.
- Sink: High-quality stainless-steel sink from premium brands.
- Smart marble dado up to lintel level on walls above counter.

DOORS
- Doors secured with high-end locking technology.
- Main Door: FRD & veneer finish with 7.5 ft height (Fire Resistant Door).
- Other Doors: Solid Core Flush Doors with laminate.
- Door Frame-Teakwood or equivalent frames.

WINDOWS
- Premium slimline aluminium windows with UV-resistant glass.

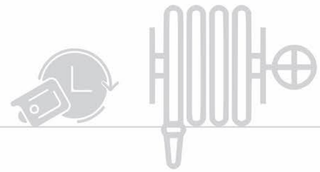
PLUMBING WORK
- Pipes: CPVC/UPVC water supply lines.
- Advanced Geberit HDPE Silent Drainage System for Solid Waste Management.
- Fitting: Jaguar or equivalent premium accessories.

AIR CONDITIONER
- AC piping sleeves: AC piping provision in all bedrooms, Dining and living room.

ELECTRICAL
- Power Backup: Designed for 500–750 KW supply with 100% DG backup for common areas.
- Wiring: Concealed copper wiring with fire retardant insulation Individual Energy Meter for Every unit.
- Premium ELCB & MCB with concealed distribution box.

PAINT
- External walls: Textured with Acrylic paint.
- Internal walls: Gypsum plaster with putty finish/ Cement mala plaster.

SAFETY & SECURITY
- CCTV: 24/7 Surveillance Cameras Across the property.
- Fire: Designated floors for safe assembly during emergencies.
- Fire Resistant main doors for all apartments.
- Elevators-High Speed Access controlled Lifts.
- Specially designed skip floors and dedicated refuge areas for fire Safety and emergency access.



ESSENTIAL UTILITIES & SUSTAINABILITY
- A Sewage Treatment Plant (STP) with a capacity of 365 KL per day Has been provided to treat and recycle wastewater, Ensuring a sustainable supply for irrigation and flushing while Conserving groundwater.
- In addition, rainwater harvesting, a convenient garbage chute system, And solar energy solutions further strengthen the project's commitment To eco-friendly and sustainable living.


PUMA
PUMA
PUMA
Nike
Nike
Nike
VIVO
VIVO
VIVO
Adidas
Adidas
Sketchers
Flite
NEW YORK
Nike
Cello
Lenova
Vivo
ZARA
Nike
Sonvewit
Apple
ZARA
Reliance

HIGHLINE



KIDS' LAUGHTER ECHOES IN
EVERY TOWER FLOOR

EXECUTION ARCHITECT & LANDSCAPING CONSULTANT

UA DESIGN

While practicing modern architecture, Umang Goswami's UA Design, is careful to not limit its design language to a particular style. A quintessential small-town, middle-class Indian, the 35-year-old alumnus of CEPT University has always questioned why affordable housing projects a step-motherly treatment despite the best creative minds in the industry. It is an attempt at quality community living, unlike luxury, he says, emphasizing that "design is for all."

STRUCTURAL CONSULTANT

SARJAN CONSULTANT

Sarjan Consultants, with 47 years of expertise, has delivered nearly 15,000 projects, including over 3,000 high-rise buildings. As pioneers in CAD technology in Gujarat, they offer advanced, economical structural designs for a diverse range of projects, combining experience with personalized, efficient solutions.

MEP CONSULTANT

ABACUS TECHNOCRATS PVT LTD

ABACUS TECHNOCRATS PVT. LTD. is a Multi disciplinary EPC company registered in India and catering to Infrastructure and Management needs across industries since 2004.

With a pool of diverse talent including professionals from Engineering, Architecture, Management, Environment, Finance and Law, abacus delivers quality services to sectors such as special economic zones (SEZs), Infrastructure, Residential, Power, Hospitality, Retail and Oil and Gas.

GREEN BUILDING CONSULTANT (IGBC)

SAVVY GREENS

Savvy Greens is an award-winning sustainability solutions provider focused on contributing towards the global Net-Zero Goals. They combine deep domain knowledge of green buildings and extensive advisory expertise to help create homes, business hubs, manufacturing facilities, and large-scale built spaces, championing sustainable business practices that are both environmentally and people-friendly.

PMC CONSULTANT

TQ CERT A TATA PROJECTS

Tata Projects is one of the most admired Technology led Engineering, Procurement and Construction (EPC) companies in India and provides one-stop sustainable solutions in the execution of large and complex urban and industrial infrastructure projects. From project conceptualization to operations & maintenance, it uses innovative technology solutions to offer bouquet of services which includes engineering, procurement, construction, commissioning, inspection & expediting, operations, repairs & maintenance, and shutdown services.

We provide ready-to-deploy solutions for semiconductor facilities, giga factories, data centres, refineries, green fuels, roads, bridges, integrated rail & metro systems, commercial con building & airports, power generation, transmission & INE distribution systems, chemical process plants, water & waste management, and mining & metal purification systems.

Tata Projects offers one stop service covering entire life cycle of the project, from project conceptualization to operations & maintenance. It uses innovative technology solutions to offer bouquet of services which includes engineering, procurement, construction, commissioning, inspection & expediting, operations, repairs & maintenance, and shutdown services.

Over the years, Tata Projects has received several awards and recognitions for its project delivery and commitment to safety & quality.

GENERAL CONTRACTORS PHASE - 1

RIVIERA INFRAPROJECTS PVT. LTD.

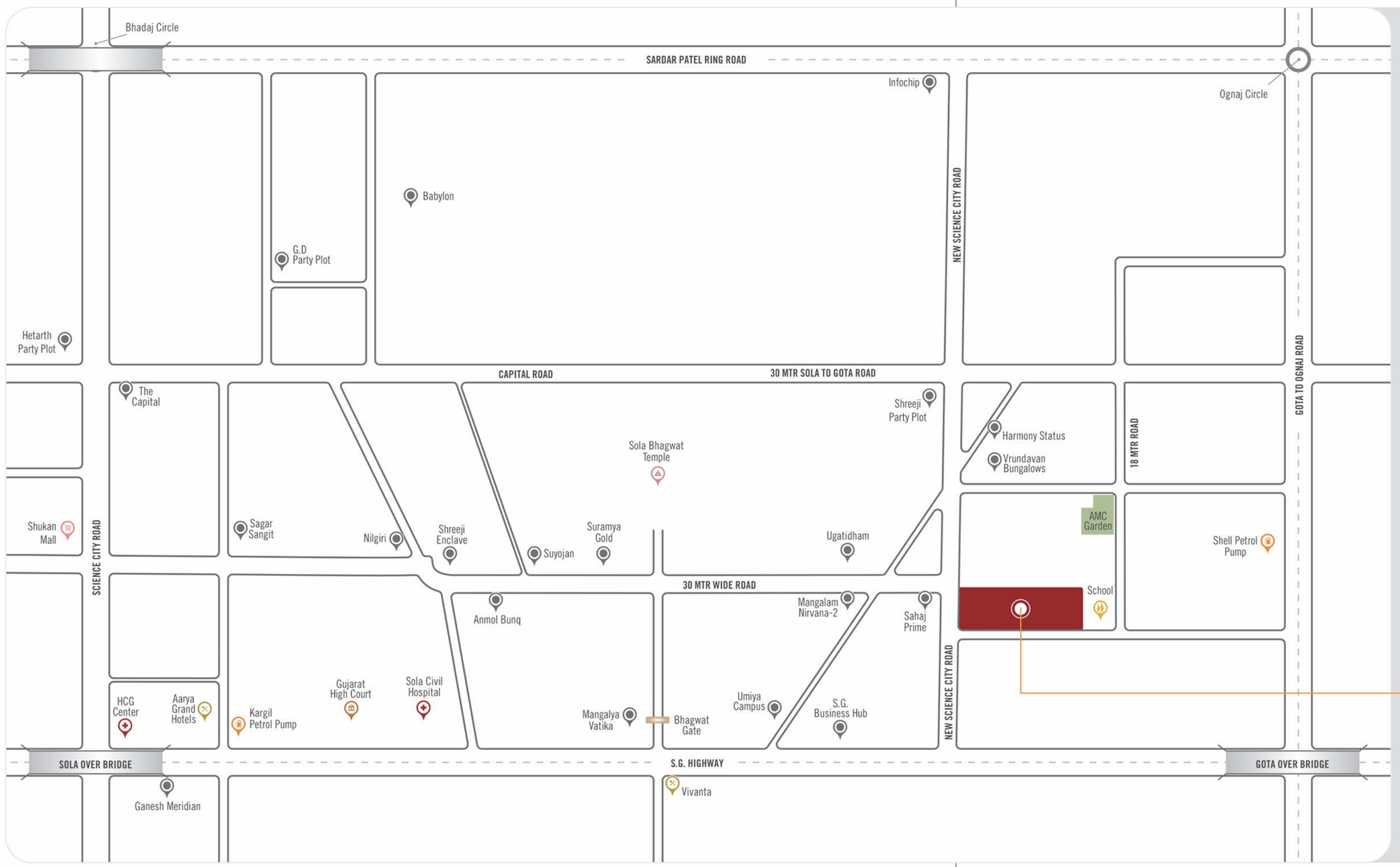
Riviera Infraprojects Private Limited (RIPL), built on Goyal and Co's legacy, excels in Civil and EPC projects, blending timeliness, quality, and innovation. Established in 2020, it leverage advanced equipment and updated methods to transform client dreams into landmark realities.

GENERAL CONTRACTORS PHASE - 2

KRISHNA BUILDSPACE PVT. LTD

Since its foundation in 1997 Krishna BuildSpace Pvt. Ltd. has earned a reputation for providing solutions to the client in the field of different construction sectors since 26 years.

The key motive of serving the construction sectors with the commitment of quality and competitive edge.





HIGHLINE

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S.G. Highway, Ahmedabad - 382481.

CONTACT US : 78 741 741 00/01/06

MAA11517/270323

www.gujrerarl.gujarat.gov.in

RAA13632/040624/310330

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SCAN FOR 360° VIEW

SCAN FOR LOCATION

sales@theaggroup.in | www.theaggroup.in

AG GROUP
BUILDING SOMETHING NEW

DISCLAIMER :
The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the project the member/customer is requested to check the details on RERA website or at the developer's office before going ahead with the booking.