

HIGHLINE

PROJECT
COMPENDIUM



AG GROUP
BUILDING SOMETHING NEW

We are all set to
**BUILD A
LANDMARK**



AG GROUP
BUILDING SOMETHING NEW

Atithi Gokul Group (AG) is a conglomerate of companies founded in 1996, originally known for its highly successful multi-cuisine restaurant and clubs in Ahmedabad. Over time, driven by their achievements, Atithi Gokul diversified into various business ventures, aiming to establish a lasting legacy. Their interests spanned multiple industries, including Security Services, Manufacturing, Charity Foundations, and Government Construction Contracts, as AG worked tirelessly to create an expansive empire. Their vision was to leave an enduring mark through their expertise in gracious hospitality and philanthropic endeavors.

In 2020, a plethora of opportunities unfolded before AG, thanks to favorable circumstances and support from the Gujarat Government's new policies on high-rise building construction. Seizing this auspicious moment, AG ventured into the world of real estate, establishing a new entity under the name ATITHI GOKUL CONSTRUCTION LLP. This subsidiary of the AG Group specializes in providing end-to-end services in the real estate sector, offering services such as project consultancy, project management, site development planning, supervision, and building maintenance and repairs to its valued clientele.

Today, ATITHI GOKUL CONSTRUCTION LLP embarks on a journey to
BUILDING SOMETHING NEW

Meet The
PIONEERS
OF
AG GROUP

The founders of ATITHI GOKUL CONSTRUCTION LLP bring a wealth of experience and a diverse portfolio from various industries and businesses. They have established enduring client relationships, ensured customer satisfaction, and fostered repeat and referred business for several decades.



Bhavanbhai Bharvad



Dineshbhai Bharvad



Dilipbhai Bharvad



Vikrambhai Bharvad



Harshbhai Bharvad



ELEGANT ENHANCEMENTS

ICONIC
35
STOREY

HIGHLINE PHASE 01
GOES
GREEN

IGBC GOLD STANDARD
CERTIFIED PROJECT

3 & 4 BHK
2700 SQ. FT. ONWARDS
3 BHK SAMPLE
HOUSE READY

PROJECT DESIGNED BY
CANADIAN
ARCHITECT



PROJECT MANAGEMENT
SERVICE BY



Gujarat's
TALLEST
Residential Building

Mix Used Project having
Residential,
Retail and
a 5 star Hotel

More than
1.5
million Sq. Ft.

More than
1400
Car Parking facility

Exclusive
AG Group
App



LIVE IN THE HEART OF THE CITY,

With everything,
everywhere
connecting to
you seamlessly.

Highline Phase 01 is set to become the residential building one can't seem to take their mind off. Nestled amidst the best of shopping and dining destinations, cultural and artsy landmarks, people are sure to notice the super accessible, luxurious 35 storey towering over the city skyline.

Now, imagine your name next to it.



- 
SCHOOL & UNI.
4 MIN
- 
HOSPITAL
4 MIN
- 
NATIONAL HIGHWAY
2 MIN
- 
HIGH COURT
5 MIN
- 
INTERNATIONAL AIRPORT
25 MIN
- 
RAILWAY STATION
15 MIN

This Map is indicative only, not to scale.



PHASE 01

3 bhk Residential
+ Commercial

PHASE 02

4 bhk Residential

PHASE 03

4 bhk Residential
+ Commercial

PHASE 04

Hotel



Reach for the
stars & make
yourself at home
in the clouds,
**IN OUR
ICONIC
35-STOREY
MASTERPIECE**

TOWARDS SARDAR PATEL RING ROAD

30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



MASTER PLAN

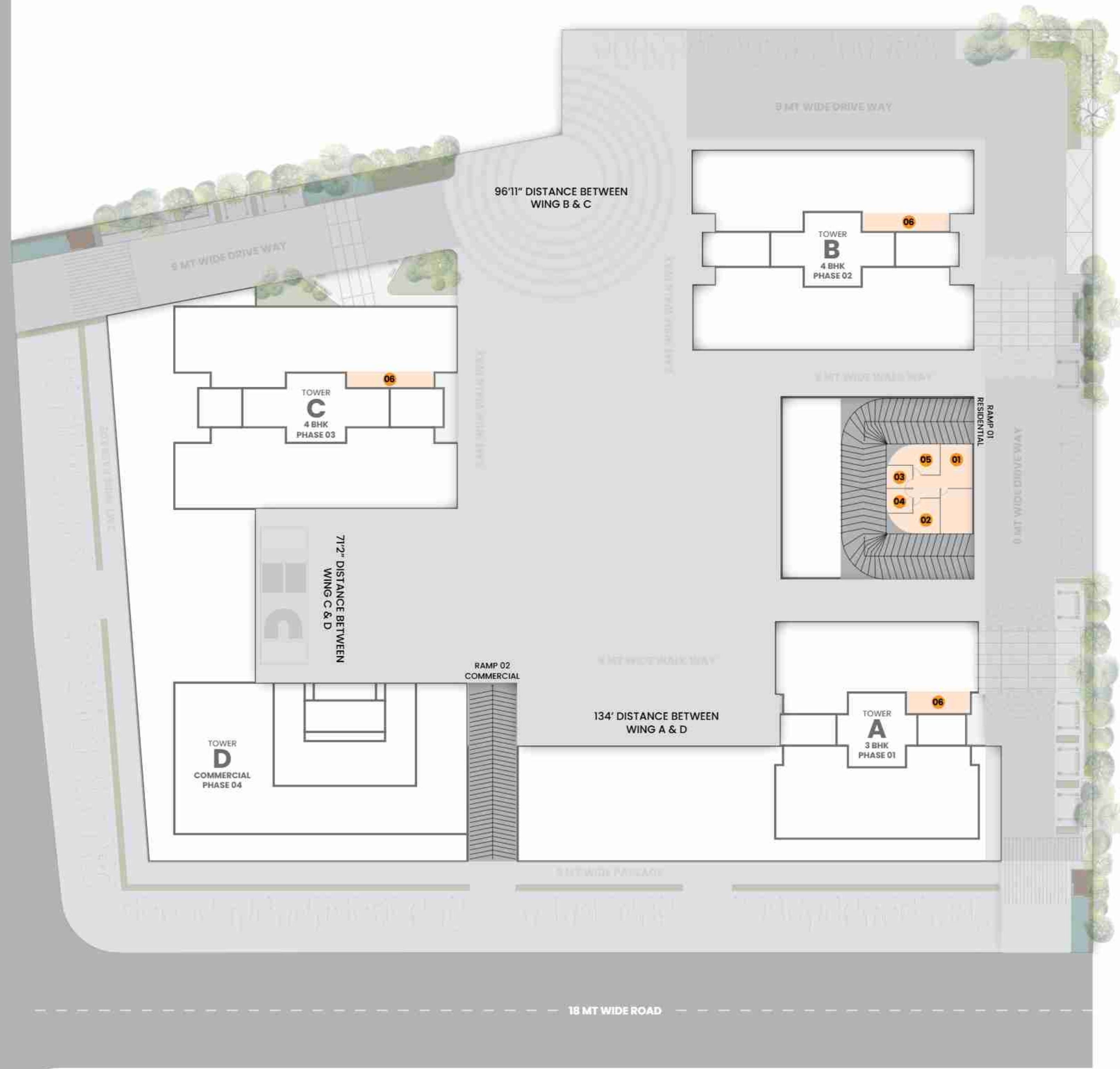
Plot Area: 15519 Sq. Meter
 Common Plot Area:
 Open Space:
 Amenities Area:



TOWARDS SARDAR PATEL RING ROAD

30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



BASEMENT LEVEL 01 PLAN

- 01. Society Office
- 02. Medical Room
- 03. Fire Safety Office
- 04. Security Office
- 05. Common Workstation
- 06. Drivers Lounge
- 07. Class 4 Lounge Area



TOWARDS SARDAR PATEL RING ROAD

30 MT WIDE ROAD

TOWARDS S.G. HIGHWAY



GROUND FLOOR PLAN

- 01. North East Gate
- 02. Pick up & Drop off Zone - 1
- 03. Visitor Parking with EV Charging - 1
- 04. The Porch - Wing A
- 05. Reception Area- Wing A
- 06. Zen Lounge - Wing A
- 07. Quiet Room
- 08. Library
- 09. Banquet Hall
- 10. Senior Citizen Sitouts
- 11. Indoor Game Zone for Adults
- 12. Temple
- 13. Central Park
- 14. Flower Garden
- 15. Multiple Sitouts
- 16. Amphi Sitouts
- 17. Children Play Area
- 18. Multipurpose Court
- 19. Indoor Game zone for Children
- 20. Day Care Center for Toddlers
- 21. Early Learning Center
- 22. The Porch - Wing C
- 23. Reception Area- Wing C
- 24. Lounge Area
- 25. South-West Gate
- 26. Pick & Drop Zone - 2
- 27. Jogging/ Walking Track
- 28. Visitor Parking with EV Charging - 2
- 29. Adult Lounge Area
- 30. Boutique
- 31. Pet Spa
- 32. The Porch - Wing B
- 33. Zen Lounge - Wing B
- 34. Co-working Space
- 35. Business Center



FIRST FLOOR PLAN

- 01. Wing A Foyer
- 02. Storage
- 03. Steam Room
- 04. Sauna Room
- 05. Change Room Male's
- 06. Change Room Female's
- 07. Café
- 08. Barbeque Area
- 09. Wooden Deck
- 10. Kid's Pool Area
- 11. Swimming Pool
- 12. Exclusive Lounge Area
- 13. Mini Theatre
- 14. Gymnasium
- 15. Wing B Foyer
- 16. Yoga
- 17. Zumba
- 18. Pilates
- 19. Amenity Area in Wing C





THEY SAY LIVE LIFE KINGSIZE.

Let us build
it for you.

Experience a world that's tailor made for the royalty in you. Every corner boasts of specific details carefully designed for a living of opulence and well, pretty much perfection.



MAKE HISTORY WITH US

As the first in Gujarat

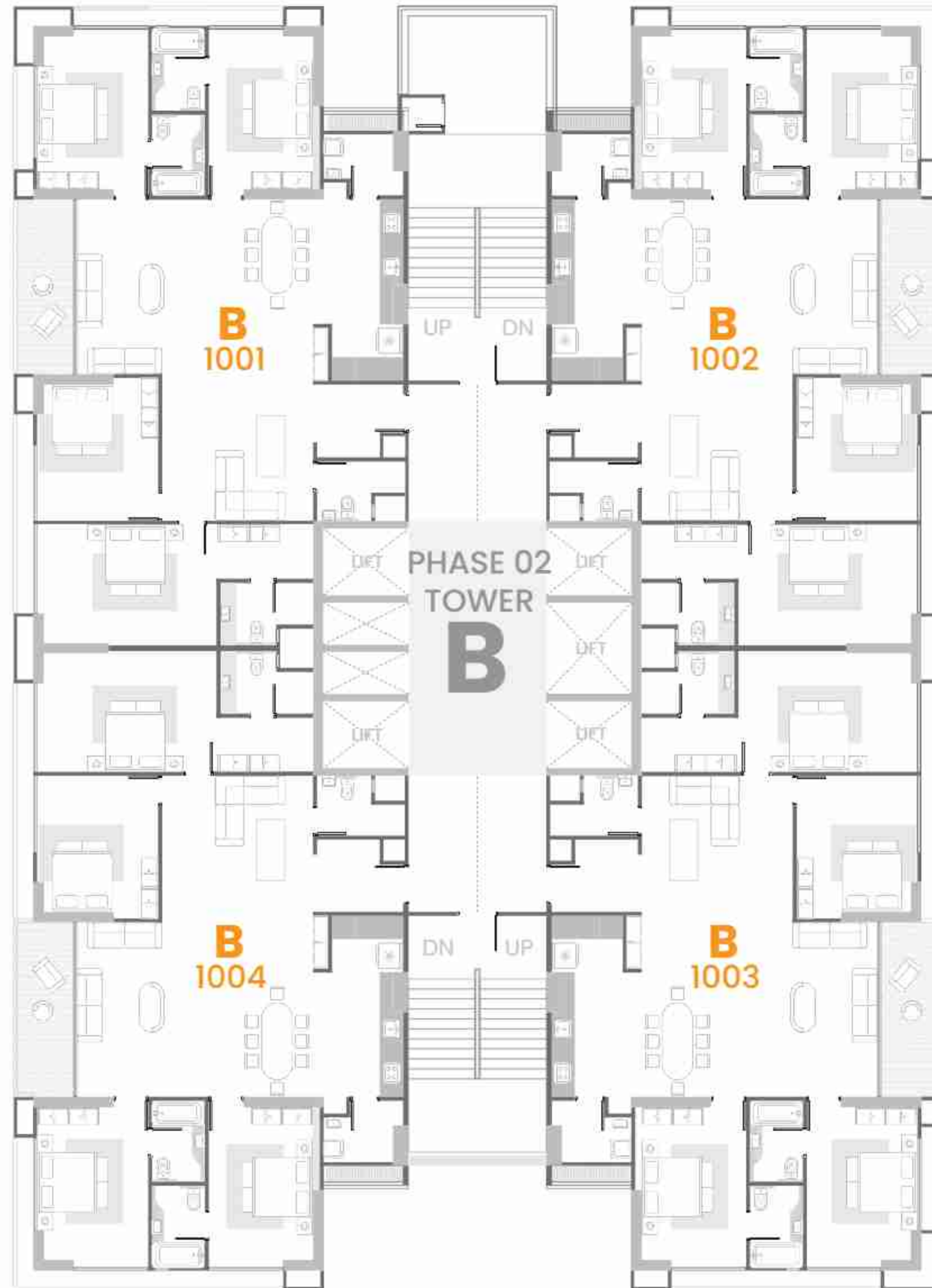
Luxe towers rising to 35 storeys, set at a height of 121.5 meters. With massive units, 117 in number, space will never be a need you'll feel ever again.

PHASE 02	Carpet Area		Built up		Super Built Up	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
Normal Unit (4BHK)	178.65	1923	193.00	2075	353.00	3800

PHASE 01	Carpet Area		Built up		Super Built Up	
	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
Normal Unit (3BHK)	131.72	1417	138	1485	251	2701

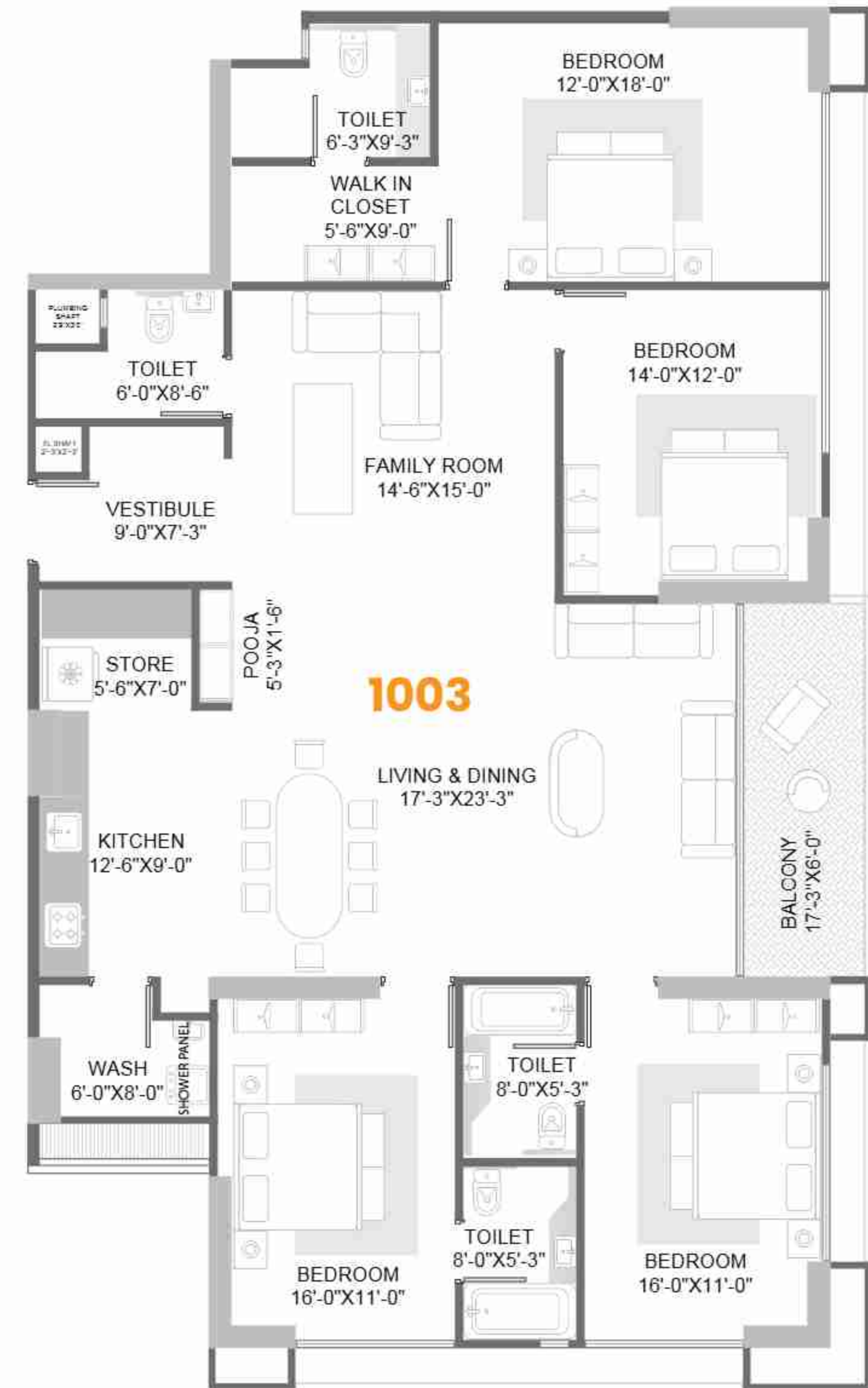
TYPICAL FLOOR PLAN

1ST TO 30TH Floor



UNIT PLAN

Carpet RERA		Built up		Super Built Up	
Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
131.72	1417	138	1485	251	2701



UNIT FEATURES

- Private balconies to 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



- Penthouse / 01 Unit
- Duplex Penthouse / 02 Units
- Half Penthouse / 04 Units
- Normal Unit (4BHK) / 110 Units
- Lobby
- 3 Level Basement Parking

HIGHLINE
PHASE 02

**EXPERIENCE A
LIFESTYLE OF
OPULENCE**
121.5 Meters height
35 Floors | 117 Units

FLOOR	HEIGHT(FT)	UNIT			
Nos.	in FEET	TERRACE			
35	12.00'	B-3501			
34	10.50'	B-3301	B-3302		
33	10.50'	B-3201	B-3202		
32	10.50'	B-3101	B-3102		
31	10.50'	B-3001	B-3002	B-3003	B-3004
30	10.50'	B-2901	B-2902	B-2903	B-2904
29	10.50'	B-2801	B-2802	B-2803	B-2804
28	10.50'	B-2701	B-2702	B-2703	B-2704
27	10.50'	B-2601	B-2602	B-2603	B-2604
26	10.50'	B-2501	B-2502	B-2503	B-2504
25	10.50'	B-2401	B-2402	B-2403	B-2404
24	10.50'	B-2301	B-2302	B-2303	B-2304
23	10.50'	SKIP FLOOR			
22	10.00'	B-2101	B-2102	B-2103	B-2104
21	10.50'	B-2001	B-2002	B-2003	B-2004
20	10.50'	B-1901	B-1902	B-1903	B-1904
19	10.50'	B-1801	B-1802	B-1803	B-1804
18	10.50'	B-1701	B-1702	B-1703	B-1704
17	10.50'	B-1601	B-1602	B-1603	B-1604
16	10.50'	B-1501	B-1502	B-1503	B-1504
15	10.50'	B-1401	B-1402	B-1403	B-1404
14	10.50'	B-1301	B-1302	B-1303	B-1304
13	10.50'	B-1201	B-1202	B-1203	B-1204
12	10.50'	B-1101	B-1102	B-1103	B-1104
11	10.50'	B-1001	B-1002	B-1003	B-1004
10	10.50'	B-901	B-902	B-903	B-904
09	10.50'	B-801	B-802	B-803	B-804
08	10.50'	B-701	B-702	B-703	B-704
07	10.50'	B-601	B-602	B-603	B-604
06	10.50'	B-501	B-502	B-503	B-504
05	10.50'	B-401	B-402	B-403	B-404
04	10.50'	B-301	B-302	B-303	B-304
03	10.50'	B-201	B-202	B-203	B-204
02	12.00'	B-101	B-102	AMENITIES	
01	12.00'	LOBBY			
00	14.00'	PARKING			
-1	16.50'	PARKING			
-2	12.00'	PARKING			
-3	16.50'	PARKING			

TYPICAL FLOOR PLAN

2ND TO 30TH Floor



UNIT PLAN

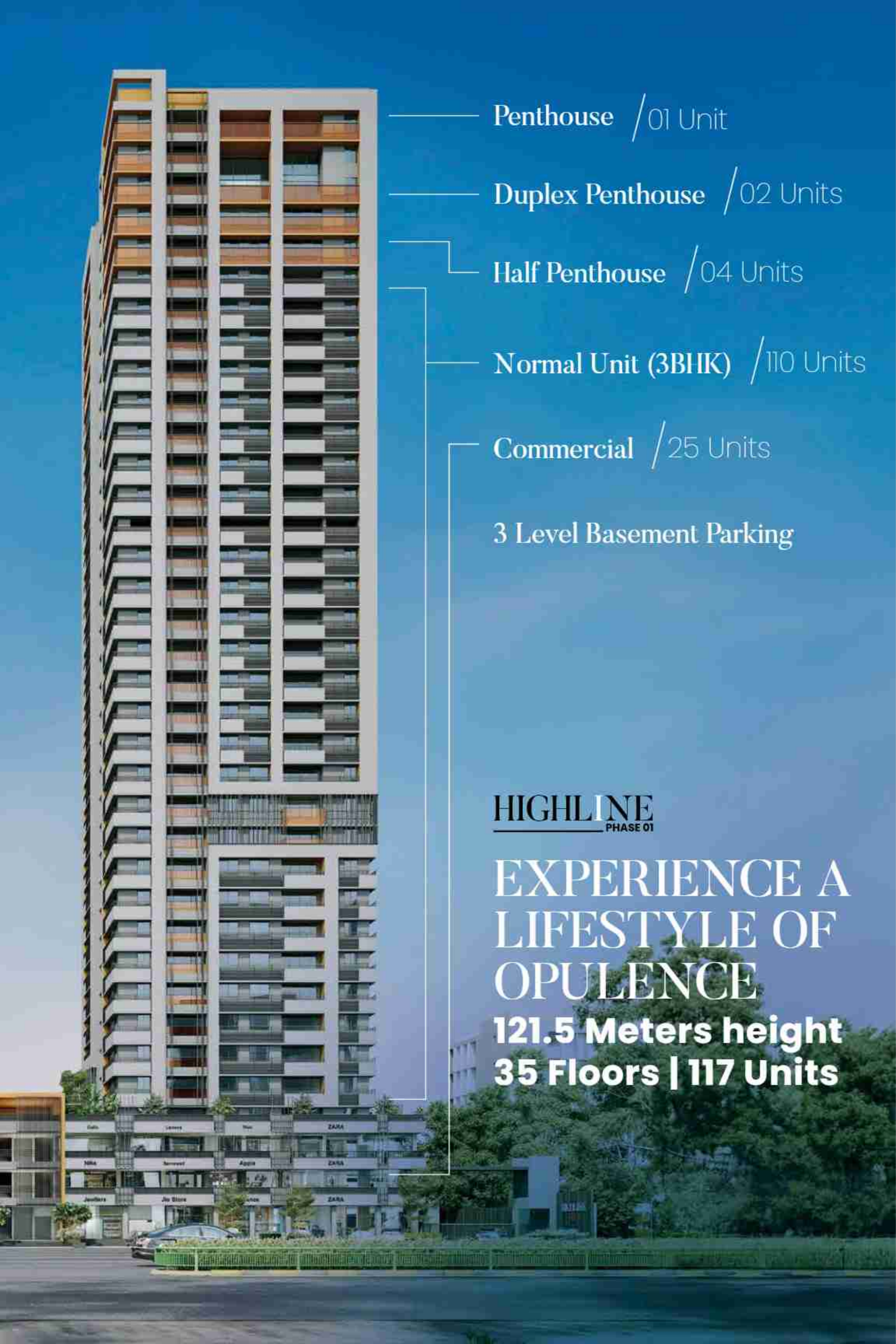
Carpet RERA		Built up		Super Built Up	
Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.	Sq. Mtr.	Sq. Ft.
131.72	1417	138	1485	251	2701



UNIT FEATURES

- Private balconies to 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





Penthouse / 01 Unit

Duplex Penthouse / 02 Units

Half Penthouse / 04 Units

Normal Unit (3BHK) / 110 Units

Commercial / 25 Units

3 Level Basement Parking

HIGHLINE
PHASE 01

EXPERIENCE A
LIFESTYLE OF
OPULENCE

121.5 Meters height
35 Floors | 117 Units

FLOOR	HEIGHT(FT)	UNIT
	13.00'	TERRACE
35	12.00'	A-3501
34	10.50'	A-3301
33	10.50'	A-3302
32	10.50'	A-3201
31	10.50'	A-3202
30	10.50'	A-3101
29	10.50'	A-3102
28	10.50'	A-3001
27	10.50'	A-3002
26	10.50'	A-3003
25	10.50'	A-3004
24	10.50'	A-2901
23	10.50'	A-2902
22	10.50'	A-2903
21	10.50'	A-2904
20	10.50'	A-2801
19	10.50'	A-2802
18	10.50'	A-2803
17	10.50'	A-2804
16	10.50'	A-2701
15	10.50'	A-2702
14	10.50'	A-2703
13	10.50'	A-2704
12	10.50'	A-2601
11	10.50'	A-2602
10	10.50'	A-2603
09	10.50'	A-2604
08	10.50'	A-2501
07	10.50'	A-2502
06	10.50'	A-2503
05	10.50'	A-2504
04	10.50'	A-2401
03	10.50'	A-2402
02	12.00'	A-2403
01	12.00'	A-2404
00	15.50'	A-2301
-1	16.50'	A-2302
-2	12.00'	A-2303
-3	16.50'	A-2304
		SKIP FLOOR
		A-2101
		A-2102
		A-2103
		A-2104
		A-2001
		A-2002
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		A-202
		RETAIL
		RETAIL
		AMENITIES
		RETAIL
		RETAIL
		LOBBY
		RETAIL
		RETAIL
		PARKING
		PARKING
		PARKING



UNIT FEATURES

Urban Luxury Residences with modern open layouts from 2700 in Phase 01 & 3800 in Phase 02

Luxurious Three-bedroom & Four-bedroom units

Private balconies to all units

Ceiling Heights from 10.50 ft

Lavish Master bedroom with attached bathroom

Elder Friendly Bathroom in every unit – anti skid tile, Handles and brackets and so on... guard rail for commode area

Privacy for each bedroom

Minimum space wastage in all units

High ceilings, large windows, and open concept planning

Unobstructed high line views to the surrounding city

Spectacular Panoramic Views from all Units as all towers are at least 100 feet from one to another

All Residences are delivered with high quality and branded material

6 lifts for each tower (4 Customer Lifts & 2 Fire / Service Lift)

Adani gas line Provision

AC pipe provision for all units

EXPERIENCE THE EPITOME OF URBAN LUXURY,

where world-class craftsmanship, thoughtful design and unmatched amenities meet to create a unique and uber-rich living experience.

ECO LIVING, FUTURE FLOURISHING

Your Green Home
Journey Begins Here



**Sustainable
Design**



**Water
Efficiency**



**Energy
Efficiency**



**Material &
Resources**



**Indoor Environmental
Quality**



**Innovation &
Design Process**

Water efficient plumbing fixtures which reduces water consumption

Energy Efficient LED lighting in common areas

Natural Daylight for more than 50% of regularly occupied spaces

High efficient air conditioning system in common areas

Reuse of STP treated water for flushing, landscaping & car washing

Waste segregation facility at site

Provision of renewable energy system at the site for common amenities

Provision of electric charging points

Water efficient landscape irrigation system

Well naturally ventilated homes

Use of green materials in construction

Efficient envelope (Wall-Roof-Glass), which reduces HVAC load requirement

100% outside – green views to all the homes

Spaces for physical well-being

Registered under IGBC GREEN Homes Certification



Indian Green Building Council

**IGBC
GREEN
RATING
GOLD**



HIGHLINE SOCIAL

A private social club for Highline Phase 01 owners

CHANGE IN COPY, DISCUSSED BETWEEN SUDHIR SIR AND VIKRAM SIR
CHANGE IT ACC.

THE ATMOSPHERE

THE WORK

THE FIT

THE SOCIAL

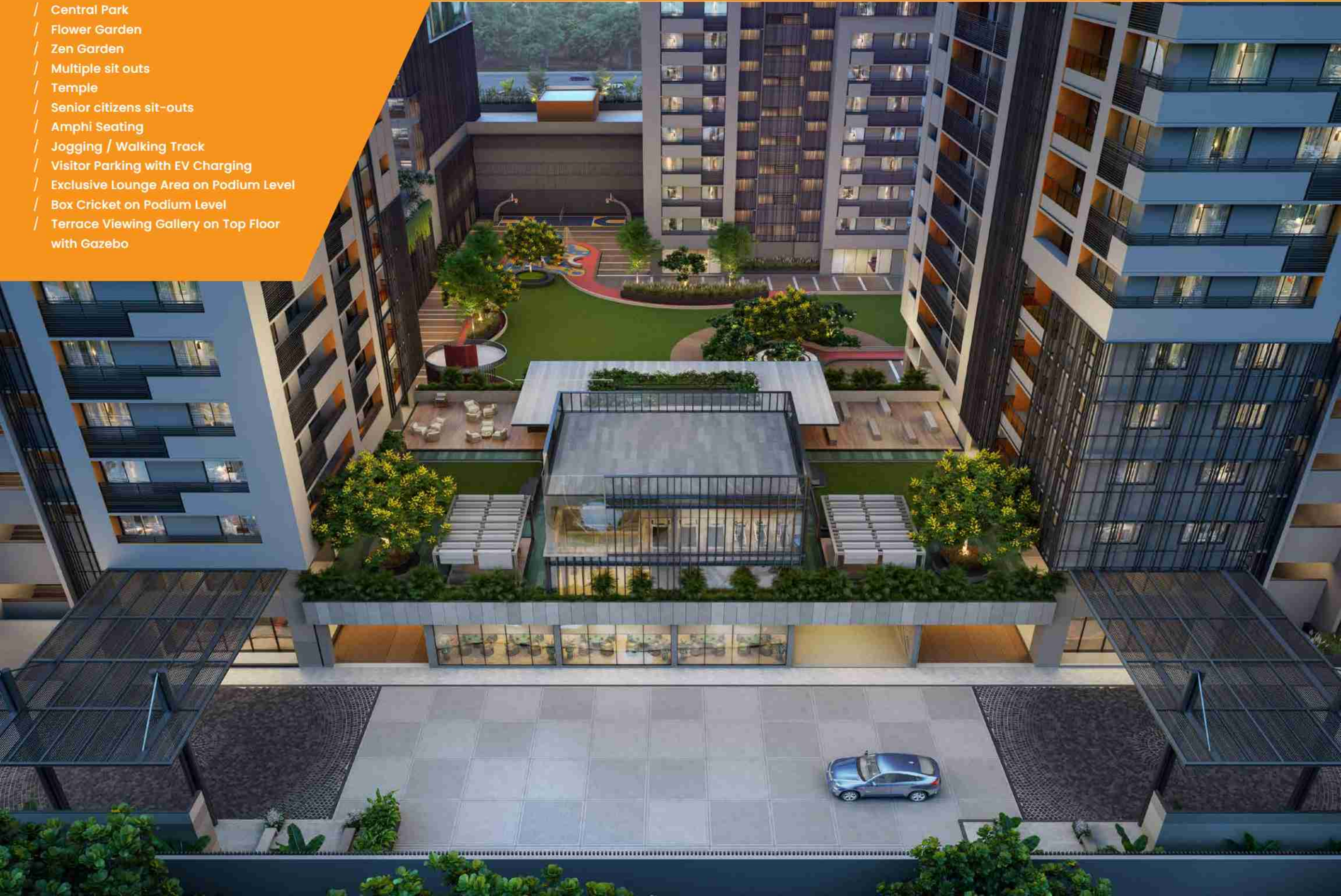
THE JUNIOR

THE SPLASH

THE ATMOSPHERE

Embrace Limitless Living Under the Open Sky: The Atmosphere, Where Unparalleled Open-to-Sky Amenities Fuse Nature and Home. Experience Serenity, Breathe Freedom, and Revel in a Life Painted in Nature's Hues.

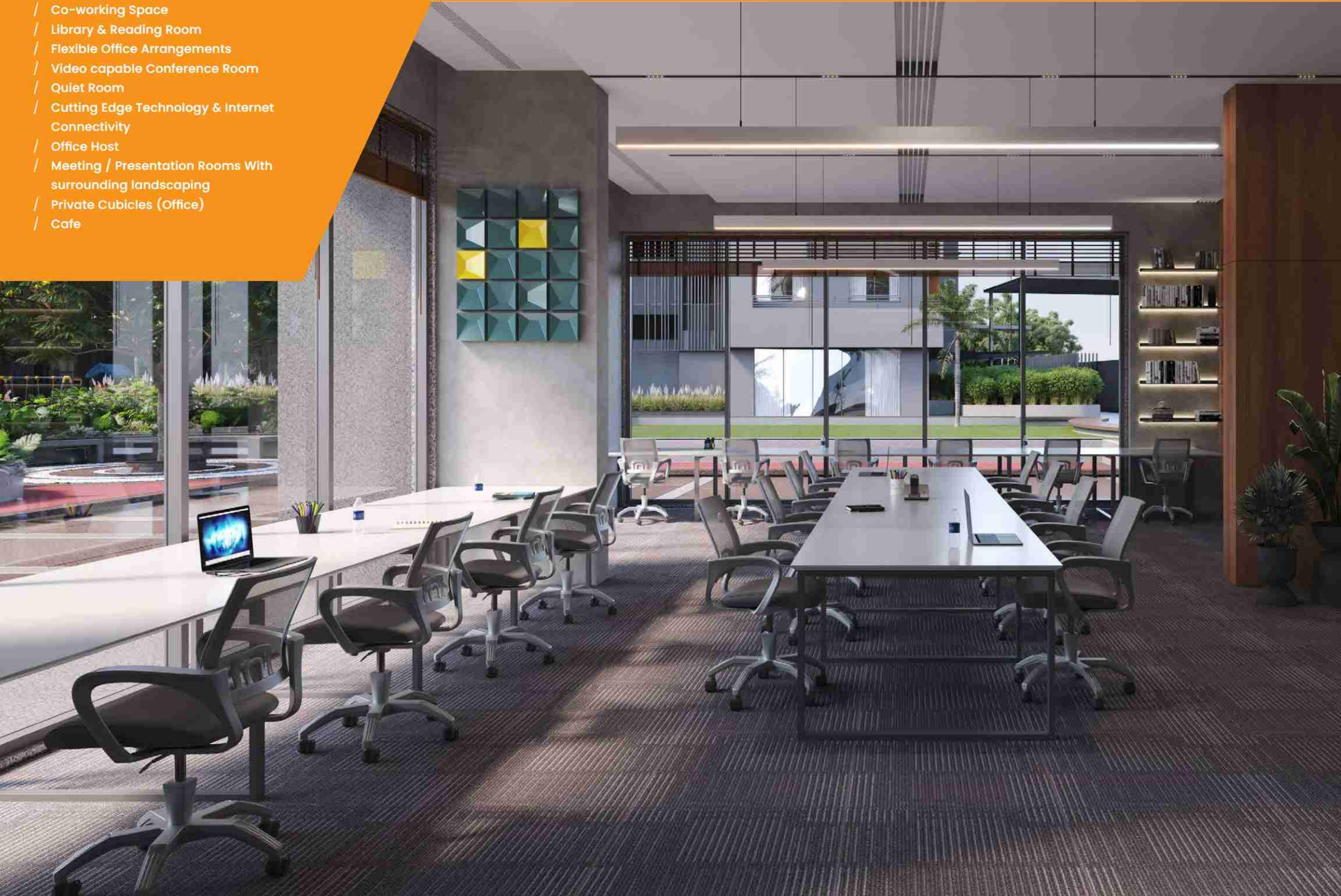
- / Central Park
- / Flower Garden
- / Zen Garden
- / Multiple sit outs
- / Temple
- / Senior citizens sit-outs
- / Amphi Seating
- / Jogging / Walking Track
- / Visitor Parking with EV Charging
- / Exclusive Lounge Area on Podium Level
- / Box Cricket on Podium Level
- / Terrace Viewing Gallery on Top Floor with Gazebo



THE WORK

Fuel Your Business Vision at The Work, Where Innovation Meets Comfort. Experience Thoughtful Spaces Designed for Productivity – from Collaborative Hubs to Quiet Corners, We Nurture Your Professional Journey.

- / Co-working Space
- / Library & Reading Room
- / Flexible Office Arrangements
- / Video capable Conference Room
- / Quiet Room
- / Cutting Edge Technology & Internet Connectivity
- / Office Host
- / Meeting / Presentation Rooms With surrounding landscaping
- / Private Cubicles (Office)
- / Cafe



THE FIT

Unleash Your Potential at The Fit, Where Wellness Meets Lifestyle. Explore Spaces Crafted for Active Living – from Invigorating Workout Zones to Serene Relaxation Corners, We Shape Your Healthy Journey.

- / Yoga / Zumba / Pilates Studio
- / Weight Station
- / Peloton Equipment
- / Cross-training / CrossFit
- / Steam/Treatment Room
- / Sauna Room
- / Multi-purpose court (Tennis/
Badminton/Basketball & Volley ball)



THE SOCIAL

Embrace Togetherness at The Social, Where Connections Flourish. Experience Spaces Tailored for Celebrations – from Vibrant Gathering Halls to Tranquil Retreats, Unite in an Environment Crafted for Every Social Affair.

- / Banquet hall
- / Mini theatre
- / Cafeteria
- / Social Area with Full-Service
- / Men's Room – Card Room & Poker Table, Dart, Beverages Cooler & So on
- / Female Room – Kitty party & Gathering Area for Female only
- / Café & Green sitting Area
- / Zen lounge
- / Reception Area



THE JUNIOR

Empowering Young Minds at The Junior Haven, Where Learning Meets Fun. Explore Spaces Crafted for Kids – from Creative Dance Studios to Engaging Play Areas, Nurturing Tomorrow's Leaders in Every Corner.

- / Kids Play Area (Open)
- / Music room
- / Dance room
- / Indoor Games- a Billiards Table, Chess, Carrom board
- / Early learning center
- / Day-care/ toddler's room (Arts and craft room)



THE SPLASH

Dive into Delight at The Splash Oasis, Where Waves of Relaxation Await. Experience Aquatic Luxury – from Lively Kids' Pools to Serene Adult Retreats, Unwind Amidst Comfort and Style by the Water's Edge.

- / Infinity Swimming Pool
- / Splash Pool (children)
- / Mosaic-Patterned on 1st Level Podium
- / Wooden deck connected to swimming pool
- / Poolside Food & Beverages Service Area
- / Pool Cabana
- / Covered canopy for swimming pool for privacy
- / Glass façade swimming pool for garden view
- / Pool towel service
- / Open shower panel
- / His and her shower and changing rooms





SOLID, SECURE, CRAFTED TO PERFECTION

Your peace of mind is
guaranteed.

Our commitment to quality is only comparable to the class our
patrons belong to and the success they have achieved.

STRUCTURE

- Seismic 3 Earthquake resistant R.C.C framed structure

FLOORING

- Flooring: Premium vitrified tiles 4 feet / 2 Feet Size
- Glossy Finish: living room, dining, kitchen, store areas
- Matt Finish: 3 bedrooms, and passages
- Anti-skid Finish: All Bathroom Flooring
- Matt Finish: Dado till lintel level in Master bedroom
- Glossy Finish: Dado till lintel level in other Bathrooms
- Wooden Deck Flooring At Balcony
- Step Down From Living To Balcony Area

WASH AREA

- Anti-skid Finish: Flooring with dado of ceramic/glazed tile up to sill level

KITCHEN

- Countertop Sandwich Platform
- Mirror Finish: Granite Countertop (T or R Black)
- Sink: Stainless Steel Sink
- Fine ceramic tile dado up to lintel level on walls above counter.
- Kota shelves with glazed tile up to lintel level – L Shape in store area

DOORS

- Door: 7 feet height all doors
- Main entrance door: FRP (Fire resistant)
- Internal Doors: Flush Doors with Laminate
- Door Frames: Teakwood or equivalent frames

WINDOWS

- Frame: Aluminum sliding windows Dark Bronze Anodized Finish
- Window Seal: Black Granite

PLUMBING WORK

- Pipes: CPVC/UPVC water supply pipes
- PVC pipes for soil waste & drainage system
- Fittings: Jaquar or equivalent premium fittings.
- Sanitary ware: Jaquar/Kohler or equivalent

AIR CONDITIONER

- Sleeves: AC piping provision in all bedrooms, dining and living room.

ELECTRICAL

- Phase: 3 Phase
- Wiring: concealed copper wiring
- Switches: Ample points and branded modular switches in all rooms
- USB Points: USB Points in every bedroom & Living Room
- Video Door Phone: Every Unit
- Points: DTH & Internet points provision
- Provision for ELCB, MCB distribution box
- Provision for washing machine with electric and plumbing point in wash area Provision for Fan point and Electric point & Plumbing point in Balcony area

PAINT

- External walls with textured finish
- Single coat mala plaster with putty finish in all interior walls

BATHROOM

- High grade granite and wash basins
- Polished stone door frames
- Step down for shower area



Rome was not built in a day. Nor was it made single handedly.

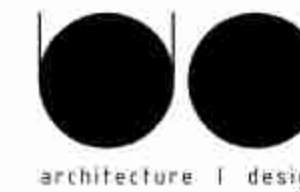
That is why we have joined hands with the best in the business.

Our extraordinary team of consultants will collaborate and create, turning our finest vision into an extraordinary reality.

Principal Architect (Canada)



Architect & Landscape Consultant



Structure Consultant



MEP



Project Management By



Senior Project lead Consultant



Green Building Consultant (IGBC)



Geotech Consultant



Wind Tunnel Consultant



Environment Consultant



Prime Contractor



RERA Consultant



Feasibility Consultant (Canada)



Strategy & Branding



***GRAPHIC CREATIVE**

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.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.
- The Promotor / Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant and any such changes made shall be binding on the customers/members of the project.
- The Promotor / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.
- The images (interior and exterior views) in the brochure are computer-stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on architectural plans of the project. They shall not be constructed as actual depictions of the project.
- The north direction shown in the brochure is approximate and can be erroneous. The member/customer is expected to verify the same personally before going ahead with the booking.
- The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.



AG GROUP
BUILDING SOMETHING NEW

Site Address

Gokul Road, S.G Highway, Gota, Ahmedabad - 382 481

78 741 741 00 / 01 / 02 / 03
sales@theaggroup.in

www.theaggroup.in