

THE
LINE
NARSINGI

IT'S **NOT** A DREAM

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The Line is the finest opportunity to own a home in the very desirable Narsingi neighbourhood. Close proximity to Gachibowli, the airport and developing business districts around add to the location appeal of The Line. Yes, you can still find a home here, it's not a dream.

DEVELOPED BY

TERMINUS | **NCC** Urban | Optimity



THE
LINE

1250
RESIDENCES

559

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

691

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

5.58
ACRES OF A LUSH LAYOUT

33 FLOORS
GROUND FLOOR
4 BASEMENTS

Clubhouse BUA - 19160 SQ FT



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

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

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



SCAN FOR
LOCATION
ON GOOGLE

NEIGHBOURHOOD



Highest Government
Land Bid at Neopolis
area Rs. 100 Cr per
acre

My Home Grava - over 30 million
sft of office space in Neopolis as
largest private IT park in the country

Upcoming Metro
Line from
Gachibowli to
Samshabad with
nearest metro
station in 1 km
(Narsingi)

KEY DISTANCES

WORK

KILOMETRES MINUTES

Microsoft	8	14
Wipro	8	14
Cognizant	3.5	6
Google	3.5	6
Accenture	4	7
ADP	5	9
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 Interational 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 taste of time and enhance its elegance with passing years.

ARCHITECT : PG PATKI





SWIMMING POOL



BANQUET HALL

THE LINE



STILT FLOOR OF OMEGA BLOCK, WITH TABLE TENNIS, BILLIARDS, BOWLING ALLEY

AMENITIES

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

OTHER AMENITIES

INDOOR GAMES ROOM

SALON & SPA

TABLE TENNIS

RETAIL STORES

PICKLE BALL

RESTAURANT



GYMNASIUM



BADMINTON
COURT



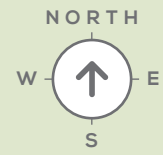
POOLSIDE DECK SEATING



REFLEXOLOGY PATH



MEDITATION
& YOGA



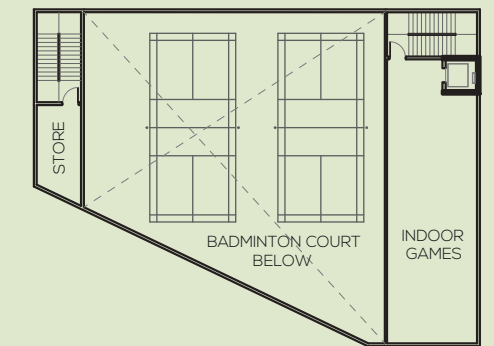
- 01 DROP OFF
- 02 PATHWAY
- 03 POOL
- 04 KIDS POOL
- 05 CULTURAL SPACE
- 06 ZEN GARDEN
- 07 SUN LAWN
- 08 REFLEXOLOGY PATH
- 09 BANQUET LAWN
- 10 REFRESHMENT ZONE
- 11 PICKLE BALL
- 12 HOBBY CLASSES
- 13 KIDS PLAY AREA
- 14 DRIVEWAY
- 15 KITCHEN YARD

SITE PLAN

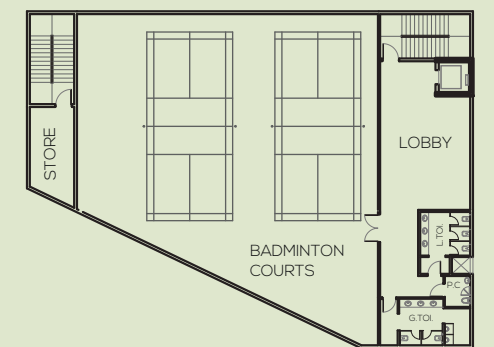
125 M OUTER RING ROAD

18.20 M WIDE SERVICE ROAD

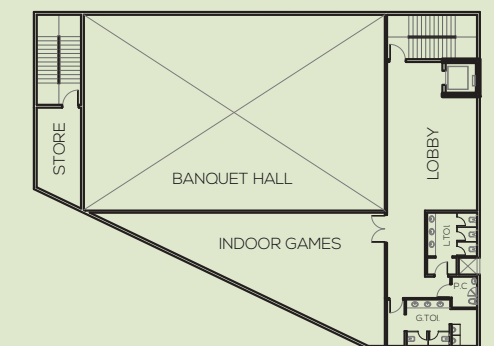
CLUBHOUSE PLANS



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



DROP OFF ZONE



SWIMMING POOL



AMPHITHEATRE



SUN LAWN

LANDSCAPE

The Landscape concept is based primarily on the functionality of open spaces linked to outdoor activities bringing people together for social interactions. The green space between the two blocks is for larger gatherings connected by a pedestrian connector which also doubles up as a walking track covering the whole site.

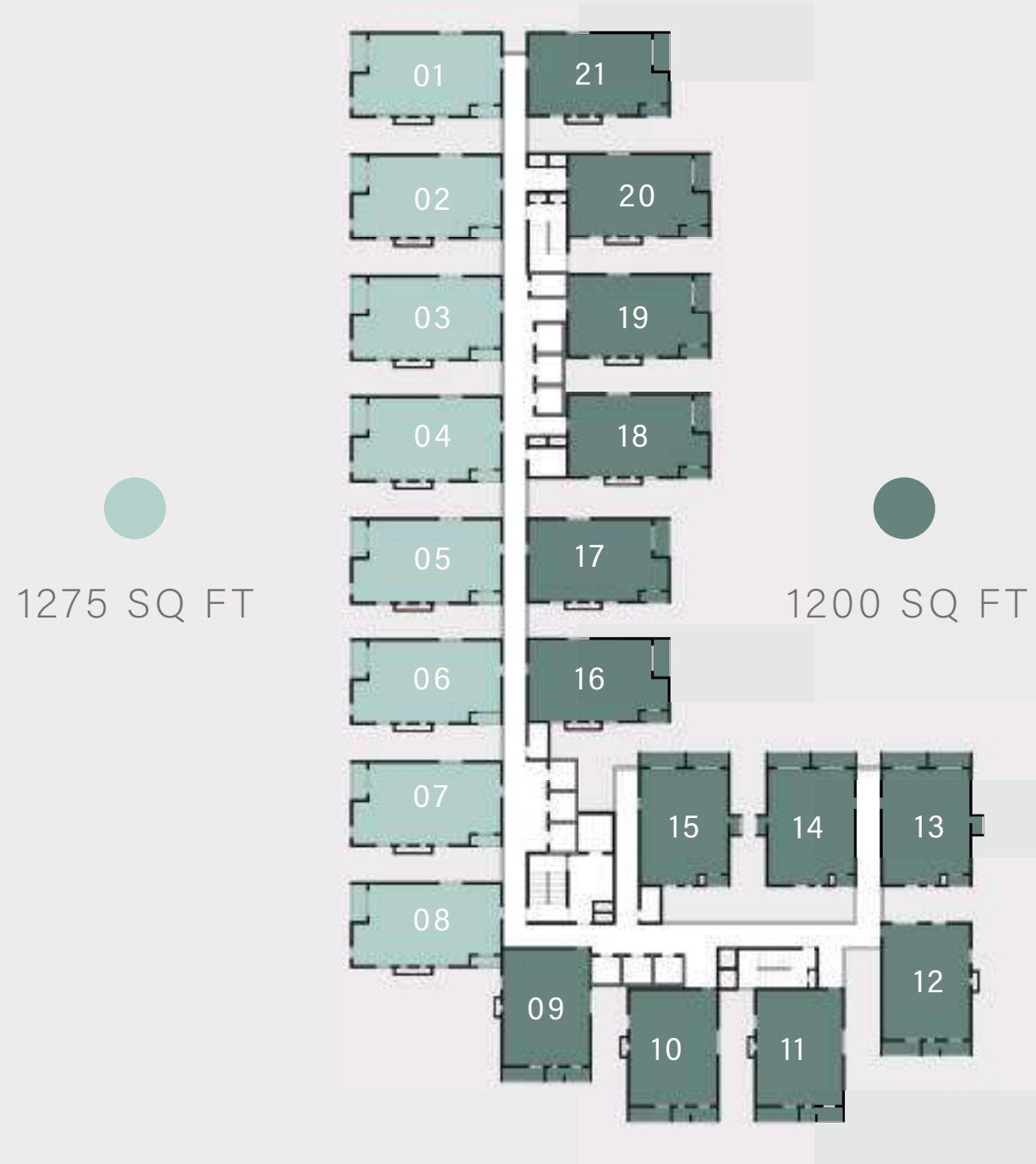


LANDSCAPE

Playfields and children play areas are placed in the green set back areas towards west direction. The Gym area in tower B open out on the Swimming pool on one side and the other side is Zen garden with yoga deck. The ground floor plan of both towards work in tandem with outdoor area of various amenities / activities.

2 BHK TOWER

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



ALPHA TOWER



THE
LINE





NORTH EAST FACING 2 BHK 1200 SQ FT



EAST FACING 2 BHK 1275 SQ FT

THE
LINE



24'0" X 11'0"

BATHROOM



KITCHEN



2 BHK
1275 SQ FT



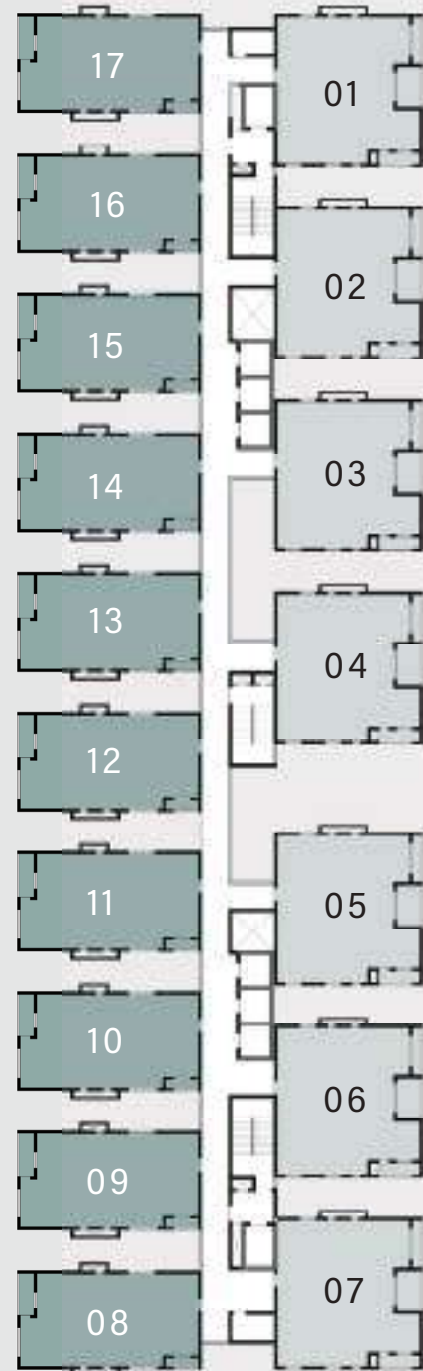
2 BHK

1275 SQ FT

MASTER BEDROOM

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



THE
LINE





EAST FACING 3 BHK 1350 SQ FT



WEST FACING 3 BHK 1650 SQ FT



LIVING + DINING



BATHROOM



KITCHEN

3 BHK
1650 SQ FT



3 BHK
1650 SQ FT

MASTER BEDROOM



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
 Finishing - Gypsum plaster / 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 - Staircase and service area flooring - Epoxy finish
 Basement area (Parking and drive ways) - VDF Flooring
 Stilt level flooring (Drive ways) - Chequerred precast cement concrete tiles
 Corridors - Double charged Vitrified Floor tiles 800x800x10mm with 75mm skirting



PARKING

Approximately 1500 Car Parks



ELEVATORS

Alpha Tower : 11 Passenger Elevators, 1 Fire Elevator, 1 Service Elevator
 Omega Tower : 11 Passenger Elevators, 1 Fire Elevator, 1 Service Elevator



WATER

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



WASTE MANAGEMENT

Garbage chutes for waste collection



FIRE AND SAFETY

Smoke/ heat detectors , Sprinkler system as per Local Fire Norms



SECURITY AND TECHNOLOGY

Intercom, CCTV for common areas, Boom barriers at entry and exit



APARTMENT FLOORING

Living, Dining, Bed Room & Kitchen - Vitrified tiles 800 x 800 mm floor with 75mm skirting
 All Toilets & Utility - Anti skid Ceramic Floor tiles 300 x 300 x 8mm thick (acid resistant)
 Toilets dado - Vitrified tiles 600 x 1200 mm as per the design intent
 Kitchen dado - Vitrified tiles 600 x 600 mm - 600mm above kitchen platform
 Utility dado - Glazed ceramic wall tiles 300 x 450 x 8mm (upto 900mm ht.)
 Sitouts/Balcony - Anti skid Vitrified Floor tiles 450x450x10mm with 75mm skirting



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
 Bed Room door - Engineered wood door frame and flush door single shutter with two sides veneer aesthetically designed with melamine polishing, door stopper and rubber bushes, SS fixtures
 Toilet door - Engineered wood door frame and flush door single shutters of 30 mm thick water proof flush shutter with two sides Laminate, door stopper and rubber bushes, SS fixtures
 Utility door - Engineered wood door frame and flush door single shutters of 30 mm thick water proof flush shutter with two sides Laminate, door stopper and rubber bushes, SS fixtures
 Sliding door - UPVC frame Sliding door with glass of 3 track (2 glass door + provision for mesh)
 Windows - UPVC frame glass windows of 3 track (2 glass door + provision for mesh) & 2 track at common areas, with safety grill
 Grill - MS safety grill with paint
 Ventilators - Upvc fixed /openable
 Staircase door - 2 hours fire rated metal door
 Shaft door - Metal doors



KITCHENS

18mm polished Granite counter top High glossy finish

MISCELLANEOUS

Railing for Balcony, Staircase - MS Railing with paint
 External shaft elevation element - MS Louvers as per design intent
 Elevation elements & façade - as per architectural design intent (Elevation elements, Cornice bands, Terrace level pergola element, Misc.)
 Water proofing, sunken/ core cutting, RCC works (if any) - Part of structural package



BATHROOM FIXTURES

All fixtures will be of reputed brands



POWER

DG power back-up

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"The Line" is a luxury development by Terminus, NCC Urban and Optimity Projects

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