

BLOOM INTO A FRESH APPROACH AT
TUKKUGUDA'S

FIRST HIGHRISE



Construction Management
Services By



A TATA Enterprise



LOVE, 
LAUGHTER
AND LUXURY
ALL UNDER
ONE ROOF!



Rubrick Tulip introduces Tukkuguda's first high-rise apartment community, offering luxurious 2 & 3 BHK residences designed for modern, upscale living. Strategically located just a minute from ORR Exit 14, it ensures seamless connectivity to Rajiv Gandhi International Airport, Agha Khan Academy, TCS, and other key destinations. Crafted for those who seek the perfect blend of comfort and convenience, the project features a world-class 45,000 Sft clubhouse packed with premium amenities, offering spaces for recreation, fitness, and social gatherings. Experience elevated living in a landmark address that redefines luxury in Tukkuguda.

2&3 BHK
Residences
Sizes starts from
1100 - 2000
SFT



6

Towers

6.5

Acres

810

Units

45,000 SQ. FT.

Grand Clubhouse

**1 CELLAR &
3 PODIUMS**

G+14

Floors

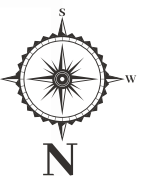




LEGEND

- | | | | | |
|------------|------------|--------------|----------------|------------------|
| 1. BLOCK 1 | 4. BLOCK 4 | 7. CLUBHOUSE | 10. PLAY AREA | 13. CRICKET NETS |
| 2. BLOCK 2 | 5. BLOCK 5 | 8. TEMPLE | 11. OPEN GYM | 14. ENTRY |
| 3. BLOCK 3 | 6. BLOCK 6 | 9. LANDSCAPE | 12. PLAY COURT | |

RUBRICK
tulip
Master
Layout



| | |
|----------------------|------|
| 1&2 X09- 3BHK (E3) | |
| CARPET AREA | 1169 |
| BALCONY AREA | 245 |
| UTILITY AREA | 33 |
| WALLS AREA | 121 |
| BUILTUP AREA | 1568 |
| COMMON AREA | 432 |
| SALEABLE AREA | 2000 |
| UDS | 50 |



| | |
|----------------------|------|
| 1&2 X01- 2BHK (E2) | |
| CARPET AREA | 795 |
| BALCONY AREA | 132 |
| UTILITY AREA | 50 |
| WALLS AREA | 91 |
| BUILTUP AREA | 1068 |
| COMMON AREA | 292 |
| SALEABLE AREA | 1360 |
| UDS | 34 |

| | |
|----------------------|------|
| 1&2 X02- 2BHK (E1) | |
| CARPET AREA | 795 |
| BALCONY AREA | 132 |
| UTILITY AREA | 50 |
| WALLS AREA | 91 |
| BUILTUP AREA | 1068 |
| COMMON AREA | 292 |
| SALEABLE AREA | 1360 |
| UDS | 34 |

| | |
|----------------------|------|
| 1&2 X03- 3BHK (W1) | |
| CARPET AREA | 1099 |
| BALCONY AREA | 244 |
| UTILITY AREA | 34 |
| WALLS AREA | 119 |
| BUILTUP AREA | 1496 |
| COMMON AREA | 404 |
| SALEABLE AREA | 1900 |
| UDS | 48 |

TOWER 1 & 2 TYPICAL FLOOR PLAN



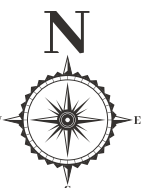
| | |
|------------------------|------|
| 1&2 X08- 3BHK (E4) | |
| CARPET AREA | 1213 |
| BALCONY + UTILITY AREA | 245 |
| WALLS AREA | 111 |
| BUILTUP AREA | 1569 |
| COMMON AREA | 431 |
| SALEABLE AREA | 2000 |
| UDS | 50 |

| | |
|------------------------|------|
| 1&2 X07- 2BHK | |
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 124 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1012 |
| COMMON AREA | 288 |
| SALEABLE AREA | 1300 |
| UDS | 32 |

| | |
|------------------------|------|
| 1&2 X06- 2BHK | |
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 124 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1012 |
| COMMON AREA | 288 |
| SALEABLE AREA | 1300 |
| UDS | 32 |

| | |
|------------------------|------|
| 1&2 X05- 2BHK | |
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 124 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1012 |
| COMMON AREA | 288 |
| SALEABLE AREA | 1300 |
| UDS | 32 |

| | |
|------------------------|------|
| 1&2 X04- 3BHK (W2) | |
| CARPET AREA | 1144 |
| BALCONY + UTILITY AREA | 244 |
| WALLS AREA | 108 |
| BUILTUP AREA | 1496 |
| COMMON AREA | 404 |
| SALEABLE AREA | 1900 |
| UDS | 48 |



| | | |
|----|----------------|------|
| 03 | X04- 3BHK (E5) | |
| | CARPET AREA | 1111 |
| | BALCONY AREA | 171 |
| | UTILITY AREA | 31 |
| | WALLS AREA | 105 |
| | BUILTUP AREA | 1418 |
| | COMMON AREA | 382 |
| | SALEABLE AREA | 1800 |
| | UDS | 45 |

| | | |
|----|----------------|------|
| 03 | X05- 2BHK (E4) | |
| | CARPET AREA | 802 |
| | BALCONY AREA | 122 |
| | UTILITY AREA | 30 |
| | WALLS AREA | 89 |
| | BUILTUP AREA | 1044 |
| | COMMON AREA | 286 |
| | SALEABLE AREA | 1330 |
| | UDS | 33 |

| | | |
|----|----------------|------|
| 03 | X06- 2BHK (E3) | |
| | CARPET AREA | 802 |
| | BALCONY AREA | 122 |
| | UTILITY AREA | 30 |
| | WALLS AREA | 89 |
| | BUILTUP AREA | 1044 |
| | COMMON AREA | 286 |
| | SALEABLE AREA | 1330 |
| | UDS | 33 |

| | | |
|----|----------------|------|
| 03 | X07- 2BHK (E2) | |
| | CARPET AREA | 802 |
| | BALCONY AREA | 122 |
| | UTILITY AREA | 30 |
| | WALLS AREA | 89 |
| | BUILTUP AREA | 1044 |
| | COMMON AREA | 286 |
| | SALEABLE AREA | 1330 |
| | UDS | 33 |

| | | |
|----|----------------|------|
| 03 | X08- 3BHK (E1) | |
| | CARPET AREA | 1090 |
| | BALCONY AREA | 168 |
| | UTILITY AREA | 31 |
| | WALLS AREA | 104 |
| | BUILTUP AREA | 1393 |
| | COMMON AREA | 407 |
| | SALEABLE AREA | 1800 |
| | UDS | 45 |

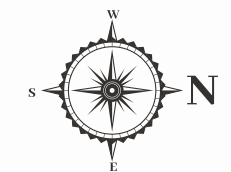


| | | |
|----|------------------------|------|
| 03 | X03- 3BHK (W4) | |
| | CARPET AREA | 1148 |
| | BALCONY + UTILITY AREA | 171 |
| | WALLS AREA | 99 |
| | BUILTUP AREA | 1418 |
| | COMMON AREA | 382 |
| | SALEABLE AREA | 1800 |
| | UDS | 45 |

| | | |
|----|------------------------|------|
| 03 | X02- 2BHK (W3) | |
| | CARPET AREA | 830 |
| | BALCONY + UTILITY AREA | 122 |
| | WALLS AREA | 83 |
| | BUILTUP AREA | 1035 |
| | COMMON AREA | 295 |
| | SALEABLE AREA | 1330 |
| | UDS | 33 |

| | | |
|----|------------------------|------|
| 03 | X01- 2BHK (W2) | |
| | CARPET AREA | 830 |
| | BALCONY + UTILITY AREA | 122 |
| | WALLS AREA | 83 |
| | BUILTUP AREA | 1035 |
| | COMMON AREA | 295 |
| | SALEABLE AREA | 1330 |
| | UDS | 33 |

| | | |
|----|------------------------|------|
| 03 | X09- 3BHK (W1) | |
| | CARPET AREA | 1148 |
| | BALCONY + UTILITY AREA | 171 |
| | WALLS AREA | 99 |
| | BUILTUP AREA | 1418 |
| | COMMON AREA | 382 |
| | SALEABLE AREA | 1800 |
| | UDS | 44 |



TOWER 3
TYPICAL FLOOR PLAN



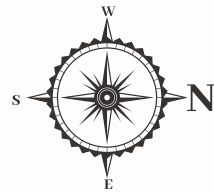
TOWER 4
TYPICAL FLOOR PLAN

| | | |
|----|----------------|------|
| 04 | X06- 3BHK (E4) | |
| | CARPET AREA | 1138 |
| | BALCONY AREA | 174 |
| | UTILITY AREA | 29 |
| | WALLS AREA | 107 |
| | BUILTUP AREA | 1448 |
| | COMMON AREA | 402 |
| | SALEABLE AREA | 1850 |
| | UDS | 46 |

| | | |
|----|----------------|------|
| 04 | X07- 2BHK (E3) | |
| | CARPET AREA | 919 |
| | BALCONY AREA | 141 |
| | UTILITY AREA | 32 |
| | WALLS AREA | 93 |
| | BUILTUP AREA | 1185 |
| | COMMON AREA | 340 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |

| | | |
|----|----------------|------|
| 04 | X08- 2BHK (E2) | |
| | CARPET AREA | 919 |
| | BALCONY AREA | 141 |
| | UTILITY AREA | 32 |
| | WALLS AREA | 93 |
| | BUILTUP AREA | 1185 |
| | COMMON AREA | 340 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |

| | | |
|----|----------------|------|
| 04 | X09- 3BHK (E1) | |
| | CARPET AREA | 1138 |
| | BALCONY AREA | 171 |
| | UTILITY AREA | 29 |
| | WALLS AREA | 107 |
| | BUILTUP AREA | 1448 |
| | COMMON AREA | 402 |
| | SALEABLE AREA | 1850 |
| | UDS | 46 |



| | | |
|----|------------------------|------|
| 04 | X05- 3BHK (W5) | |
| | CARPET AREA | 1178 |
| | BALCONY + UTILITY AREA | 174 |
| | WALLS AREA | 96 |
| | BUILTUP AREA | 1448 |
| | COMMON AREA | 402 |
| | SALEABLE AREA | 1850 |
| | UDS | 46 |

| | | |
|----|------------------------|------|
| 04 | X04- 2BHK (W4) | |
| | CARPET AREA | 959 |
| | BALCONY + UTILITY AREA | 141 |
| | WALLS AREA | 86 |
| | BUILTUP AREA | 1186 |
| | COMMON AREA | 339 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |

| | | |
|----|------------------------|------|
| 04 | X03- 2BHK (W3) | |
| | CARPET AREA | 959 |
| | BALCONY + UTILITY AREA | 141 |
| | WALLS AREA | 86 |
| | BUILTUP AREA | 1186 |
| | COMMON AREA | 339 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |

| | | |
|----|------------------------|------|
| 04 | X02- 2BHK (W2) | |
| | CARPET AREA | 959 |
| | BALCONY + UTILITY AREA | 141 |
| | WALLS AREA | 86 |
| | BUILTUP AREA | 1186 |
| | COMMON AREA | 339 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |

| | | |
|----|------------------------|------|
| 04 | X01- 3BHK (W1) | |
| | CARPET AREA | 1178 |
| | BALCONY + UTILITY AREA | 174 |
| | WALLS AREA | 96 |
| | BUILTUP AREA | 1448 |
| | COMMON AREA | 402 |
| | SALEABLE AREA | 1850 |
| | UDS | 46 |

| | | |
|----|----------------|------|
| 06 | X09- 3BHK (E3) | |
| | CARPET AREA | 933 |
| | BALCONY AREA | 209 |
| | UTILITY AREA | 38 |
| | WALLS AREA | 108 |
| | BUILTUP AREA | 1288 |
| | COMMON AREA | 362 |
| | SALEABLE AREA | 1650 |
| | UDS | 40 |



| | | |
|----|----------------|------|
| 06 | X01- 2BHK (E2) | |
| | CARPET AREA | 776 |
| | BALCONY AREA | 131 |
| | UTILITY AREA | 55 |
| | WALLS AREA | 91 |
| | BUILTUP AREA | 1053 |
| | COMMON AREA | 297 |
| | SALEABLE AREA | 1350 |
| | UDS | 32 |

| | | |
|----|----------------|------|
| 06 | X02- 2BHK (E1) | |
| | CARPET AREA | 776 |
| | BALCONY AREA | 131 |
| | UTILITY AREA | 55 |
| | WALLS AREA | 91 |
| | BUILTUP AREA | 1053 |
| | COMMON AREA | 297 |
| | SALEABLE AREA | 1350 |
| | UDS | 32 |

| | | |
|----|----------------|------|
| 06 | X03- 3BHK (W1) | |
| | CARPET AREA | 818 |
| | BALCONY AREA | 206 |
| | UTILITY AREA | 30 |
| | WALLS AREA | 106 |
| | BUILTUP AREA | 1160 |
| | COMMON AREA | 340 |
| | SALEABLE AREA | 1500 |
| | UDS | 37 |

TOWER 5 TYPICAL FLOOR PLAN



| | | |
|----|------------------------|------|
| 06 | X08- 2BHK (E4) | |
| | CARPET AREA | 809 |
| | BALCONY + UTILITY AREA | 125 |
| | WALLS AREA | 79 |
| | BUILTUP AREA | 1013 |
| | COMMON AREA | 287 |
| | SALEABLE AREA | 1300 |
| | UDS | 32 |

| | | |
|----|------------------------|------|
| 06 | X07- 2BHK (NE3) | |
| | CARPET AREA | 809 |
| | BALCONY + UTILITY AREA | 125 |
| | WALLS AREA | 79 |
| | BUILTUP AREA | 1013 |
| | COMMON AREA | 237 |
| | SALEABLE AREA | 1250 |
| | UDS | 31 |

| | | |
|----|------------------------|------|
| 06 | X06- 2BHK (NE2) | |
| | CARPET AREA | 809 |
| | BALCONY + UTILITY AREA | 125 |
| | WALLS AREA | 79 |
| | BUILTUP AREA | 1013 |
| | COMMON AREA | 237 |
| | SALEABLE AREA | 1250 |
| | UDS | 31 |

| | | |
|----|------------------------|------|
| 06 | X05- 2BHK (NE1) | |
| | CARPET AREA | 809 |
| | BALCONY + UTILITY AREA | 125 |
| | WALLS AREA | 79 |
| | BUILTUP AREA | 1013 |
| | COMMON AREA | 237 |
| | SALEABLE AREA | 1250 |
| | UDS | 31 |

| | | |
|----|------------------------|------|
| 06 | X04- 3BHK (W2) | |
| | CARPET AREA | 859 |
| | BALCONY + UTILITY AREA | 206 |
| | WALLS AREA | 95 |
| | BUILTUP AREA | 1160 |
| | COMMON AREA | 340 |
| | SALEABLE AREA | 1500 |
| | UDS | 37 |

| | | |
|---------------|----------------|--|
| 06 | X09- 3BHK (E3) | |
| CARPET AREA | 933 | |
| BALCONY AREA | 209 | |
| UTILITY AREA | 38 | |
| WALLS AREA | 108 | |
| BUILTUP AREA | 1288 | |
| COMMON AREA | 362 | |
| SALEABLE AREA | 1650 | |
| UDS | 40 | |



| | | |
|---------------|----------------|--|
| 06 | X01- 2BHK (E2) | |
| CARPET AREA | 776 | |
| BALCONY AREA | 131 | |
| UTILITY AREA | 55 | |
| WALLS AREA | 91 | |
| BUILTUP AREA | 1053 | |
| COMMON AREA | 297 | |
| SALEABLE AREA | 1350 | |
| UDS | 32 | |

| | | |
|---------------|----------------|--|
| 06 | X02- 2BHK (E1) | |
| CARPET AREA | 776 | |
| BALCONY AREA | 131 | |
| UTILITY AREA | 55 | |
| WALLS AREA | 91 | |
| BUILTUP AREA | 1053 | |
| COMMON AREA | 297 | |
| SALEABLE AREA | 1350 | |
| UDS | 32 | |

| | | |
|---------------|----------------|--|
| 06 | X03- 3BHK (W1) | |
| CARPET AREA | 818 | |
| BALCONY AREA | 206 | |
| UTILITY AREA | 30 | |
| WALLS AREA | 106 | |
| BUILTUP AREA | 1160 | |
| COMMON AREA | 390 | |
| SALEABLE AREA | 1550 | |
| UDS | 41 | |

TOWER 6 TYPICAL FLOOR PLAN



| | | |
|------------------------|----------------|--|
| 06 | X08- 2BHK (E4) | |
| CARPET AREA | 809 | |
| BALCONY + UTILITY AREA | 125 | |
| WALLS AREA | 79 | |
| BUILTUP AREA | 1013 | |
| COMMON AREA | 287 | |
| SALEABLE AREA | 1300 | |
| UDS | 32 | |

| | | |
|------------------------|-----------------|--|
| 06 | X07- 2BHK (NE3) | |
| CARPET AREA | 809 | |
| BALCONY + UTILITY AREA | 125 | |
| WALLS AREA | 79 | |
| BUILTUP AREA | 1013 | |
| COMMON AREA | 237 | |
| SALEABLE AREA | 1250 | |
| UDS | 31 | |

| | | |
|------------------------|-----------------|--|
| 06 | X06- 2BHK (NE2) | |
| CARPET AREA | 809 | |
| BALCONY + UTILITY AREA | 125 | |
| WALLS AREA | 79 | |
| BUILTUP AREA | 1013 | |
| COMMON AREA | 237 | |
| SALEABLE AREA | 1250 | |
| UDS | 31 | |

| | | |
|------------------------|-----------------|--|
| 06 | X05- 2BHK (NE1) | |
| CARPET AREA | 809 | |
| BALCONY + UTILITY AREA | 125 | |
| WALLS AREA | 79 | |
| BUILTUP AREA | 1013 | |
| COMMON AREA | 237 | |
| SALEABLE AREA | 1250 | |
| UDS | 31 | |

| | | |
|------------------------|----------------|--|
| 06 | X04- 3BHK (W2) | |
| CARPET AREA | 859 | |
| BALCONY + UTILITY AREA | 206 | |
| WALLS AREA | 95 | |
| BUILTUP AREA | 1160 | |
| COMMON AREA | 390 | |
| SALEABLE AREA | 1550 | |
| UDS | 41 | |

EAST FACING

3 BHK - 2000 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 09



(IN SFT.)

| | |
|---------------|------|
| CARPET AREA | 1169 |
| BALCONY AREA | 245 |
| UTILITY AREA | 33 |
| WALLS AREA | 121 |
| BUILTUP AREA | 1568 |
| COMMON AREA | 432 |
| SALEABLE AREA | 2000 |
| UDS | 50 |



EAST FACING

3 BHK - 2000 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 08



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 1213 |
| BALCONY + UTILITY AREA | 245 |
| WALLS AREA | 111 |
| BUILTUP AREA | 1569 |
| COMMON AREA | 431 |
| SALEABLE AREA | 2000 |
| UDS | 50 |



EAST FACING

2 BHK - 1360 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 01



(IN SFT.)

| | |
|---------------|------|
| CARPET AREA | 795 |
| BALCONY AREA | 132 |
| UTILITY AREA | 50 |
| WALLS AREA | 91 |
| BUILTUP AREA | 1068 |
| COMMON AREA | 292 |
| SALEABLE AREA | 1360 |
| UDS | 34 |



EAST FACING

2 BHK - 1360 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 02



(IN SFT.)

| | |
|---------------|------|
| CARPET AREA | 795 |
| BALCONY AREA | 132 |
| UTILITY AREA | 50 |
| WALLS AREA | 91 |
| BUILTUP AREA | 1068 |
| COMMON AREA | 292 |
| SALEABLE AREA | 1360 |
| UDS | 34 |



WEST FACING

3 BHK - 1900 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 03



(IN SFT.)

| | |
|---------------|------|
| CARPET AREA | 1099 |
| BALCONY AREA | 244 |
| UTILITY AREA | 34 |
| WALLS AREA | 119 |
| BUILTUP AREA | 1496 |
| COMMON AREA | 404 |
| SALEABLE AREA | 1900 |
| UDS | 48 |



NORTH FACING

2 BHK - 1300 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 05



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 124 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1012 |
| COMMON AREA | 288 |
| SALEABLE AREA | 1300 |
| UDS | 32 |



WEST FACING

3 BHK - 1900 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 04



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 1144 |
| BALCONY + UTILITY AREA | 244 |
| WALLS AREA | 108 |
| BUILTUP AREA | 1496 |
| COMMON AREA | 404 |
| SALEABLE AREA | 1900 |
| UDS | 48 |



EAST FACING

2 BHK - 1300 SFT

TOWER 1 & 2 - TYPICAL FLOOR PLAN

FLAT NO: 06 & 07



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 124 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1012 |
| COMMON AREA | 288 |
| SALEABLE AREA | 1300 |
| UDS | 32 |



EAST FACING

3 BHK - 1650 SFT

TOWER 5 & 6 - TYPICAL FLOOR PLAN

FLAT NO: 09



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 933 |
| BALCONY + UTILITY AREA | 247 |
| WALLS AREA | 108 |
| BUILTUP AREA | 1288 |
| COMMON AREA | 362 |
| SALEABLE AREA | 1650 |
| UDS | 40 |



WEST FACING

3 BHK - 1550 SFT

TOWER 6 - TYPICAL FLOOR PLAN

FLAT NO: 03



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 859 |
| BALCONY + UTILITY AREA | 206 |
| WALLS AREA | 95 |
| BUILTUP AREA | 1160 |
| COMMON AREA | 390 |
| SALEABLE AREA | 1550 |
| UDS | 41 |



EAST FACING

2 BHK - 1350 SFT

TOWER 5 & 6 - TYPICAL FLOOR PLAN

FLAT NO: 01 & 02



(IN SFT.)

| | |
|---------------|------|
| CARPET AREA | 776 |
| BALCONY AREA | 131 |
| UTILITY AREA | 55 |
| WALLS AREA | 91 |
| BUILTUP AREA | 1053 |
| COMMON AREA | 297 |
| SALEABLE AREA | 1350 |
| UDS | 32 |



EAST FACING

2 BHK - 1300 SFT

TOWER 5 & 6 - TYPICAL FLOOR PLAN

FLAT NO: 08



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 125 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1013 |
| COMMON AREA | 287 |
| SALEABLE AREA | 1300 |
| UDS | 32 |



EAST FACING

2 BHK - 1250 SFT

TOWER 5 - TYPICAL FLOOR PLAN

FLAT NO: 06 & 07



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 125 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1013 |
| COMMON AREA | 237 |
| SALEABLE AREA | 1250 |
| UDS | 31 |



NORTH FACING

2 BHK - 1250 SFT

TOWER 5 & 6 - TYPICAL FLOOR PLAN

TOWER 5 - FLAT NO: 05,

TOWER 6 - FLAT NO: 05, 06 & 07



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 809 |
| BALCONY + UTILITY AREA | 125 |
| WALLS AREA | 79 |
| BUILTUP AREA | 1013 |
| COMMON AREA | 237 |
| SALEABLE AREA | 1250 |
| UDS | 31 |



WEST FACING

3 BHK - 1550 SFT

FLAT NO: 04

TOWER 6 - TYPICAL FLOOR PLAN



(IN SFT.)

| | |
|------------------------|------|
| CARPET AREA | 859 |
| BALCONY + UTILITY AREA | 206 |
| WALLS AREA | 95 |
| BUILTUP AREA | 1160 |
| COMMON AREA | 390 |
| SALEABLE AREA | 1550 |
| UDS | 41 |



EAST FACING

3 BHK - 1800 SFT

TOWER 3 - TYPICAL FLOOR PLAN

FLAT NO: 04 & 08



| | | |
|---------------|----------------|------|
| 03 | X04- 3BHK (E5) | |
| CARPET AREA | | 1111 |
| BALCONY AREA | | 171 |
| UTILITY AREA | | 31 |
| WALLS AREA | | 105 |
| BUILTUP AREA | | 1418 |
| COMMON AREA | | 382 |
| SALEABLE AREA | | 1800 |
| UDS | | 45 |



EAST FACING

2 BHK - 1330 SFT

TOWER 3 - TYPICAL FLOOR PLAN

FLAT NO: 05, 06 & 07



| | | |
|---------------|----------------|------|
| 03 | X06- 2BHK (E3) | |
| CARPET AREA | | 802 |
| BALCONY AREA | | 122 |
| UTILITY AREA | | 30 |
| WALLS AREA | | 89 |
| BUILTUP AREA | | 1044 |
| COMMON AREA | | 286 |
| SALEABLE AREA | | 1330 |
| UDS | | 33 |



WEST FACING

2 BHK - 1330 SFT

TOWER 3 - TYPICAL FLOOR PLAN

FLAT NO: 01 & 02



| | | |
|----|------------------------|------|
| 03 | X01- 2BHK (W2) | |
| | CARPET AREA | 830 |
| | BALCONY + UTILITY AREA | 122 |
| | WALLS AREA | 83 |
| | BUILTUP AREA | 1035 |
| | COMMON AREA | 295 |
| | SALEABLE AREA | 1330 |
| | UDS | 33 |



WEST FACING

3 BHK - 1800 SFT

TOWER 3 - TYPICAL FLOOR PLAN

FLAT NO: 03 & 09



| | | |
|------------------------|----------------|------|
| 03 | X03- 3BHK (W4) | |
| CARPET AREA | | 1148 |
| BALCONY + UTILITY AREA | | 171 |
| WALLS AREA | | 99 |
| BUILTUP AREA | | 1418 |
| COMMON AREA | | 382 |
| SALEABLE AREA | | 1800 |
| UDS | | 45 |



WEST FACING

3 BHK - 1850 SFT

TOWER 4 - TYPICAL FLOOR PLAN

FLAT NO: 01 & 05



| | | |
|------------------------|----------------|------|
| 04 | X05- 3BHK (W5) | |
| CARPET AREA | | 1178 |
| BALCONY + UTILITY AREA | | 174 |
| WALLS AREA | | 96 |
| BUILTUP AREA | | 1448 |
| COMMON AREA | | 402 |
| SALEABLE AREA | | 1850 |
| UDS | | 46 |



WEST FACING

2 BHK - 1525 SFT

TOWER 4 - TYPICAL FLOOR PLAN

FLAT NO: 02, 03 & 04



| | | |
|----|------------------------|------|
| 04 | X04- 2BHK (W4) | |
| | CARPET AREA | 959 |
| | BALCONY + UTILITY AREA | 141 |
| | WALLS AREA | 86 |
| | BUILTUP AREA | 1186 |
| | COMMON AREA | 339 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |



EAST FACING

3 BHK - 1850 SFT

TOWER 4 - TYPICAL FLOOR PLAN

FLAT NO: 06 & 09



| | | |
|----|----------------|------|
| 04 | X06- 3BHK (E4) | |
| | CARPET AREA | 1138 |
| | BALCONY AREA | 174 |
| | UTILITY AREA | 29 |
| | WALLS AREA | 107 |
| | BUILTUP AREA | 1448 |
| | COMMON AREA | 402 |
| | SALEABLE AREA | 1850 |
| | UDS | 46 |



EAST FACING

3 BHK - 1525 SFT

TOWER 4 - TYPICAL FLOOR PLAN

FLAT NO: 07 & 08



| | | |
|----|----------------|------|
| 04 | X07- 2BHK (E3) | |
| | CARPET AREA | 919 |
| | BALCONY AREA | 141 |
| | UTILITY AREA | 32 |
| | WALLS AREA | 93 |
| | BUILTUP AREA | 1185 |
| | COMMON AREA | 340 |
| | SALEABLE AREA | 1525 |
| | UDS | 33 |





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Discover a lifestyle beyond the ordinary with our grand 45,000 sq. ft. clubhouse, featuring 45+ world-class amenities for all age groups. Enjoy the exclusivity of a rooftop swimming pool, unwind at the luxurious rooftop lounge, and explore a range of fitness, wellness, and recreational spaces designed to elevate your everyday living. At Rubrick Tulip, luxury meets leisure like never before!



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INDOOR & OUTDOOR AMENITIES



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Supermarket



Party Hall



Yoga



Creche



Guest Rooms



Co-working
space



Restaurant



Movie
Theater



Café Lounge



Bar Lounge



Salon/Spa



Library



Cricket Net



Open Air Gym



Basketball Court



Landscape
Garden



Pharmacy
with Clinic



EV Charging
Station



Reflexology
Path



Jogging Track



Temple

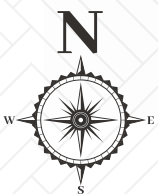




Ground Floor



First Floor





Second Floor



Third Floor

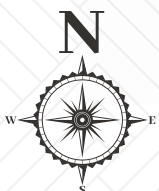




Fourth Floor



Top Floor





SUPERSTRUCTURE

RCC " Shear Wall Structure System ", designed to withstand wind and seismic loads as per relevant IS Codes.

Internal Walls

RCC Non-Structural Walls/Block Masonry as per design.

PAINTING

External

Textured finish and two coats of exterior emulsion paint of reputed make

Internal

Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

DOORS, WINDOWS, & RAILING

Main Door : Wood frame with HDF moulded panelled shutter doors with melamine polishing & reputed make hardware fittings.

Internal Doors : Manufactured hardwood frame with HDF moulded panelled shutter doors with paint & reputed make hardware fittings.

French Doors : uPVC/Aluminum door frame of reputed profile sections, with toughened glass

Windows : uPVC / Aluminum door frame with toughened glass with suitable finishes as per design with mosquito mesh

Grills for Windows : Aesthetically designed, Mild Steel (M.S) window grills with enamel paint finish shall be provided for all windows upto 1st floor

Balcony Railings : M.S. railing with enamel paint finish of reputed make

FLOORING DETAILS

Drawing, Living & Dining : 600X1200 mm Glazed Vitrified Tiles of reputed make

All Bedrooms & Kitchen : 600X600 mm Glazed Vitrified Tiles of reputed make

Entrance Lounge : Granite / Glazed Vitrified Tiles with false ceiling

Washrooms: Anti-skid ceramic tiles of reputed make

Corridors: Double charged vitrified Tiles Flooring

All Balconies: Rustic vitrified tile of reputed make

Utility: Anti-skid vitrified tile of reputed make

Staircase : Tandur stone

TILE CLADDING

Dadoing In Kitchen : Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make

Bathrooms : Glazed ceramic tile dado up to 7'-0" height of reputed make

Utility : Glazed ceramic tiles dado up to 3' height of reputed make

ROOM SPECIFICATIONS

Kitchen

- Granite platform with stainless steel sink
- Tiles dado up to 2'-0" height above kitchen platform
- Provision for fixing of water purifier, exhaust fan or chimney
- Provision for washing machine & wet area for dish washing etc.
- Power plug for kitchen chimney, refrigerator, microwave ovens, grinders in kitchen, washing machine, and dishwasher in utility area

Washrooms:

- Vanity-type wash basin
- Glazed ceramic tile dado up to 7'-0" height of reputed make
- EWC with concealed flush tank of reputed make
- Single lever fixtures with wall mixer cum shower of reputed make
- All C.P. fittings are of reputed make

Electrical Fixtures:

- Internal electrical fixtures
- Geyser provision in all washrooms
- Exhaust fans provision in all the washrooms
- Provision for AC fitting in all the rooms
- Power outlets for air conditioners in all bedrooms & living rooms.
- Plug points for television & audio systems etc.
- 3 phase supply for each unit with individual metre boards
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make

WSP & STP

- Domestic water made available through an exclusive water softening plant (not RO plant)
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water shall be used for landscaping and flushing purposes
- Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms
- Water meters for each unit for domestic & municipal water

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all corridors and basements as per NBC norms
- Fire alarm and public address system in all floors and parking areas (basements) as per NBC norms
- Control panel shall be kept at main security

POWER BACKUP

Common Areas : 100% DG backup for common areas (Lifts, Corridors, Lighting & Motors Etc..)

Internal Flats : DG backup will be provided for Lighting & Fans (no DG back up for ACs & Geyser)

ELEVATORS / LIFTS / ONE SERVICE LIFT

Passenger Lifts

High speed automatic passenger lifts with rescue device with V3f for energy efficiency of reputed make

Fire / Service Lifts

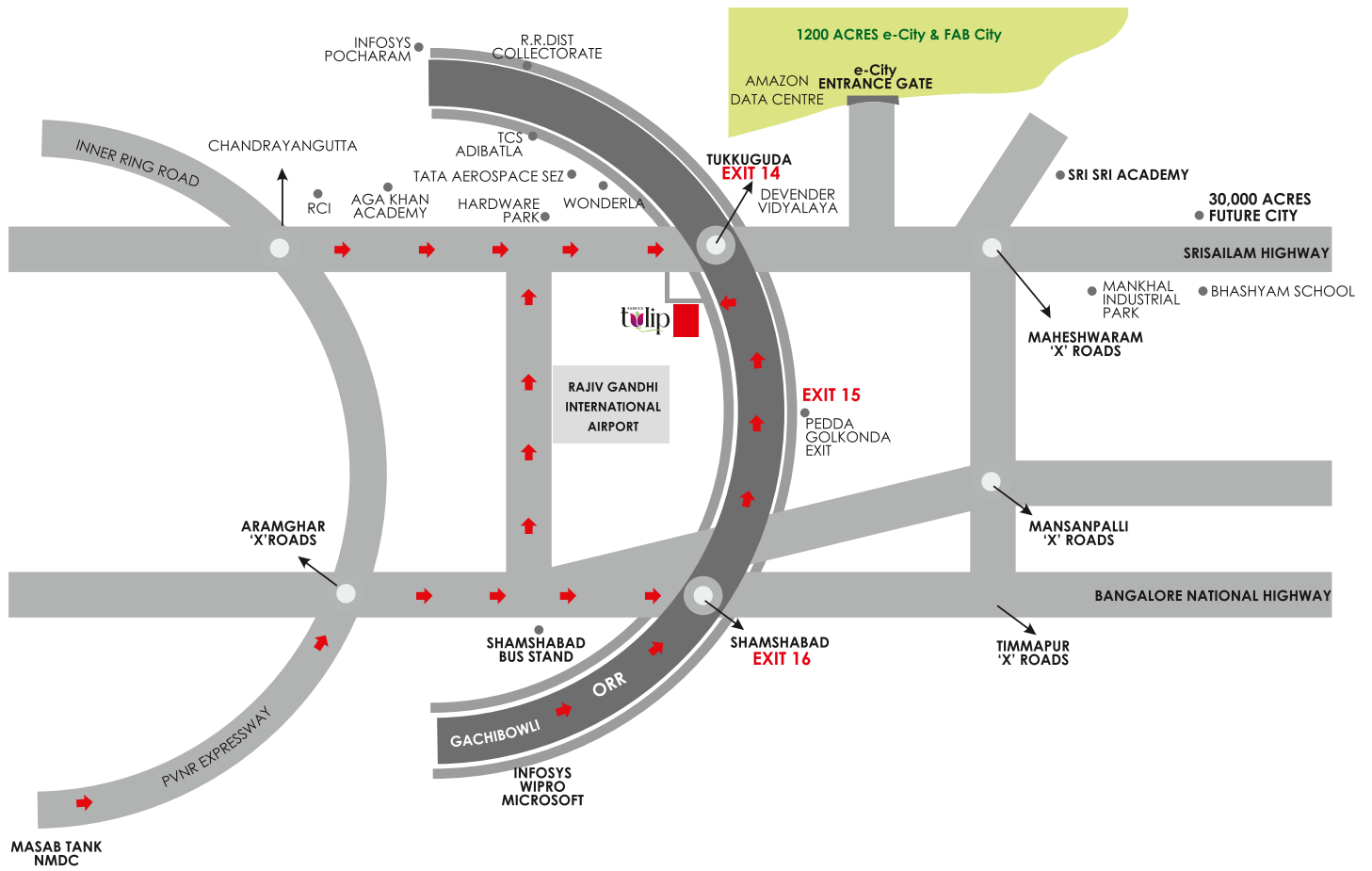
One high speed automatic passenger cum service lift per block with rescue device with V3f for energy efficiency of reputed make

SECURITY / BMS

- Sophisticated round-the-clock security/surveillance system
- Surveillance cameras at the main security and entrance of each block to monitor
- Solar power fencing all around the compound

LOCATION MAP

(Not to Scale)



LOCATION HIGHLIGHTS:

- | | |
|------------------------------------|---------|
| 1. ORR Exit No.14 (Tukkguda Exit) | -2 Min |
| 2. 1200 Acres E City (Fab City) | -5 Min |
| 3. Hardware Park | -7 Min |
| 4. RGI Airport | -10 Min |
| 5. GMR Aero City | -15 Min |
| 6. TCS Adibatla | -15 Min |
| 7. DRDO | -15 Min |
| 8. Foxcon | -15 Min |
| 9. Tata Advanced Systems | -15 Min |
| 10. Financial District | -25 Min |
| 11. Gachibowli | -30 Min |
| 12. Future City | -30 Min |
| 13. Infosys Pocharam Campus | -40 Min |
| 14. Kachiguda Railway Station | -40 Min |



SCHOOLS:

1. Sri Sri Academy
2. The Aga Khan Academy
3. Sloka International School
4. Bhashyam Blooms School
5. Devendra Vidyalaya
6. Mount Carmel Global School
7. Santinos Global School



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SITE ADDRESS:

Survey No. 45 to 53, Mankhal Village,
Thukkuguda Municipality,
Maheswaram Mandal,
Hyderabad, Telangana - 501 359

Construction
Management
Services By



📞 **6309 487 999**

✉️ tulip.sales@rubrick.in



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**ADITYA BIRLA
CAPITAL**

**Aditya Birla Housing
Finance Ltd.**

**Project is Financed by and Mortgaged to
Aditya Birla Housing Finance Ltd.**

NOC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project.