

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





TOWER 1 & 2 TYPICAL FLOOR PLAN

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



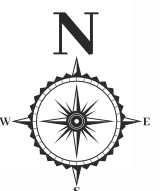
1&2 X08- 3BHK (E4)	
CARPET AREA	1213
BALCONY + UTILITY AREA	245
WALLS AREA	111
BUILTUP AREA	1569
COMMON AREA	431
SALEABLE AREA	2000
UDS	50

1&2 X07- 3BHK (NE3)	
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 (NE2)	
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 (NE1)	
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



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



TOWER 5 & 6
TYPICAL FLOOR PLAN

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



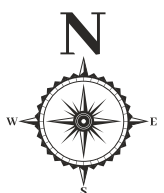
06	X08- 2BHK (E4)	
	CARPET AREA	809
	BALCONY + UTILITY AREA	125
	WALLS AREA	79
	BUILTUP AREA	1013
	COMMON AREA	287
	SALEABLE AREA	1300
	UDS	32

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, 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



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

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



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



WEST FACING

3 BHK - 1500 SFT

TOWER 5 & 6 - TYPICAL FLOOR PLAN

FLAT NO: 03



(IN SFT.)

CARPET AREA	818
BALCONY AREA	206
UTILITY AREA	30
WALLS AREA	106
BUILTUP AREA	1160
COMMON AREA	340
SALEABLE AREA	1500
UDS	37



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



NORTH FACING

2 BHK - 1250 SFT

TOWER 5 & 6 - TYPICAL FLOOR PLAN

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

TOWER 5 & 6 - TYPICAL FLOOR PLAN

FLAT NO: 04



(IN SFT.)

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

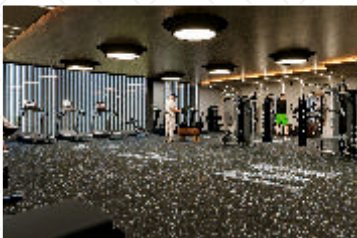




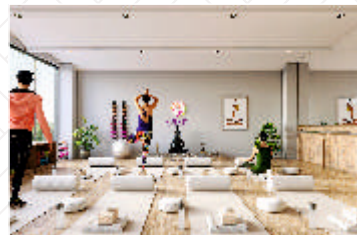
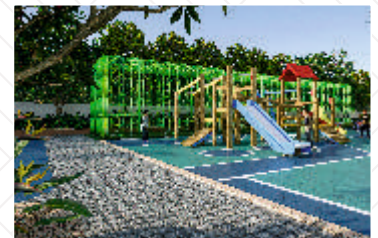
A Lifestyle Above the Rest



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!



60+ Executive Amenities



INDOOR & OUTDOOR AMENITIES



Swimming Pool



Gymnasium



Indoor Games



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



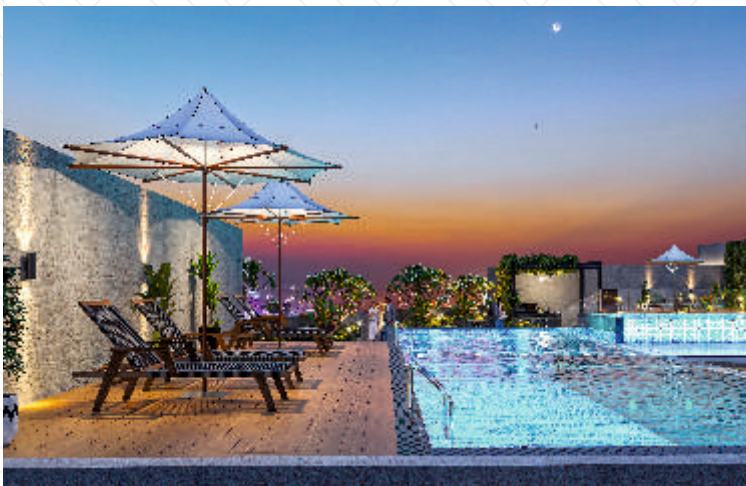
Reflexology
Path



Jogging Track



Temple

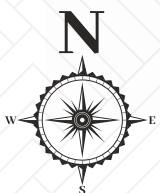




Ground Floor



First Floor

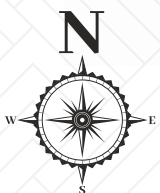




Second Floor



Third Floor

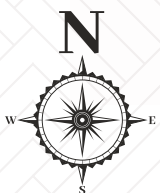




Fourth Floor



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

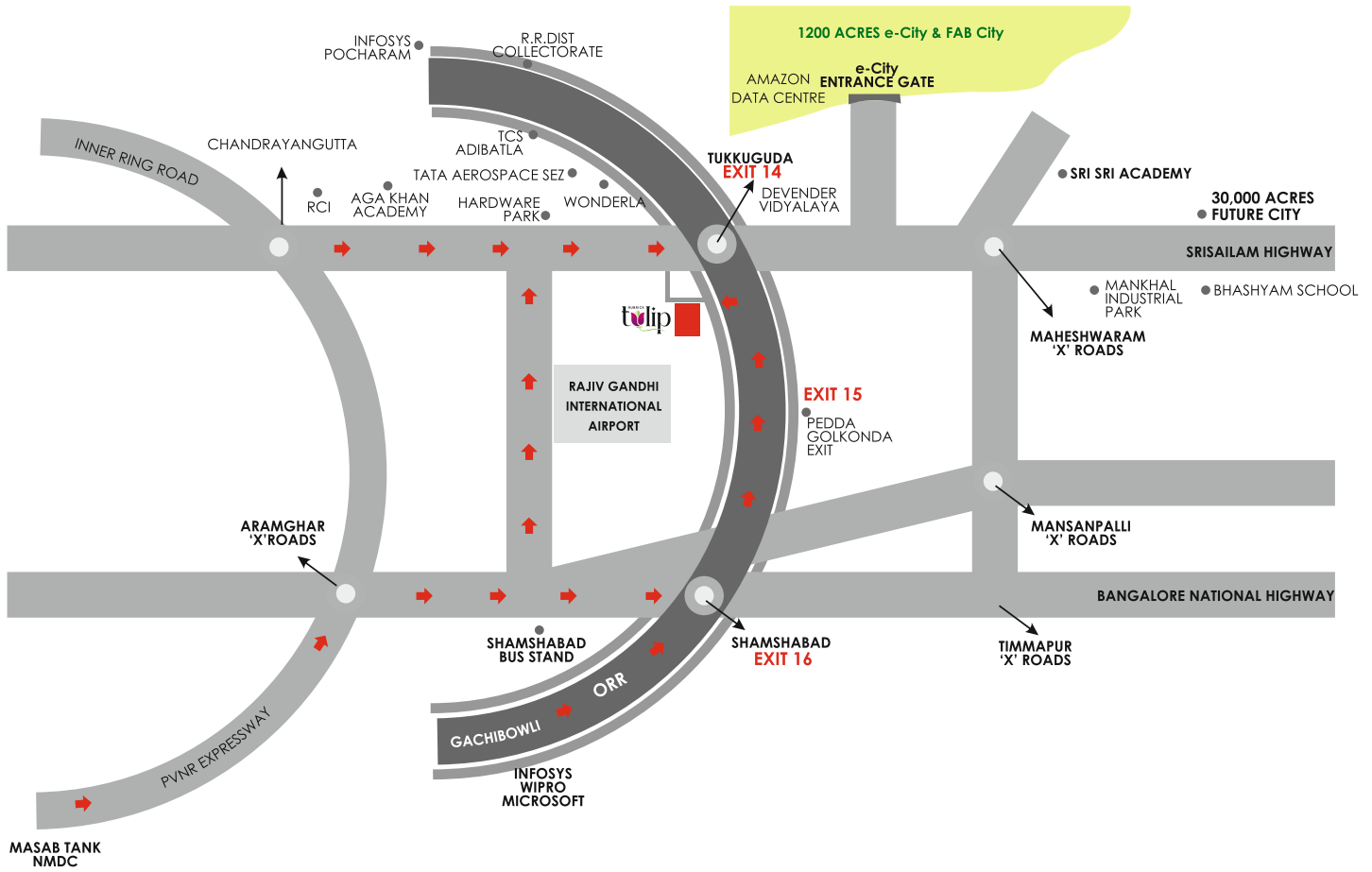
One high speed automatic passenger cum service lift per block with rescue device with V3f for energy efficiency of reputed make

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 (Tukkuguda 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



Ms. Rubrick Construction Pvt. Ltd. has been awarded
****Emerging Developer of the Year - Residential****
at the Times Business Awards 2024 in Hyderabad!



SITE ADDRESS:

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

Construction
Management
Services By



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