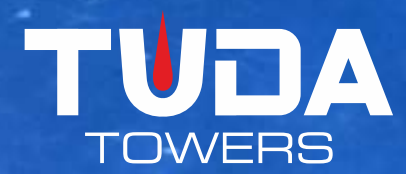




TUDA TOWERS

IN THE LAND OF DIVINE





BLESSINGS THAT COME FROM ALL FOUR CORNERS

Spread across 3.6 acres in the heart of Tirupati city, TUDA TOWERS is being designed as an amalgam of unique opportunities. The façade is breathtaking, and reflects contemporary architecture and finish. The Basement + Ground + 13-storey tower will be logically divided into 4 parts to cater to different segments with their exclusive needs.





SHOP, LIVE, WORK
RIGHT AT THE
CENTER OF CITY

Whether you are looking for a retail space for your business, an exclusive site for leisure or a lavish, upscale apartment – there's no reason to miss the opportunity to belong here.

TUDA
TOWERS

PRIME
ADDRESS

TUDA
TOWERS



PRIME PROPERTY

THE FINEST DESTINATION
FOR ALL YOUR NEEDS

TUDA
TOWERS

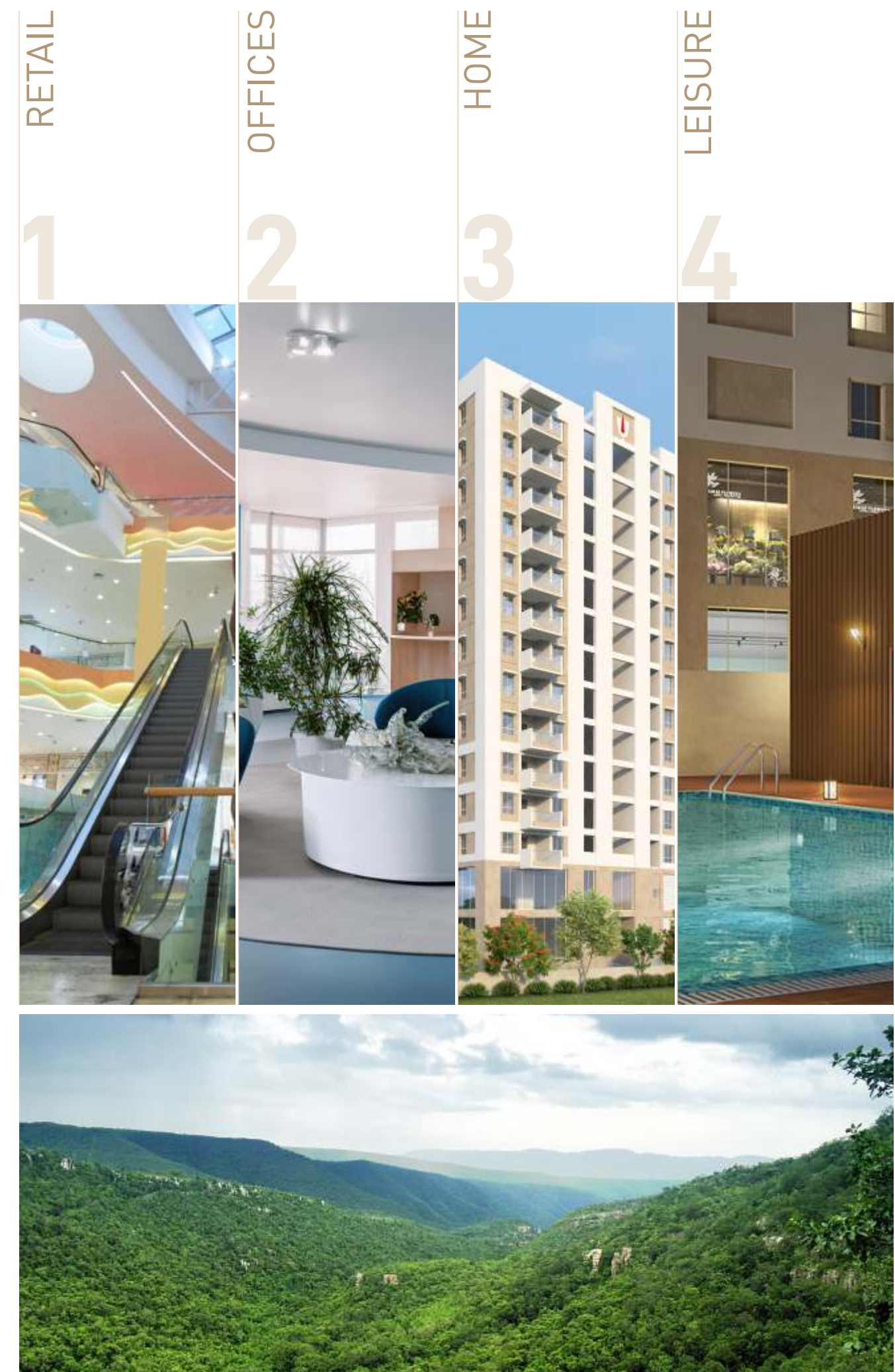




TUDA
TOWERS

4^{IN} 1 BENEFIT

ICONIC TOWERS
 PRIME LOCATION
 TEMPLE HILL VIEW
 SEPARATE ENTRANCE FOR RESIDENTIAL BLOCK
 EXCLUSIVE ENTRANCE FOR RETAIL, OFFICE & COMMERCIAL
 ELEGANTLY PLANNED LUXURY APARTMENTS



The 4-in-one opportunity is like a never before offering in Tirupati, where it all comes together for a magnificent living. The comfort of shopping, the luxury of living, convenience of work and an enthralling lifestyle amenities to top it up. It's the Mega 4-in-one address.

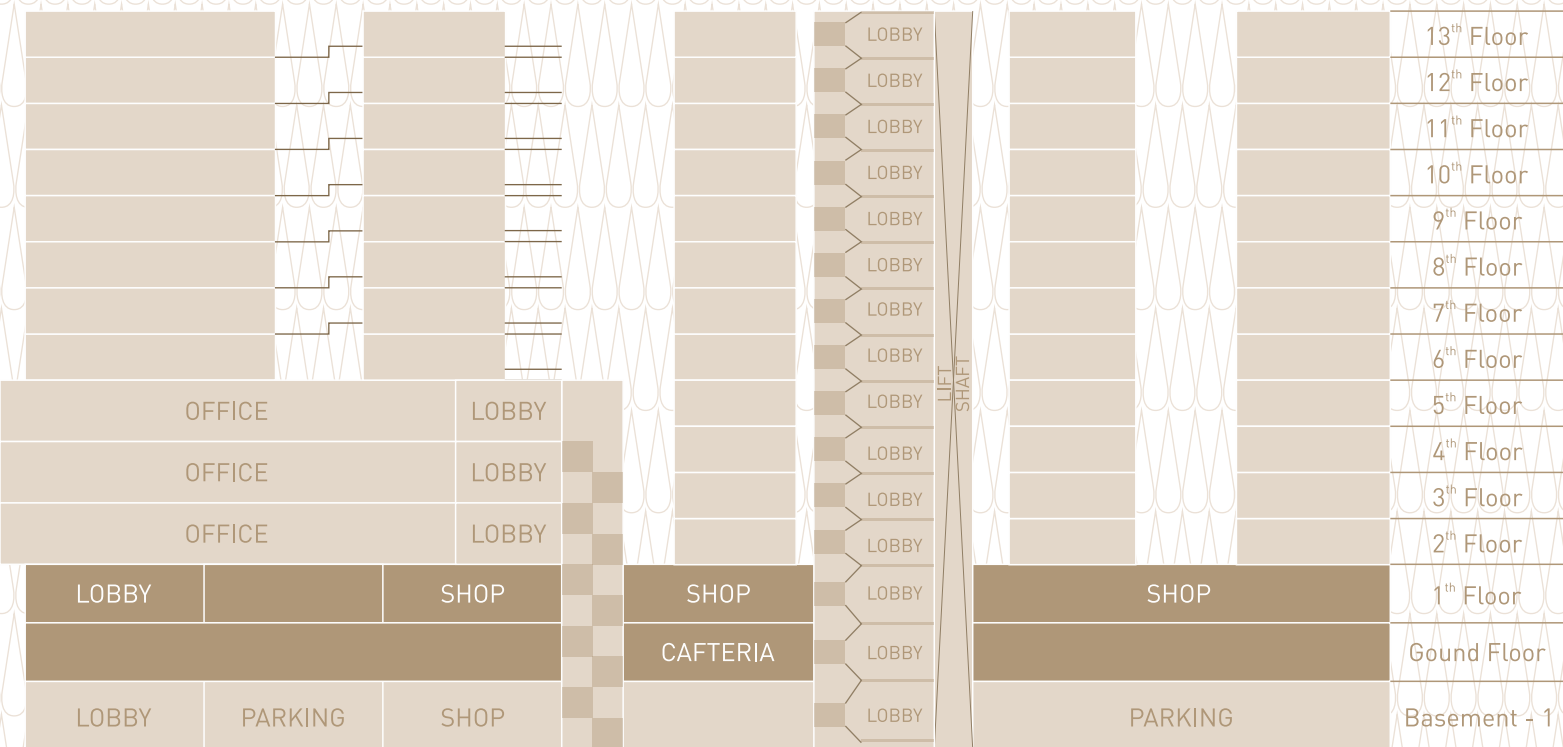
TUDA
 TOWERS

MASTER PLAN





ESCALATORS
CENTRAL ATRIUM LIFTS
WIDE CORRIDORS
ANCHOR SHOPS
AREAS RANGING FROM
73 SQM. to **1800 SQM.**
(**786 Sq.ft** to **19375 Sq.ft**)

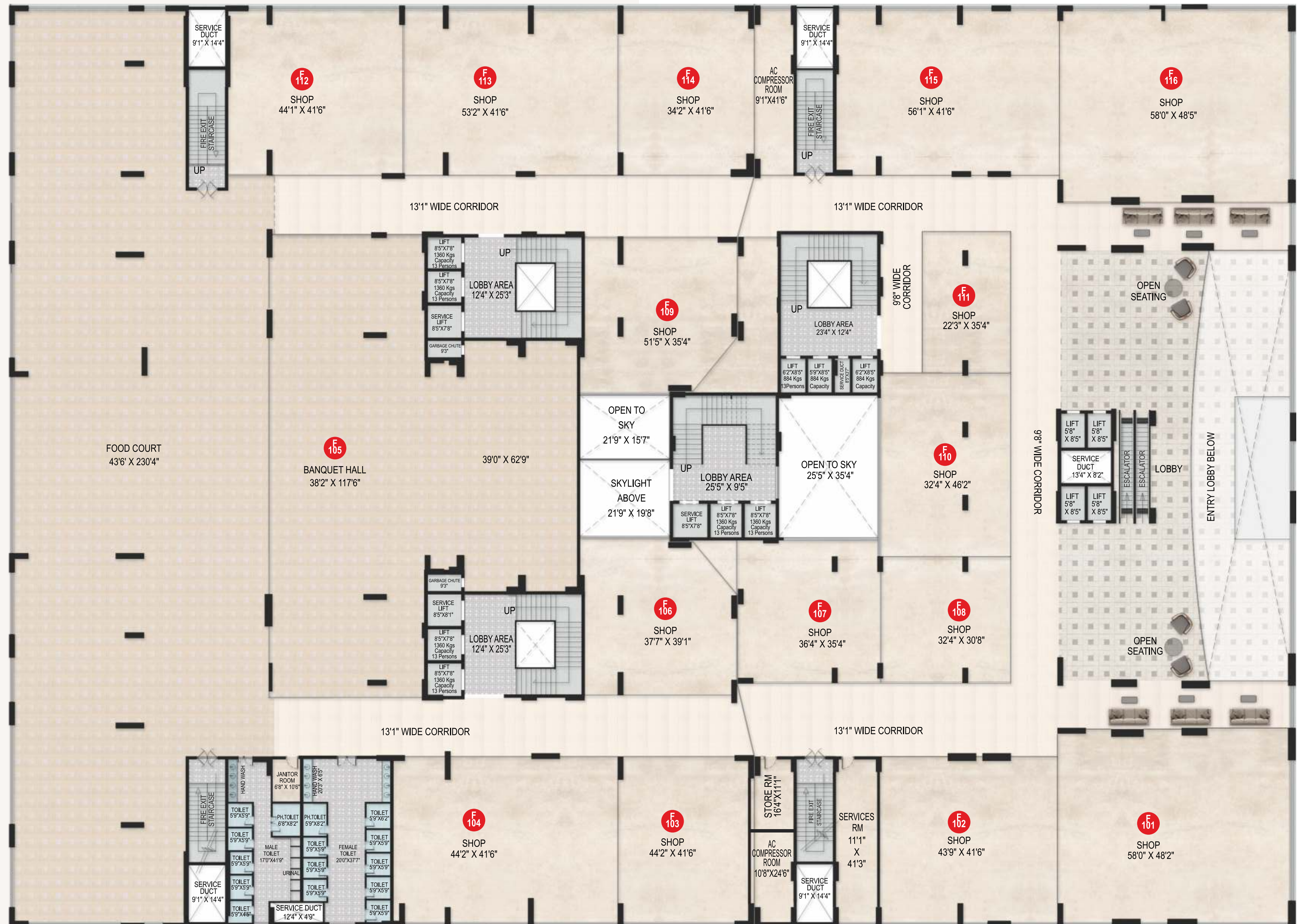




With the city's most affluent clientele residing right above, the stores are assured of a captive target group. Great frontage, grand lobby area, a host of elevators and ample parking facilities make it so very viable for the retail investor. You are stepping into the most upmarket retail destination in all of Tirupati. The large floor plates are perfect for hypermarkets and large retail chains, cafes, restaurants and gaming arcades.

TUDA
TOWERS







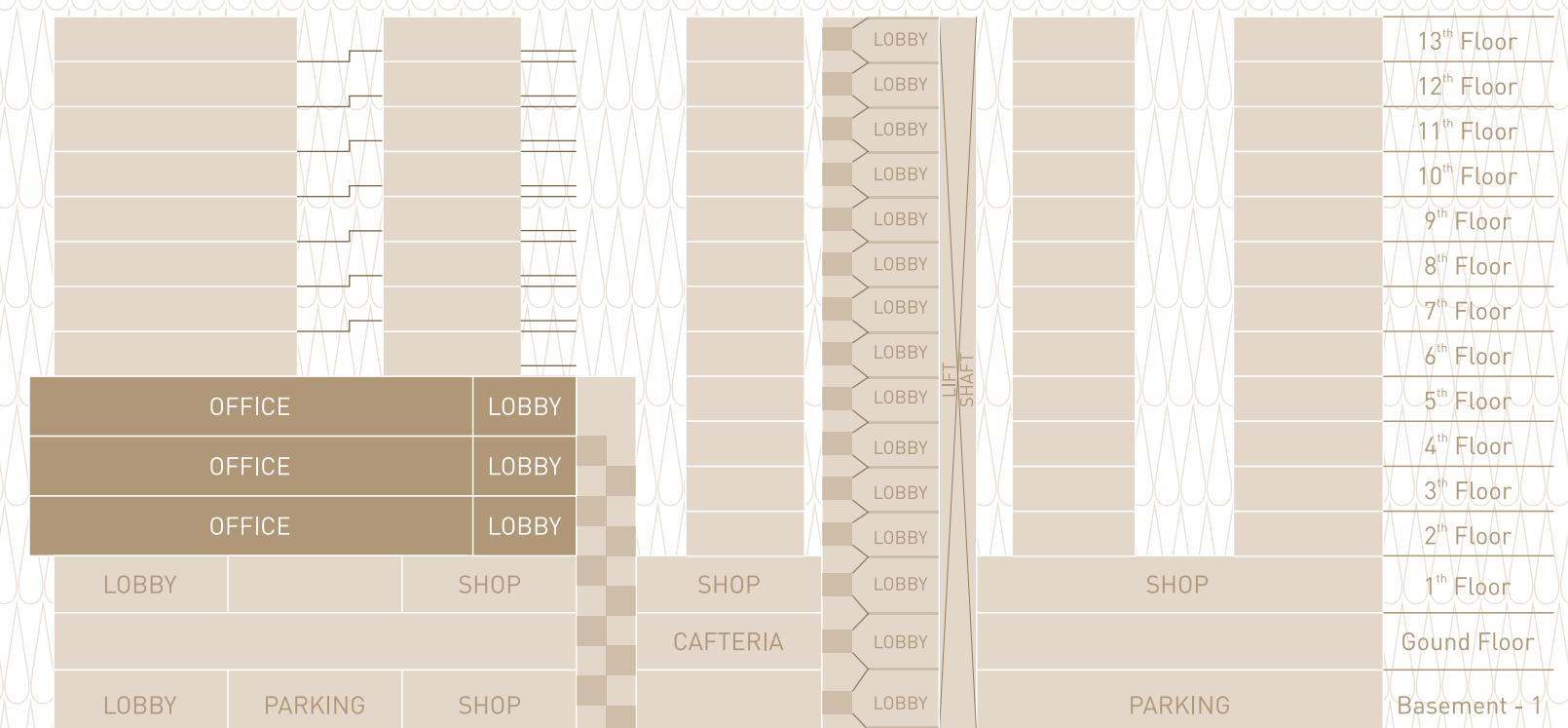
UPMARKET
MODERN
OFFICE
SPACES

OFFICES
2

3 FLOORS OF OFFICE SPACE

FLOORS - 2ND TO 4TH

**AREAS RANGING FROM 109 SQM. to 903 SQM.
(1177 Sqft to 9721 Sqft)**



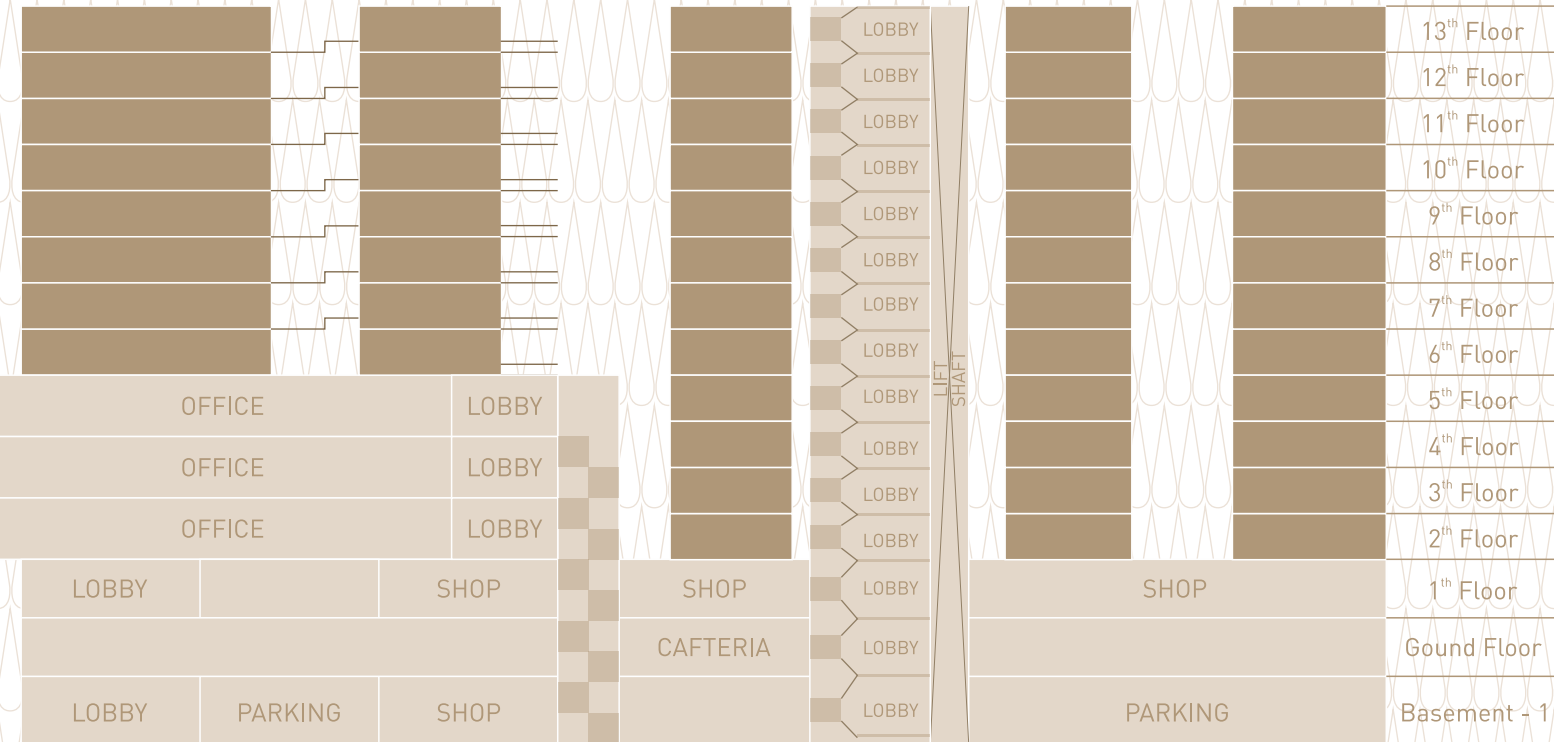




BLESSINGS
THAT
COME
HOME

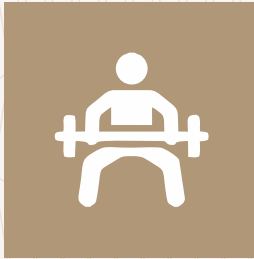
HOME
3

- 2 BHK - 2nd Floor to 13th Floor | AREA - 115 Sqm | Each: 1235 Sqft
- 3 BHK - 2nd Floor to 13th Floor | AREA - 176 Sqm | Each: 1900 Sqft
- 4 BHK - 6th Floor to 13th Floor | AREA - 348 Sqm | Each: 3745 Sqft





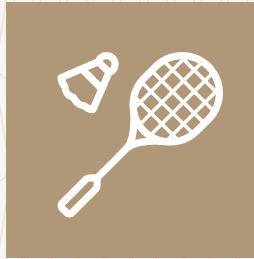
SWIMMING POOL
WITH DECK AREA



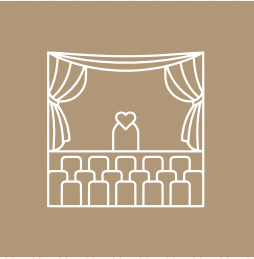
PROVISION FOR
INDOOR GYM



CRECHE



BADMINTON



BANQUET HALL



SKY GARDEN



LANDSCAPE
PODIUM



CHILDREN'S
PLAY AREA



PHARMACY DESK



CHESS & CAROM
BOARDS



POOL TABLE



ENTRANCE
LOBBIES



OFFICE PROJECT
MAINTENANCE
ROOMS



AEROBICS
HALL



ATM'S

AMENITY	FLOOR LEVEL
SWIMMING POOL	Gr Level/ Rooftop
BANQUET HALL	Gr Level
LOBBY- PHARMACY, ATM, RECEPTION AND RETAIL OUTLETS	Gr Level
GYM	2 nd Fl Level
SHUTTLE COURT	2 nd Fl Level
LANDSCAPED PODIUM	2 nd Fl Level
SKY GARDENS	8 th & Terrace Fl Level

Best in Class Design:

- A self Contained Township -LIVE WORK and Recreate with world class facilities
- Exclusive Drop Offs to Commercial, Office's and Residential
- Exclusive Lift Cores to Commercial, Office's and Residential - At No point convergence of activities in the entire Complex and maintaining the safety and security
- Each Lift core has Service lift, 2 passenger lifts and a staircase to serve a maximum of 9 apartments (each floor)
- 4 bed room has a exclusive Lift core Service lift, 2 passenger lifts and a staircase to serve JUST 4 Apartments.
- Each 4 bed room unit shall accommodate a servant room with an independent Access



A beautiful Indoor Swimming Pool with deck side seating is a joy for all those who love the water. What better way to stay energized than with a splash in the pool? Work out, sweat out and burn out the calories at exclusive gym.

Host your child's birthday party or have family get-togethers at the banquet hall.

EXCLUSIVE AMENITIES

SWIMMING POOL, JOGGING TRACK,
TEMPLE, CHILDREN'S PLAY AREA,
RESTAURANT, BANQUET HALL





TAKE LIVING TO A NEW HIGH

Shaded leafy nooks with charming seating areas, fresh blooms, and lush green lawns invite you to take a stroll, capture a selfie, or simply unwind. Set to be the epicenter of luxury, TUDA TOWERS will be the residence of those with class and sophistication, featuring a podium that offers breathtaking views of the majestic Tirumala Hills.

TUDA
TOWERS



CAN YOU AFFORD
TO MISS THE
GOLDEN BENEFITS

Undivided Land:
The land is in prime location of Tirupati and even as per Govt Value it commands the highest price in Tirupati. TUDA assigns pro rata land to all units..

FLAT TYPE	CARPET AREA	BUILT-UP AREA	SUPER BUILT-UP AREA @25% OF BUILT-UP AREA
2BHK	908	990	1235
3BHK	1305	1520	1900
4BHK	2667	2995	3745

TUDA TOWERS(RESIDENTIAL FLATS DETAILS)

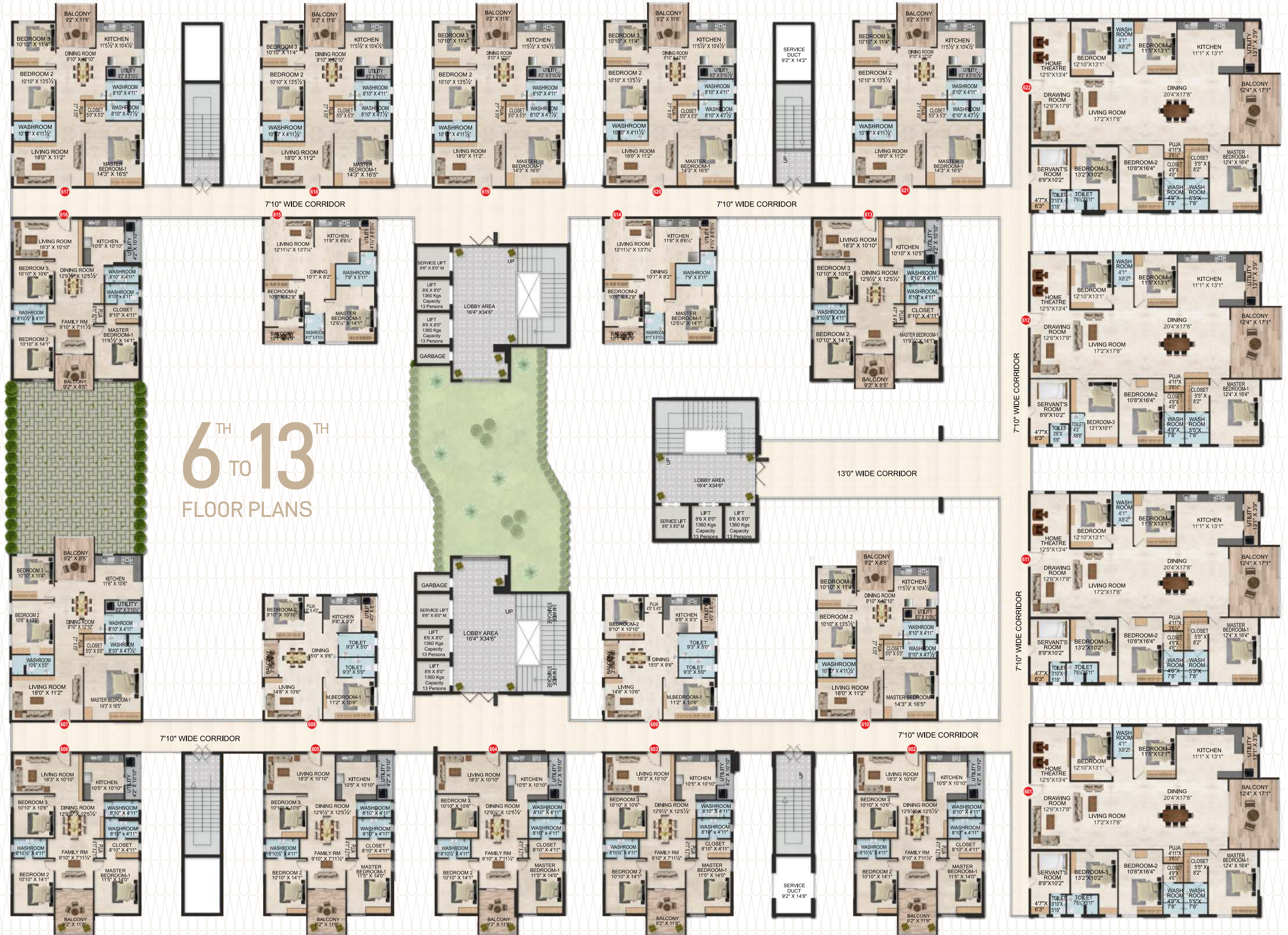
S.No	Location	2BHK	3BHK	4BHK	TOTAL
1	2 nd floor	2	10	0	12
2	3 rd floor	4	10	0	14
3	4 th floor	4	10	0	14
4	5 th floor	4	10	0	14
5	6 th floor	4	14	4	22
6	7 th floor	4	14	4	22
7	8 th floor	4	14	4	22
8	9 th floor	4	14	4	22
9	10 th floor	4	14	4	22
10	11 th floor	4	14	4	22
11	12 th floor	4	14	4	22
12	13 th floor	4	14	4	22
Total		46	152	32	230

RESIDENCES 2ND, 3RD, 4TH & 5TH FLOOR PLAN

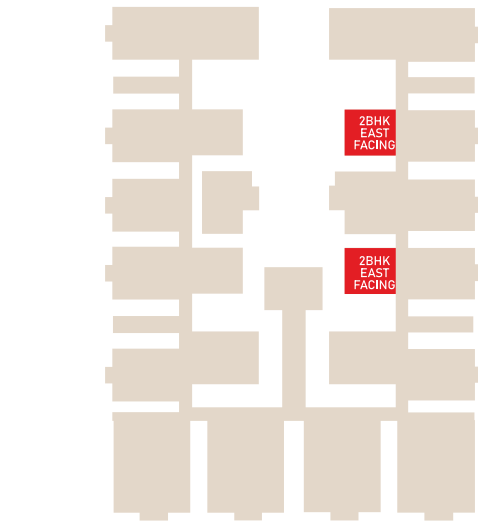
OFFICE 2ND, 3RD, 4TH FLOOR PLAN



Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness.

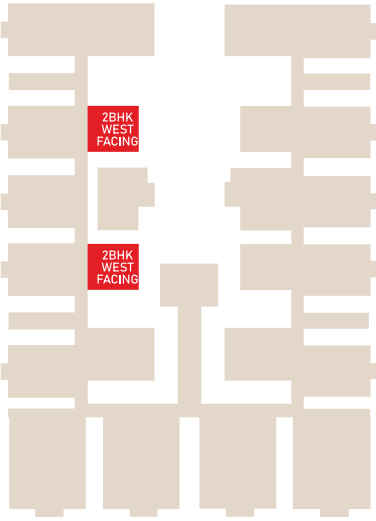


Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness.



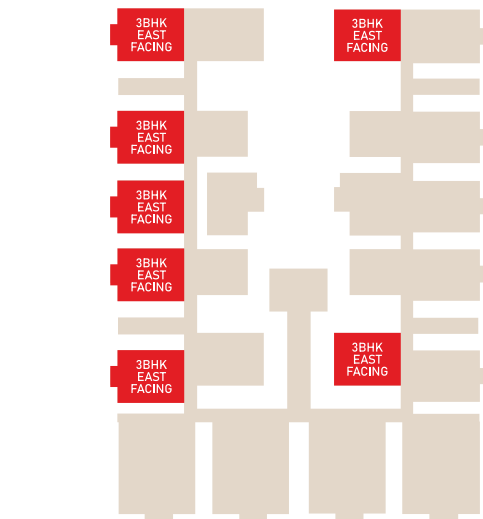
Carpet Area	908 sft
Built-Up Area	990 Sft
Super built-up Area @25% of Built-Up Area	1235 Sft

Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness,



Carpet Area	908 sft
Built-Up Area	990 Sft
Super built-up Area @25% of Built-Up Area	1235 Sft

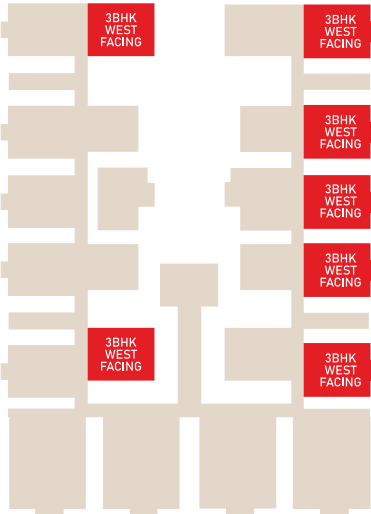
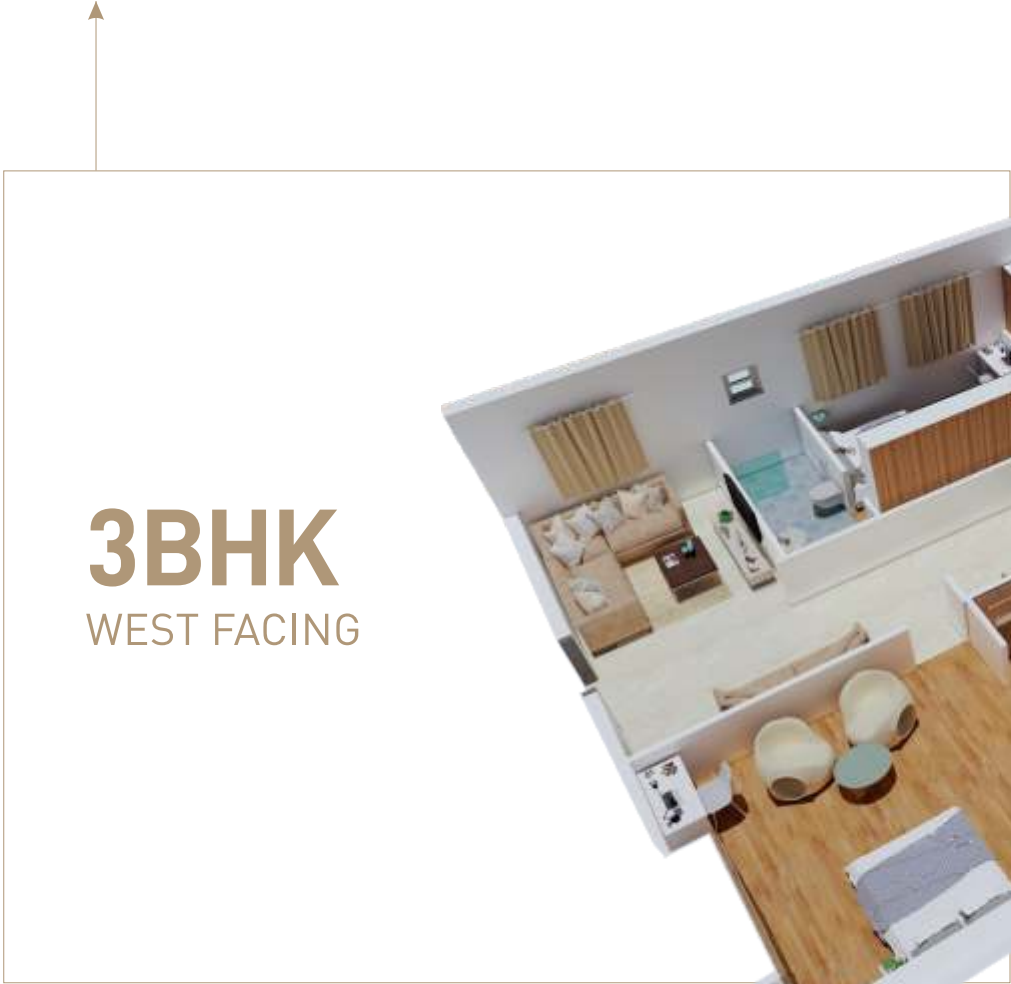




Carpet Area	1305 sft
Built-Up Area	1520 Sft
Super built-up Area @25% of Built-Up Area	1900 Sft



Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness.



Carpet Area	1305 sft
Built-Up Area	1520 Sft
Super built-up Area @25% of Built-Up Area	1900 Sft



4BHK
NORTH FACING





4M WIDE CORRIDOR

SERVANT'S ROOM 10'2" X 8'11"

TOILET 5'11" X 3'11 1/2"

BEDROOM-3 10'2" X 12'9 1/2"

TOILET 5'11" X 7'8 1/2"

BEDROOM-2 16'4" X 11'2"

WASHROOM 7'10 1/2" X 4'11"

CLOSET 4'8" X 4'11"

PUJA 3'8 1/2" X 4'11"

WASHROOM 7'10 1/2" X 5'7"

CLOSET 8'2 1/2" X 5'7"

MASTER BEDROOM-1 16'5" X 12'5 1/2"

BALCONY 17'0" X 12'5"

DRAWING ROOM 17'7" X 12'7"

HOME THEATRE 13'7" X 12'7"

LIVING ROOM 17'6 1/2" X 17'2 1/2"

DINING 17'8 1/2" X 20'5 1/2"

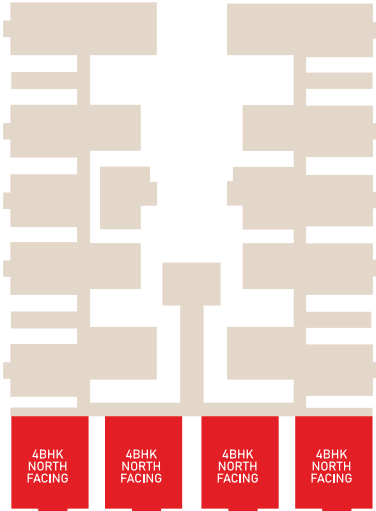
BEDROOM 13'1 1/2" X 11'7 1/2"

WASHROOM 7'0" X 4'11"

BEDROOM-4 13'2" X 10'6"

KITCHEN 13'1 1/2" X 11'0"

UTILITY 13'1 1/2" X 3'11"



Carpet Area	2667 sft
Built-Up Area	2995 Sft
Super built-up Area @25% of Built-Up Area	3745 Sft

W

N

EAST

S

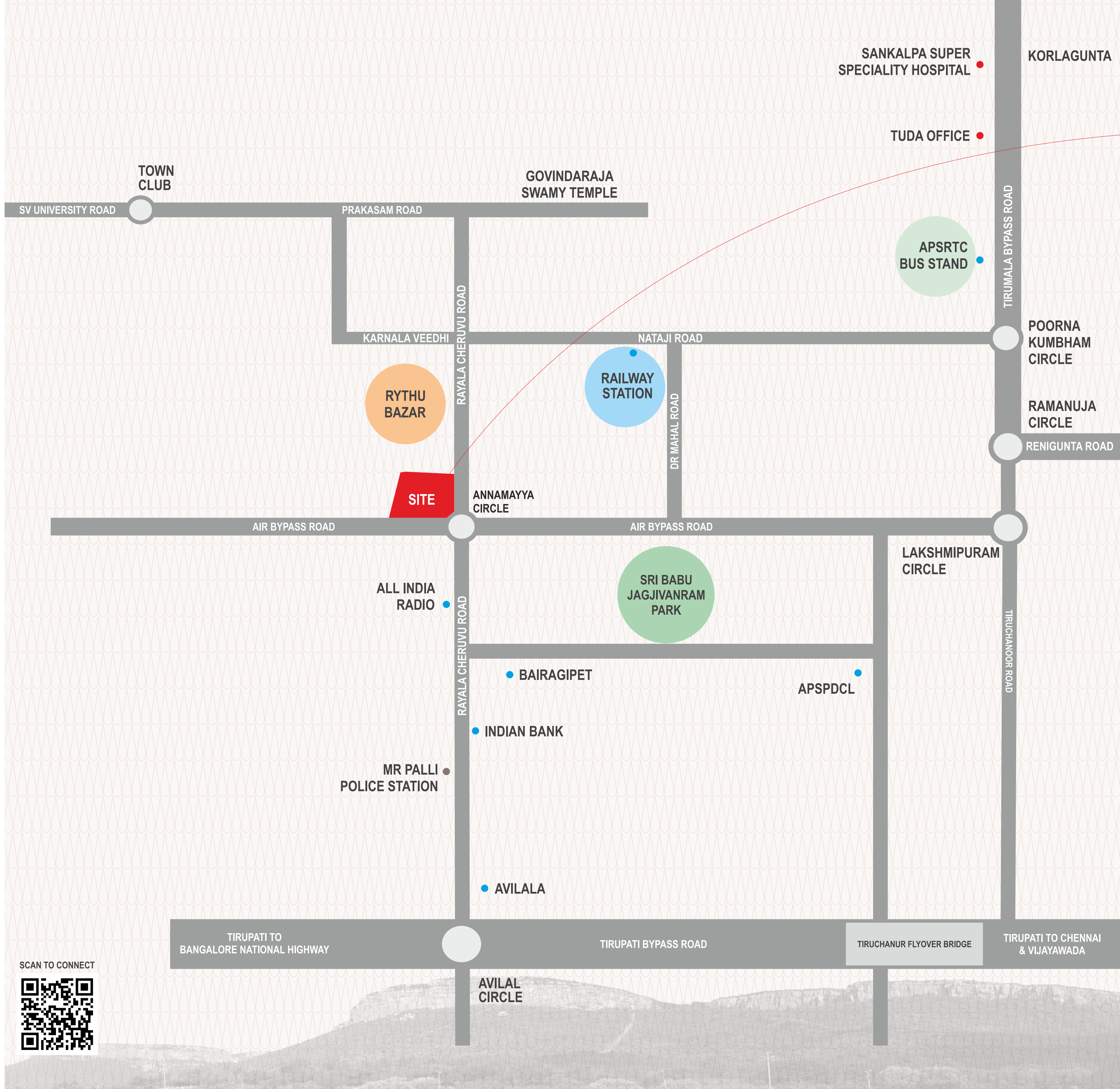
Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness,



LEISURE

4





TUDA
TOWERS

TUDA TOWERS.
A BLESSED
OPPORTUNITY AT
THE CITY CENTRE.

ANNAMAYYA CIRCLE



SRINIVASA SETU FLYOVER



TIRUPATI RAILWAY STATION



ACTUAL SHOT ON SITE LOCATION





SPECIFICATIONS

STRUCTURE

RCC framed structure with prestressed Flat slabs and beams for Basement+G+13 floors .

AAC block masonry for external and internal walls of G+13 floors.

PLASTERING

Cement mortar plastering for External and Internal walls.

PAINTING

External:-Two coats with Acrylic Emulsion paint exterior grade over cement primer exterior grade.

Internal:-Two coats with Acrylic Emulsion paint interior grade over cement primer interior grade with wall putty finis.

FLOORING & SKIRTING

Living room, Bed room, Kitchen, Dining: Full body porcelain vitrified tiles of 600 x 1200 mm size.

Toilets & Utility area: Non-skid Ceramic floor tiles of size 300 x 300 mm.

Entrance lobby areas: Granite Slabs

CLADDING

Wall cladding with ceramic wall tiles of size 300 x 600 mm for 2100 mm height and 600mm height above kitchen platform.

KITCHEN

Kitchen platform: Topped with 16 to 18 mm thick Granite slabs.

DOORS

Main Doors

Frame: Teak wood frame of size 75 mm x 100 mm.

Shutter: Single leaf flush door shutter of 35mm thick with teak ply on both faces.

Internal Doors

Frame: - WPC (Wood Polymer Composite) frames of size 63.5 mm x 100 mm.

Shutter: Single leaf flush door shutter of 35mm thick with teak ply on both faces.

Toilet & Utility Area

Shutter: WPC (wood polymer composite) door shutter of 28-30 mm thick.

Windows

UPVC, three track sliding glazed window with fly proof mosquito mesh.

Ventilators

UPVC Fixed Louvered glazed Ventilators.

SANITARY FIXTURES (TOILETS)

- Wall mounted European water closet
- Wash Hand basin
- Other items

FIRE & SAFETY

Fire fighting system as per NBC norms.

ELECTRICAL FIXTURES AND CABLES

- 1) Light points , Fan points as per norms.
- 2) Exhaust fans in all bath rooms.
- 3) 3 phase supply for each flat.
- 4) Power points for Air conditioners in bed rooms and living room.
- 5) Power points for chimney, refrigerator, microwave ovens, mixer/grinders ,washing machine ,dishwasher.
- 6) EV charging facility In Basement floor

TV, TELEPHONE, INTERNET CABLE OUTLETS

- 1) Conduit for TV cable in Living & Master bedroom.
- 2) Conduit for Internet cable in living room.
- 3) Provision for split AC's points in all bed rooms & living room.

POWER BACKUP

- 100% power backup for common areas, lifts and water motor pumps.
- 100/150/200 watts power back up for 2BHK/ 3BHK/4BHK respectively

VERTICAL CIRCULATION

- Lifts with auto rescue device exclusive for Commercial/Office/Residential area
- Escalator for commercial area

Separate drop off, access for entry and exit for

- Commercial - (Ground & First floors)
- Office - (2nd to 5th floors)
- Residential - (2nd to 13th floors)

CAR PARKING

Residential: Basement Parking

- **2BHK** – One car parking
- **3BHK** – One car space with provision for stack parking
- **4BHK** – One car space with steel structure for stack parking

Commercial

- Onsite parking for commercial & office

DEFECT LIABILITY PERIOD

- Defect liability period of 5 years for structural defects from the date of completion of the project.
- Defect liability period of 2 years from the date of completion of the project for items other than framed structure.

SECURITY

- Security cabins at all entrance points.
- Surveillance cameras at all entrance points.
- Panic button and intercom facility in the lifts.

DISCLAIMER

- The information here i.e specifications, products, dimensions, features etc., are subject to change without any notification as may be required by the relevant authorities or the project architect or the developer.and cannot form part of an offer or contract whilst every care is taken in providing this information,the owner,the developer and managers cannot be held liable for any variations.
- All illustrations and pictures are artist's impression only.
- The items are subject to variations, modifications and substitutions as may be recommended by the relevant approving authorities / T&C Apply.

THE BLESSED
LAND OF 7 HILLS
CALLS YOU
TO MAKE IT
YOUR HOME.

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SCAN TO CONNECT



Tirupati Urban Development Authority
Tirupati, Andhra Pradesh