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# Tirupati to get INR 6,000 cr Della Integrated Township in major tourism push



In an exclusive conversation with Asmita Mukherjee, Della Group's Founder and Chairman, Jimmy Mistry shared details about a bold tourism and township project in India. Encompassing 1,400 acres in Andhra Pradesh, this development will house the world's first Living Exhibition on Hinduism, integrating key sectors such as spirituality, culture, hospitality, medical wellness centres, adventure parks leadership development, and high-end real estate. Mistry calls it "a collective national project" and "a once-in-a-century idea that will put Andhra Pradesh on the global tourism map."

Valued at approximately INR 6,000 crore, the Della Integrated Township which is named as Della Vasudev Kutumbakam International Township poised to become one of India's most ambitious mixed-use developments, with Mistry indicating that the eventual investment could far exceed initial estimates.

The land, spanning across 1,400 acres, is owned by a private developer, who has appointed Della as the development partner. An MoU has been signed with the Andhra Pradesh government, which promises all benefits under its tourism policy. Mistry stated, "The land is not ours. It belongs to a developer, who has appointed Della Group for the project. The government is supporting us with whatever exemptions fall under their tourism policy."



Mistry pointed out emphasising the core of their strategy, "The visionary Della Integrated Townships concept was central to our pitch, built upon eleven distinct facets and signature offerings that redefine modern development." "We will ensure that every mention of the development project explicitly references the Della Integrated Townships brand and its concept-based approach," he added.

Following the successful initial discussions at the 30th CII Partnership Summit 2025 in Visakhapatnam, with K. Durgesh – Tourism Minister – Govt of AP, Ajay Jain Principal Secretary – Housing & Tourism, Dr. Nukasani Balaji – Chairman of APTDC and Amrapali Kata – MD, AP Tourism the team is now reportedly preparing for a second and potentially most crucial meeting with the Andhra Pradesh Chief Minister N. Chandrababu Naidu to solidify support for the ambitious undertaking.



"We are now focusing on high-level government engagement which is scheduled this week. Following our successful initial meetings with Andhra Pradesh's Tourism Minister, Home Minister, and IT Minister, we are now preparing for our second and potentially most crucial meeting with the Chief Minister, to solidify support for this ambitious undertaking," Mistry informed.

At the heart of the 1400-acre site near Tirupati is what Mistry describes as a 'world's first a 300-acre living exhibition on Hinduism and Hindutva', created to showcase 5,000 years of Hindu history in one area. "It is a very ambitious project," he said. "Something like the Sagrada Família in Barcelona, which has been under development for decades. This, too, will continue to grow for the next 30 or 40 years."

Mistry explained that the first phase of the spiritual complex will cover two and a half million square feet. More than 24 pavilions are planned, each representing a region, sect, or subset of Hinduism. "We are trying to tell the story of Hinduism in a way that has never been done before. It will take a tourist almost five days to experience the whole exhibition," he said. "We expect this to attract global travellers, not just people of Indian origin."

He proposed that Andhra Pradesh Chief Minister N. Chandrababu Naidu serve as chair of the township, to be named Della Vasudev Kutumbakam International Township. An advisory committee of 24 members is being formed, with scholars guiding each pavilion. Mistry noted, "We want every Indian state to adopt its own pavilion. Such as, Uttar Pradesh can adopt the Ramayana pavilion. Maharashtra's leadership can adopt the Ganesha pavilion, which sits at the Brahmasthan epicentre. Each state can shape a pavilion that reflects its spiritual heritage."

He emphasised that the goal is to create a national-level collaborative project. "This project is not about ruling or opposition parties. Everyone will be involved in building this mammoth project. It is something the nation can be truly proud of."

The township will include 400 villas, four resorts with 300 rooms each; totalling 1,200 resort rooms, and over 1,500 Della-branded residences. Mistry hinted that the entire township might eventually be "almost the scale of Las Vegas." A significant part of the Tirupati project is the DLC Leadership and Foundation Centre. Mistry explained that global leaders, CEOs, and heads of listed and unlisted companies will be invited to participate. "It will be about leadership the Hindu way," he said. "Everything we learn from Ramayana, Mahabharata, Chanakya Niti – all of it will be translated into various leadership programs. This will be a global epicentre of leadership dialogue inside India."

The project will soon be presented to the Prime Minister's Office. Mistry said, "This is something about nationalism. We should get the PMO involved. However, before moving ahead, we will do a presentation to the PMO and seek their approval."

When asked how such a massive project began, Mistry said the vision grew from his travels. "Every time I went abroad, I realised there is nothing that explains Hinduism properly. There is no place where someone can understand its history, its philosophies, and its sects. The inspiration goes back to Pramukh Swami Maharaj laying the foundation stone for Akshardham. Since then, the idea has been brewing in my mind."

Mistry mentioned that he is expected to meet AP Chief Minister Naidu again for another round of discussions. "Once he approves, we will approach the PMO and then the other state chief ministers," he said.

While the Tirupati project focuses on spiritual tourism, Mistry is also preparing a second major project for the state: the Amaravati International Financial Centre, or AIFC. He describes it as "a DIFC Dubai-style financial centre" aimed at positioning Amaravati as the capital of family offices, trust management, and wealth management in India. "We want to make Amaravati the capital of family offices and wealth management," he explained.



The AIFC will feature two and a half million square feet of exhibition and experience centres, convention halls, a 300-room resort, and around 400 villas. It will also include the first experience centre of global and Indian consulting, a firms tailored for family offices and wealth managers. "We are creating a foundation of BFSI," Mistry said. "It will bring all consulting firms under one ecosystem."

Mistry emphasised that both mega-projects follow Della's asset-light model. "We don't own land. We don't buy land. We don't invest. We are the only asset-light real estate company doing integrated townships in India," he said. Della aims to launch 10 integrated townships this year, five of which have already been pre-launched. "Across these 10 townships, we are talking about 3,000 resort keys," he added.

He confirmed that discussions are underway for expansion in Maharashtra, Rajasthan, and Goa. "We are planning different concepts for each state. In a few weeks or a couple of months, we should be able to announce something for Maharashtra as well."

As the final approvals draw near, Mistry is clear about his long-term vision. "This project is mammoth, and it is something India can proudly call its own. The world will come to Tirupati for this," he concluded.