



A BLEND OF  
luxury &  
connectivity

A project by



*It's Your Dream We Are Building.....*

**NITHYA  
AUM**

**2 & 3 BHK LUXURY APARTMENTS @ POCHARAM**



**RERA NO - P02200004377**





# NITHYA AUM

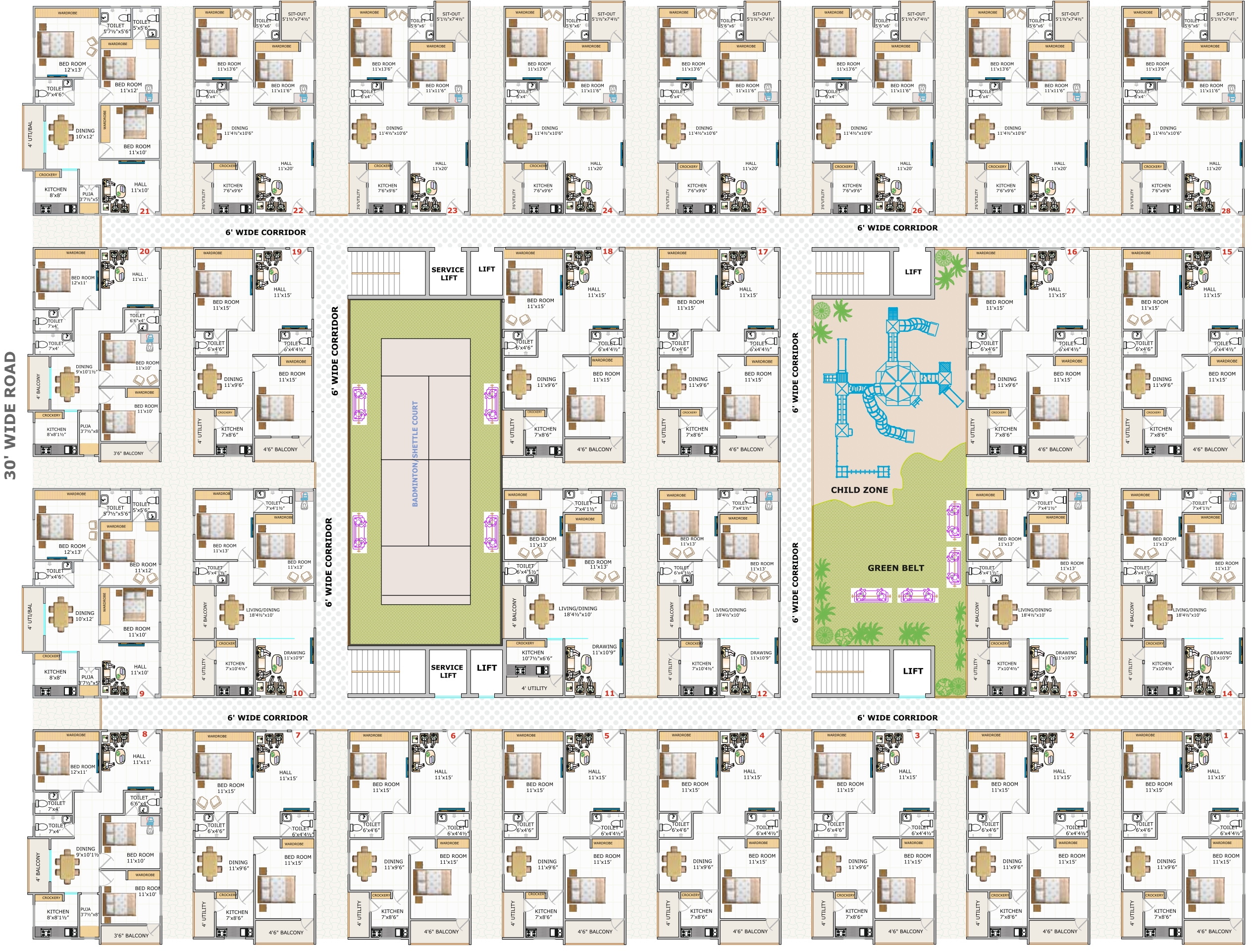
2 & 3 BHK LUXURY APARTMENTS @ POCHARAM

Experience NITHYA AUM  
Life style.

Nithya Constructions presents a  
home that brings pride to your life.  
A desire that you always cherished.

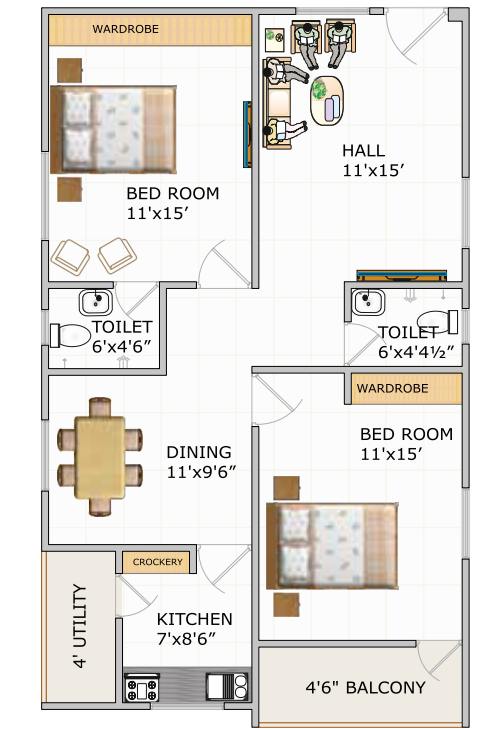
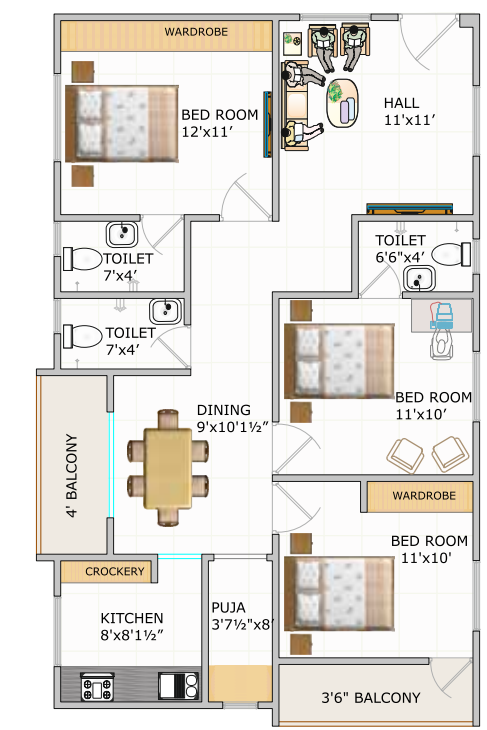
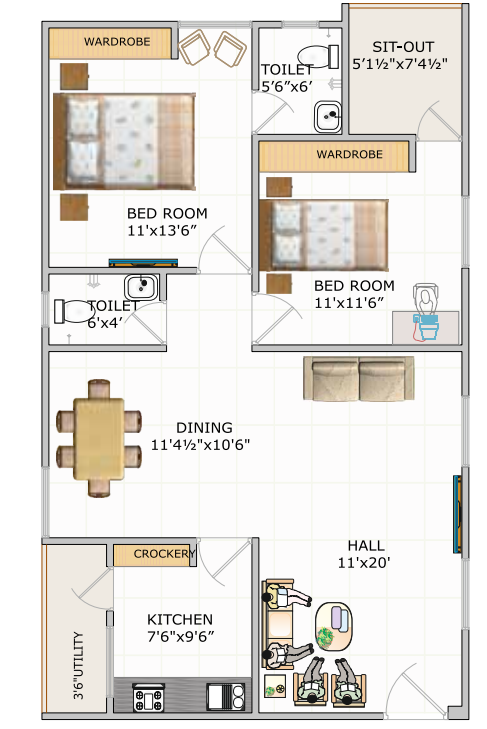
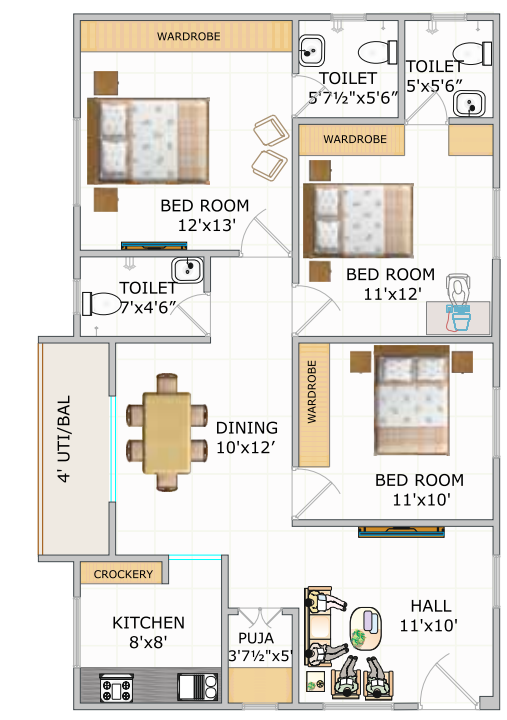


**TYPICAL FLOOR PLAN :**



**3BHK EAST FACING  
FLAT No's - 9 & 21  
AREA: 1224 SFT**

**2BHK EAST FACING  
AREA: 1152 SFT**



**3BHK WEST FACING  
FLAT No's - 8 & 20  
AREA: 1224 SFT**

**2BHK WEST FACING  
AREA: 1152 SFT**

**EAST SIDE ELEVATION :**



**CLUB HOUSE :**

- CLUB ROOM FOR INDOOR GAMES
- SPA ROOM/SALOON/CRECHE
- HEALTH CLUB/GYM
- MULTI PURPOSE HALL /
- CULTURAL CENTRE
- ADMINISTRATIVE OFFICE /
- COFFEE SHOP
- PLUG & PLAY OFFICE SPACE

**ECO FEATURES:**

- LANDSCAPED GARDENS
- WATER HARVESTING PITS
- SEWERAGE TREATMENT PLANT

**STILT AND CELLAR:**

- AMPLE GREEN SPACES WITH GARDEN BENCHES
- JOGGING TRACK ALL AROUND THE PROJECT
- DEDICATED YOGA DECK
- CHILDREN'S PLAY AREA WITH EQUIPMENT & SAND PIT
- CENTRAL ATRIUM WITH BADMINTON/SHUTTLE
- COURT

**AMENITIES & FEATURES:**

- CHILD SWIMMING POOL
- 2 FLOORS OF CAR PARKING WITH WIDE DRIVE
- WAYS & CAR WASH BAY
- RUBBER FENDERS ON PARKING AREA FOR PILLARS
- 6 PASSENGER LIFTS (4 IN NUMBER) WITH ACCESS TO
- DIFFERENTLY ABLED & SERVICE LIFTS (2 IN NUMBER)
- DRIVERS TOILET


**GENERAL FEATURES:**

- JUST ENOUGH FAR FROM TRAFFIC
- HUSTLE BUT WELL WITHIN REACH.
- PEACEFUL WHITE GRAND ELEVATION
- POWER BACKUP FOR COMMON AREAS
- PROVISION FOR BOARDBAND
- INTERNET CONNECTION & INTERCOM
- FOR ALL FLATS
- SECURITY CAMERAS AT ALL THE
- ENTRANCES AND SELECTED COMMON
- AREAS
- SOLAR FENCING SYSTEM

# NITHYA AUM

2 & 3 BHK LUXURY APARTMENTS @ POCHARAM


## SPECIFICATION :


**STRUCTURE:**  
 R.C.C. Framed structure  
 With cement mortar.

**SUPER STRUCTURE:**  
 Good quality Clay bricks,  
 9" thick exterior walls  
 and 4" thick inner walls.

**FINISHING:**  
 Plastering to ceiling and walls  
 in CM with sponge finish.

**FLOORING:**  
 Nano Vitrified Tiles 2'x2'  
 flooring for all the areas in the  
 flats. Anti-Skid Tiles 1'x1' in  
 all the bathrooms and utility .

**WATER:**  
 CPVC Pipe Lines of standard  
 make will run from over  
 head tank to toilet & kitchen.

**DOORS:**  
 Main Door : Teak wood frame  
 & shutters  
 Internal Doors: Non-Teak  
 wood frames with Laminated  
 Flush doors with necessary  
 safety fittings.


**WINDOWS:**  
 UPVC window with Glass  
 Panels & Safety Grills.


**KITCHEN:**  
 R.C.C Kitchen platform with  
 Granite counter top, Single  
 Bowl SS Sink with drain.  
 Drinking and Bore water  
 connection. Tile dadoo upto  
 2' height on kitchen platform.

**LIFT:**  
 Six passengers (4) lift &  
 Service lift (2) of standard  
 make.

**TOILETS:**  
 Glazed tiles till the height of  
 6' in all toilets, all taps are  
 chrome finished.  
 All taps and diverters are  
 of Jaguar or equivalent make.

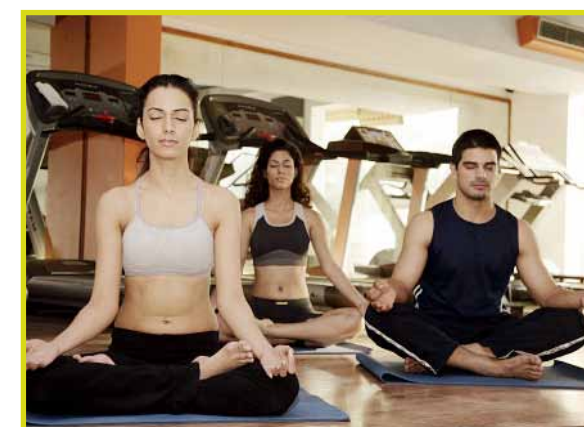
**PAINTING:**  
 Smooth putty finish with  
 emulsion paints for internal  
 walls. All external walls are  
 finished in 2 coats of weather  
 shield paint,.

**ELECTRICAL:**  
 Concealed copper wiring of  
 Finolex or equivalent make.  
 Provision for Air Conditioner  
 in Master Bedroom, Power  
 plugs for Refrigerator &  
 grinder in Kitchen.

**PLUMBING:**  
 All Concealed CP Fittings,  
 Provision for Geyser, CPVC  
 piping for water supply,  
 White Color EWC and Wash  
 basin of reputed make.

**CABLE T.V/  
TELEPHONE:**  
 Wiring will be provided for  
 Internet and cable T.V.  
 Connection in Living and  
 Master Bedroom. One  
 Telephone connection will be  
 provided in the livingroom.

**NOTE:**  
 Provision for wardrobes, Car parking,  
 Electrical Transformer at extra cost.  
 Registration, GST, and any other  
 taxes applicable as per Govt. Norms  
 to be borne by customers. Persons  
 desiring to alter/modify their flats shall  
 inform the same at the time of booking.

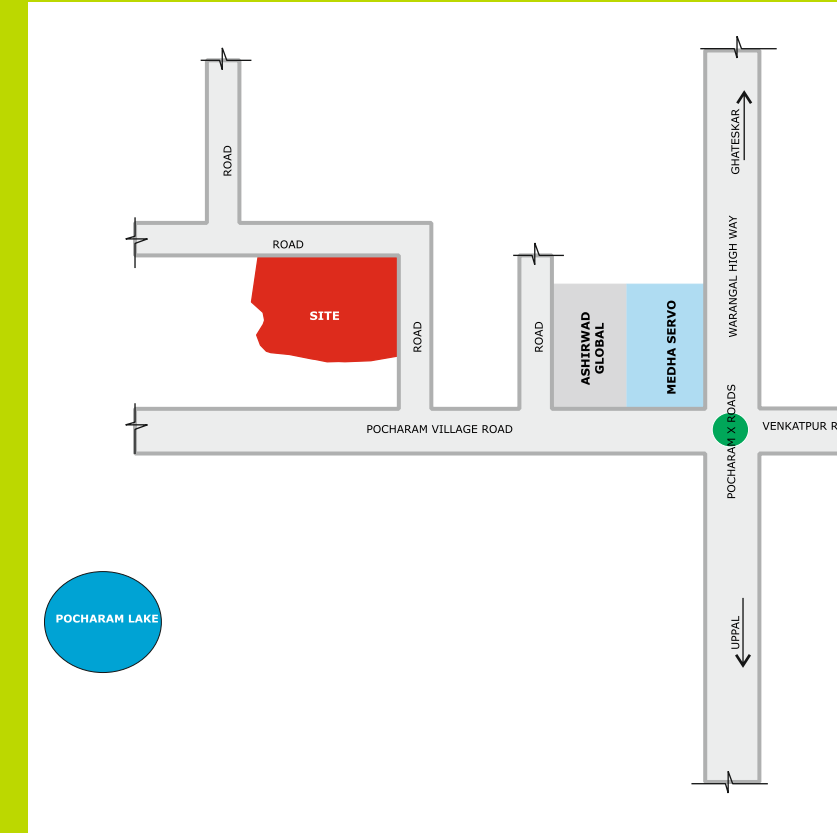




You Pursued a central location and here it is.

Nithya Aum is located in Pocharam, very close to the different landmarks around here. The connectivity offers you proximity to both Warangal highway, uppall, Ghatkesar & Infosys.

### LOCATION MAP (NOT TO SCALE)



## NITHYA CONSTRUCTIONS

Together We Built Better Future...

#### Corporate Office:

5<sup>th</sup> Floor, Plot No's - 300 & 301,  
Vaidhenagar, Saheb Nagar Kalan,  
B.N.Reddy Nagar, Hyderabad,  
Telanagana. 500 070.

Url : [www.nithyaconstructions.com](http://www.nithyaconstructions.com)  
[www.nithyaaum.com](http://www.nithyaaum.com)

#### Project Consultant:



#### For Booking, Contact:

Cell No - 8712 555 111  
72 999 41 999

#### Site Address:

Plot No - 3, 4 & 5,  
Survey No's :29 to 34,  
Behind Medha Servo,  
Pocharam, Ghatkesar Mandal,  
Malkajgiri-Medchal Dist,  
Pin - 500 088

Disclaimer: The layouts, amenities, specifications, features show and / or mentioned and the flats / buildings image renders used are purely indicative. The developer / architect reserves the right to change the layout plans, amenities, specifications, features as shown and / or mentioned herein without prior notice.

Note: This brochure is only a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make changes in plans, elevations and any other detail as deemed fit.