

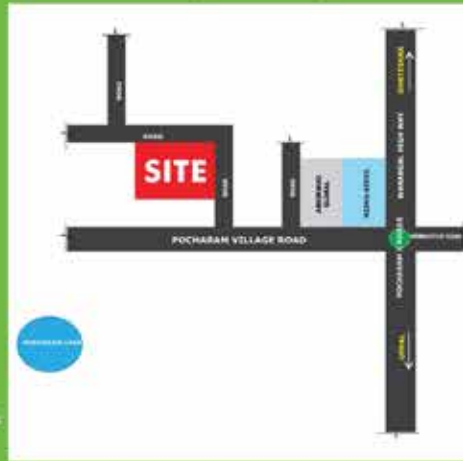


### LOCATION MAP (NOT TO SCALE)



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 National highway, airport, Ghatester & Infosys.



A BLEND OF  
Luxury &  
connectivity

A project by



**NITHYA  
AUM**  
2 & 3 BHK LUXURY APARTMENTS @ POCHARAM  
IT'S YOUR DREAM WE ARE BUILDING....



GHT/ R1/U6/HMDA/29082020



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.

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**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**



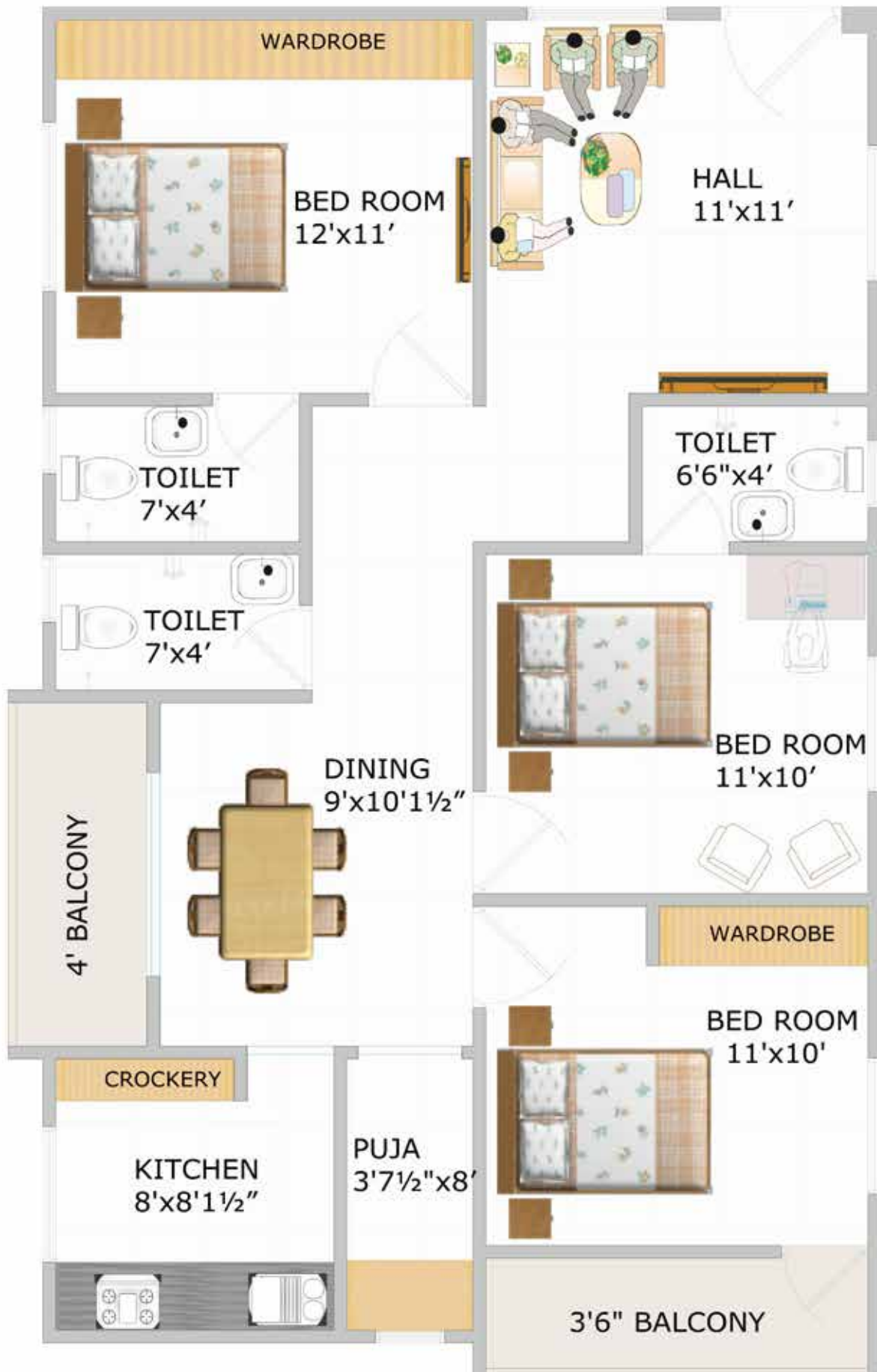
**2BHK WEST FACING  
AREA: 1152 SFT**

2BHK EAST FACING  
AREA: 1152 SFT









A project by



# NITHYA AUM

2 & 3 BHK LUXURY APARTMENTS @ POCHARAM



EAST SIDE ELEVATION :

## 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 2x2'  
flooring for all the areas in the  
flats. Anti-Skid Tiles 1'x1' in  
all the bedrooms 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:**  
P.C.C Kitchen platform with  
Granite counter top, Single  
Bowl SS Sink with drain,  
Drinking and Bore water  
connection. Tile dado 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  
plug 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 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 living room.



**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.

## AMENITIES & FEATURES:

### CLUB HOUSE :

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

### ECO FEATURES:

- LANDSCAPED GARDENS
- WATER HARVESTING FITS
- 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
- CHILD SWIMMING POOL
- 2 FLOORS OF CAR PARKING WITH WIDE DRIVEWAYS & CAR WASH BAY
- RUBBER FENDERS ON PARKING AREA FOR PILLARS
- 4 PASSENGER LIFTS (4 IN NUMBER) WITH ACCESS TO DIFFERENTLY ABLED & SERVICE LIFTS (2 IN NUMBER)
- DRIVERS TOILET

### GENERAL FEATURES:

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





Experience NITHYA AUM  
Life style.

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







Basic Price

~~RS. 5,500~~

RS. 4,800

# NITHYA AUM

2 & 3 BHK LUXURY APARTMENTS @ POCHARAM

IT'S YOUR DREAM WE ARE BUILDING.....

Booking Amount : Rs: 1,00,000/-

Flat Allotment Amount : Rs: 5,00,000/-

Facing	Type	Super Built Up Area	Basic Flat Cost
East	2 BHK	1152 SFT	Rs.56,44,800/-
West	2 BHK	1152 SFT	Rs.55,29,600/-
East	3 BHK	1224 SFT	Rs.59,97,600/-
West	3 BHK	1224 SFT	Rs.58,75,200/-

Note : Car Parking, Amenities, HMWS & SB, Extra Charges

\*Conditions apply.

Note: Registration Charges/ Stamp Duty/ GST/ as applicable are extra at the time of Registration ( As per the Govt ).