

 SALMA

SNKP

I L L A M



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SPECIFICATIONS

S N K P I L L A M





A prestigious residential enclave in the heart of T. Nagar, Chennai. Offering meticulously crafted 3BHK apartments, SNKP Illam blends comfort, convenience, and luxury seamlessly.

Each residence at SNKP Illam features modern architecture and thoughtful design, showcasing superior quality and attention to detail. With spacious interiors, elegant finishes, and a range of amenities, SNKP Illam provides an unparalleled living experience

Located in a sought-after neighbourhood, SNKP Illam offers easy access to lifestyle amenities, educational institutions, healthcare facilities, and shopping destinations. Experience urban living at its best at SNKP Illam, where every detail is perfected for you.

PROJECT



Location
T Nagar



Floors
5 Floors

DETAILS



Total Units
10 units



Apartment Type
3 BHK



- **Nouvelle Architecture:**

Unique and modern architectural design.

- **Prime Location:**

Situated in the prestigious T.Nagar area of Chennai.

- **Carpet Area Assurance:**

Pay only for the area you use, ensuring maximum value.

- **Conventional Clay Brick Construction:**

Ensuring durability and sustainability.

WHY CHOOSE

SNKP

I L L A M ?

- **Lowest Common Area Percentage:**

Enjoy more usable space compared to other properties in the locality.

- **Intricately Designed Apartments:**

Designed with attention to detail and adherence to Vastu principles.

- **Assured Delivery:**

Guaranteed completion of the project on time.

- **Accessibility:**

Close proximity to educational institutions, hospitals, and shopping centers, Seamless connectivity to major transportation hubs.

- **Security:**

24/7 security and surveillance for a safe and secure living experience.

ACCESSIBILITY

SCHOOLS

- Holy Angels Anglo Indian Higher Secondary School
- Vidyodaya Schools
- Padma Seshadri Bala Bhavan Senior Secondary School
- Sir M Venkatasubba Rao Matriculation Higher Secondary School
- Ramakrishna Mission Matriculation Higher Secondary School





HOSPITALS

- Cloudnine Hospital
- Be Well Hospitals
- Shanti Hospital
- Koncept Hospitals and Wellness
- Traditional Care Hospital



CONVENIENCE

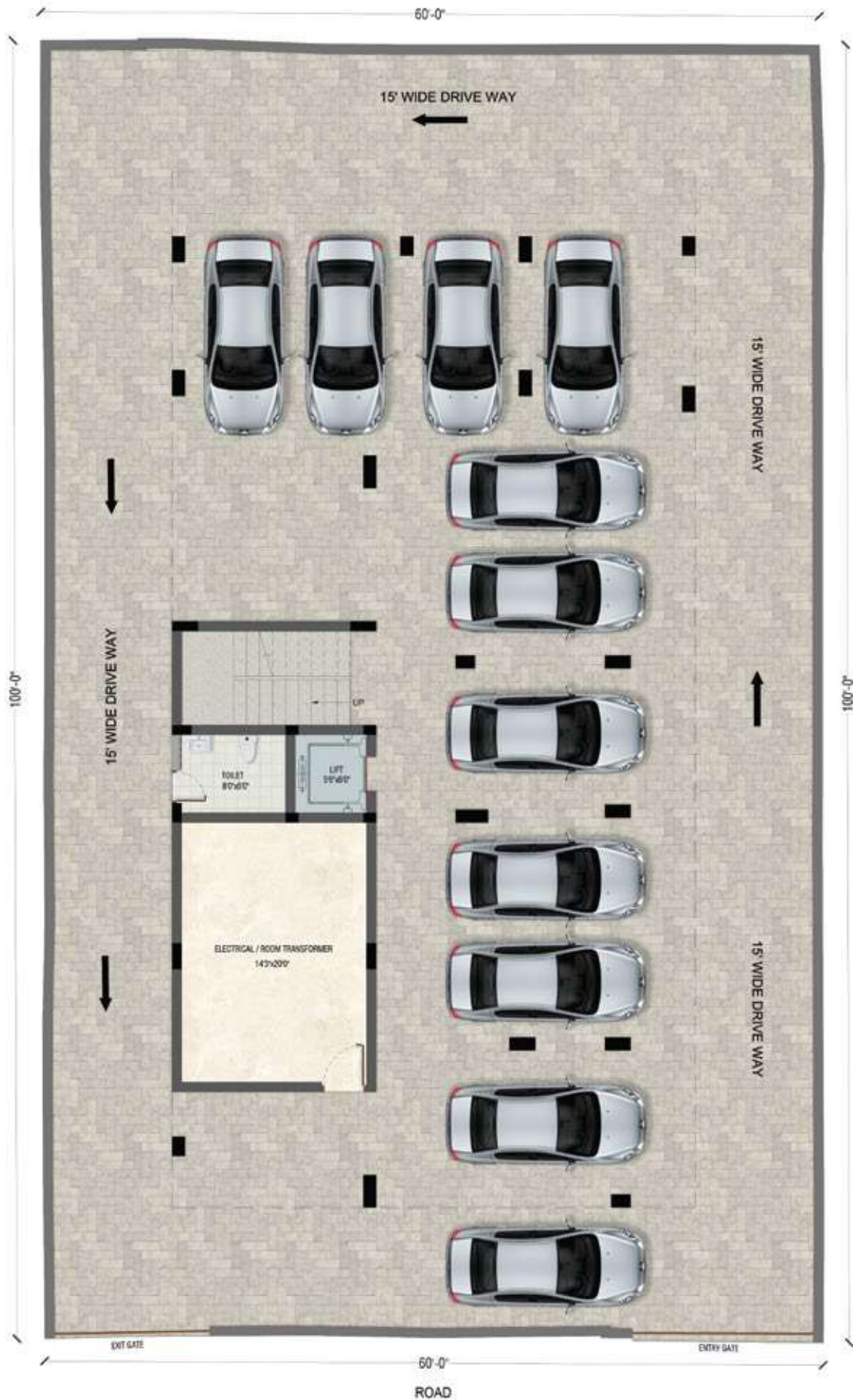
- Shopper's Stop
- Bombay General Stores
- In and Out
- More Supermarket
- Reliance Fresh

FLAT B - 1726 Sq.ft



FLAT A - 1755 Sq.ft

TYPICAL 3BHK FLOOR PLAN



CAR PARKING PLAN

ISOMETRIC VIEW

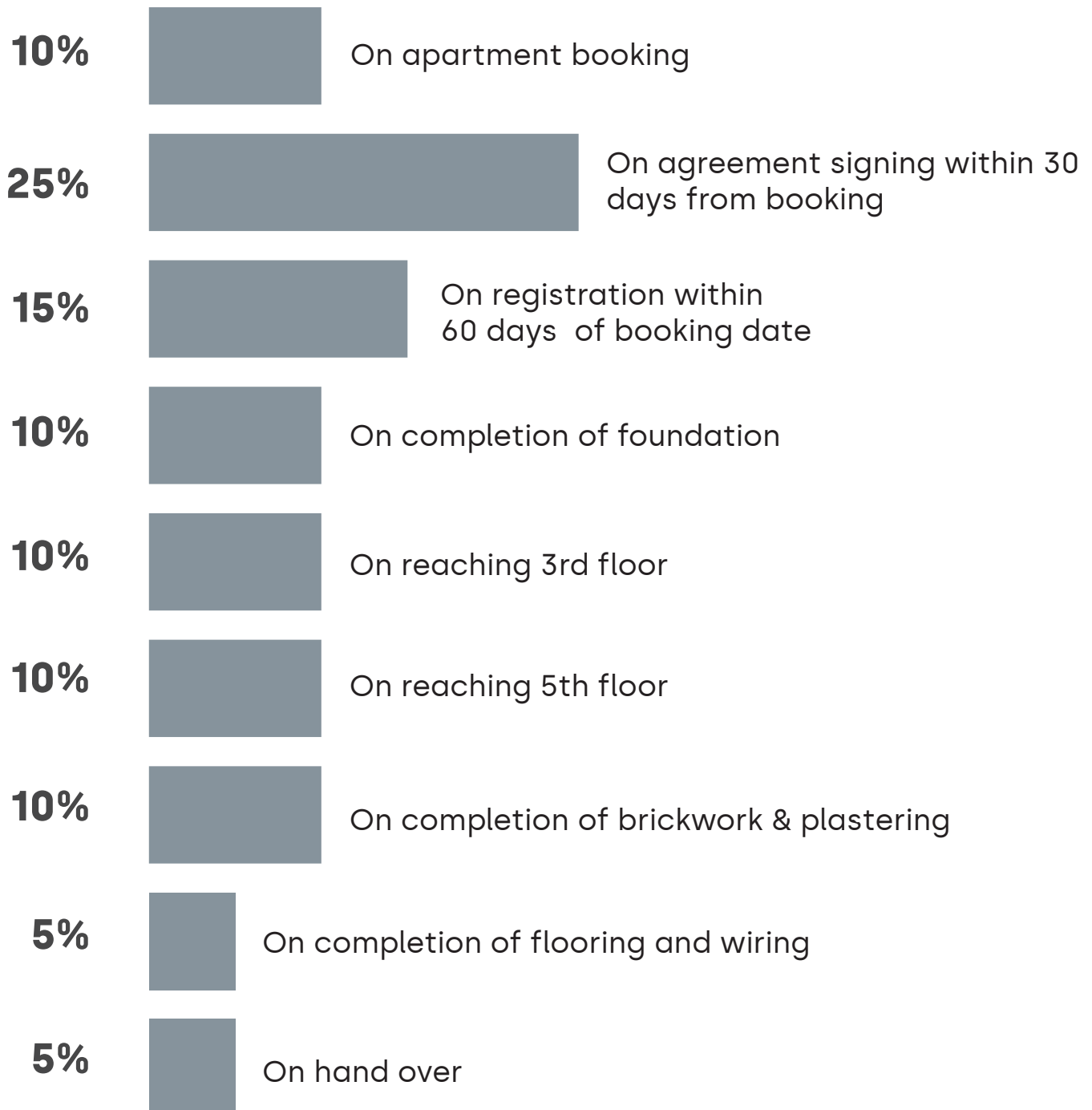


FLAT A - 1755 Sq.ft



FLAT B - 1726 Sq.ft

PAYMENT TIMELINE



SPECIFICATIONS

STRUCTURE DETAILS

- RCC framed structure designed for Seismic Resistance
- Conventional Brick Panel Walls
- Cement Plaster for both Internal & External Walls for better durability
- Anti – Termite treatment under the Foundation and along the External Perimeter

FLOORING DETAILS

- 4' x 2' (1200mm x 600mm) Vitrified Tile Flooring and Skirting (Somany/Kajaria (or) Equivalent) for Living, Dining, Kitchen and All Bedrooms
- 1' x 1' (300mm x 300mm) Matte finish Anti-skid Ceramic Tiles (Somany/Kajaria (or) Equivalent) for Bathroom, Utility and Balconies
- Premium Granite Flooring for Staircase & Lobby and Common Areas

JOINERIES DETAILS

- MAIN DOOR: Premium Teak Main Door with Teak Frame polished as per design
- BEDROOM DOORS: Designer Solid ABS doors with Water Resistance
- BATHROOM DOORS: Designer Solid ABS doors with Water Resistance
- LOCKS: Locks from Godrej and Yale

KITCHEN AND UTILITY

- Glazed Ceramic Wall Tiles up to 2'0" height above Counter Slab
- Granite Countertop with Stainless Steel Single Bowl Sink
- Provision for RO System near Sink

BATHROOM

- CP fittings from KOHLER (or) Equivalent
- Wall mounted W/C with Health Faucet from KOHLER (or) Equivalent
- Concealed Wall Mixer from KOHLER (or) Equivalent
- Provision for Geyser
- 4' x 2" (1200mm x 600mm) Wall Tiles (Somany/Kajaria (or) Equivalent up to 8' height
- False Ceiling above 8' height
- Water Proofing is done for all Bathrooms

ELECTRICAL AND HVAC

- Finolex or Equivalent Wiring and Cables in Internal and External PVC conduits
- Modular Switches (ANCHOR/LEGRAND (or) Equivalent)

PLUMBING

- ISI certified CPVC pipes (Ashirvad/Astral or Equivalent) for Internal Plumbing water lines
- ISI certified UPVC pipes (Ashirvad/Astral or Equivalent) for External Plumbing water lines

PAINTING

- INTERIOR WALLS AND CEILING: Cement Plastered and Double Putty Finished Walls with One coat of Primer and Two coats of Emulsion Paint (Asian (or) Equivalent)
- EXTERIOR WALLS: Cement Plastered Walls Finished with One coat of Primer and Two coats of Emulsion Paint (Asian (or) Equivalent)

ELEVATORS

- Automatic High-speed Elevators with Power Backup (KONE/JOHNSON (or) Equivalent)

AMENITIES

- Advanced three tier Security & Surveillance
- Power backup for all Apartments and common areas
- Common restrooms for drivers
- Video Door Phone
- Nouvelle Architecture
- Vastu compliant apartments
- Rain water harvesting

T. NAGAR





CONTACT US



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