



Top Class Specifications High Quality Construction
Competitive Prices Added Amenities

About the Company

Sekaran Constructions commenced its operation in 1982. Sekaran Constructions, now a name synonymous with property development in and around Perumbakkam, a fast growing suburb in Chennai. Started by a man with remarkable vision and professionalism, Sekaran Constructions has established a name in the construction of individual houses, and made commendable progress in promoting residential flats, with about 100 completed projects and many satisfied customers.

Sekaran Real Estates - a sister concern of Sekaran Constructions, is in the field of (CMDA, DTP, approved layouts) property development since 1949 and has many esteemed projects in its credit. It is the motto of Sekaran Constructions to establish and maintain a long term relationship with customers on exotic and who are promised a quality secured living.

Project Approved by :



Sekaran Constructions

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Site Office : Plot No. 10, Indirapriyadarshini Nagar, Medavakkam - Sholinganallur Road, Perumbakkam, Chennai - 600 100. Tel : 044-22772454

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TYPICAL FLOOR PLAN BLOCK - I



TYPICAL FLOOR PLAN BLOCK - II



SPECIFICATION

STRUCTURE :

- R.C.C Framed structure with isolated Footings.
- Super structure with R.C.C columns, beams and slabs.
- Peripheral walls are 9" thk brick walls, Partition walls are 4 1/2" thk.
- Plastering - Internal plasterings are smooth finish & External plasterings are rough finish.

JOINERIES :

- Teak wood door frame, with teak wood flush shutter for main door.
- All other doors quality treated wood with moulded skin door.
- Water proofing with plastic coating in one side of all toilet doors.
- All the window frames and shutters will be of UPVC with pinned glass.
- All the windows will have M.S grills as per design.

FLOORING :

- Living, Dining and Bedrooms
- 24" x 24" vitrified tiles for living, dining and bedrooms with 4" skirting.
- Kitchen and Wash area
- 20mm granite counters with half nosing for kitchen top on one side.
- 12"x12" anti-skid ceramic flooring tiles for kitchen and wash area.
- 8"x12" ceramic dado (2" above counter) for kitchen.

TOILETS :

- 12"x12" anti-skid ceramic flooring tiles.
- 12"x18" ceramic tiles up to 7'0" height.

COMMON AREA :

- Vitrified tiles for common area.
- Anti-skid step tiles for staircase.

PAINTING :

- Putty with Acrylic Emulsion for interior walls, Asian paints or Equivalent.
- Enamel painting for MS grills.
- Exterior walls painted with weather shield paints, Asian paints or equivalent.
- Varnish paint for main door.
- Enamel painting for other doors.

PLUMBING :

- Plumbing and sanitary fittings
- CPVC pipes internally and PVC pipes externally.
- White color EWC, wash basin (Parry ware /Equivalent).
- Quality branded C.P fittings.

Kitchen

- Stainless steel sink.
- Swan neck pillar taps.

Electrical

- Modular Switches, Anchor or Equivalent.
- Breaker and DB Box.
- 3-Phase Power supply.

LIVING :

- 1 Telephone Point, 1 TV Point, 2 x 5 Amps Points, 2 Wall Light Points, 1 Fan Point, 1 Cable TV Point.

Dining

- 1 Fan Point, 2 Light Points, 1 Refrigerator Point.

BEDROOMS :

- 1 Wall Light Points, 1 Fan Point, 2 x 5 Amps Points, 1 AC Point, 1 Baby Cradle Hook, 1 TV Point, 2 x 2 - Way Swithes, 1 Telephone Point, 1 Cable TV Point (Master Bedroom).

KITCHEN :

- 1 Light Point (Ceiling), 1 Fan Point, 2 x 15 Amps Points, 2 x 5 Amps Points, 1 Exhaust Fan Point, 1 Wall Light Point.

TOILET :

- 1 Mirror Light Point, 1 Light Point, 1 Geyser Point, 1.5 Amps Point.

Balcony / Sit Out :

- 1 Light Point.

Lobby / Staircase :

- 1 Light Point at Ceiling Level.

Lift :

- One number automatic passenger Lift.

OTHERS :

- Each room will be provided with one loft.



Sekaran Constructions

AMENITIES



PIANO is a self contained family community, offering well planned living experience. We have identified most appropriate amenities... individually, for every housing at PIANO - Perumbakkam to give high levels of comfort, aesthetics, tranquility and support that are best. Everything has been worked out to the minute details to give the residents maximum benefits comforts.

The apartment's are styled for upscale privacy that blossoms into a self contained family community. Every small detail has been dealt with utmost care to give residents the maximum benefits / comforts.

LOCATION : PIANO is very nearer to Sholinganallur - Medavakkam Road, 2 kms from Medavakkam Main Road, 1 km from Medavakkam a popular destination for Shopping & Dining, 1 km from Global Hospital. Proximity to major connectivity companies Omni Wipro, HCL, CTS, TCS make the location more preferable and connectivity to OMR Main Road, Bus Stop, etc., It's a win-win situation for investments and subsequent appreciation. Just 10 kms to Domestic / International Airports and 12 kms to the Tambaram Railway station. Easy access to CBSE / State Board School and many Engineering Colleges. Very close to popular and upcoming Malls and Cine Halls.

