

AMUDHA'S - SSR PANKAJAM

SERENITY - SALIGRAMAM

— LUXURY LIFE INVITES YOU! —

TOP CLASS
AMENITIES

LUXURY
2 & 3BHK

PRICE STARTS;
1.33CR*



 **82200 17200 / 8939 424 424**

TRUSTED BY 650+ FAMILIES AND COUNTING

At AMUDHA CIVIL CONSTRUCTIONS PRIVATE LIMITED, our philosophy is, First of all, we build Trust; after that, we build buildings for our clients. Since founding on 26th January 2001, we've spent over 25 years establishing ourselves as leaders in the construction industry, delivering excellence with every project with our customers by delivering on our promises with over 250+ completed projects in a community of more than 650+ Happy Families, we are proud to be a trusted name in the construction industry.

OUR VISION

To be the premier construction company, recognized for our unwavering commitment to innovation, safety, and client satisfaction.

OUR MISSION

To empower our clients with exceptional construction services that exceed expectations, fostering sustainable growth and thriving communities.



25+
Years of
Experience



250+
Successful
Projects



650+
Happy
Families



600+
CSR Benefitted
Students



SERENE LIVING IN HEART OF CHENNAI:

Experience calmness and convenience in a premium address that redefines modern living. **Amudha's SSR Pankajam in Serenity** offers spacious apartments, quality construction, and strategic location in vibrant Saligramam.

WHY CHOOSE SERENITY

- **Prime Location** – Centrally placed in Saligramam with seamless connectivity
- **Legally Approved** – CMDA & RERA certified for safe investment
- **Smart Layouts** – Spacious 2 & 3 BHK homes with ample ventilation
- **Serene Ambience** – Peaceful setting in a vibrant neighborhood
- **Near Completion** – Handover by December 2025



MODERN AMENITIES FOR A PEACEFUL LIFE



Covered Car Parking



2 Nos Lift



Fitness Gym



Solar Lighting for Common Areas



100% Power backup for Common Areas



Common Toilet for Servants



Designer tiles for Common Areas



Paver Blocks for Driveways



Anti-termite Treatment



Multipurpose Hall



Provision for DTH



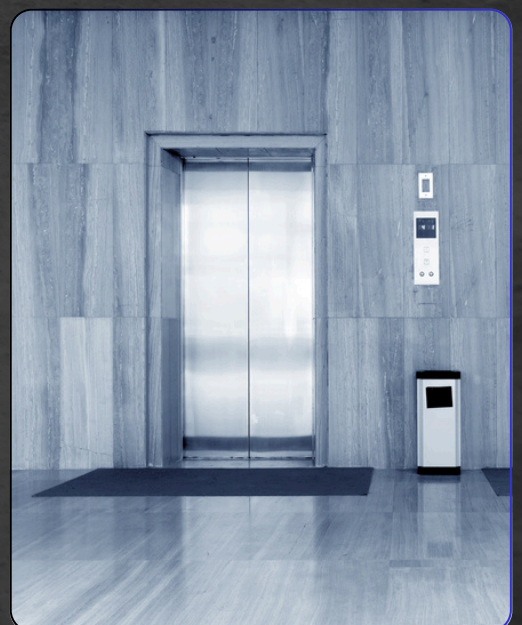
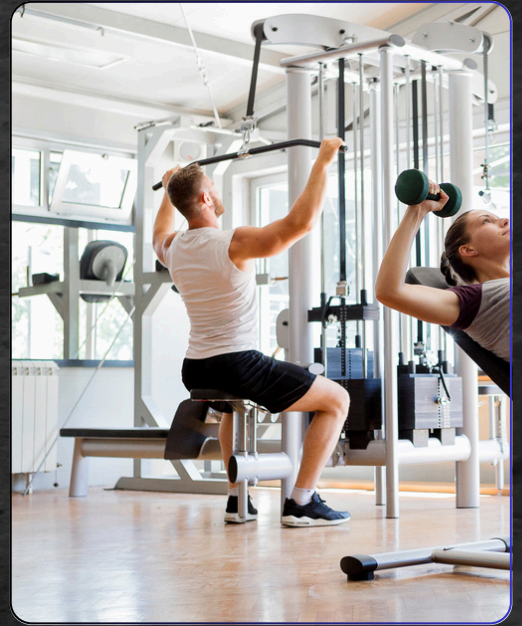
CCTV for Common Areas



CMWSSB Norms Rainwater Harvesting



Weather Proof Tiles in Terrace



STILT FLOOR PLAN:



FIRST FLOOR PLAN:



TYPICAL FLOOR PLAN 2ND, 3RD & 4TH:



FIFTH FLOOR PLAN:



TYPICAL FLOOR PLAN:



Type: 3BHK + 3T

Unit No: A2 to A5

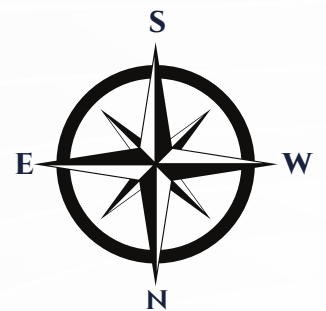
Size: 1373 Sq.Ft



TYPICAL FLOOR PLAN:



Type: 3BHK + 3T
Unit No: 1B to 5B
Size: 1470 Sq.Ft



TYPICAL FLOOR PLAN:



Type: 3BHK + 2T

Unit No: 1C to 4C

Size: 1306 Sq.Ft



TYPICAL FLOOR PLAN:



Type: 3BHK + 3T

Unit No: 1D to 4D

Size: 1455 Sq.Ft

TYPICAL FLOOR PLAN:



Type: 2BHK + 2T

Unit No: 1E to 5E

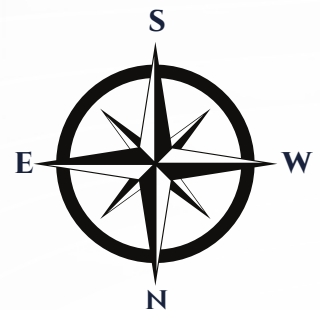
Size: 1028 Sq.Ft

TYPICAL FLOOR PLAN:

Type: 2BHK + 2T

Unit No: 1F to 5F

Size: 1056 Sq.Ft



SERENITY FLAT SIZES



Flat No	Type	Facing	Sq.Ft	UDS
1A	Office	S	1373	527
1B	3BHK	N	1470	511
1C	3BHK	N	1306	457
1D	3BHK	N	1455	510
1E	2BHK	E	1028	358
1F	2BHK	E	1056	363
2A	3BHK	S	1373	482
2B	3BHK	N	1470	511
2C	3BHK	N	1306	457
2D	3BHK	N	1455	510
2E	2BHK	E	1028	358
2F	2BHK	E	1056	363
3A	3BHK	S	1373	482
3B	3BHK	N	1470	511

Flat No	Type	Facing	Sq.Ft	UDS
3C	3BHK	N	1306	457
3D	3BHK	N	1458	510
3E	2BHK	E	1024	358
3F	2BHK	E	1038	363
4A	3BHK	S	1378	482
4B	3BHK	N	1459	511
4C	3BHK	N	1306	457
4D	3BHK	N	1458	510
4E	2BHK	E	1024	358
4F	2BHK	E	1038	363
5A	3BHK	S	1378	482
5B	3BHK	N	1459	511
5C	2BHK	N	1024	359
5F	2BHK	E	1038	364



SPECIFICATIONS THAT DEFINE QUALITY

BUILDING

→ Foundation

- As per Structural Drawing

→ Structure

- R.C.C Framed Structure with Columns, Beams and Slabs

→ Walls

- External Walls in AAC Blocks
- Partition Walls in AAC Blocks

→ Plastering

- Internal Walls plastered in Cement Mortar
- External Walls plastered in Cement Mortar

KITCHEN & UTILITY AREA

- Dado wall tiles up to 2' above Kitchen Platform
- Granite platform with SS sink
- Provision for Water Purification System
- Provision for Washing Machine in Utility area

WINDOWS

→ Balcony

- UPVC French doors with Sliding Glass shutters

→ Windows

- UPVC Frames with Sliding Glass Shutters and MS Grill as per the Architect's Design

FLOORING

- 4 X 2 Vitrified Tiles for Living, Dining, Bedrooms and Kitchen
- Anti-Skid Tiles in Balcony, Rest rooms and Utility area

PAINTING

→ Interior

- Emulsion Premium Paint with Two Coat Asian I Berger I Dulux Putty

→ Exterior

- Emulsion Premium Paint with Asian I Berger I Dulux all Weather Coat Paints



BATHROOMS

- Wall Tiles up to fall ceiling height
- Parryware / Jaquar I Roca or Equivalent wall mounted closets, Washbasins
- Parryware / Jaquar I Roca or Equivalent CP Fittings
- Provision for Horizontal shaped Geyser and Exhaust Fan
- Fall Ceiling in Restrooms



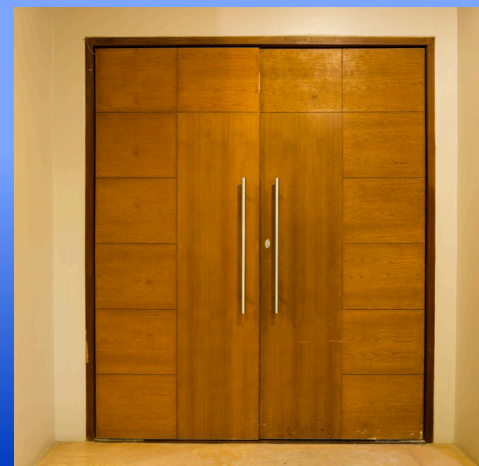
ELECTRICAL

- Three Phase Power Supply with independent E.B meters
- Modular Switches
- Television Points in Living Room and All Bedrooms
- Telephone Point in Living Room
- Data Points in Living Room & All Bedrooms
- Split AC provision in Living Area & All Bedrooms



DOORS

- Engineered Wooden Door Frame and Shutter with Teak Wood Veneer finish for Main Door
- Engineered Wooden Door Frame and Shutter for all the internal doors with Laminate Finish
- Toilets: Laminated flush doors with water proof laminate in the inner side



EVERYTHING YOU NEED, JUST MINUTES AWAY



Near by Hospitals

- Kauvery Hospital - 2Mins
- Soorya Hospital - 2Mins
- SIMS Hospital - 3Mins
- MGM Healthcare - 5Mins



Near by Schools

- Kaveri High school - 1Min
- Little Millennium pre-school - 1Min
- AVM Rajeshwari school - 2Mins
- Shakespeare Matriculation School - 2Mins



Near by Colleges

- Jawahar College - 3Mins
- Vijaya College of Nursing - 4Mins
- Vijaya Educational Academy - 5Mins
- Avichi College of Arts and Science - 5Mins
- SRM Institute of Science & Technology - 10Mins
- Dr. MGR Deemed Medical College - 10Mins
- Meenakshi College of Engineering - 37Mins



Near by IT Parks

- Olympia Technology Park - 6Mins
- Tamarai Technology park - 6Mins
- UTI Infrastructure Technology - 6Mins



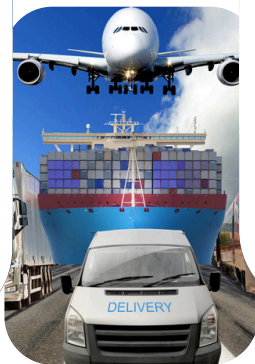
Near by Transport

- SSR Pankajam theatre Bus stop - 1Min
- Vadapalani Bus terminus - 2Mins
- Kamala Theatre Bus Stop - 3Mins
- Vadapalani Metro station - 5Mins
- Vadapalani Kovil Bus Stop - 5Mins

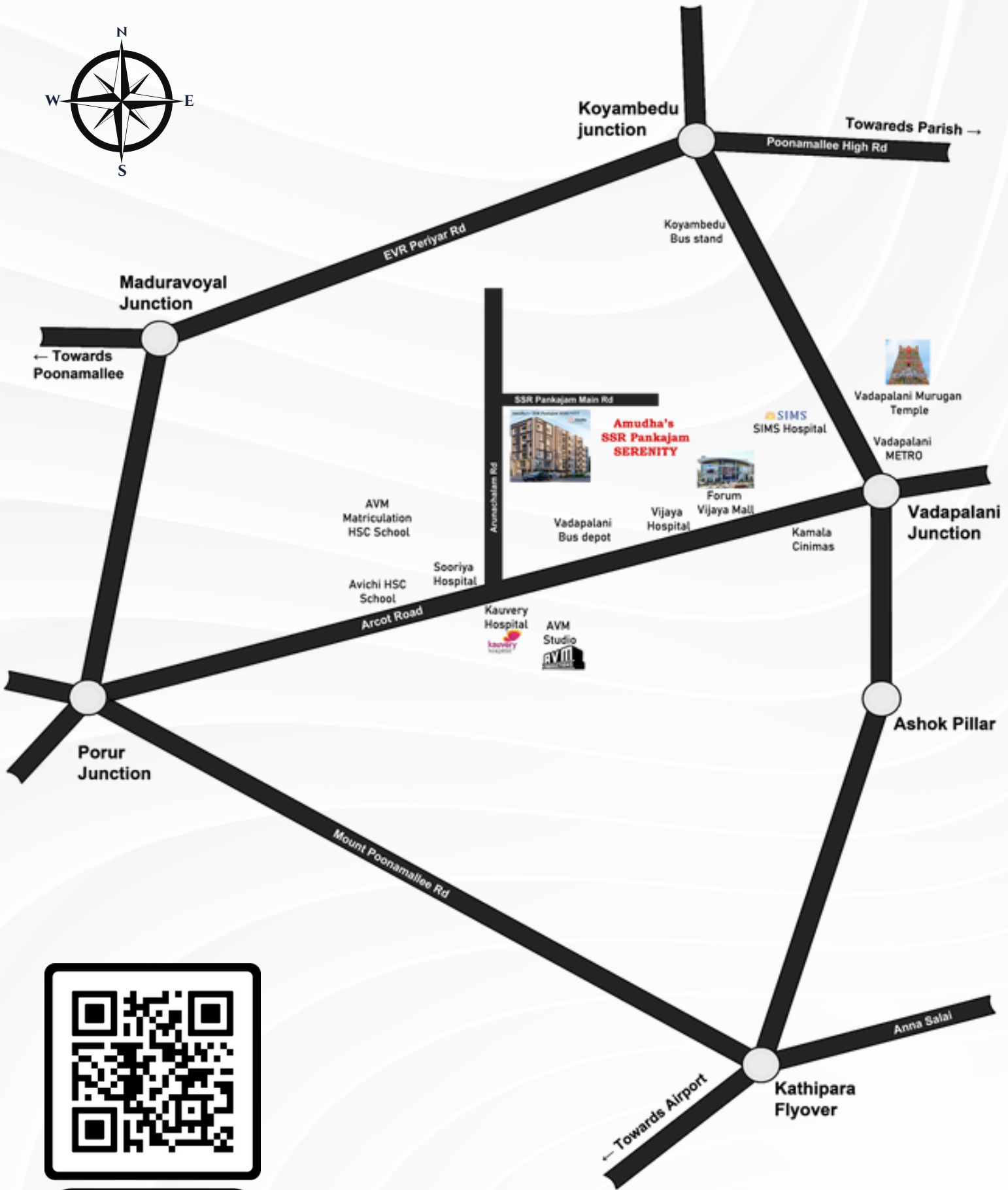
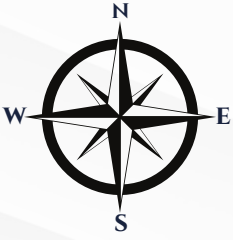


Near by Entertainment

- Vijaya Forum Mall in just - 2Mins
- Kamala Cinemas - 5Mins
- PVR SPL Plaza - 5Mins
- Vadapalani Murugan Temple - 6Mins
- Semmozhi Poonga - 7Mins
- Guindy National Park - 15Mins



KEY PLAN (NOT TO SCALE)



 Serenity Location



AMUDHA'S - SSR PANKAJAM

SERENITY

By

AMUDHA CIVIL CONSTRUCTION PVT LTD

 **+91 82200 17200 / 8939 424 424**

 contact@amudhaccpl.com  www.amudhaccpl.com

 No.161 & 162, Amudha Square, Kamaraj Avenue, Ottiyambakkam Main Road, Sithalapakkam, Chennai - 600 131.