



# Better Living in the Best Investment

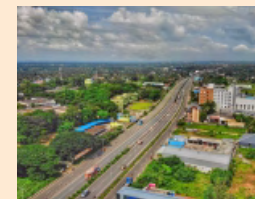
## Chathamkulam S W A R G A

### Our Speciality

- | Luxury Living in Palakkad.
- | High Appreciation and Investment potential.
- | Largest Community Living.
- | Natural Beauty and harmony.
- | Expert Architect designs and the best construction quality.



chathamkulambuilders



## ABOUT PALAKKAD

### A City Where Culture, Nature & Modern Living Grow Together

Palakkad, the gateway to Kerala, is a district renowned for its lush green paddy fields, gentle climate, and the unique Palakkad Gap that connects Kerala with Tamil Nadu. Often called the “Granary of Kerala,” it is a land of natural abundance, scenic landscapes, and rich agricultural heritage. The district is surrounded by the majestic Western Ghats, rivers, hills, and eco-rich destinations that create a calm and refreshing environment ideal for quality living.

With a strong cultural legacy reflected in its temples, festivals, classical arts, and historic landmarks, Palakkad preserves a timeless charm while embracing modern growth. Its strategic location, excellent road and rail connectivity, and proximity to Coimbatore have accelerated its development in education, healthcare, trade, and industry. Emerging industrial corridors, reputed institutions, and growing urban infrastructure make Palakkad a fast-developing district that offers both convenience and serenity.

Blending tradition, nature, and progress, Palakkad stands out as a perfect residential destination where peaceful surroundings coexist with modern amenities, ensuring a balanced and enriched lifestyle.

From historic icons like :

- **Palakkad Fort**
- **Kalpathy Heritage Street**
- **Malampuzha Gardens**

...to modern landmarks like :

- **Lulu Mall**
- **Government Medical College**
- **IIT Palakkad**
- **The expanding Kanjikode Industrial Belt**

Palakkad represents a future-ready urban lifestyle wrapped in warmth, greenery, and cultural pride. In the middle of this growing city lies one of its most premium communities.

#### **Chathamkulam Garden Township**

a 25-acre, beautifully developed residential haven where Swarga rises as the newest chapter



**Chathamkulum**  
**GROUP**



## Chathamkulum Group

*“To Spread goodness and happiness  
to all connected.”*

For nearly six decades, Chathamkulum Group has been a name synonymous with trust, quality, and meaningful development. Beginning in 1965 with a vision rooted in ethical business practices, the brand has consistently expanded into multiple sectors - **Timber, Real Estate, Education and Infrastructure** - while nurturing the same values it was founded on.

With **over 25 years of real estate expertise**, Chathamkulum Builders has shaped communities that reflect thoughtful planning, integrity, and the desire to uplift living standards. Their developments span Palakkad, Coimbatore, and Cochin - **servicing more than 1500 families**, each home built as a symbol of the group's commitment to excellence.

Today, that journey evolves into a new milestone - **Chathamkulum Swarga** - a project that blends global comforts with the warmth and culture of Palakkad, curated for families who appreciate a refined way of living.

### THE BRAND STORY

A Heritage of Excellence, A Future of Possibilities

Chathamkulum Group stands tall as:

- An organisation with 60 years of legacy
- A real estate leader with 25+ years of expertise
- An ISO-certified, CREDAI member, and RERA-registered developer
- A brand that has delivered 1500+ residences
- One of Palakkad's largest township developers
- A diversified group with successful ventures in  
Timber | Real Estate | Education (AICTE-approved institutions) | Infrastructure

Every project is guided by foundational beliefs:

**“Better Living in the Best Investment.”**

The values reflect not just in structures, but in the relationships and communities built over generations.



Better  
Living  
in the Best  
Investment



## Chathamkulam Builders

With a proud legacy rooted in the Chathamkulam Group since 1965 and over 25 years of dedicated expertise in real estate, Chathamkulam Builders has established a strong reputation for professionalism, quality, and customer trust. Having successfully completed multiple landmark projects across Palakkad, Coimbatore, and Cochin, the company has proudly served more than 1500 satisfied customers, delivering homes that reflect reliability, value, and refined living.

Chathamkulam Builders has developed one of the largest residential townships in Palakkad, spread across more than 25 acres. With over 150 residences already completed across two successful phases, the much-awaited third phase - Chathamkulam Swarga - is now launching, with future 4th and 5th phases planned for both residential and commercial towers. The architectural conceptual planning, design, and documentation are currently in progress, ensuring a well-structured, stage-by-stage development that aligns with modern urban living standards.

Recognised for its excellence and credibility, the company is a proud member of CREDAI, an ISO-certified organization, and delivers RERA-registered projects, assuring transparency, quality compliance, and customer confidence at every stage.

Chathamkulam Builders is committed to creating world-class living experiences through iconic architectural design, superior craftsmanship, and thoughtfully planned communities. As one of the leading legacy builders, the brand continues to create glorious landmarks that stand as symbols of trust, tradition, and innovation.

Chathamkulam Builders – Celebrating More Than 50 Years of Trust & Tradition. Delivering architectural marvels and world-class featured apartments, Chathamkulam Builders transforms visions into enduring living spaces that blend elegance, comfort, and long-term investment value.

### Key Highlights :

- Developer of one of Palakkad's largest townships
- Delivered 150+ residences in the first two phases
- Townships planned with villas, apartments, wide roads, gardens & modern amenities
- Engineering excellence supported by leading consultants:

Every Chathamkulam project reflects teamwork built on accountability, transparency, and dedication. Their goal is simple :

To create homes and communities  
where families truly thrive.

## ARCHITECTURE & DESIGN PHILOSOPHY

### A Vision That Blends Functionality, Beauty & Smart Living

Chathamkulam Swarga has been imagined and designed with a single goal:

**to create a home where every detail adds meaning to daily life.**

#### **Elegant Architecture**

The tower's iconic elevation is the result of a modern, minimalistic architectural language. Cleanlines, balanced symmetry, and a sense of vertical harmony make the building stand out as a sophisticated landmark.

#### **Thoughtful Spatial Planning**

Every square foot within Swarga has been crafted thoughtfully. From the double-height lobby to the airy corridors, open terraces, and naturally lit common areas - spaces here feel open, inviting, and timeless.

#### **The project integrates:**

- Abundant greenery
- Curated leisure zones
- Private and community spaces
- Rooftop lifestyle amenities
- Podium gardens
- Children-friendly outdoor and indoor areas

This ensures that residents enjoy a life enriched by nature, wellness, and relaxation.

#### **Expert-Led Development**

Chathamkulam Swarga is shaped by experts:

- Principal Architects – Kumar Group
- Structural Consultants – Structures India Pvt Ltd
- MEP Engineers – Tritech Engineering

Their combined expertise guarantees that the structure is visually stunning, technically strong, and future-ready.



# Directors Message

Leading with Purpose to Spread Goodness and Happiness to all Connected.

A clear Ideology paired with a disciplined strategy, executed by a united and focus team.



Crafting Homes  
With Integrity,  
Vision & Passion





# Chathamkulam Swarga

## A High-Rise Created for Elevated Living

Experience Our Living Style – The Pride of Palakkad

Chathamkulam Swarga, located within the prestigious Chathamkulam Garden township, is a premium high-rise residential project launching its 3rd phase with a stunning iconic elevation and thoughtfully designed modern architecture. The project features a warm entrance with a grand double-height drive-through portico, an ultra-luxury lobby connected to entertainment zones, co-working office space, two floors of podium car parking, 13 floors of refined living spaces, and rooftop amenities. Spread across over 1 lakh sq. ft. of built-up area, the development includes 60+ premium apartments and 25+ world-class amenities across 18,000+ sq. ft., crafted in collaboration with leading architects, structural engineers, MEP consultants, and professional contractors to ensure superior quality and functionality.



Strategically located in one of Palakkad's fastest-appreciating and most peaceful localities, the project is surrounded by natural beauty while offering excellent connectivity and urban convenience. Situated between Government Medical College and Lulu Mall Palakkad, with direct access from NH-544 (Palakkad–Thrissur Highway) and the Palakkad Bypass, the location ensures easy reach to schools, hospitals, worship places, banks, IT hubs, industrial estates, supermarkets, and airports. Developed on more than 25 acres as part of the well-established Chathamkulam Garden township — which already includes over 150 handed-over villas, row houses, and apartments — the project offers a secure, eco-friendly, and culturally rooted living environment with world-class amenities.

Architecturally, Chathamkulam Swarga stands as a marvel of modern design, featuring a premium facade connected to nature and optimized for comfortable vertical living. The spacious and elegant lobby reflects the true character of the community, while each home is carefully crafted to deliver comfort, luxury, and a sophisticated lifestyle that blends aesthetics, functionality, and smart living.

a refined, future-ready home  
where comfort meets sophistication.

## AMENITIES & FEATURES

*(All Age / Generation Living Concept, Evolution Living Designed)*

**Crafted for Wellness, Joy & Everyday Luxury**



- Automated gate.
- Elegant entry and spacious drive through portico. (Double Height roof)
- Warm welcoming Ultra luxury Lobby area. (Double height roof).
- Attractive land scape, Beautiful gardening, Party lawn,
- Stage- Mini and Open Digital screen. (Ultra Luxury featured Lobby connected entertainment Entry area and connected common area more than 5K Sqft).
- Children's Play area.
- Digital Gaming Room/World.
- Official Discussion Cabins/Co-working space.
- Destressing / Relaxing galleries / Sitting places.
- Common Music System in specified area.
- Common/Public Announcement system in specified area.
- Closed Circuit television in specified area. (CCTV).
- Swimming pool. (Changing room with shower area, Best standards / Green rated water filtering system).
- Steam bath.
- Sauna bath.

AMENITIES & FEATURES

## Spaces That Bring People Together



- Water / Glass / Drop Bodies / Fountain.
- Meeting/Board room.
- Passenger Lifts 2 Numbers.
- 24 hours security/caretaker/Janitor's systems and room. (Operation On customers cost).
- Parking Slot.
- Roof top Recreation area. (Observatory deck – Beauty of Palakkad, Party Deck, Wash room).
- Roof top Gazebo.
- Guest/Servant/maid common Rooms.
- Chathamkulam Swarga Guest Suite Room (Optional).
- Health Club (Open terrace).
- Podium roof garden/sitting place, Herbal Garden area.
- Open Garden/Vertical Garden.
- Indoor Games.
- Guest Parking provision.
- Car Washing Provisions for each 10 Cars, Rubber Fenders on Parking area Pillers to Manage Damages.
- External Paving tiles in specified area.
- Wi-fi in specified area.
- Access control in specified area. (Bio Metrics).
- Elders corner – Roof top.



# AMENITIES & FEATURES

# Customize Your Home With Smart Upgrade Options

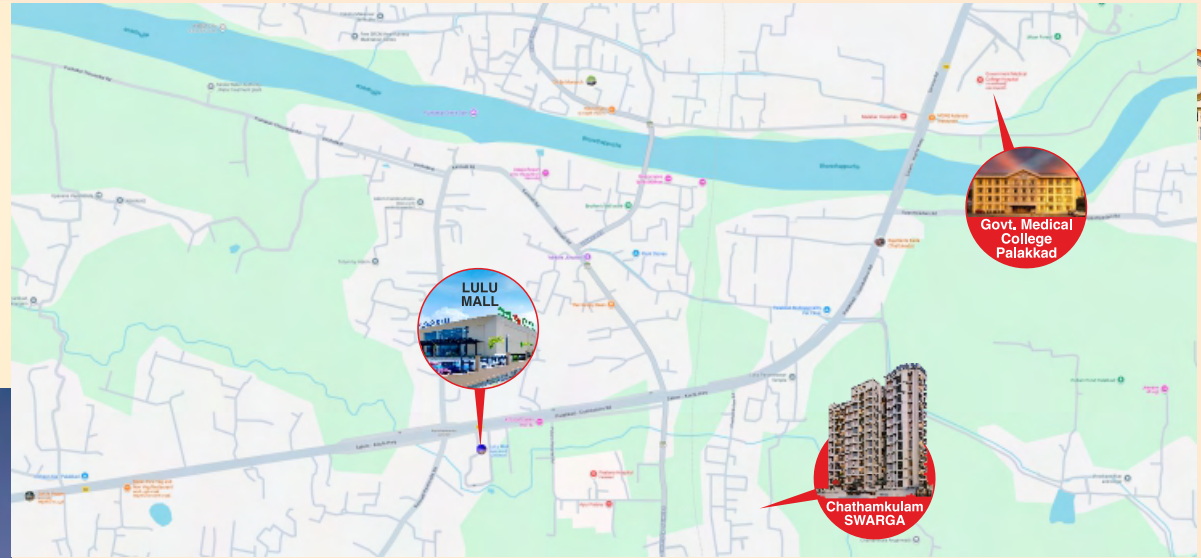
## ADD-ON AMENITIES / FEATURES.

- Generator Limited Power backup in common areas (as per Company Standards). (Optional: to provide Up to 400 Watts flat wise)
- Solar Pannel provision only for specified common area energy.
- Drinking Water facility as matching to Indian standards (Filter or any).
- Lightning arrest mechanism as per the statutory standards.
- Fire arresting water line circuits and its plumb. (As per Statutory Requirements).
- Rain water Harvest. (As per Statutory Requirements).
- Centralized gas system (as per Statutory Standards).
- Sewage treatment plant. (STP) (As per Statutory Standards)

## ADD-ON PROVISIONS. (Optional – at the customers own cost)

- Additional parking slot on cost and up on availability. (Rotary/Mechanical car park or any).
- Optional: Provision for UPS in individual units.
- Electric Vehicle charging. (Providable provision at electric room and Conduits provision to customer allotted parking slots only).
- Coffee Club/ Community Hall on (Open terrace floor).
- First Aid Room. (Medical).
- Emergency Doctor on call and periodical medial camp. (Extra Cost).
- General Insurance coverage for Building structure. (Minimum Up to 5 Years).
- Bedrooms: Single side RCC loft. (Optional)
- Rooftop turf mini-Football court (2 Players).
- Laundry Managing Provision.
- Incinerator. (Solid Waste Management).

Perfectly Connected.  
Peacefully Placed.  
Beautifully Balanced.



Chathamkulum Swarga enjoys one of the most enviable locations in Palakkad - a place where nature, culture, and convenience come together seamlessly. Positioned right next to NH-544 and the Palakkad Bypass, the project offers effortless access to every major destination in the city while maintaining the peaceful atmosphere of a premium residential neighbourhood.

#### A Location That Elevates Everyday Living

- **Lulu Mall – 2 minutes**
- **Government Medical College – 2 minutes**
- **Palana Hospital – 2 minutes**
- **Fort & Fort Maidan – 5 minutes**
- **Collectorate & Court Complex – 5 minutes**
- **IIT Palakkad – 10 km**
- **Kanjikode Industrial Area – 13 km**
- **KSRTC Bus Stand, Palakkad - 5 minutes**
- **Synthetic Running / Walking Track - 2 minutes**

The Best of Both Worlds Set inside the beautifully planned **Chathamkulum Garden Township**, Swarga offers:

- A calm, green, family-friendly environment
- Wide internal roads
- Safe surroundings
- A close-knit community

Together, these make it a location where life becomes easier, richer, and more fulfilling.

# ?

## WHY

# Chathamkulam SWARGA

## A Home That Feels Like a New Chapter in Life

Chathamkulam Swarga isn't just a residential tower - it's a thoughtfully curated lifestyle upgrade. Every detail, from architecture to amenities, has been designed to bring beauty, comfort, and joy into daily life.

- **A Landmark in a Landmark Township**

Located inside one of Palakkad's largest townships, Swarga promises community living enriched by safety, greenery, and premium surroundings.

- **25+ Lifestyle Amenities**

Spread across podium, ground, and rooftop levels - ensuring something for every family member.

- **Unmatched Connectivity**

Seamless access to malls, hospitals, schools, workplaces, nature parks, and more.

- **High Investment Appreciation**

With Lulu Mall, IIT, and the Kanjikode Industrial Belt in close proximity, Swarga offers strong rental demand and long-term value growth.

- **World - Class Design Team**

Crafted by leading architects, structural experts, and MEP consultants - ensuring both beauty and engineering stability.

- **A Community Already Alive**

With over 150 residences already occupied in the township, the surroundings feel lively, trusting, and secure.

- **Better Living. Best Investment.**

Chathamkulam Swarga stands as a project that delivers both - a beautiful lifestyle today and a secure investment for tomorrow.





## PURCHASE OPTIONS

### Designed for Easy, Stress – Free Home Ownership

Owning a home at Chathamkulam Swarga is made simple, structured, and transparent - ensuring a smooth experience from booking to handover.

- **Bank Approvals**

The project is approved by multiple leading banks, offering residents trusted financial support.

- **Flexible Payment Structure**

Start with a down payment of **just 10 - 20%**, with the remaining **up to 90%** eligible for a home loan based on bank criteria.

- **Pay As Construction Progresses**

The payment schedule is linked to project milestones, allowing residents to pay comfortably and systematically.

- **Launch Offers & Early-Bird Benefits**

Exclusive offers for early customers make the investment even more rewarding.

Buying a home at Swarga is designed to be **transparent, convenient, and customer-friendly**, giving every family the confidence to move forward.



# GROUND FLOOR PLAN



**LEGENDS**

- |                              |                             |
|------------------------------|-----------------------------|
| 1 - SECURITY CABIN           | 15 - LIFT                   |
| 2 - PORTICO                  | 16 - FIRE LIFT              |
| 3 - LOBBY                    | 17 - FIRE STAIRCASE         |
| 4 - DIFFERENTLY-ABLED TOILET | 18 - COMMON STAIRCASE       |
| 5 - GAME ROOM                | 19 - DRIVEWAY               |
| 6 - PARTY LAWN               | 20 - GAS BANK               |
| 7 - STAGE                    | 21 - FIRE COMMAND CENTRE    |
| 8 - CHILDREN'S PLAY AREA     | 22 - GUEST ROOM             |
| 9 - SWIMMING POOL            | 23 - ELECTRICAL ROOM        |
| 10 - SAUNA                   | 24 - ELV ROOM               |
| 11 - STEAM BATH              | 25 - 2 WHEELER PARKING      |
| 12 - CHANGING ROOM           | 26 - SEWAGE TREATMENT PLANT |
| 13 - SHOWER AREA             | 27 - PHOTO SPOT             |
| 14 - TOILET                  |                             |

**GROUND FLOOR PLAN**

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# FIRST FLOOR PLAN



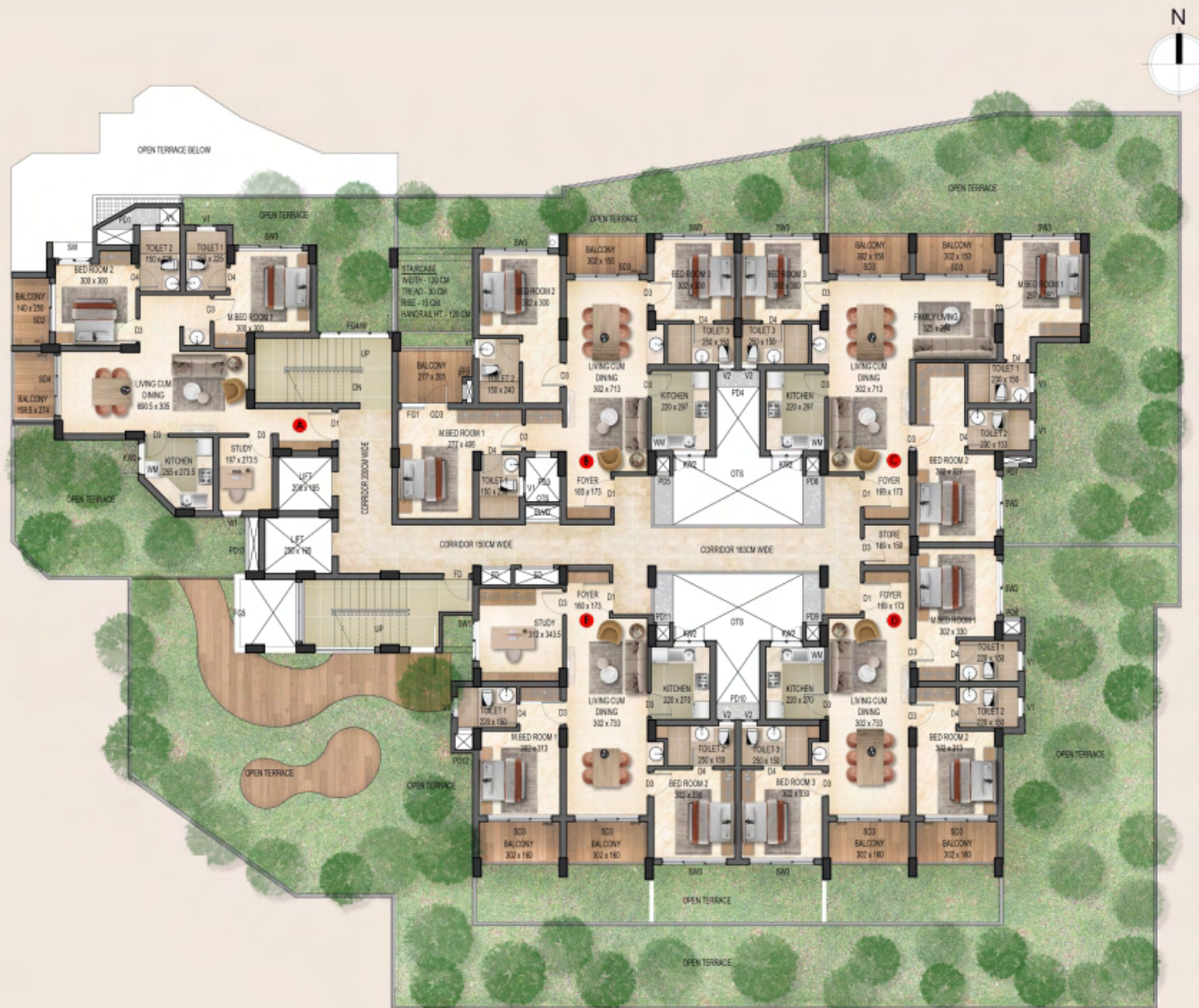
**LEGENDS**

- 1 - CORRIDOR
- 2 - OFFICE CABIN
- 3 - CONFERENCE ROOM
- 4 - BALCONY
- 5 - LIFT
- 6 - FIRE LIFT
- 7 - STAIRCASE
- 8 - FIRE STAIRCASE
- 9 - DRIVEWAY
- 10 - STP ROOM
- 11 - ELECTRICAL PANEL ROOM
- 12 - VEHICULAR RAMP
- 13 - 2 WHEELER PARKING

**FIRST FLOOR PLAN**

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# FIRST FLOOR PLAN



SECOND FLOOR PLAN

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# TYPICAL FLOOR PLAN (3<sup>RD</sup> - 12<sup>TH</sup> FLOOR)



TYPICAL FLOOR PLAN (3<sup>RD</sup> - 12<sup>TH</sup> FLOOR)



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# FLOOR PLAN (13<sup>TH</sup> FLOOR)



13<sup>th</sup> FLOOR PLAN

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# TERRACE FLOOR PLAN



TERRACE FLOOR PLAN



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# TOP VIEW PLAN



TOP VIEW PLAN

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**UNIT A  
2.5 BHK**

**SALEABLE AREA  
1295 Sq.ft.  
RERA CARPET AREA  
800 Sq.ft.**

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**KEYPLAN**

**AREAS**

SALEABLE AREA - 1295 Sq.#  
RERA CARPET AREA - 800 Sq.ft

**UNIT A (2.5BHK)**



# UNIT B 3 BHK

SALEABLE AREA  
**1494 Sq.ft.**  
RERA CARPET AREA  
**933 Sq.ft.**

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### AREAS

SALEABLE AREA - 1494 Sq.ft  
RERA CARPET AREA - 933 Sq.ft

### UNIT B (3 BHK)



KEYPLAN



# UNIT C 3 BHK

**SALEABLE AREA**  
**1603 Sq.ft.**  
**RERA CARPET AREA**  
**1024 Sq.ft.**

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**AREAS**

SALEABLE AREA - 1603 Sq.#  
RERA CARPET AREA - 1024 Sq.#

**UNIT C (3 BHK)**



**KEYPLAN**



# UNIT D 3 BHK

**SALEABLE AREA**  
**1427 Sq.ft.**  
**RERA CARPET AREA**  
**894 Sq.ft.**

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**AREAS**

SALEABLE AREA - 1427 Sq.#  
RERA CARPET AREA - 894 Sq.#

**UNIT D (3 BHK)**



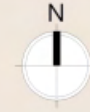
**KEYPLAN**



**UNIT E  
2.5 BHK**

**SALEABLE AREA  
1332 Sq.ft.  
RERA CARPET AREA  
828 Sq.ft.**

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**KEYPLAN**

**AREAS**

SALEABLE AREA - 1332 Sq.#  
RERA CARPET AREA - 828 Sq.ft

**UNIT E (2.5 BHK)**



# UNIT F 1 BHK

SALEABLE AREA

647 Sq.ft.

RERA CARPET AREA

385 Sq.ft.

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**AREAS**

SALEABLE AREA - 647 Sq.ft  
RERA CARPET AREA - 385 Sq.ft

**UNIT F (1 BHK)**



KEYPLAN



# UNIT G 1 BHK

**SALEABLE AREA**  
**797 Sq.ft.**  
**RERA CARPET AREA**  
**501 Sq.ft.**

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**AREAS**

SALEABLE AREA - 797 Sq.ft  
RERA CARPET AREA - 501 Sq.ft

**UNIT G (1 BHK)**



**KEYPLAN**



# UNIT H 1 BHK

SALEABLE AREA

**745 Sq.ft.**

RERA CARPET AREA

**462 Sq.ft.**



**KEYPLAN**

**AREAS**

SALEABLE AREA - 745 Sq.ft  
RERA CARPET AREA - 462 Sq.ft

**UNIT H (1 BHK)**

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## OUR TEAM & COMMUNITY VALUES



## The People Behind the Vision

Chathamkulam believes in collective strength - a team connected by passion, accountability, and sincerity.

### Our Connected Family Includes:

- Management & Employees
- Architects, Consultants, etc.
- Engineers
- Chartered Accountants
- Legal Advisors
- Government officials
- Vendors & Suppliers
- Marketing and Project Teams
- Contractors
- Most importantly - Our Customers

### Our Philosophy

- Work with integrity
- Maintain transparency
- Deliver quality
- Be accountable
- Spread goodness and happiness
- Grow together as one community

This culture is the foundation of Chathamkulam Swarga - a home built not just with materials, but with values.

## Welcome to a Home That Inspires Better Living

Chathamkulam Swarga is more than a building - it is a place where families will grow, memories will be created, and everyday life will feel beautiful.

From wellness to lifestyle, from architecture to community - every detail reflects a promise:

**A premium life today.** A valuable investment for tomorrow.

Swarga invites you to experience:

- Peace
- Comfort
- Connectivity
- Luxury
- Happiness
- A sense of belonging

**Your key to world-class living starts here.**

## Welcome to Swarga.

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## Our Projects

Chathamkulam  
*Green Valley*  
Pathirippala

Ottappalam - Kolapully Road -  
Near Akhalurbagavathy temple and  
Mount Seena School

Chathamkulam  
**Meadows**  
Pudoor

Very close to Grace College of Pharmacy,  
Athalurshiva Temple & LG Company

Chathamkulam  
**TEMPLE PARK**  
Marutharode

Very close to NH - 47  
Engineering College & Poly Technic

Chathamkulam  
**RAIL CITY**  
Kanjikode

Very near to Kanjikode railway station,  
Kendriya Vidyalaya,  
BEML & Proposed Coach Factory

Chathamkulam  
**KALPATHY  
RIVERVIEW**

Kalpathy

Close to Kalpathy River & Kalpathy Temple

Chathamkulam  
**Pride Park**  
Tharekkad, Palakkad

Chathamkulam  
*Garden*  
Kadumthuruthy, Palakkad

Chathamkulam  
**Spectrum**  
Edappally, Kochi

Chathamkulam  
**Breezy Nest**  
Chandranagar, Palakkad

Chathamkulam  
**Spring Valley**  
Colony pady, Aluva, Kochi

Chathamkulam  
**Anchai**  
Sitra, Avinashi Road, Coimbatore

Chathamkulam  
**Kadambari**  
Near Tidel Park, Avinashi Road, Coimbatore



**Chathamkulam**  
**BUILDERS**

KERALA | TAMILNADU



Chathamkulam Project and Developers Pvt. Ltd,  
Chathamkulam Builders, Chathamkulam Associates,  
27/172(1), NH-544, Opp: Palakkad Government Medical College,  
Palakkad : 678013. Kerala.

Chathamkulam Project and developers Pvt. Ltd.,  
Chathamkulam Builders, Chathamkulam Kadambari,  
101, Maheswari Nagar, 2nd Street, Tannerpandal Road,  
Peelamedu, Coimbatore : 641004. Tamilnadu

Visit us : [www.chathamkulambuilders.com](http://www.chathamkulambuilders.com).

Connect us : [chathamkulamt@gmail.com](mailto:chathamkulamt@gmail.com).

+91 907 220 3308, +91 994 375 1000

   chathamkulambuilders

  
**Chathamkulam**  
S W A R G A

CREDAI  
Member



K-RERA / PRJ / PKD / 021 / 2026