

Better
Living
in the Best
Investment


Chathamkulam
S W A R G A

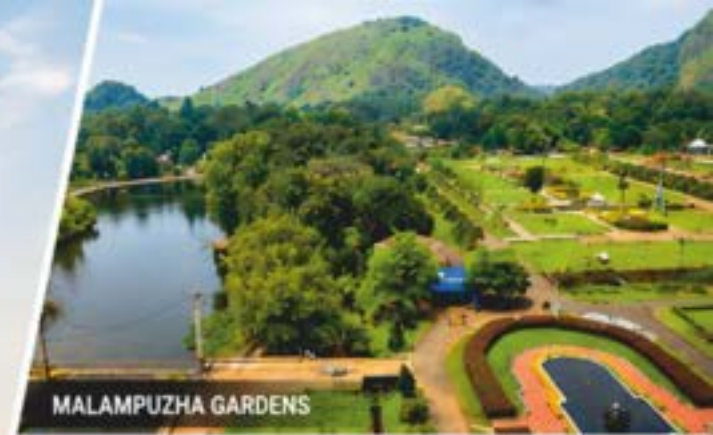


PALAKKAD FORT

THE GATEWAY TO KERALA PALAKKAD

HERITAGE. NATURE. PROGRESS.

A Perfect Place to Call Home



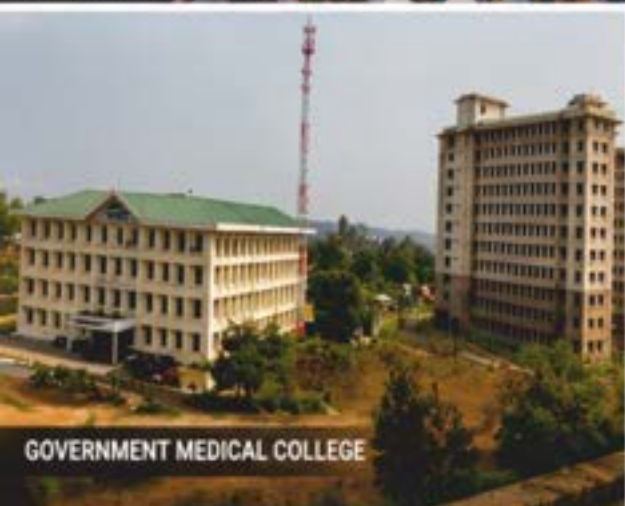
MALAMPUZHA GARDENS



KALPATHY HERITAGE STREET



LULU MALL



GOVERNMENT MEDICAL COLLEGE



IIT PALAKKAD



KANJIKODE INDUSTRIAL BELT



EXCELLENT CONNECTIVITY

A City Where Culture, Nature & Modern Living Grow Together

Palakkad, known as the “Granary of Kerala” and the gateway to Kerala, is celebrated for its lush paddy fields, pleasant climate, rich agricultural heritage, and the unique Palakkad Gap connecting Kerala and Tamil Nadu. Surrounded by the Western Ghats, rivers, and scenic landscapes, it offers an ideal blend of nature and quality living.

The district combines a strong cultural legacy with rapid modern development, supported by excellent connectivity, growing educational and healthcare institutions, and expanding industrial opportunities. Notable landmarks include Palakkad Fort, Kalpathy Heritage Street, Malampuzha Gardens, Lulu Mall Palakkad, Government Medical College, Palakkad, IIT Palakkad, and the Kanjikode Industrial Belt.

At the heart of this fast-growing city is **Chathamkulam Garden Township**, a 25-acre premium residential community, where Swarga emerges as its newest and most exclusive residential offering, combining modern comforts with a serene and green lifestyle.



THE BRAND STORY

A Heritage of Excellence, A Future of Possibilities

For nearly 60 years, Chathamkulam Group has been a trusted name in Kerala, built on a foundation of integrity, quality, and customer satisfaction. Since 1965, the group has successfully expanded across Timber, Real Estate, Education, and Infrastructure, creating a legacy of excellence.

With over 25 years of expertise in real estate, Chathamkulam Builders has delivered landmark developments across Palakkad, Coimbatore, and Cochin, serving more than 1,500 happy families. As the developer of one of Palakkad's largest residential townships, the company is known for creating thoughtfully planned communities that combine comfort, value, and long-term investment potential.

Today, this legacy continues with **Chathamkulam Swarga** - a premium residential destination that blends modern living with the warmth, culture, and serenity of Palakkad.

Key Highlights

- 60 Years of Trusted Legacy
- 25+ Years of Real Estate Excellence
- 1,500+ Happy Families Served
- Developer of One of Palakkad's Largest Townships
- 150+ Residences Delivered in Earlier Phases
- ISO Certified, CREDAI Member & RERA Registered
- Presence Across Palakkad, Coimbatore & Cochin
- Diversified Group in Timber, Real Estate, Education & Infrastructure

"Better Living in the Best Investment"

Every Chathamkulam project is designed to create thriving communities, combining architectural excellence, modern amenities, and lasting value for generations to come.

To create homes and communities
where families truly thrive.



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

Nestled within the prestigious Chathamkulam Garden Township, Chathamkulam Swarga is a premium high-rise residential community designed to redefine modern living in Palakkad. Featuring iconic architecture, elegant interiors, and thoughtfully planned spaces, the project offers over 60 premium apartments complemented by 25+ world-class amenities.

Spread across 1 lakh+ sq. ft. of built-up area, Swarga includes a grand double-height entrance lobby, co-working spaces, entertainment zones, podium parking, landscaped areas, and rooftop lifestyle amenities, creating an exceptional living experience.

Strategically located between Government Medical College and Lulu Mall Palakkad, with excellent access to NH-544 and the Palakkad Bypass, residents enjoy seamless connectivity to key destinations while living amidst a peaceful, green environment.

As part of the established 25-acre Chathamkulam Garden Township, home to over 150 completed residences, Swarga offers a secure, eco-friendly, and future-ready lifestyle where luxury, comfort, and convenience come together.

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

ARCHITECTURE & DESIGN PHILOSOPHY

Designed for Modern Living,
Inspired by Nature

Chathamkulam Swarga is thoughtfully crafted to create homes that combine elegance, comfort, and functionality. Its contemporary architecture features clean lines, balanced design, and a striking elevation that enhances the skyline while offering timeless appeal.

Every space is carefully planned to maximize openness, natural light, and ventilation. From the grand double-height lobby to spacious corridors, landscaped podium gardens, rooftop amenities, and family-friendly recreation areas, every detail is designed to enrich everyday living.

Highlights

- Modern and elegant architectural design
- Spacious, naturally lit living environments
- Landscaped gardens and green open spaces
- Rooftop lifestyle amenities
- Leisure and wellness-focused community areas
- Dedicated indoor and outdoor spaces for children
- Seamless blend of privacy and community living

Expert Team

- Principal Architects: Kumar Group
- Structural Consultants: Structures India Pvt. Ltd.
- MEP Engineers: Trittech Engineering

Together, they ensure that Chathamkulam Swarga is aesthetically refined, structurally robust, and built for the future.





AMENITIES & FEATURES

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





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































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.
- 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.



Architect Team

KUMAR GROUP Total Designers

Kumar Group Total Designers is a multi disciplinary architecture design practice with over 50 years of experience in architecture and integrated design. With studios in South India and handling projects pan India and the Middle East, the firm is known for creating context-sensitive spaces across all formats like residential, hospitality, healthcare, institutional, and commercial projects.

More Than 50 Years

Over the last five decades, the organization has grown into one of South India's recognized architectural planning and design firms. As a leading architecture and interior design company in South India, we have successfully completed hundreds of projects for prestigious clients including HDFC, Taj Hotels, Mini Muthootu, Signature Dwellings, SFS, Varma Homes,



PRINCIPAL ARCHITECT
S Gopakumar

Ar. S. Gopakumar is the award-winning founder of Kumar Group Total Designers, recognized for his contribution to contemporary architecture in India and for being the first architect from Kerala to receive the Baburao Mhatre Gold Medal from the Indian Institute of Architects.



AWARDS & ACHIEVEMENTS

S. Gopakumar, the top architect in Kerala, the founder and principal architect of Kumar Group Total Designers, became the first architect from Kerala awarded the Baburao Mhatre Gold Medal for the year 2020. The award is from Indian Institute of Architects (IIA), the national body of Indian architects. The award acknowledges his contributions to Indian architecture.

CHIEF ARCHITECT
Anuj Gopakumar

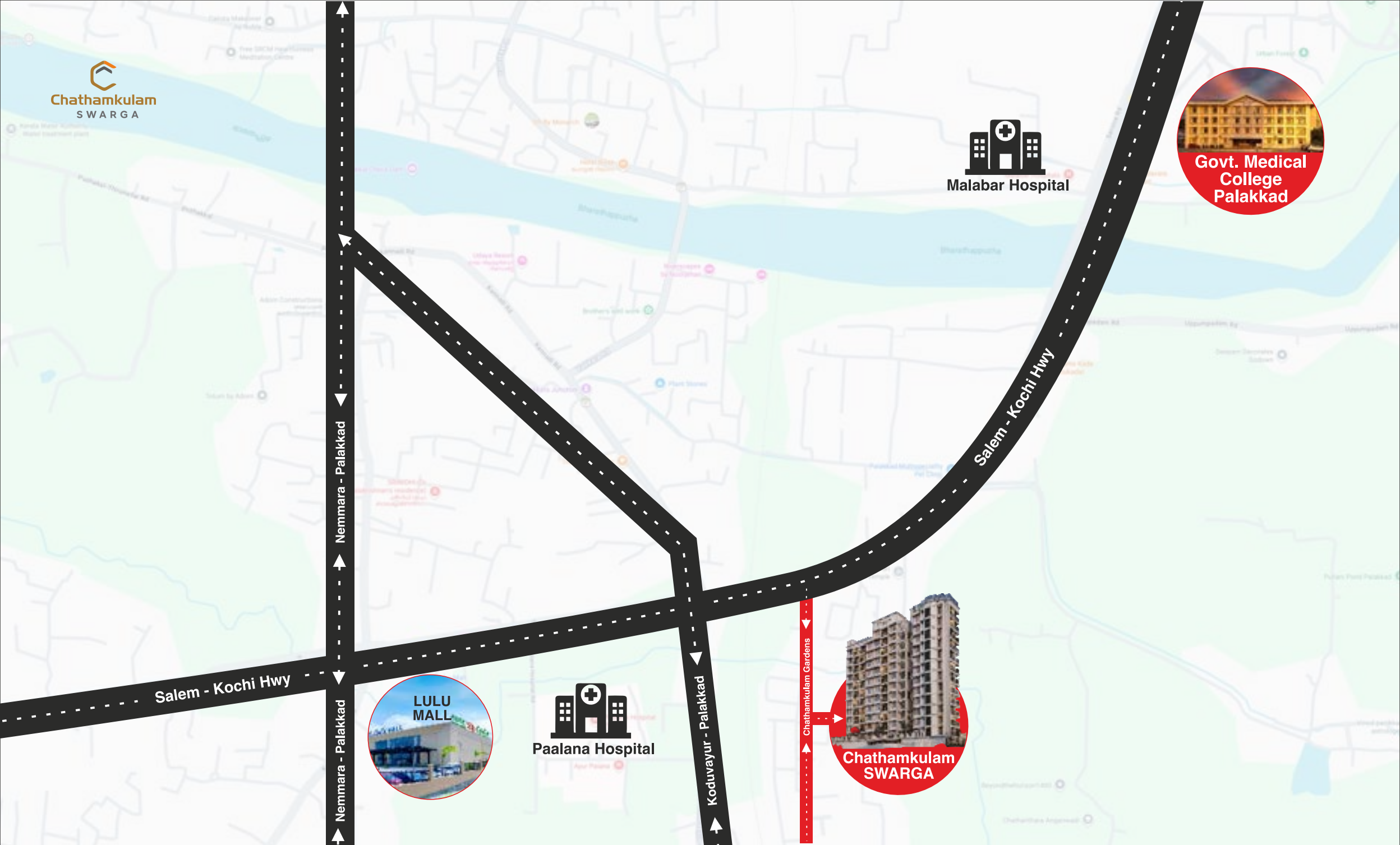
Ar. Anuj Gopakumar the Chief Architect at Kumar Group is leading contemporary and user-centric projects that balance innovation, functionality, and artistic expression.



Skyline Builders, The Choice Group, Kent Builders, and Kerala Tourism, among others.

In collaboration with CetraRuddy, Kumar Group Total Designers has delivered award-winning designs that reflect a distinctive design sensibility, innovation, resourcefulness, and a strong commitment to client objectives.

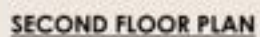




| Perfectly Connected | Peacefully Placed | Beautifully Balanced









TYPICAL FLOOR PLAN (3RD - 12TH FLOOR)





TERRACE FLOOR PLAN



TOP VIEW PLAN



UNIT A 2.5 BHK

SALEABLE AREA

1295 Sq.ft.

RERA CARPET AREA

800 Sq.ft.



KEYPLAN

UNIT B 3 BHK

SALEABLE AREA

1494 Sq.ft.

RERA CARPET AREA

933 Sq.ft.



UNIT C 3 BHK

SALEABLE AREA

1603 Sq.ft.

RERA CARPET AREA

1024 Sq.ft.



UNIT D 3 BHK

SALEABLE AREA

1427 Sq.ft.

RERA CARPET AREA

894 Sq.ft.



UNIT E 2.5 BHK

SALEABLE AREA

1332 Sq.ft.

RERA CARPET AREA

828 Sq.ft.



KEYPLAN

UNIT F 1 BHK

SALEABLE AREA

647 Sq.ft.

RERA CARPET AREA

385 Sq.ft.



KEYPLAN

UNIT G 1 BHK

SALEABLE AREA

797 Sq.ft.

RERA CARPET AREA

501 Sq.ft.



KEYPLAN

UNIT H 1 BHK

SALEABLE AREA

745 Sq.ft.

RERA CARPET AREA

462 Sq.ft.

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






Chathamkulam
 SWARGA

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
 Colonypady, Aluva, Kochi

Chathamkulam
Anchal
 Sitra, Avinashi Road, Combatore

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

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   chathamkulambuilders



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