

KARIYATTU

BUILDERS & DEVELOPERS

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HOTEL



ABOUT OUR ARCHITECTURE

A legacy shaped through space, structure, and timeless design — **Kariyattu Builders & Developers** stands as a distinguished presence in Kerala's architectural and construction landscape. Rooted in precision and driven by innovation, the firm transforms ideas into environments that balance aesthetics, functionality, and enduring value.

With expertise spanning Residential, Commercial, Educational, and Hospitality projects, Kariyattu approaches every development as a carefully curated architectural statement. From elegant homes and contemporary commercial spaces to thoughtfully designed schools and refined hotel environments, each project reflects a seamless blend of planning, craftsmanship, and modern sensibility.

Every detail — from spatial flow to material expression — is envisioned with clarity, sophistication, and purpose. Inspired by Kerala's architectural heritage and elevated through contemporary design language, Kariyattu creates spaces that are not only structurally sound, but emotionally resonant and visually timeless.



Architecture • Interiors • Visualization • Construction

Crafting spaces that define the future while respecting the essence of place.



KARIYATTU

BUILDERS & DEVELOPERS



OUR PROJECTS

We shape inspiring architectural spaces that reflect innovation, craftsmanship, and contextual design sensibility.

812+
Projects

200+
Qualified Staffs

30 Years of
Experience



RESIDENTIAL PROJECTS



COMMERCIAL PROJECTS



HOSPITALITY PROJECTS



INSTITUTIONAL PROJECTS

VASUDEVAM

Client : Mr. Subash Kariyattu

Area : 6,200 sqft

Style : Kerala Traditional Architecture

This residence is a stunning representation of traditional Kerala architecture, featuring sloping clay-tiled roofs, intricately designed timber details, and a charming front verandah.

The design prioritizes responsiveness to the climate, utilizes natural materials, and showcases artisanal craftsmanship. Warm ambient lighting accentuates the richness of the wooden elements, resulting in a timeless and elegant architectural style deeply rooted in the region's heritage.

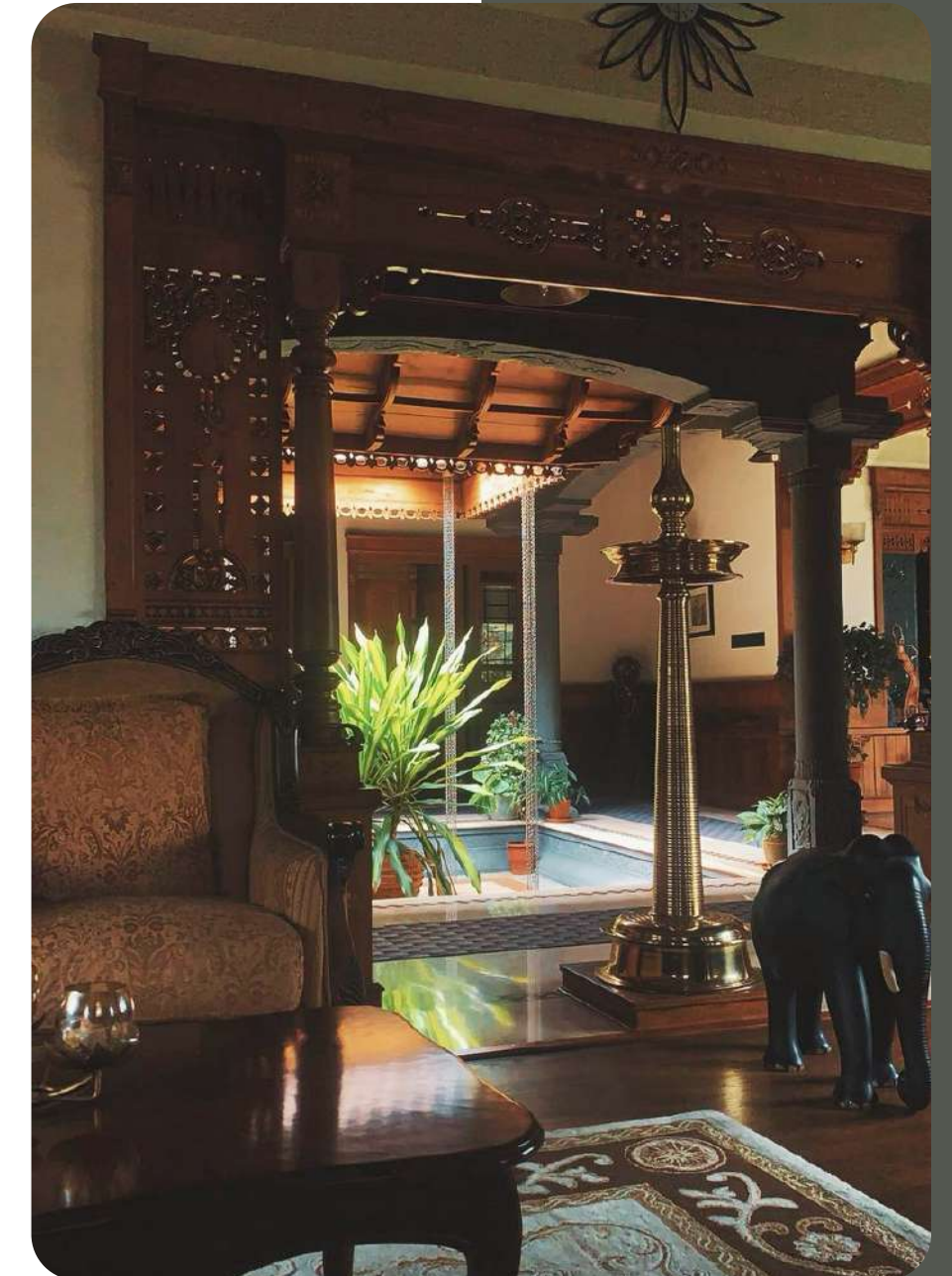


This entrance facade reflects a strong influence of traditional Kerala residential architecture, characterized by its rich wooden craftsmanship, symmetrical composition, and intricate carved detailing.



Natural materials, earthy tones, and handcrafted elements create a welcoming and timeless aesthetic, while the use of potted greenery softens the formal symmetry and strengthens the connection between architecture and nature. The overall design conveys elegance, cultural identity, and a sense of permanence.

The traditional Nadumuttam (indoor courtyard) forms the heart of the home, bringing natural light, ventilation, and greenery into the living spaces. Rooted in Kerala's vernacular architecture, it enhances thermal comfort while creating a serene and culturally rich gathering space.



RESIDENCE AT CHALAKUDY



Client : Mr. AbduRahaman Zakheer

Area : 15,617 sqft

Style : Neo-Classical and Contemporary Tropical

The residence features asymmetrical massing with sharply pitched gable roofs, creating a bold and climate-responsive architectural form.

White plastered surfaces, dark timber cladding, large windows, and warm lighting enhance the contemporary aesthetic and indoor–outdoor connectivity.

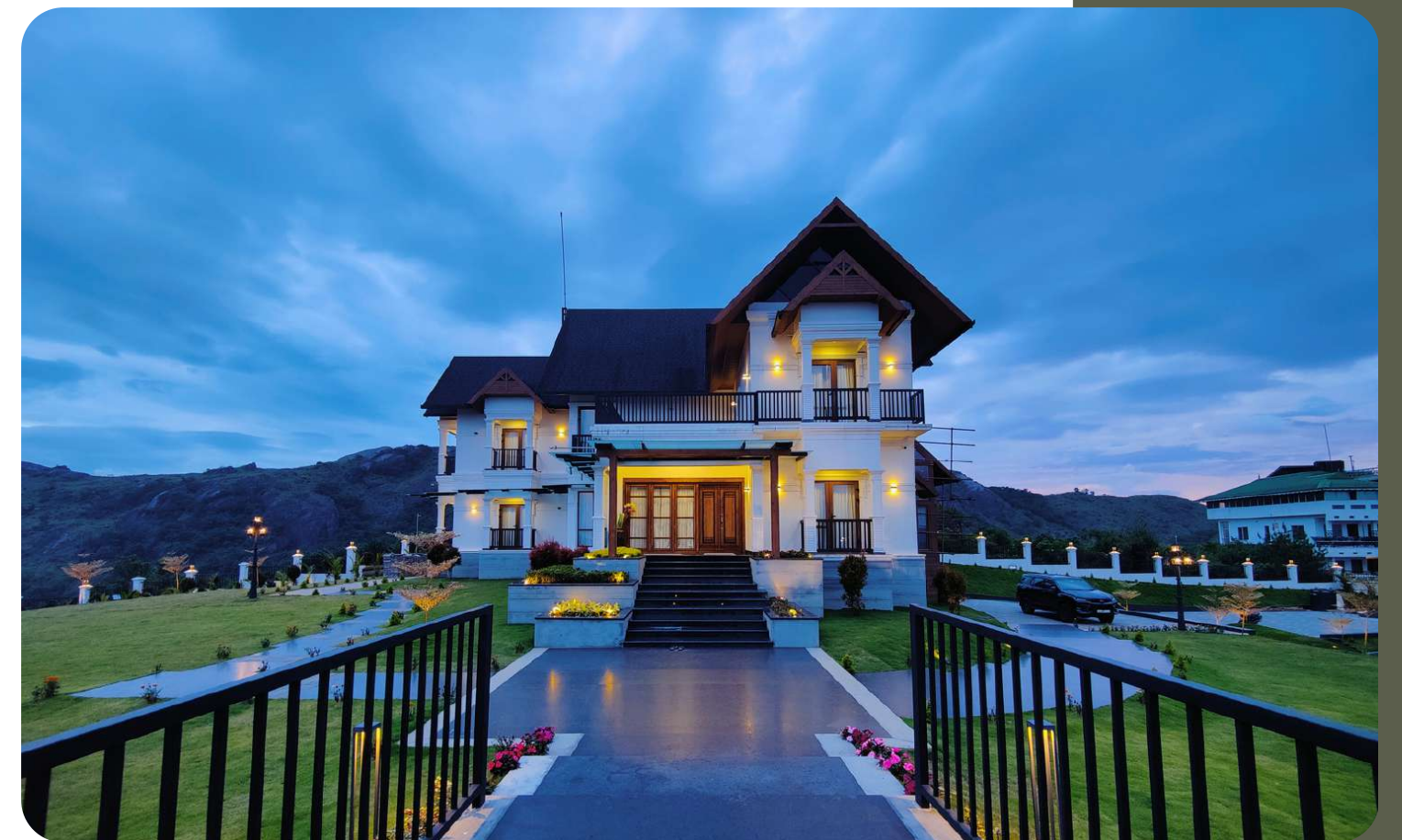
RESIDENCE AT WAGAMON

Client : Mr. Gopu Nandilath

Area : 4,470 sqft

Style : Contemporary Tropical

The design features steep sloping roofs, symmetrical composition, extended balconies, and warm ambient lighting that enhance its elegant villa character.



Layered roof forms, and landscaped outdoor spaces create a strong connection between architecture and the surrounding natural environment.

RESIDENCE AT THRISSUR



Client : Mr. Martin chinnan

Area : 7,600 sqft

Style : Bali and Contemporary Tropical

Warm exterior lighting accentuates the architectural volumes and material textures, creating a striking presence during the evening hours. The integration of open verandas, generous roof overhangs, and landscaped surroundings promotes comfort and environmental responsiveness, while the minimalist detailing lends the home a refined and elegant character.

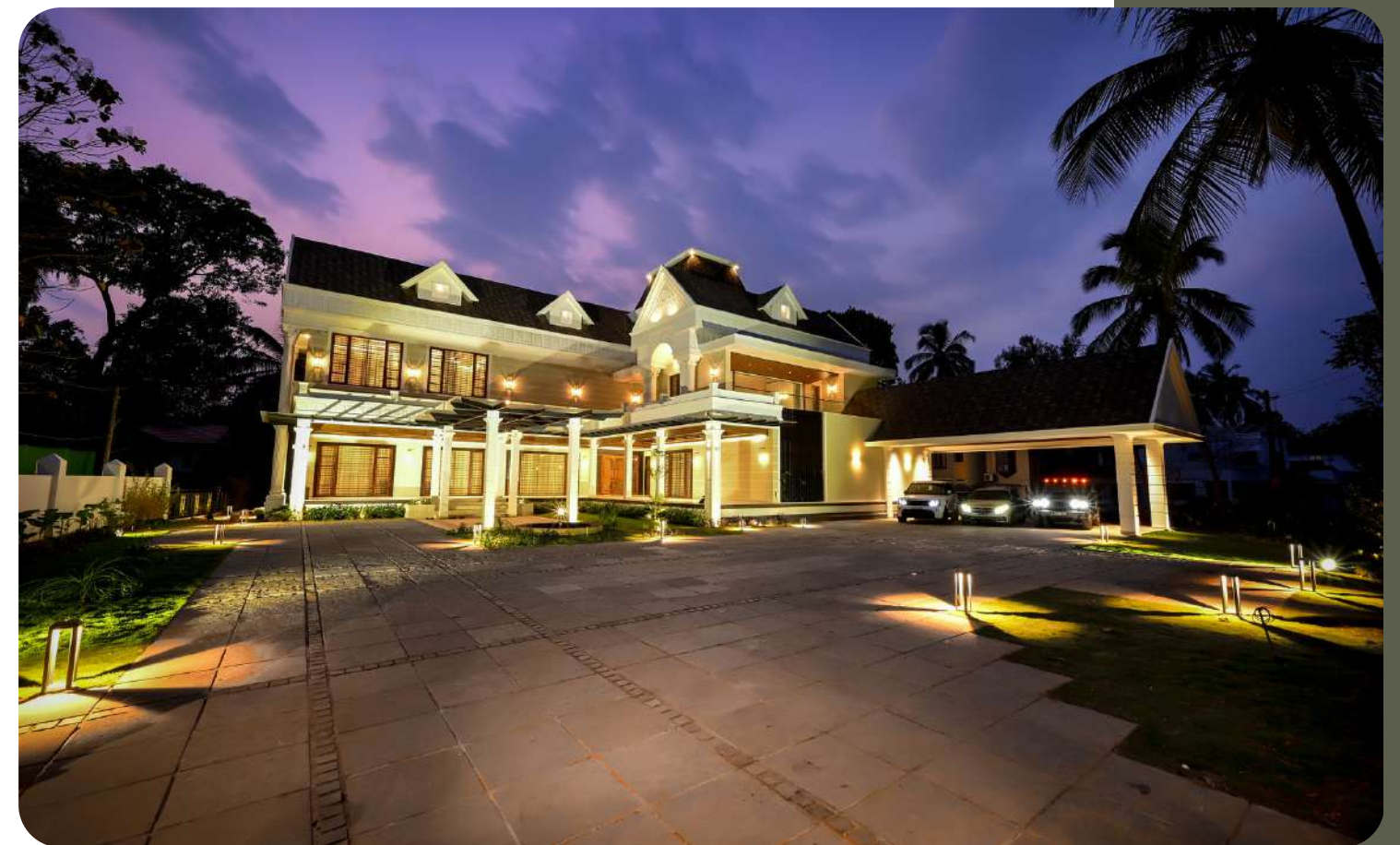
RESIDENCE AT KARINKALLATHANI

Client : Mr. Basheer

Area : 16,150 sqft

Style : Contemporary Tropical

The composition features a balanced arrangement of sloping roofs, expansive glazing, and clean architectural lines that create a sophisticated visual identity.



The carefully designed lighting scheme highlights the building's architectural features and material palette, creating a warm and inviting ambiance after dusk.

RESIDENCE AT PALAKKAD

Client : Mr. Mothilal Goel
Area : 48,950 sqft
Style : Kerala traditional Style

This residence distinguished by its multi-tiered sloping roofs clad in terracotta tiles, intricate wooden craftsmanship, and climate-responsive design. The grand entrance porch, highlighted by ornate timber detailing and a prominent gabled roof, creates a strong architectural focal point.

Expansive verandas, deep roof overhangs, and open transitional spaces enhance natural ventilation and provide protection from the tropical climate.



RESIDENCE AT PAZHERI

Client : Mr. Shareef
Area : 18,800 sqft
Style : Contemporary Tropical Style

A harmonious combination of natural materials, wooden detailing, and earthy textures enhances the building's connection to its surroundings.

Large openings and covered verandas promote natural ventilation and daylight, while the spacious entrance portico creates a welcoming and elegant arrival experience. .



RESIDENCE AT OLLUR

Client : Mr. Vinu Chinnan
Area : 5,780 sqft
Style : Contemporary Vernacular Architecture

White masonry walls, timber elements, and natural materials create a refined balance between traditional character and contemporary elegance.

Curved stone pathways, beautifully landscaped surroundings, and invitingly lit verandas enrich the resort-like ambiance, deepening the bond between architecture and nature.



RESIDENCE AT PALAKKAD



Client : Mr. Chacko Chinnan
Area : 18,750 sqft
Style : Kerala Traditional Architecture

The residence embodies traditional Kerala architecture through layered clay-tiled roofs, deep overhangs, and a climate-responsive horizontal form.

Elevated plinths, open verandahs, and landscaped outdoor spaces enhance ventilation, monsoon protection, and the connection to nature, reflecting timeless regional character.

RESIDENCE AT PUNE

Client : Mr. Mohan Das

Area : 10,325 sqft

Style : Contemporary Vernacular Architecture

The combination of white plastered walls, dark stone cladding, timber accents, and expansive glazing creates a balanced blend of elegance and warmth.

The wide entrance court, landscaped surroundings, and covered drop-off area enhance the grand resort-like character of the home, while the layered roof composition adds depth, hierarchy, and visual richness to the overall design.



RESIDENCE AT MARATHAKKARA

Client : Mr. Samson Vargheese

Area : 8,119 sqft

Style : Contemporary Tropical Style

The design showcases layered sloping roofs, deep overhangs, natural stone cladding, open verandahs, and spacious landscaped areas that promote climate responsiveness and a seamless indoor-outdoor connection.

The blend of sleek modern lines with traditional tropical roof styles results in a sophisticated and elegant villa aesthetic.



RESIDENCE AT PALAKKAD

Client : INDRAPRASTHA
Area : 8,514 sqft
Style : Traditional Kerala Architecture

This residence reflects a fusion of classical and contemporary architecture, featuring symmetrical massing, grand entrance canopies, decorative cornices, and sloped tiled roofs.

The spacious facade, columned porch, and landscaped surroundings create a luxurious and elegant residential character.



RESIDENCE AT POOTHOLE

Client : Mr & Mrs Mohanakumar
Area : 5,938 sqft
Style : Contemporary Vernacular Design

The design blends contemporary simplicity with natural elements through timber cladding, textured roofing, and neutral-toned surfaces.

Large openings, extended overhangs, and landscaped outdoor spaces enhance daylight, ventilation, and tropical comfort, creating a serene and elegant residential aesthetic.



RESIDENCE AT KUTTANELUR

Client : Mr. Vargheese Kurian

Area : 5,311 sqft

Style : Contemporary style

The facade blends exposed concrete, warm wood accents, and expansive glazing to create a refined contemporary aesthetic.

Layered volumes, cantilevered elements, and large glass openings enhance depth, natural light, and indoor–outdoor connectivity, while the landscaped forecourt and integrated lighting add a luxurious character.



RESIDENCE AT THUVVUR

Client : Mr. Sameer

Area : 18,600 sqft

Style : Neo-Classical with Middle Eastern influences

This residence reflects a fusion of classical and contemporary architecture, featuring symmetrical massing, grand entrance canopies, decorative cornices, and sloped tiled roofs.

The spacious facade, columned porch, and landscaped surroundings create a luxurious and elegant residential character.



RESIDENCE AT CHIYYARAM, THRISSUR

Client : Mr. Jose Mathew
Area : 9,348 sqft
Style : Traditional Kerala Architecture

The residence exemplifies a refined interpretation of classic Kerala architecture, showcasing layered clay-tiled roofs, extended eaves, and well-balanced horizontal proportions.

Incorporating climate-responsive elements, warm earthy materials, timber accents, and ample openings, it beautifully blends traditional allure with modern comfort.



The diverse roof heights and interlinked spaces enhance architectural depth and create a visual rhythm.



RESIDENCE AT KANJIKODE

Client : Mr. Abdu Nazar
Area : 10,963 sqft
Style : Traditional Kerala Architecture

The design combines clay-tiled roofs, earthy finishes, and layered volumes to create a timeless tropical aesthetic.

Expansive glazing, double-height spaces, and warm facade lighting enhance openness and comfort, while the interconnected roof forms blend heritage-inspired architecture with contemporary residential sophistication.

RESIDENCE AT ANCHERY

Client : Mr. Linto
Area : 3,348 sqft
Style : French Colonial Architecture

The residence exemplifies a refined interpretation of classic Kerala architecture, showcasing layered clay-tiled roofs, extended eaves, and well-balanced horizontal proportions.

Incorporating climate-responsive elements, warm earthy materials, timber accents, and ample openings, it beautifully blends traditional allure with modern comfort.



RESIDENCE AT PATTAMBI

Client : Mr. Noushad
Area : 8,845 sqft
Style : Tropical Bali Architecture

The architectural composition is accentuated by dark, floating hipped roofs, which are distinguished by their expansive overhangs and clerestory bands engineered to optimize natural heat dissipation.

This design strategically integrates horizontal wooden brise-soleil louvers, skillfully obstructing harsh sunlight while enabling effective cross-ventilation.

RESIDENCE AT PERINTHALMANNA

Client : Dr. Vijesh
Area : 12,943 sqft
Style : Contemporary Tropical Architecture

The design combines modern clean-lined forms with traditional elements such as deep roof overhangs, warm timber cladding, and natural stone retaining walls, creating a balance between regional identity and contemporary luxury.



The use of warm ambient lighting, reflective wet paving, and lush coconut-lined landscaping further enhances the resort-like atmosphere of the residence.



RESIDENCE AT PUTHUR

Client : Mr. Babu
Area : 5,240 sqft
Style : Bali Architecture

The use of earthy roof tiles, warm timber detailing, natural stone textures, and large glass openings establishes a harmonious balance between modern elegance and regional identity.

The open car porch, expansive paved forecourt, landscaped lawns, and integrated lighting enhance the villa’s resort-like ambience.

COMMERCIAL PROJECT AT CHOONDAL, THRISSUR

Client : Alba Regency
Area : 30,270 sqft
Style : Contemporary Architectural Style



The design incorporates large glazed openings, ACP cladding panels, simple horizontal and vertical facade divisions, and a modern material palette that creates a sleek urban commercial identity.



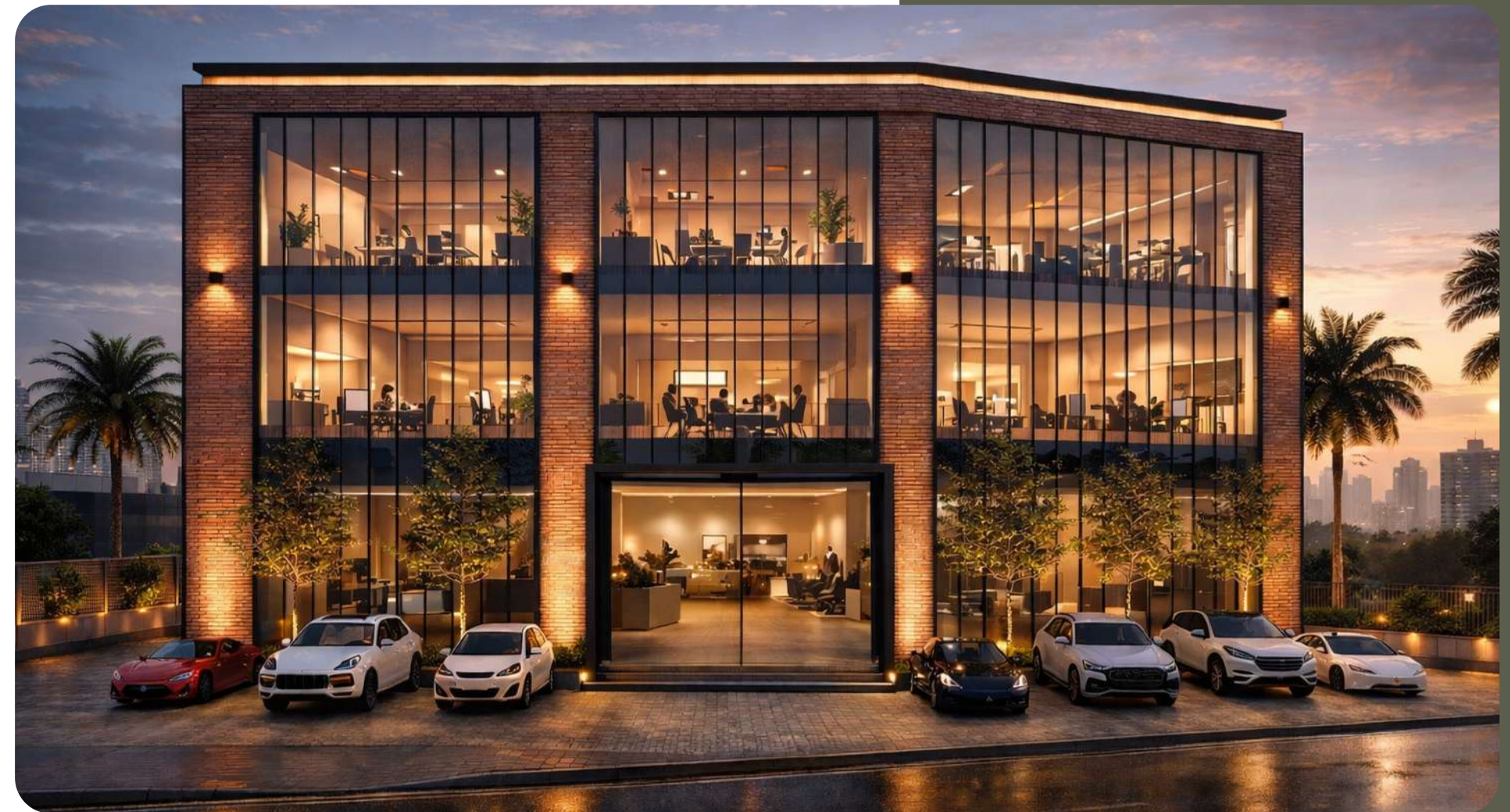
COMMERCIAL BUILDING AT NEMMARA, PALAKKAD

Client : Jyothis Regency
Area : 28,770 sqft
Style : Contemporary Architectural Style

The design features a sleek glass curtain-wall facade, clean geometric form, vertical metal cladding, and open retail frontage, creating a modern corporate and commercial identity with strong visual transparency and simplicity.

COMMERCIAL PROJECT AT THRISSUR

Client : Piaggio
Area : 7,400 sqft
Style : Contemporary Architectural Style



COMMERCIAL BUILDING AT PALAKKAD

Client : Mr. Prasobh
Area : 19,158 sqft
Style : Contemporary Architectural Style

The design features a sleek glass curtain-wall facade, clean geometric form, vertical metal cladding, and open retail frontage, creating a modern corporate and commercial identity with strong visual transparency and simplicity.

COMMERCIAL BUILDING AT CHALAKUDY

Client : Mr. Zakheer
Area : 19,933 sqft
Style : Contemporary Architectural Style



COMMERCIAL BUILDING AT THRISSUR

Client : Mr. Denny
Area : 5,870 sqft
Style : Contemporary Architectural Style

The design combines bold geometric forms, decorative metal screens, textured stone cladding, and premium material finishes to create a strong visual identity suited for a modern jewellery showroom.

COMMERCIAL PROJECT AT MANKARA, PALAKKAD

Client : Fortune hills
Area : 17,400 sqft
Style : Contemporary Architectural Style



COMMERCIAL BUILDING AT MELATTUR, MALAPPURAM

Client : Valluvanad regency
Area : 17,589 sqft
Style : Contemporary Architectural Style

The fundamental design showcases sturdy, multi-story modern geometric blocks, complemented by flat roofs, large picture windows, and sleek grey-and-white facades highlighted with warm wood-tone bands.

The expansive entrance carports and lower-level extensions are adorned with classic, deep-eaved terracotta hipped roofs.

OFFICE BUILDING AT M.G ROAD, THRISSUR

Client : Mercy Cops

Area : 15,412 sqft

Style : Contemporary Sustainable Architectural Style



The integration of vertical greenery and layered facade features enhances ventilation, manages daylight effectively, and boosts thermal efficiency. This results in a sustainable and visually striking tropical urban aesthetic.



THIRUVANANTHAPURAM

Client : Mr. Prabha Kumar

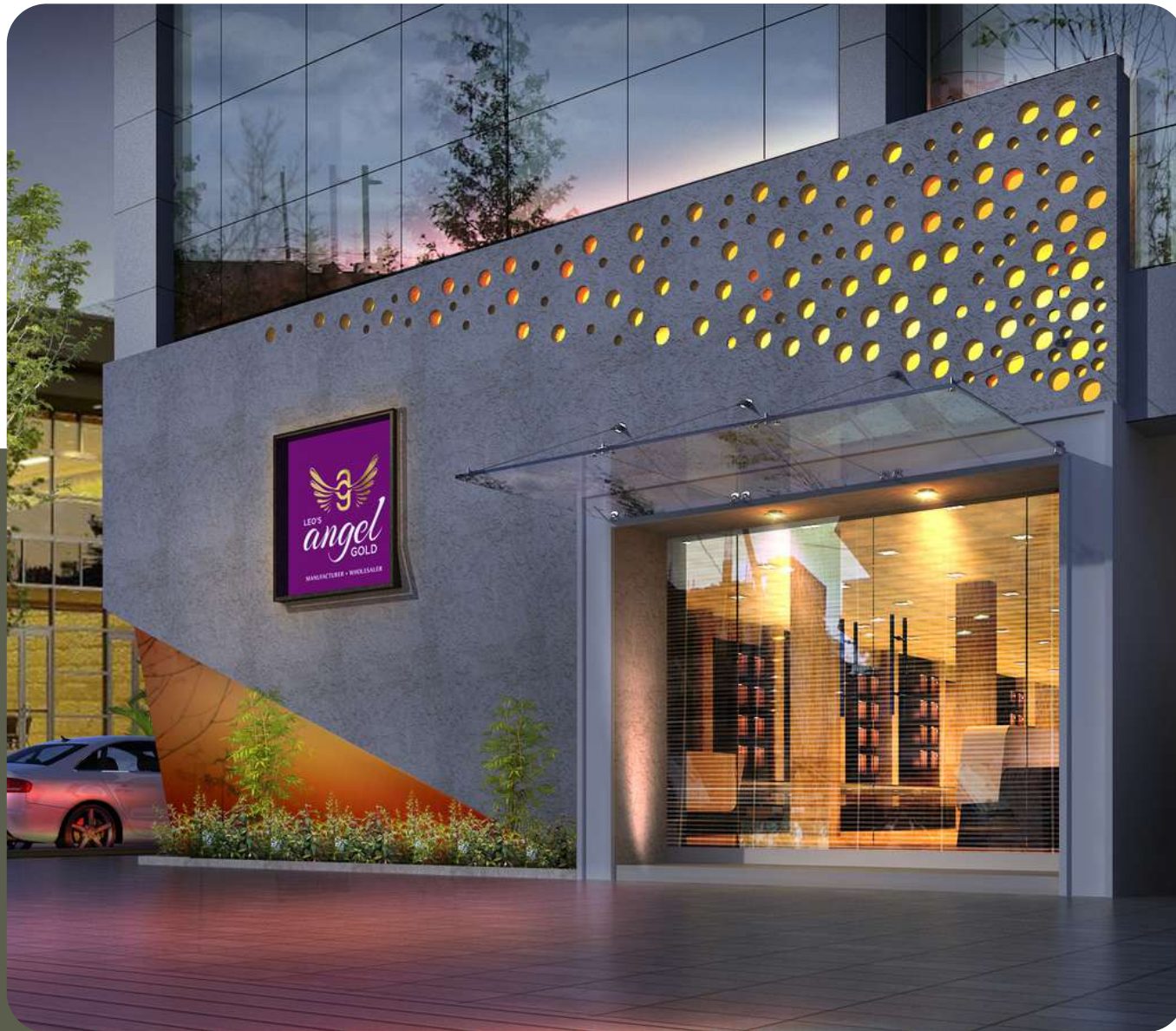
Area : 24,584sqft

Style : Contemporary Commercial Architectural Style

The design showcases bold geometric shapes, perforated corten-steel cladding, cantilevered canopies, expansive glazing, and exposed structural components. Together, these elements form a dynamic and visually captivating urban facade.

COMMERCIAL PROJECT AT THRISSUR

Client : Mr. Leo
Area : 17,400 sqft
Style : Contemporary Architectural Style



COMMERCIAL BUILDING AT SULTHAN BATHERY

Client : Mr. Siju
Area : 51,437 sqft
Style : Contemporary Architectural Style

The design features a sleek glass curtain-wall facade, clean geometric form, vertical metal cladding, and open retail frontage, creating a modern corporate and commercial identity with strong visual transparency and simplicity.

APARTMENT PROJECT AT PALAKKAD

Client : Mr. Mothilal Goel

Area : 98,000 sqft

Style : Contemporary biophilic design

Projecting balconies, terracotta-toned cladding, and expansive glazing enhance shading, natural connectivity, and environmental comfort, creating a refined tropical-modern aesthetic for sustainable urban living.



This architectural facade of penthouse exemplifies a contemporary biophilic design strategy, incorporating double-height glazing, slender structural columns, and integrated vertical greenery.

The design prioritizes transparency and openness through expansive glass surfaces that maximize natural light and visual connections.

The layered balcony planting softens the building's lines and improves environmental comfort, culminating in a luxurious and climate-sensitive residential expression.



GURUVAYUR HOTEL



The design showcases crisp geometric shapes, extensive curtain-wall glazing, and a refined material palette consisting of stone, metal, and warm wooden accents.

Client : Mr. Mothilal Goel

Area : 1,46,806 sqft

Style : Contemporary Architecture

The transparent ground floor establishes a powerful visual link between the interior and exterior, fostering a sense of openness.



The transparent facade creates seamless indoor-outdoor connectivity, allowing natural light and landscape elements to integrate with the interior environment.

Delicate ambient lighting, beautifully landscaped edges, and the cantilevered entrance canopy all enhance an elegant arrival experience while highlighting the building's upscale urban essence.

FIVE STAR HOTEL AT WALAYAR

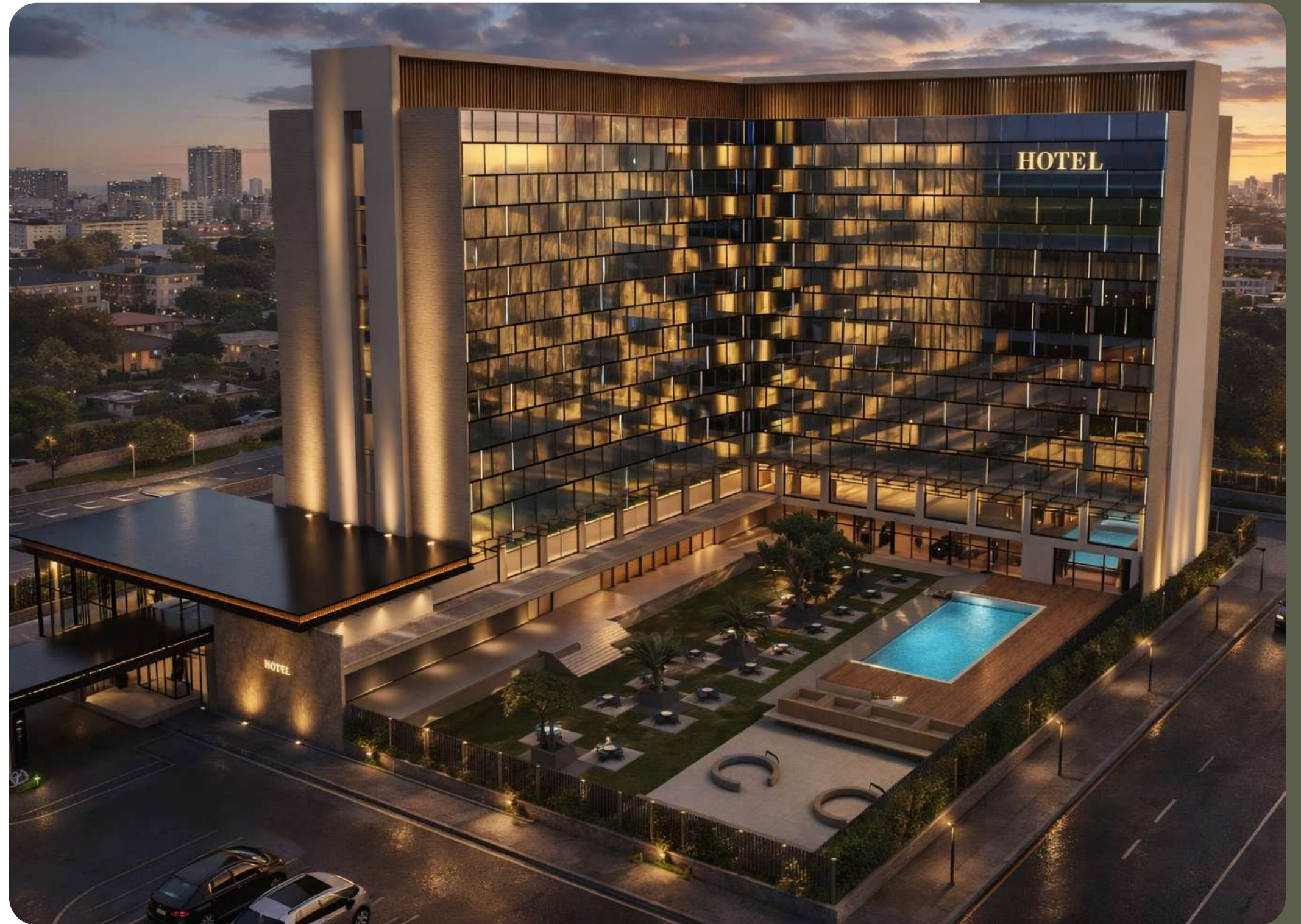
Client : Mr. Mothilal Goel

Area : 1,56,796 sqft

Style : Contemporary Architecture



The project is enhanced by landscaped courtyards, pool decks, horizontal slab bands, and inviting ambient facade lighting, which underscore its luxurious hospitality essence and urban sophistication.



SPA BLOCK

Area : 12,657 sqft

Style : Traditional Kerala Architectural Style



The architecture of Ayurvedic spas reflects a traditional Kerala style, enhanced by the local tropical environment.

Key features include sloping tiled roofs, intricate wooden details, spacious open verandahs, and the use of natural materials.

These peaceful landscaped settings foster a calm and healing wellness environment, deeply connected to the region's architectural legacy.

The building's modern civic identity and welcoming atmosphere are further accentuated by soft ambient lighting, cantilevered roofing, and open, transparent public areas.



AUDITORIUM BLOCK

Area : 27,093 sqft

Style : Contemporary Architecture

AUDITORIUM AT KOORKENCHERY

Client : Koorkenchery Temple
Area : 38,298 sqft
Style : Traditional Kerala Architecture

The central transition space features a sharply asymmetric pitched roof, accentuated by vertical timber slats, which presents a contemporary, abstract twist on the classic gable design.



The composition combines modern linear forms with vernacular influences, creating a balanced blend of elegance and climatic responsiveness.



The design is distinguished by the dramatic contrast between the traditional tiered, hipped-roof structure on the left and the striking, unembellished concrete monolith on the right. This monolith serves as a bold backdrop for the illuminated modern typography.

These contrasting forms are elegantly connected by a continuous, low-slung canopy crafted from terracotta tiles. This extended veranda not only anchors the massive structure within its tropical environment, but also provides essential shelter while harmonizing the facade.



CONVENTION CENTRE AT KURIACHIRA

Client : Mr. Vinu Chinnan

Area : 50,955 sqft

Style : Contemporary Tropical Architectural Style

The design features expansive cantilevered roof forms, warm natural materials, glazed facades, and covered drop-off zones that create a welcoming public gathering space while responding effectively to the tropical climate.

CONVENTION CENTRE AT KARUVANTHALA

Client : Blue Serene Resorts

Area : 29,500sqft

Style : Contemporary Minimalist Architectural Style

The design features clean linear forms, expansive facades, warm wood-textured cladding, large glazed entrance spaces, and broad open parking courts, creating a sophisticated and welcoming public event environment.



CONVENTION CENTRE AT KANJIRAPUZHA

Client : Mr. Rasheed Kunjippa

Area : 52,900 sqft

Style : Contemporary Tropical Architectural Style

The project features clean geometric masses, warm material textures, landscaped green elements, and expansive glazed entry spaces that create a modern, elegant, and welcoming civic environment suited to large public gatherings and tropical climatic conditions.



CONVENTION CENTRE AT KECHERY, THIRSSUR

Client : Mr. Ramu

Area : 52,900 sqft

Style : Contemporary Tropical Architectural Style

The project features clean geometric masses, warm material textures, landscaped green elements, and expansive glazed entry spaces that create a modern, elegant, and welcoming civic environment suited to large public gatherings and tropical climatic conditions.

VILLA PROJECT AT OOTY

Client : Mr. Eeshwaran
Area : 2,980 sqft- (per villa)
Style : Contemporary Tropical Architectural Style

The composition is defined by steeply pitched roofs, expansive glazed facades, and cantilevered balconies that maximize views, daylight, and cross-ventilation. The use of natural materials such as stone, timber, and glass creates a harmonious relationship with the surrounding landscape, while the elevated construction minimizes site disturbance and responds sensitively to the sloping topography.



VILLA PROJECT AT PUNE

Client : Keerthi Developers
Area : 3,215 sqft- (per villa)
Style : Kerala Traditional Architectural Style

The design combines bold geometric forms, decorative metal screens, textured stone cladding, and premium material finishes to create a strong visual identity suited for a modern jewellery showroom.

POLICE IT BUILDING AT THIRUVANANTHAPURAM

Client : Kerala Police Department

Area : 1,49,250 sqft

Style : Contemporary Biophilic Architectural Style

Cantilevered decks, transparent facades, and organic spatial articulation enhance the visual permeability, daylight penetration, and environmental responsiveness, while the dynamic composition establishes a futuristic corporate identity.



The integration of greenery, cantilevered overhangs, warm ambient lighting, and a blend of glass, stone, and wood materials enriches the biophilic and contemporary design. This combination fosters a visually dynamic and climate-responsive workspace environment.

The architecture integrates layered terraces with landscape elements, creating a seamless interaction between built form and nature.



WATER FRONT RESORT AT MALAMPUZHA

Client : Dr. Sunitha

Area : 29,600 sqft

Style : Contemporary Tropical Resort Architectural Style

This project follows a contemporary tropical hillside design approach with steep sloping roofs, expansive glazing, and natural material finishes that respond sensitively to the landscape.

The design emphasizes transparency, natural ventilation, and indoor-outdoor integration through open balconies, large overhangs, and lush greenery, creating a refined resort-like living environment.



The clustered villa forms are carefully integrated into the terrain, creating a seamless relationship between built spaces and nature.

Large overhangs, open balconies, and transparent facades enhance daylight, ventilation, and panoramic views, while the lush landscaping, water features, and layered site planning reinforce the project's resort-like and climate-responsive character.

BUS TERMINAL & SHOPPING COMPLEX AT WAYANAD

Client : Global venture

Area : 2,09,985 sqft

Style : Contemporary Architectural Style

The architecture is characterized by clean horizontal massing, expansive curtain-wall glazing, deep cantilevered roof planes, and a warm material palette of wood-textured cladding, glass, and exposed structural framing.



The transparent ground-floor retail frontage enhances pedestrian engagement and visual connectivity, while upper-level commercial spaces maximize daylight penetration and spatial openness.

Integrated landscape terraces, shaded walkways, and climate-responsive overhangs contribute to environmental comfort and biophilic design expression. The incorporation of rooftop solar panels and organized urban circulation further reinforces the project's sustainable and future-oriented commercial identity.

The bus terminal architecture is defined by repetitive modular roof canopies, expressive curved structural elements, expansive open circulation zones, and climate-responsive shaded platforms that enhance passenger comfort and operational efficiency.

The integration of mixed-use commercial blocks, transparent facades, landscaped public realms, and organized vehicular movement creates a modern urban mobility hub with strong emphasis on functionality, spatial openness, and environmental responsiveness.



Exposed steel structural framing, curved metal roof canopies, expansive glass glazing, wood-textured cladding, aluminum composite panels, and concrete structural elements to create a modern infrastructural identity.

Stone paving, landscaped green buffers, and warm linear architectural lighting further enhance the public realm, while the modular canopy system and transparent commercial frontages contribute to a functional, visually cohesive, and environmentally responsive transit hub.

DEEPIKA SCHOOL, ORISSA

Client : RSP (ROURKELA STEEL PLANT)

Area : 23,384 sqft

Style : Neo-Classical Architectural Style

The facade composition is articulated through grand Corinthian-inspired columns, projecting porticos, pedimented roof elements, and rhythmic fenestration that establish visual order and hierarchy.

The material palette comprises plaster-finished concrete surfaces, reinforced concrete structural systems, stone-finished plinths and paving, ornamental mouldings, metal balustrades, and expansive glazed openings that collectively merge classical architectural expression with contemporary institutional functionality



ST.ARNOLD’S SCHOOL ,ORISSA

Client : PABITRA ATMA SEBIKA SANGH

Area : 1,00,185 sqft

Style : Contemporary Architectural Style

Thi project is characterized by long linear blocks, symmetrical planning, deep verandahs, repetitive fenestration, and steep sloping roofs that respond effectively to the tropical climate.

The primary architectural materials include clay roof tiles, painted plastered concrete walls, reinforced concrete structural framing, metal railings, and shaded corridor systems that enhance thermal comfort and natural ventilation.



ST.LAWRENCE SCHOOL ,ORISSA

Client : PABITRA ATMA SEBIKA SANGH

Area : 33,236 sqft

Style : Contemporary Architectural Style

The school facade integrates plaster-finished concrete surfaces, repetitive fenestration, columned entrance elements, and sloping roof forms that enhance climatic responsiveness and visual balance.

Large glazed opening, landscaped setbacks, and open recreational spaces contribute to a functional, student-friendly, and environmentally integrated educational environment.



SCHOOL AT THIRUPPUR, TAMIL NADU

Client : -

Area : 46,500 sqft

Style : Neo-Classical architectural style

This building is characterized by its symmetrical composition, grand colonnaded entrance, and prominent triangular pediments.

The facade features vertically articulated pilasters, rhythmic window arrangements, and refined ornamental detailing that convey a sense of formality and permanence. The elevated central portico serves as a strong visual focal point, while the balanced massing and monumental scale enhance its institutional presence.





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