



ANNATHANAPATTI, SALEM

Chola Chandra Mallika

Forty homes in central Salem, ready to move into, with eight layouts to choose from and a podium above the parking.

2 & 3 BHK

Stilt + 5 floors

40 homes

Eight layouts

ARTIST'S IMPRESSION

At a glance

CHOLA CHANDRA MALLIKA

PROJECT FACTS

Location **Annathanapatti, Salem 636 002**Configuration **2 & 3 BHK apartments**Structure **Stilt + 5 floors with a podium**Total homes **40 apartments**Layouts **Eight, Units A to H**Home sizes **879 to 1,345 sq.ft saleable**Possession **Ready to move**RERA **TN/07/Building/507/2022**

AMENITIES

- ☐ Lift serving every floor
- ☐ 100% power backup
- ☐ CCTV surveillance
- ☐ Security cabin
- ☐ Podium above the parking level
- ☐ Vastu-compliant layouts
- ☐ Utility and balcony in every home

Ask what is still available

Homes at Chola Chandra Mallika are finished and ready to move into now, and very few of the forty are still open. Which ones changes week to week, so call the office to hear what is free today and to book a viewing.

3 min

Kondalampatty bypass

7 min

New bus stand

10 min

Old bus stand

NearbyJayarani Matric Higher
Secondary School

Areas shown are taken from the approved unit drawings: plinth area plus common area gives the sale area, with the undivided share of land (UDS) listed separately. Plans and dimensions are indicative and subject to site conditions. Contact our office for the current price and payment schedule.

Unit schedule

CHOLA CHANDRA MALLIKA

UNIT	TYPE	PLINTH	COMMON	SALE AREA	UDS
Unit A	3 BHK	1,079 sq.ft	258 sq.ft	1,337 sq.ft	545 sq.ft
Unit B	2 BHK	851 sq.ft	204 sq.ft	1,055 sq.ft	430 sq.ft
Unit C	3 BHK	1,085 sq.ft	258 sq.ft	1,345 sq.ft	543 sq.ft
Unit D	2 BHK	709 sq.ft	170 sq.ft	879 sq.ft	358 sq.ft
Unit E	2 BHK	740 sq.ft	177 sq.ft	917 sq.ft	374 sq.ft
Unit F	2 BHK	772 sq.ft	185 sq.ft	957 sq.ft	390 sq.ft
Unit G	2 BHK	770 sq.ft	184 sq.ft	954 sq.ft	389 sq.ft
Unit H	3 BHK	978 sq.ft	234 sq.ft	1,212 sq.ft	494 sq.ft

WHAT THESE FIGURES MEAN

Plinth area is the home itself. **Common area** is its share of the lift, the lobby and the staircase. Together they make the **sale area**, which is what a sale is measured on.

AND THE UDS

The undivided share of land that comes with the home and is registered in your name. Ask for it on any apartment you are shown, here or anywhere else.

Areas shown are taken from the approved unit drawings: plinth area plus common area gives the sale area, with the undivided share of land (UDS) listed separately. Plans and dimensions are indicative and subject to site conditions. Contact our office for the current price and payment schedule.

UNIT A

3 BHK, 1,337 sq.ft

CHOLA CHANDRA MALLIKA

Three bedrooms off a separate living and dining, with the kitchen, utility and balcony grouped along one edge.

UNIT A



UNIT	AREA	COMMON AREA	SALE AREA	UDS
A	1079 SQFT	258 SQFT	1337 SQFT	545 SQFT

Unit A · 3 BHK

- Sale area 1,337 sq.ft
- Plinth 1,079 sq.ft
- Common area 258 sq.ft
- UDS 545 sq.ft

Living spaces

- Living 16'0" x 15'6"
- Dining 10'7" x 9'8"
- Kitchen 7'11" x 10'1"
- Utility 7'11" x 4'0"
- Balcony 7'7" x 5'0"

Bedrooms and baths

- Bedroom 1 9'11" x 15'3"
- Bedroom 2 11'0" x 10'0"
- Bedroom 3 9'11" x 10'7"
- Toilet 4'0" x 8'9½"
- Toilet 4'0" x 6'0"

UNIT B

2 BHK, 1,055 sq.ft

CHOLA CHANDRA MALLIKA

A combined living and dining runs the depth of the home, with both bedrooms set on opposite corners for privacy.

UNIT B



UNIT	AREA	COMMON AREA	SALE AREA	UDS
B	851 SQFT	204 SQFT	1055 SQFT	430 SQFT

Unit B • 2 BHK

- Sale area 1,055 sq.ft
- Plinth 851 sq.ft
- Common area 204 sq.ft
- UDS 430 sq.ft

Living spaces

- Living cum dining 16'6" x 15'7"
- Kitchen 6'10" x 9'11"
- Utility 4'0" x 9'11"
- Balcony 9'4" x 4'0"

Bedrooms and baths

- Bedroom 1 10'0" x 15'7"
- Bedroom 2 10'6" x 10'7"
- Toilet 5'11" x 4'11"
- Toilet 6'0" x 4'11"

UNIT C

3 BHK, 1,345 sq.ft

CHOLA CHANDRA MALLIKA

The largest layout in the building. Separate living and dining, three bedrooms, three toilets and two balconies.

UNIT C



UNIT	AREA	COMMON AREA	SALE AREA	UDS
C	1085 SQFT	258 SQFT	1345 SQFT	543 SQFT

Unit C · 3 BHK

- Sale area 1,345 sq.ft
- Plinth 1,085 sq.ft
- Common area 258 sq.ft
- UDS 543 sq.ft

Living spaces

- Living 9'4" x 16'0"
- Dining 9'10" x 10'11"
- Kitchen 10'2" x 8'0"
- Utility 6'0" x 4'8"
- Balconies 9'4" x 4'0" and 5'3" x 5'0"

Bedrooms and baths

- Bedroom 1 16'6" x 9'11"
- Bedroom 2 14'9" x 10'0"
- Bedroom 3 9'10" x 10'11"
- Toilets 6'0" x 4'7", 4'0" x 6'0"
- and 4'6" x 6'6"

UNIT D

2 BHK, 879 sq.ft

CHOLA CHANDRA MALLIKA

The most compact home at Chola Chandra Mallika, planned around a long living and dining space.

UNIT D



UNIT	AREA	COMMON AREA	SALE AREA	UDS
D	709 SQFT	170 SQFT	879 SQFT	358 SQFT

Unit D • 2 BHK

- Sale area 879 sq.ft
- Plinth 709 sq.ft
- Common area 170 sq.ft
- UDS 358 sq.ft

Living spaces

- Living cum dining 9'4" x 19'6"
- Kitchen 6'9" x 8'6"
- Utility 4'0" x 6'6"
- Balcony 9'4" x 3'9"

Bedrooms and baths

- Bedroom 1 10'0" x 14'7"
- Bedroom 2 9'10" x 10'2"
- Toilet 10'0" x 4'0"
- Toilet 4'0" x 8'4"

UNIT E

2 BHK, 917 sq.ft

CHOLA CHANDRA MALLIKA

Two bedrooms either side of the living and dining, with the kitchen opening on to a utility and a balcony.

UNIT E



UNIT	AREA	COMMON AREA	SALE AREA	UDS
E	740 SQFT	177 SQFT	917 SQFT	374 SQFT

Unit E · 2 BHK

- Sale area 917 sq.ft
- Plinth 740 sq.ft
- Common area 177 sq.ft
- UDS 374 sq.ft

Living spaces

- Living cum dining 10'0" x 19'6"
- Kitchen 6'10" x 9'3"
- Utility 6'6" x 3'9"
- Balcony 10'0" x 3'9"

Bedrooms and baths

- Bedroom 1 10'0" x 14'7"
- Bedroom 2 11'3" x 9'11"
- Toilet 10'0" x 4'0"
- Toilet 4'1" x 7'5"

UNIT F

2 BHK, 957 sq.ft

CHOLA CHANDRA MALLIKA

A longer living and dining than Unit E, at 20 feet 3 inches, with the same two-bedroom arrangement.

UNIT F



UNIT	AREA	COMMON AREA	SALE AREA	UDS
F	772 SQFT	185 SQFT	957 SQFT	390 SQFT

Unit F • 2 BHK

- Sale area 957 sq.ft
- Plinth 772 sq.ft
- Common area 185 sq.ft
- UDS 390 sq.ft

Living spaces

- Living cum dining 10'0" x 20'3"
- Kitchen 6'9" x 10'0"
- Utility 6'6" x 4'0"
- Balcony 10'0" x 4'0"

Bedrooms and baths

- Bedroom 1 9'11" x 15'7"
- Bedroom 2 11'2" x 9'11"
- Toilet 9'11" x 4'0"
- Toilet 4'0" x 7'5"

UNIT G

2 BHK, 954 sq.ft

CHOLA CHANDRA MALLIKA

Close to Unit F in size and plan, with a slightly larger master bedroom and utility.

UNIT G



UNIT	AREA	COMMON AREA	SALE AREA	UDS
G	770 SQFT	184 SQFT	954 SQFT	389 SQFT

Unit G • 2 BHK

- Sale area 954 sq.ft
- Plinth 770 sq.ft
- Common area 184 sq.ft
- UDS 389 sq.ft

Living spaces

- Living cum dining 10'0" x 20'3"
- Kitchen 6'9" x 10'0"
- Utility 6'9" x 4'0"
- Balcony 10'0" x 4'0"

Bedrooms and baths

- Bedroom 1 10'0" x 15'7"
- Bedroom 2 11'2" x 9'11"
- Toilet 10'0" x 4'0"
- Toilet 4'0" x 7'5"

UNIT H

3 BHK, 1,212 sq.ft

CHOLA CHANDRA MALLIKA

Three bedrooms with a separate living and a dining set beside the kitchen, the smaller of the three-bedroom layouts.

UNIT H



UNIT	AREA	COMMON AREA	SALE AREA	UDS
H	978 SQFT	234 SQFT	1212 SQFT	494 SQFT

Unit H • 3 BHK

- Sale area 1,212 sq.ft
- Plinth 978 sq.ft
- Common area 234 sq.ft
- UDS 494 sq.ft

Living spaces

- Living 16'1" x 10'0"
- Dining 9'6" x 10'0"
- Kitchen 6'4" x 10'0"
- Utility 6'4" x 4'0"
- Balcony 9'6" x 4'0"

Bedrooms and baths

- Bedroom 1 10'0" x 15'7"
- Bedroom 2 10'9" x 9'11"
- Bedroom 3 9'6" x 10'3"
- Toilet 8'0" x 4'0"
- Toilet 4'0" x 6'0"

About Chola Builders

CHOLA CHANDRA MALLIKA

Chola Builders started in 1994, when Senthil Kumar, a young civil engineer from Salem, set out with one idea: build homes the right way, and stand behind them long after the keys change hands.

Three decades on, that idea hasn't changed. What's grown is the team around him, the technology in our sites, and the trust 1,000+ families have placed in our work.

1994

Founded in Salem

1000+

Homes delivered

22

Projects handed over



S.K. Senthil Kumar

B.E Civil · Fellow, Institution of Valuers (India)

Founder & Managing Director

"At Chola, every project is handled as if it's our own."

WHAT WE BUILD

Apartments · Villas · Commercial spaces · Senior retirement homes · Real estate plots

Quality

We use only trusted materials.

Transparency

You'll always know what's happening.

Timely delivery

We respect your time and your budget.

Customer first

Your satisfaction sets our standard.



Chola Builders · Building in Salem since 1994

FOR BOOKINGS AND SITE VISITS

96598 44352 · 98427 44352

www.cholabuilders.co.in

Projects we have delivered

A selection of homes Chola Builders has promoted and handed over across Tamil Nadu. Many more are not listed here.

PROJECT	HOMES	LOCATION	BUILT-UP
Chola Iyyngaran	40 flats	Brindavan Road, Salem	90,000 sq.ft
Chola Vaibhav	48 flats	Annathanapatti, Salem	68,100 sq.ft
Chola Lake View	36 flats	Kannankurichi, Salem	60,000 sq.ft
Chola Rishi Maharaj	27 flats	Near 5 Roads, Salem	40,000 sq.ft
Chola Sri Chakras	12 flats, 28 shops	Arunachala Aasari Street, Salem	31,000 sq.ft
Chola Chendhur	16 flats	Azhagar Nagar, Salem	26,000 sq.ft
Chola Rajarajan	16 flats	Vaishnavi Garden, Salem	25,000 sq.ft
Chola Sri Viswa	12 flats	Near Town Railway Station, Salem	23,000 sq.ft
Chola Sai Krishna	12 flats	Brindavan Road, Salem	22,500 sq.ft
Chola Chaitanya	12 flats	Brindavan Road, Salem	22,000 sq.ft
Sri Padmam	12 flats	Old Suramangalam, Salem	17,500 sq.ft
Kamban Kudil	10 flats	Thoppukadu, Salem	15,000 sq.ft
Vasavi Enclave	6 flats	Maravaneri II Cross, Salem	13,850 sq.ft
Renuka Residency	9 flats	Near Saradha College, Salem	10,000 sq.ft
Chola Raj Castle	8 flats	Near Town Railway Station, Salem	9,750 sq.ft
Chola Enclave	9 plots	Gorimedu, Salem	33,500 sq.ft
CRT Anugraha	26 shops	Saradha College Road, Salem	25,000 sq.ft
CRT Elite	16 flats	Periyar Nagar, Erode	21,600 sq.ft
Dwaraka Mayi	16 flats	Saibaba Colony, Coimbatore	30,000 sq.ft
Saranga & Krishna Homes	16 flats	Camp Road Junction, Chennai	18,000 sq.ft
Chola Mathura Homes	14 flats	Medavakkam, Chennai	11,640 sq.ft
Padmaa Sundaram	9 flats	Vadapalani, Chennai	9,700 sq.ft

Built as engineers and contractors

- More than 100 independent houses and bungalows in and around Salem, Erode and Dharmapuri
- Industrial buildings: silos, flour mills, cold storage and multi-storey warehouses across Tamil Nadu
- Commercial buildings: shopping plazas and jewellery showrooms in Salem, Erode and Tanjore
- Community buildings: kalyana mandapams and an exhibition hall in Salem and Attur



Come and see it

30+ years. 1000+ homes. Built in Salem since 1994.

96598 44352 · 98427 44352

www.cholabuilders.co.in

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