



Building spaces where learning *thrives*.

Two decades of designing and constructing schools, colleges and campuses across South India and beyond — from quarter-acre urban sites to ten-acre greenfield campuses.



20 YEARS · DESIGN &
BUILD

10+ LAKH SQ FT &
COUNTING

16 CITIES · 3
COUNTRIES

EDUCATION ·
HOSPITALITY

A design-and-build partner specialised in education.

Since 2006, Elysian Builders has planned, designed and constructed learning environments — with schools at the heart of our practice. We understand what makes a campus work: safe circulation for young children, classrooms filled with daylight, sports infrastructure that builds character, and phasing that lets a school grow without disrupting a single academic day.

Our portfolio spans K-12 schools, three higher-education campuses — an Arts & Science college, a School of Architecture and a Business School — and a complementary line of hospitality projects including resorts, homestays and boutique hotels. Whether the brief calls for a ground-up campus or the sensitive transformation of an ageing building into a purpose-built school, we deliver end to end: master plan to keys-in-hand. Architecture and master planning are led by our in-house design practice, **K2 Collaborative Design Studio**.

20

YEARS IN DESIGN &
CONSTRUCTION

10+ lakh sq ft

BUILT & DELIVERED — MORE ON
THE WAY

16+

CITIES, INCL. KUALA LUMPUR &
DOHA

0.25–10 acres

SITE SIZES EXECUTED

3

COLLEGE CAMPUSES DELIVERED

2×

FASTER DELIVERY WITH PRE-CAST
METHODS



Higher-education campus — landscaped arrival lawn and administrative block.

Karunambika Kumar

FOUNDER & PRINCIPAL ARCHITECT • B.ARCH, M.ARCH (USA)

Elysian Builders is led by an architect who has spent her career at the meeting point of design and education — shaping school and college campuses on two continents, and teaching the next generation of designers.

Karunambika holds a Bachelor of Architecture from the School of Architecture & Planning, Anna University, Chennai — graduating First Class with Distinction as the **University Gold Medalist** — and a Master of Architecture from Ball State University, Indiana, USA, where she was named to the **Dean's List**. As a graduate assistant at Ball State's Housing Futures Institute, she worked on HUD-funded inner-city housing revitalisation programmes across Indiana, participating in public forums and community design charettes.

Her professional grounding in the United States included practice with Architects Reed Reinald (today TCF Architecture) in the Seattle-Tacoma area, where she focused on **school design and renovation** — from facility assessments and client consultations to construction documentation — and earlier design experience with Gazely Plowman Atkinson Architects, Portland, Oregon.

Since returning to India, she has served as Principal Architect on a wide spectrum of institutional work: school campuses, university and engineering-college buildings, libraries, academic buildings for a medical college, hospital renovation, commercial complexes, residences and their interiors — for clients including leading engineering colleges and educational groups across Tamil Nadu. She also serves as Program Director for the Entrepreneurship and Interior Design programmes at TIPS Global Institute, keeping the practice connected to how learning environments are actually used, and has served as **Vice Chairman of the Indian Institute of Architects (IIA), Coimbatore Chapter** — a recognition of her standing within the profession.

M.Arch

BALL STATE UNIVERSITY,
USA • DEAN'S LIST

B.Arch

ANNA UNIVERSITY •
GOLD MEDALIST

25+

YEARS AS PRINCIPAL
ARCHITECT

Educator

PROGRAM DIRECTOR,
TIPS GLOBAL INSTITUTE

"Every school we design begins with the same question — how will a child move, learn and grow in this space? The architecture follows the answer."

KARUNAMBIKA KUMAR • FOUNDER

Three sectors, one standard of care.

K-12 Schools

Our core focus — complete campuses covering academic blocks, kindergartens, libraries, laboratories, dining, hostels and sports facilities.

Higher Education

Three colleges delivered: an Arts & Science college, a School of Architecture and a Business School — each with its own campus identity.

Hospitality

Resorts, homestays and boutique hotels — bringing warmth, detail and guest-centred planning to our institutional discipline.



K-12 campus, Bangalore — brick banding, jaali screens and louvred sunshades beneath a caged rooftop sports deck.



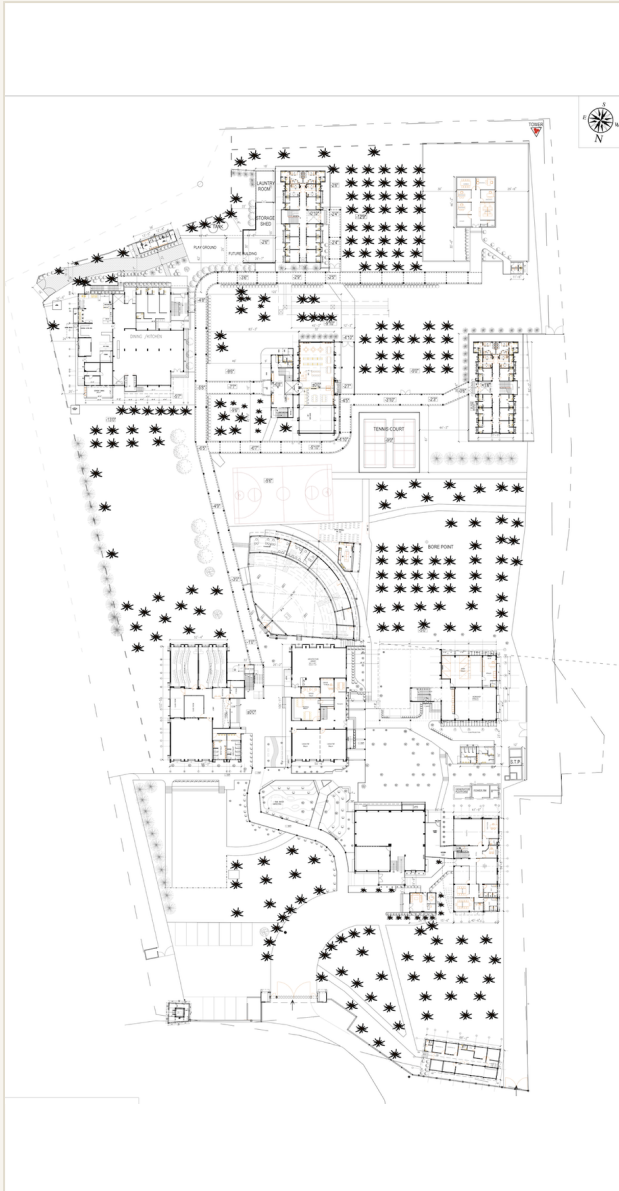
Residential hostel block on a greenfield college campus.



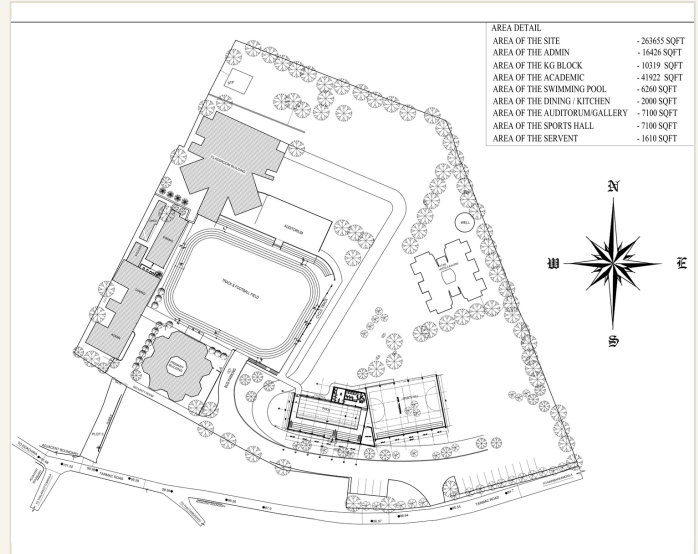
Shaded campus courtyard connecting library and classrooms.

Every campus begins on the drawing board.

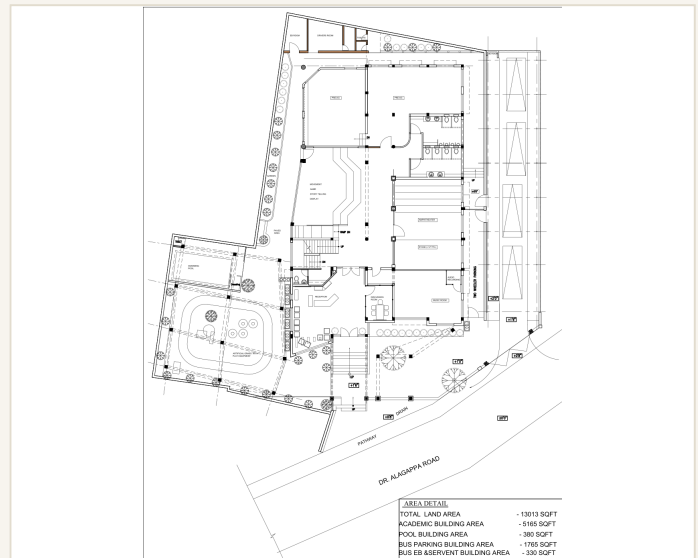
Master planning is where a school succeeds or struggles for decades. We plan for pedagogy, phasing and growth — placing academic blocks, play fields, dining and transport so they work together from day one. The same rigour applies whether the site is a compact 0.25-acre urban plot or a rolling 10-acre campus.



10-acre school campus master plan, Coimbatore — academic clusters, amphitheatre, courts and future expansion zones.

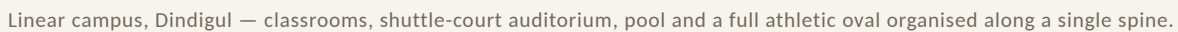
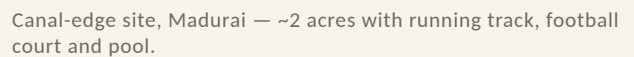
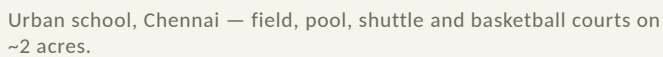
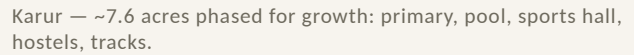
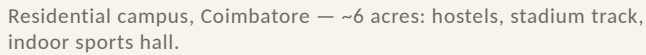


Greenfield campus, Kochi — 400 m track, sports hall, pool and phased hostel provision on a 6-acre site.



Compact urban pre-school on ~0.3 acres — amphitheatre, pool, play garden and bus bay resolved within 13,013 sq ft.

Triangular plots, canal-edge sites, long linear strips, expansive greenfields — every parcel poses its own puzzle. A selection of executed master plans across our footprint:



New builds, renovations, and speed when it matters.

Ground-up construction

Complete greenfield campuses from earthwork to handover — civil, structural, MEP, interiors, landscape and sports surfaces under one accountable team.

Renovation & adaptive reuse

We have repeatedly transformed ageing buildings into purpose-built educational facilities — re-planning, strengthening and refitting them to modern safety and learning standards.

Traditional methods

Conventional RCC and masonry construction executed with disciplined quality control, suited to phased budgets and design flexibility.

Pre-cast construction

Factory-made precision assembled on site — we have delivered complete projects in half the conventional time, ideal for schools racing an academic-year deadline.



Academic block and synthetic track delivered together for a single-phase opening, Madurai.



Urban school, Chennai — field-facing classrooms over a colonnaded plinth.



Academic block, Coimbatore — granite, render and colour in composition.

Environments designed around the learner.

Bright, flexible classrooms; tiered lecture theatres wired for technology; laboratories built to exacting safety standards; libraries that invite browsing. We detail interiors with the same intent as structures — durable, low-maintenance and genuinely delightful to use.



Daylit classroom with interactive panels and themed learning walls.



Tiered digital lecture theatre with curved collaborative desks.



Chemistry laboratory — granite benches, gas lines and safety signage.



Double-height library with mezzanine reading gallery.

Stages, studios and spaces that bring a school together.

A school is also its annual day, its morning assembly, its art hour. We build the venues where school memories are made — amphitheatres, performance stages, activity studios and welcoming arrival spaces.



Annual-day performance on a purpose-built stage with professional sound and lighting provision.



Solar-canopied open-air amphitheatre for assemblies.



Tiered storytelling and activity studio for early learners.



Glazed reception atrium with floating stair, Madurai.

Facilities that build champions.

From synthetic athletic tracks and football fields to indoor pools, domed multi-court halls and fenced basketball courts — we design, build and surface complete sporting ecosystems within school campuses.



Four-lane synthetic track and football field, delivered turnkey with drainage and floodlighting provision.



Indoor training pool with spectator tiers.



Domed indoor hall with multiple badminton courts.



Full-size fenced basketball court with practice hoops.



Track curve and pavilion — sports at the front door of the school.



Elevated sports pavilion overlooking the track and tiered seating.

Twenty years. Sixteen cities. Three countries.

Over 10 lakh square feet of built space delivered — and more on the way. Our teams have mobilised, built and handed over across Tamil Nadu, Kerala, Telangana and Karnataka, and taken the same delivery discipline overseas to Malaysia and Qatar.

Coimbatore
TAMIL NADU

Chennai
TAMIL NADU

Madurai
TAMIL NADU

Salem
TAMIL NADU

Tirupur
TAMIL NADU

Erode
TAMIL NADU

Trichy
TAMIL NADU

Karur
TAMIL NADU

Dindigul
TAMIL NADU

Kotagiri
THE NILGIRIS

Oragadam
TAMIL NADU

Kochi
KERALA

Hyderabad
TELANGANA

Bangalore
KARNATAKA

Kuala Lumpur
MALAYSIA

Doha
QATAR

Schools

Our principal focus since 2006

3 Colleges

Arts & Science · Architecture · Business

Hospitality

Resorts · Homestays · Boutique hotels

A partner for your school, from first sketch to first bell.

Education is our specialty

Two decades focused on schools means we anticipate the questions — board norms, safety, phasing around academic calendars — before they are asked.

Single-point accountability

Design and construction under one roof: one contract, one team, one accountable partner for cost, quality and time.

Any site, any scale

Proven on plots from 0.25 acres in dense city fabric to 10-acre greenfield campuses — we make the land work for the school.

Speed without compromise

Pre-cast expertise that has halved delivery timelines, and renovation skills that give existing buildings a new educational life.

Let's plan your campus together.

We would be glad to walk you through our completed campuses, share detailed case studies, and prepare a feasibility study for your site — at no obligation.

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K2 Collaborative Design Studio

The design arm of Elysian Builders — leading architecture, master planning and interior design across every project we deliver. For enquiries, write to K2architecturecbe@gmail.com.