



VARMA
HAVEN
CHELAKOTTUKARA
THRISSUR

Explore the
HAVEN of Investment



VARMA

VARMA
HAVEN

Owning a home today is more than just having an asset—it's a smart investment. And when it comes to investing, location matters. In Kerala, Thrissur stands out with its cultural charm, growing infrastructure, and affordability compared to other cities.

Looking to invest? Here's your chance, Varma Homes, Kerala's most trusted builder, presents Varma Haven, premium apartments at Chelakottukara, Thrissur.



K-RERA/PRJ/TSR/064/2026
www.rera.kerala.gov.in

88774498/2025



Experience the
HAVENLY Lifestyle



VARMA

Introducing Varma Haven at Chelakottukara, Thrissur — where your dreams of luxury living come to life. Spanning 72.5 cents, this exclusive single tower rises with a ground, and 14 floors, offering 72 units of luxurious 2 and 3 BHK apartments. These luxurious abodes are perfectly designed for unmatched comfort, convenience, and elegance.


8776498/2025



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www.rera.kerala.gov.in



Enter into the **HAVEN**
of Easy Access



Set in the peaceful charm of Chelakottukara, Thrissur, Varma Haven brings you the perfect blend of serenity and city convenience. Nestled in Kerala's vibrant cultural capital, this luxurious address offers effortless connectivity to everything urban, while wrapping you in a cocoon of tranquility. If your dream home is where elegance meets calmness, Varma Haven is where it comes true.

Encounter the
HAVEN of Contentment





At Varma Haven, every amenity is crafted to make life effortless and fulfilling. A welcoming lobby, dedicated spaces for guests, drivers, and caretakers, a multipurpose hall, and an activity room ensure every need is thoughtfully met.

Satiate
the **Fitness**
Freak in You





Dive in
to Wipe out
Daily Stress



Cozy &
Luxurious



Dine with
Elegance

Features and Facilities

COMMUNITY FEATURES

GROUND FLOOR

- Grand Entrance Lounge with appealing interiors
- Caretaker's Room to get immediate assistance
- Furnished Guest Bedroom
- Children's Play Area with ample play equipment
- Open Gym
- Open Recreation Area landscaped aesthetically
- Driver's Room

FIRST FLOOR

- Elders Corner
- Air-conditioned Health Club
- Indoor Games
- Library
- Janitor's Room
- Yoga Space

FOURTEENTH FLOOR

- Swimming Pool with Kids Pool and spacious deck
- Air-conditioned Multi Recreation Hall with audio visual facility
- Landscaped Terrace Party Area
- Activity Space

ECO FEATURES

- Ample Green Space
- Rainwater Harvesting
- Landscaped Garden
- Common area power backed up with Solar On-grid System
- Water Treatment Plant
- Waste and Sewage Management System

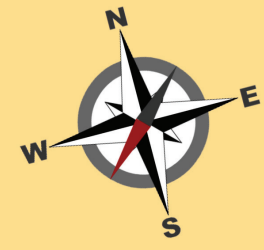
SAFETY FEATURES

- Surveillance Camera in selected areas
- Biometric door lock for the main entrance at lobby
- Digital door lock for apartment main door
- Profiled rubber column guards with reflective sticker in parking area
- All Safety precautions and Firefighting facilities as per government norms
- 24x7 Security Provision

FACILITIES

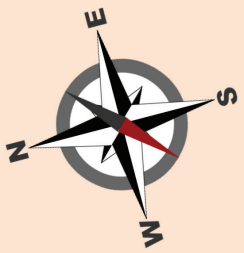
- Provision for piped gas
- 2 Lifts with generator back-up and ARD facility
- Intercom Facility
- Provision for 24 Hr Power and Water Supply
- Car Wash Area
- 2 EV charging points (AC) for visitors parking, EV charging facility for client parking at additional cost

LOCATION MAP

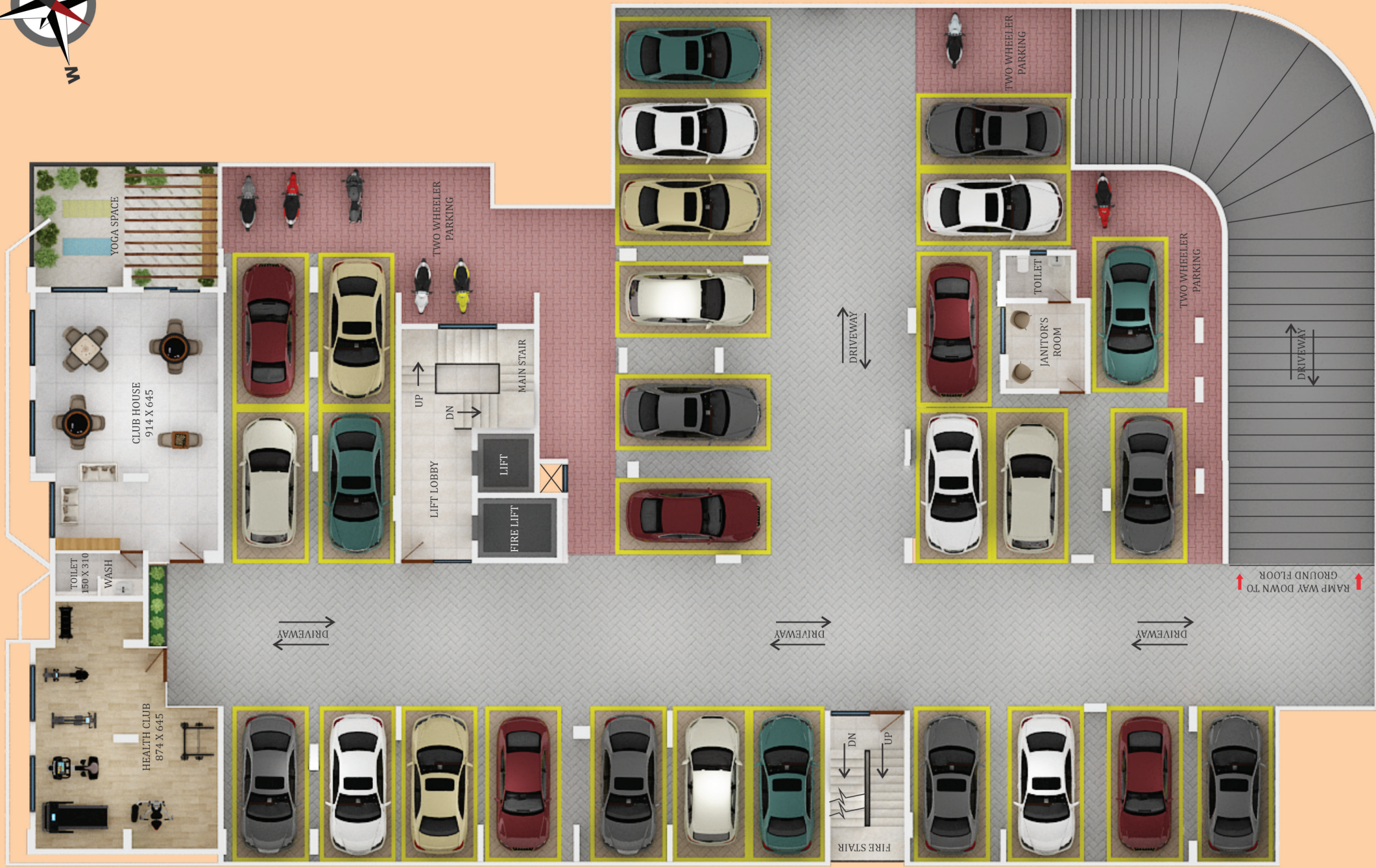
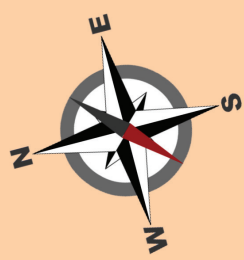


PROXIMITY

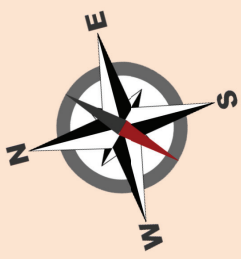
SEVENTH DAY SCHOOL	- 0.8 KM
NIRMALA MATHA SCHOOL	- 1.7 KM
ST. JUDE SCHOOL, KUTTANELLUR	- 4.3 KM
BHARATHIYA VIDYA BHAVAN POOCHATTY	- 4.1 KM
KUTTANELLUR COLLEGE	- 3.2 KM
ST. THOMAS COLLEGE	- 2.6 KM
ST. MARY'S COLLEGE	- 2.7 KM
JUBILEE MISSION MEDICAL COLLEGE	- 1.4 KM
IDEAL HOSPITAL	- 0.4KM
GEM HOSPITAL	- 1 KM
HI LITE MALL	- 3.2 KM
SELEX MALL	- 2 KM
SREE MAHESWARA TEMPLE	- 0.3 KM
VALARKKAVU TEMPLE	- 0.9 KM
ST. SEBASTIAN NELLIKUNNU CHURCH	- 0.6 KM
MAR APREM CHURCH	- 0.5 KM
LOURDE CHURCH	- 1.5 KM
MASJID	- 1.8 KM
EAST FORT JUNCTION	- 1.9 KM
SWARAJ ROUND	- 3 KM
RAILWAY STATION	- 3.5 KM
KSRTC BUS STAND	- 3.6 KM
NH 544	- 3.4 KM
COCHIN INTERNATIONAL AIRPORT	- 56 KM



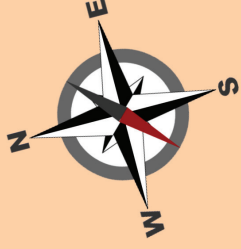
GROUND FLOOR PLAN



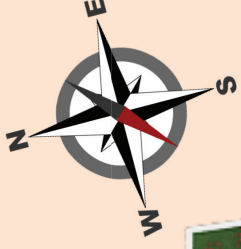
FIRST FLOOR PLAN



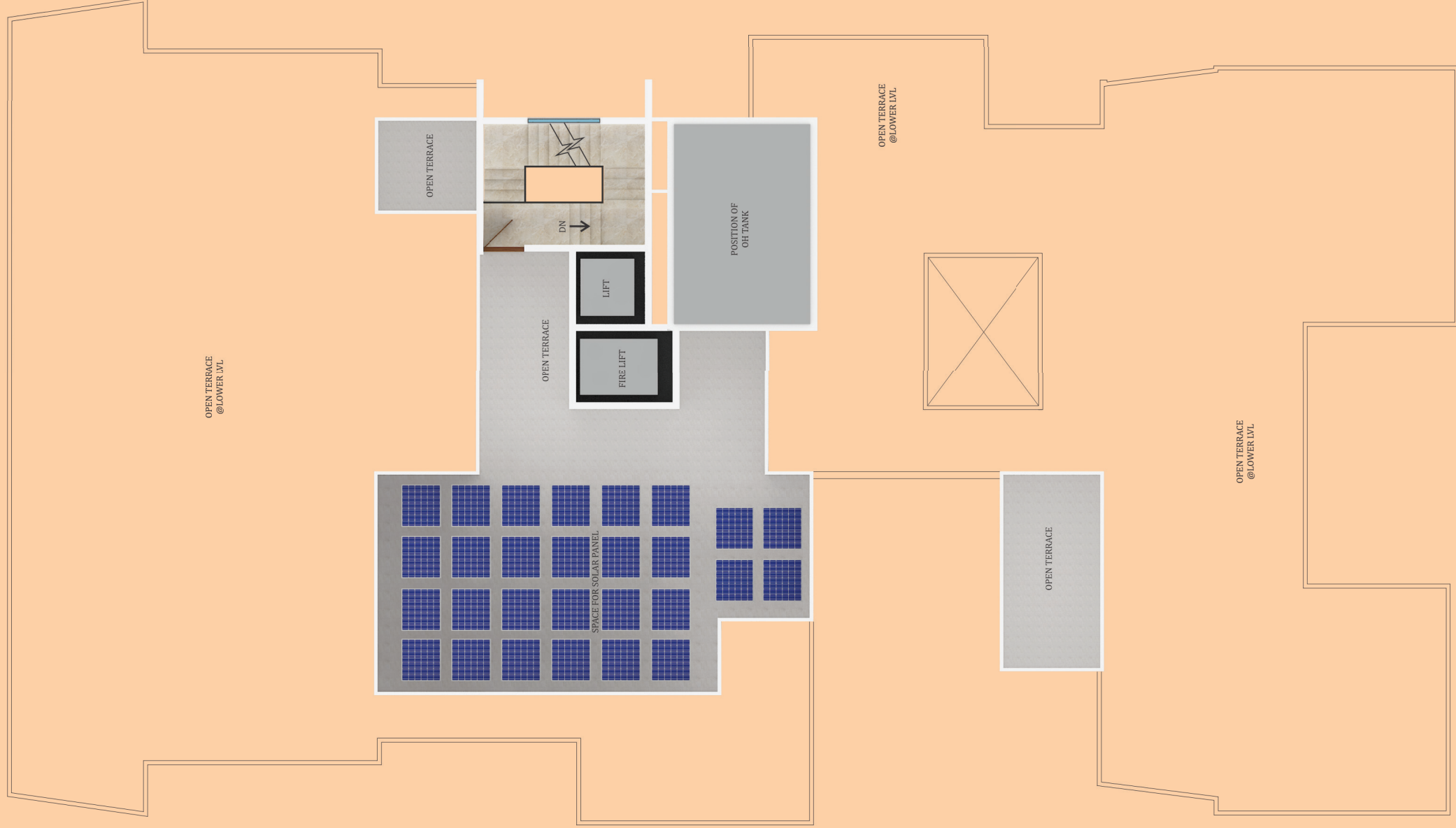
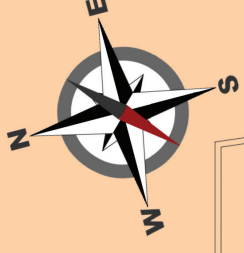
SECOND FLOOR PLAN



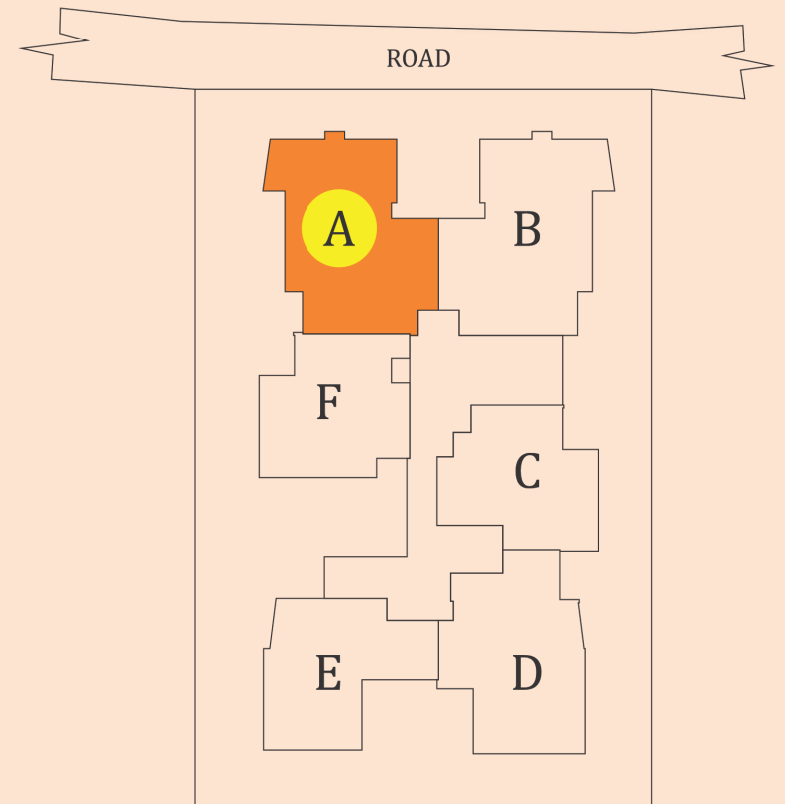
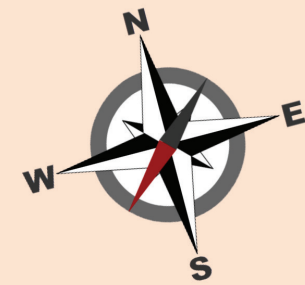
TYPICAL FLOOR (3RD TO 13TH)



14TH FLOOR PLAN

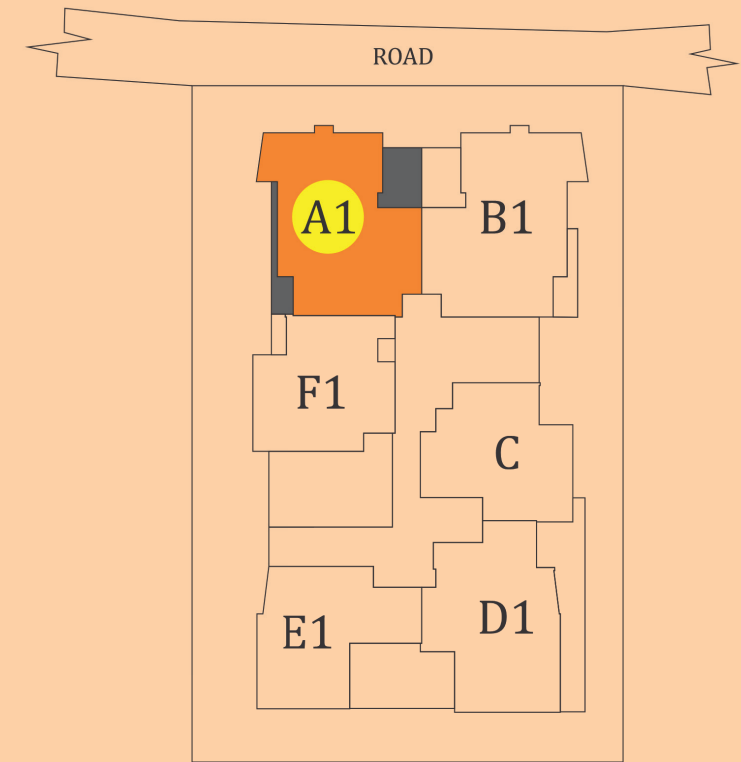
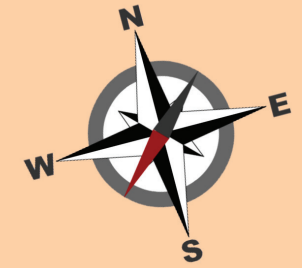


TERRACE FLOOR PLAN



KEY PLAN

TYPE A - 3 BHK (3RD TO 13 TH FLOOR)
SUPER BUILT UP AREA - 1619 Sqft
RERA CARPET AREA - 1084 Sqft
BALCONY AREA - 115 Sqft



KEY PLAN

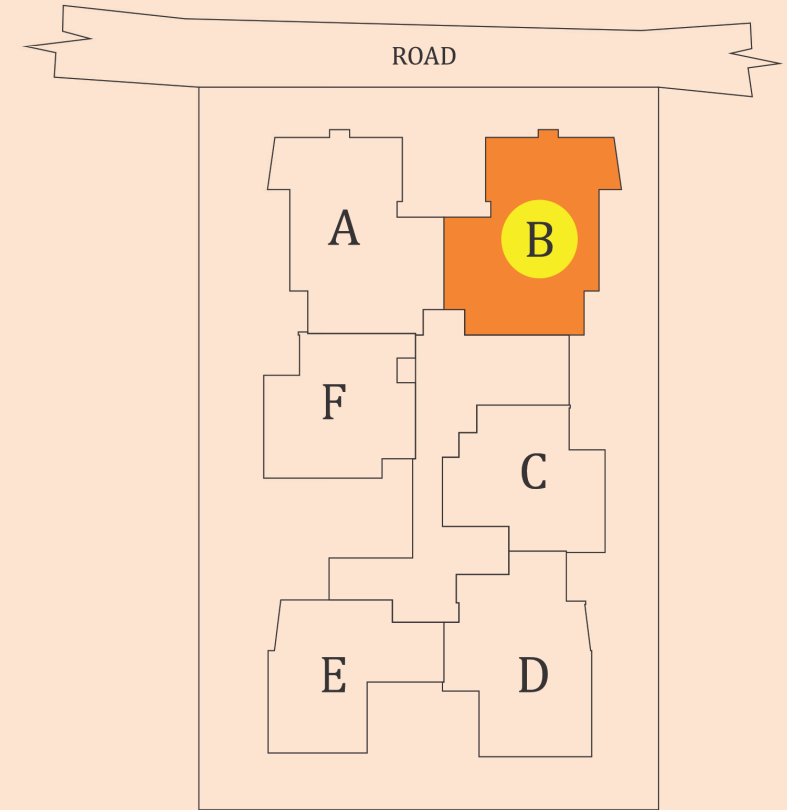
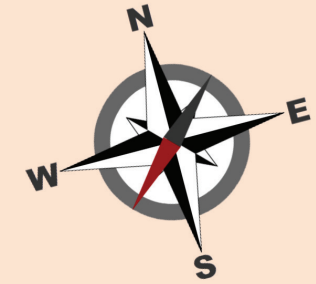
TYPE A1 - 3 BHK (2ND FLOOR)

SUPER BUILT UP AREA - 1619 Sqft

RERA CARPET AREA - 1084 Sqft

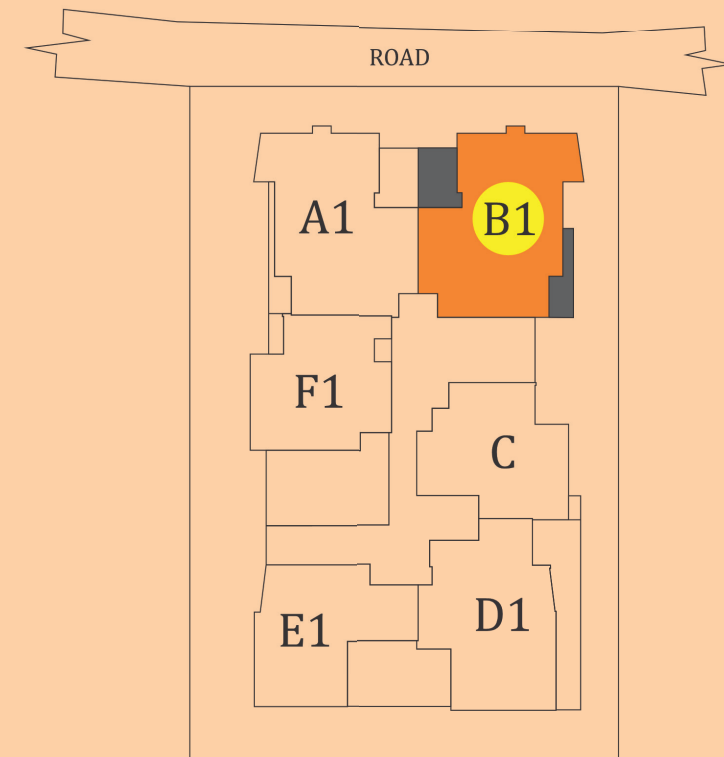
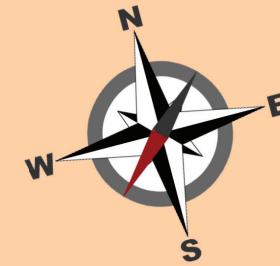
BALCONY AREA - 115 Sqft

OPEN TERRACE AREA - 183 Sqft



KEY PLAN

TYPE B - 3 BHK (3RD TO 13 TH FLOOR)
SUPER BUILT UP AREA - 1637 Sqft
RERA CARPET AREA - 1091 Sqft
BALCONY AREA - 113 Sqft



KEY PLAN

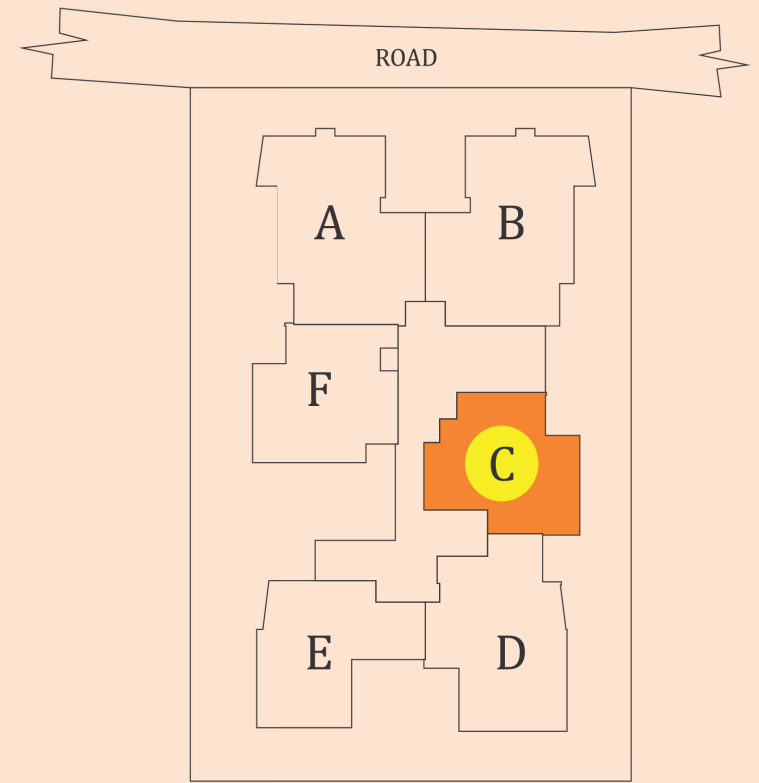
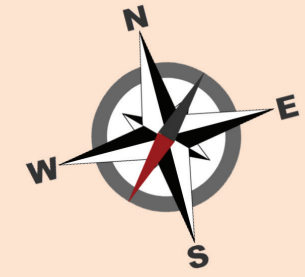
TYPE B1 - 3 BHK (2ND FLOOR)

SUPER BUILT UP AREA - 1637 Sqft

RERA CARPET AREA - 1091 Sqft

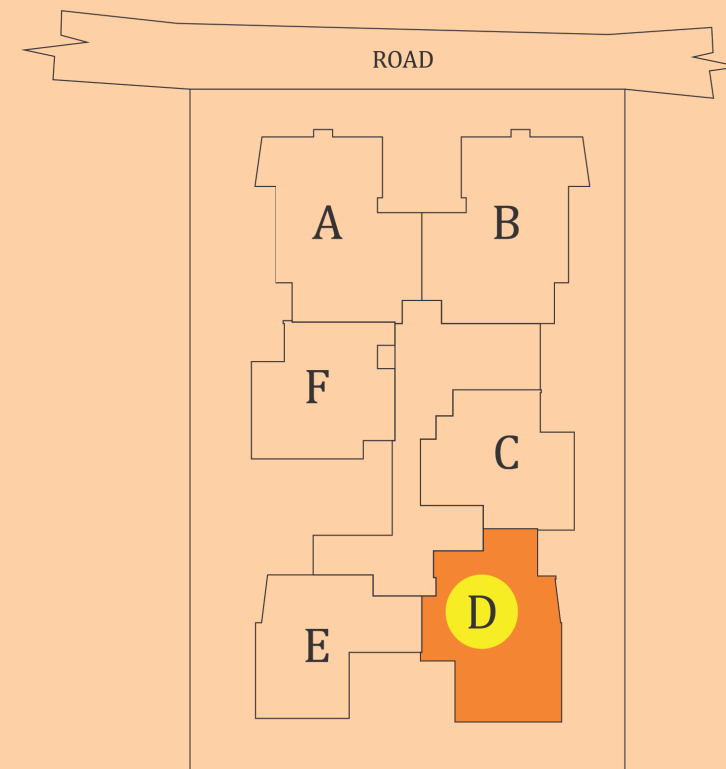
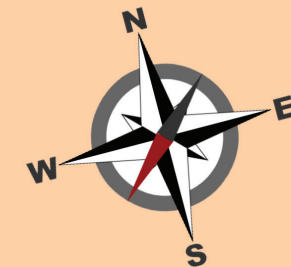
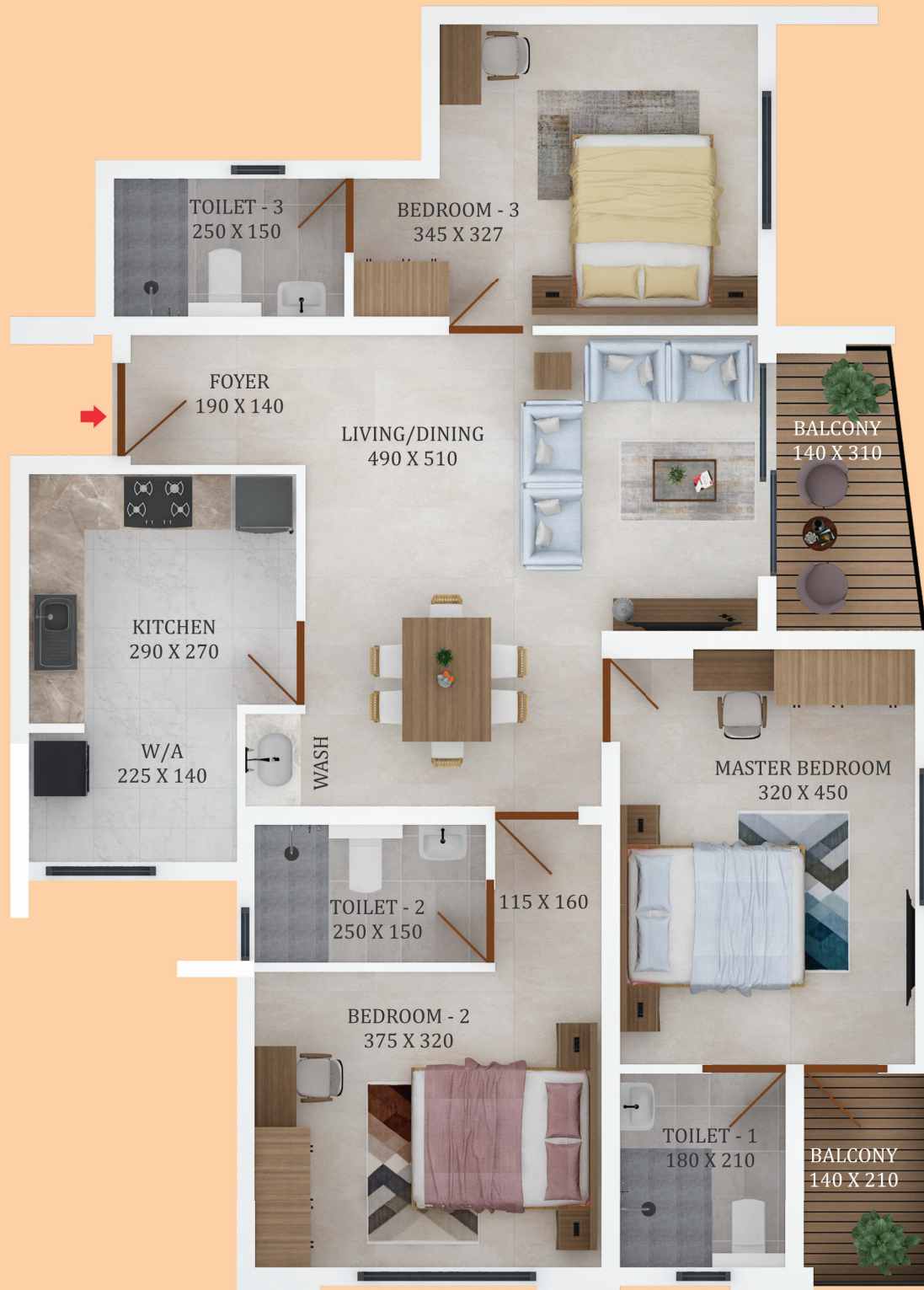
BALCONY AREA - 113 Sqft

OPEN TERRACE AREA - 199 Sqft



KEY PLAN

TYPE C - 2 BHK (2ND TO 13 TH FLOOR)
SUPER BUILT UP AREA - 1172 Sqft
RERA CARPET AREA - 778 Sqft
BALCONY AREA - 74 Sqft



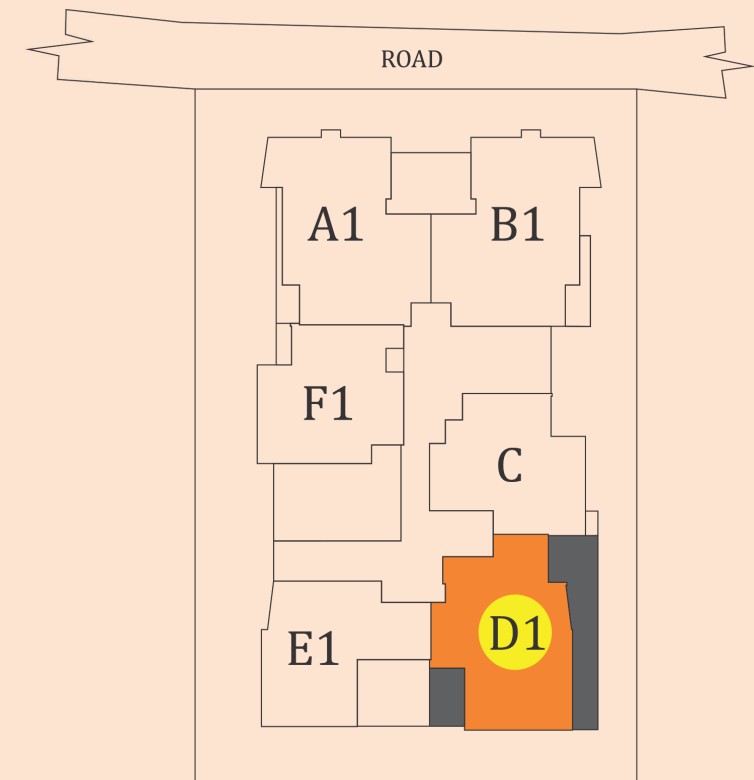
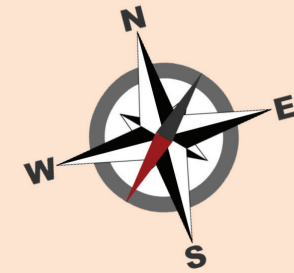
KEY PLAN

TYPE D - 3 BHK (3RD TO 13 TH FLOOR)

SUPER BUILT UP AREA - 1478 Sqft

RERA CARPET AREA - 1004 Sqft

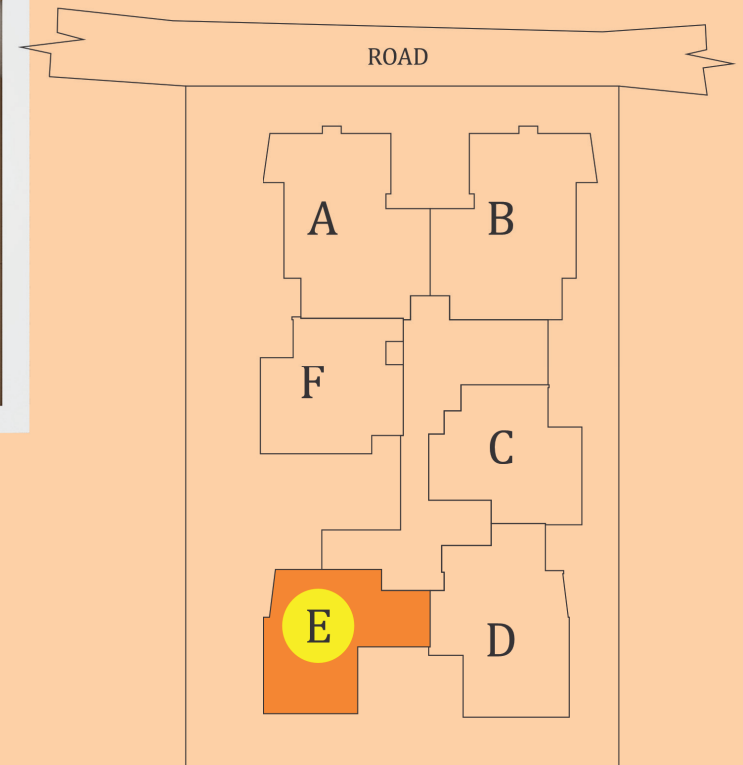
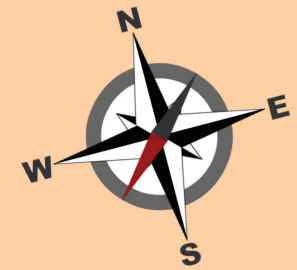
BALCONY AREA - 78 Sqft



KEY PLAN

TYPE D1 - 3 BHK (2ND FLOOR)

- SUPER BUILT UP AREA - 1478 Sqft**
- RERA CARPET AREA - 1004 Sqft**
- BALCONY AREA - 78 Sqft**
- OPEN TERRACE AREA - 341 Sqft**



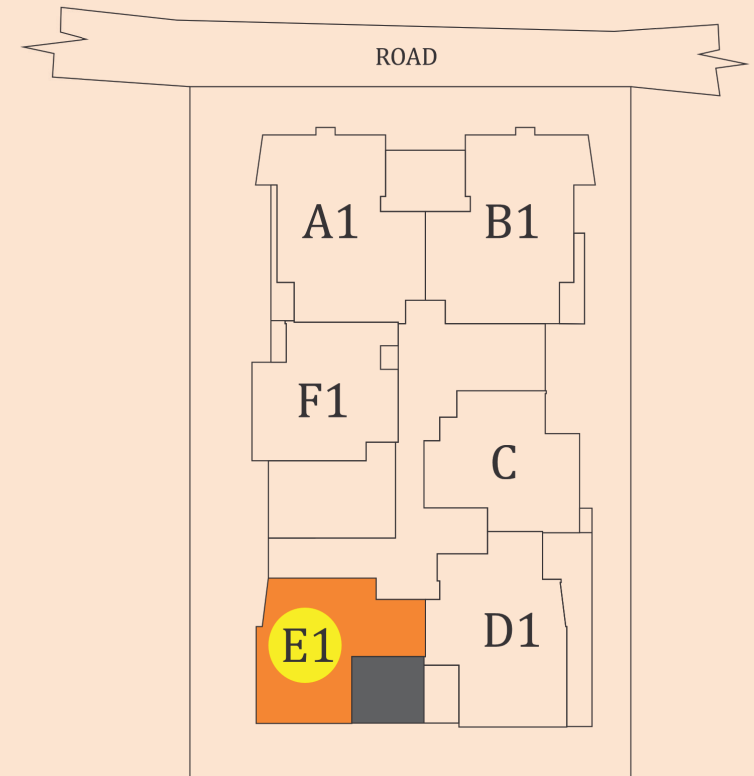
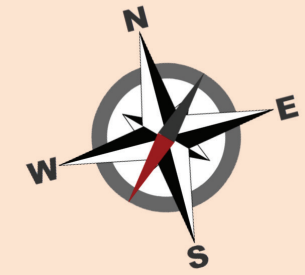
KEY PLAN

TYPE E - 2 BHK (3RD TO 13 TH FLOOR)

SUPER BUILT UP AREA - 1208 Sqft

RERA CARPET AREA - 791 Sqft

BALCONY AREA - 83 Sqft



KEY PLAN

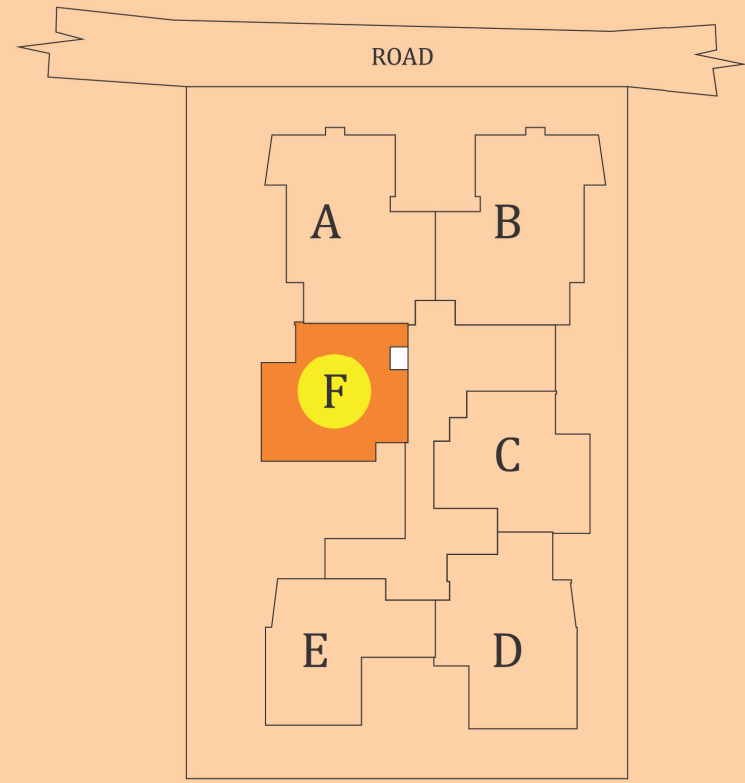
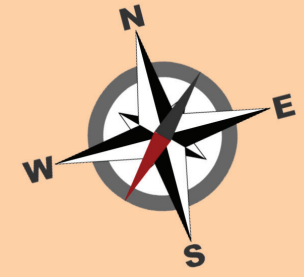
TYPE E1 - 2 BHK (2ND FLOOR)

SUPER BUILT UP AREA - 1208 Sqft

RERA CARPET AREA - 791 Sqft

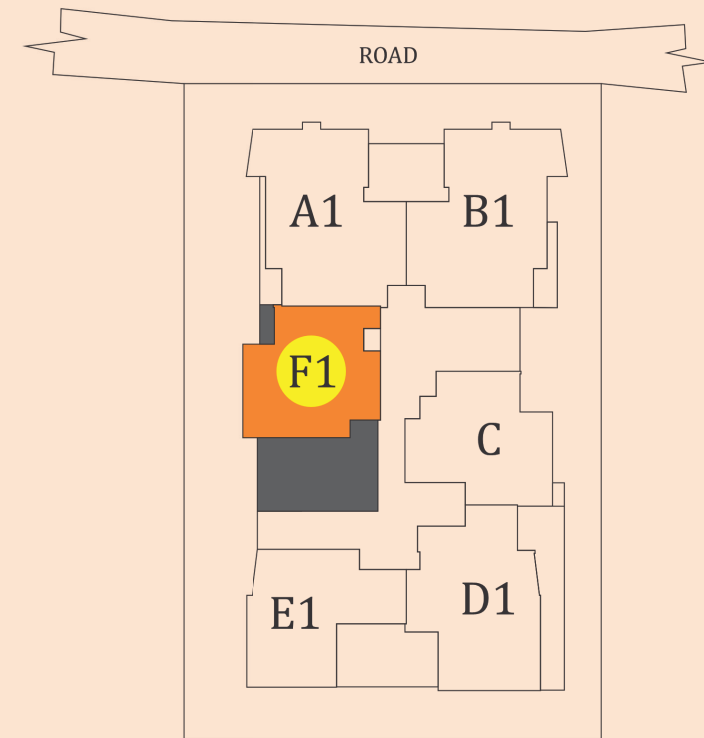
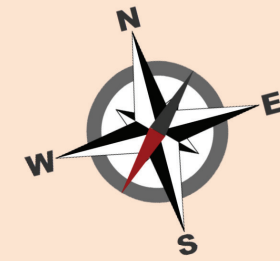
BALCONY AREA - 83 Sqft

OPEN TERRACE AREA - 239 Sqft



KEY PLAN

TYPE F - 2 BHK (3RD TO 13 TH FLOOR)
SUPER BUILT UP AREA - 1182 Sqft
RERA CARPET AREA - 788 Sqft
BALCONY AREA - 72 Sqft



KEY PLAN

TYPE F1 - 2 BHK (2ND FLOOR)

SUPER BUILT UP AREA - 1182 Sqft

RERA CARPET AREA - 788 Sqft

BALCONY AREA - 72 Sqft

OPEN TERRACE AREA - 532 Sqft

Product Chart

PROJECT NAME	VARMA HAVEN								
LOCATION	CHELAKOTTUKARA, THRISSUR								
LAND AREA IN CENTS	72.5 Cents								
NO. OF APARTMENTS	72								
GROUND FLOOR	Lounge + Caretaker room + Guest bedroom + Children's play area + Open gym + Recreation space + Drivers room + Parking								
FIRST FLOOR	Elders corner + Health club + Indoor games + Library + Janitors room + Parking								
SECOND FLOOR	A1 - 3BHK	B1 - 3BHK	C - 2BHK	D1 - 3BHK	E1 - 2BHK	F1 - 2BHK			
	1619	1637	1172	1478	1208	1182	8296		
	183	199		341	239	532		1494	
	A - 3BHK	B - 3BHK	C - 2BHK	D - 3BHK	E - 2BHK	F - 2BHK			
3 RD FLOOR	1619	1637	1172	1478	1208	1182	8296		
4 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
5 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
6 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
7 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
8 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
9 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
10 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
11 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
12 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
13 TH FLOOR	1619	1637	1172	1478	1208	1182	8296		
14 TH FLOOR	Swimming pool + Multi recreation hall + Activity room + Open party area								
Terrace floor	Space for solar utilisation & biobins						99552 (Sqft)	1494 (Sqft)	



Specifications

STRUCTURE

Reinforced cement concrete framed structure with solid blocks for walls.
Earthquake resistant for Zone 3. Conventional plastering/ready mix plastering.

FLOORING

High quality vitrified tiles with vitrified tile skirting for living, dining, bedrooms and kitchen. Antiskid/matt tiles for balcony and toilets.

KITCHEN

Kitchen counter with premium full body vitrified tile/granite and single bowl stainless steel sink with drain board and dado tile above the counter up to 2 feet height.

TOILETS

Toilet walls with tiles up to a height of 7 feet. CP fittings and sanitary wares of premium quality.

DOORS & WINDOWS

FRONT DOOR : Pre hung door with veneer finish with architrave/steel door.
INTERNAL DOORS : Pre hung doors with laminate finish with architrave.
WINDOWS : UPVC sliding windows with grill/powder coated aluminium glazed window with grill.

PAINTING

Putty, primer and emulsion for internal walls and ceiling.
Primer and acrylic emulsion for the external walls.

ELECTRICAL

Concealed conduit wiring with adequate light and fan points, 6/16A socket points controlled by ELCBs and MCBs with independent KSEB meters for each flat. Modular type switches.

PLUMBING

Concealed work with CPVC, open work with ASTM and PVC of premium brands.

TELEPHONE POINT

Telephone point in living room.

TV POINT

TV point in living room and master bedroom.

AC POINT

AC provision in all bed rooms.

WATER HEATER POINT

Water heater provision in all bedroom toilets.

GENERATOR

Generator back-up for common facilities and designated points in each apartment up to 1200W through ACCL.



VARMA TOUCH

CARE THAT GOES BEYOND

What **Varma Touch** includes

CREATIVE INTERIORS

We offer creatively designed interiors - impeccably executed based on your taste and always delivers on time. Our experienced team will transform your home into an aesthetic space that truly reflects your personality.

RELIABLE AFTER SALES SERVICES

We at Varma Homes remain your reliable partner for the entirety of your residential journey with us even after you move into your new home. After-sales service forms a crucial component of buying a home and we ensure that it is taken care of without any hassle.

WIDE RANGE OF MAINTENANCE AND REPAIR SERVICES

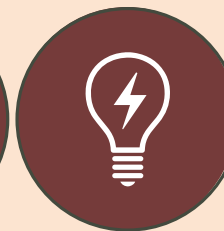
Our Maintenance and Repair division offers a plethora of service options and utilities, ranging from home cleaning to carpentry and masonry.

Welcome to the **Varma Family!**

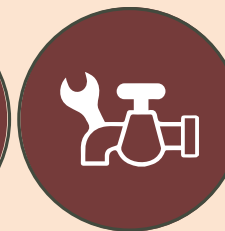
At Varma Homes, we are in the business of creating legacies - legacies marked by fine living and luxurious amenities. We are here to address your concerns and answer your queries, ranging from questions on interior furnishing to providing maintenance services.



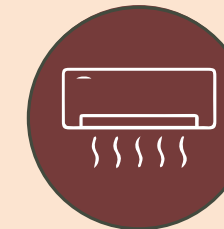
Home
Cleaning



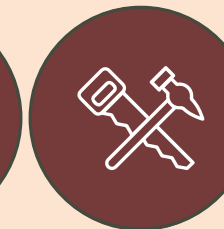
Electrical
Maintenance



Plumbing



Air
Conditioning



Carpentry &
Masonry Services



Pest
Control



Your
Home,
**Your
Fuel Station**



A FEW OF OUR COMPLETED PROJECTS

KOCHI | THRISSUR | THIRUVANANTHAPURAM



Dr. Poo's **VARMA**
HERITAGE
2 & 3 BHK SUPER LUXURY
APARTMENTS, POOJAPPURAM



K-RERA/PRJ/362/2020
E8/BA/422/2013



VARMA
SPECTRUM
Luxury Apartments
Poochatti, Thrissur



K-RERA/PRJ/091/2020
A7-2123/17



VARMA
BOUGAIN HEIGHTS
PURPLE
COMPACT APARTMENTS
CHOTTANIKKARA, KOCHI



K-RERA/PRJ/093/2020
BPRL01/2021/1180



VARMA
Connekt
LUXURY APARTMENTS
VENNALA | KOCHI



K-RERA/PRJ/ERN/014/2021
Permit No: EYP1/48/COC/EYP/127/17



VARMA
harmony
LUXURY APARTMENTS
EDAPPALLY | KOCHI



K-RERA/PRJ/ERN/028/2023
Permit No: EYP2/130/6053/2022



Dr. Poo's **VARMA**
LEGACY
LUXURY APARTMENTS



K-RERA/PRJ/076/2021
E8/BA/42723/2020



VARMA
PRIME
LUXURY APARTMENTS
VYTTILA | KOCHI



K-RERA/PRJ/ERN/226/2024
C4-BA(297791)/2024



VARMA
NORTHLIGHT
2 & 3 BHK LUXURY APARTMENTS
TRIPUNITHURA | COCHIN



K-RERA/PRJ/ERN/021/2021
PW2/BA 267/20-21/2648/20



VARMA
Imperial
LUXURY APARTMENTS
VAZHAKKALA | KOCHI



K-RERA/PRJ/058/2021
Permit No: BA-923/19-20



VARMA
suburban
LUXURY APARTMENTS
KAZHAKKOOTAM | THIRUVANANTHAPURAM



K-RERA/PRJ/TVM/076/2022
Permit No: A1-BA(82320)/2022

NEW LAUNCH

KOCHI



VARMA
Avenue
PALACHUVADU, KAKKANAD



K-RERA/PRJ/ERN/146/2025
Permit No: BP/63071/2025



VARMA
HIGHLINE
NETTOOR, KOCHI



K-RERA/PRJ/ERN/172/2025
Permit No: BP/107843/2025

ONGOING PROJECTS

KOCHI



Queen's gateway
by VARMA

CHERANALLOR, KOCHI



K-RERA/PRJ/ERN/226/2024
Permit No: C4-BA (297791)/2024



RED BRICKS
CONSTRUCTION

KADAVANTHRA | KOCHI



K-RERA/PRJ/ERN/136/2022
Permit No: KRP2-486/19



Gardenia
by VARMA

KALOOR



K-RERA/PRJ/ERN/142/2023
Permit No: KRP2-167/22



VARMA FICUS
LUXURY APARTMENTS

PALARIATTOM | KOCHI



K-RERA/PRJ/ERN/073/2023
Permit No: EYP1/81/4446/22

THIRUVANANTHAPURAM



VARMA SREE KARYAM
LUXURY APARTMENT



K-RERA/PRJ/TVM/101/2022
UE2/BA/13/20,UE2/197/20



TRIDENT
VARMA



K-RERA/PRJ/TVM/001/2025
Permit No: BP/16982/2024

THRISSUR



BHANU BHAVAN
by VARMA
TRIPUNITHURA



K-RERA/PRJ/ERN/237/2024
Permit No: PW2/BA-173/23-24



SYMPHONY
by VARMA

LUXURY APARTMENTS
EDAPPALLY



K-RERA/PRJ/ERN/113/2023
Permit No: EYP3/199/11448/22



VARMA Rhythm
LUXURY APARTMENTS

EROOR | KOCHI



K-RERA/PRJ/ERN/117/2022
Permit No:
PW2/BA-395/21-22 (PW2-527/22)



VARMA CRYSTAL

TRIPUNITHURA



K-RERA/PRJ/ERN/103/2023
Permit No:
PW2/BA-102/22-23/ (PW2-6794/22)



DOWN TOWN
by VARMA

NEAR SWARAJ ROUND



K-RERA/PRJ/TSR/110/2024
Permit No: DW4/BA/94/22-23



K-RERA/PRJ/TSR/064/2026
www.rera.kerala.gov.in

KOCHI

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THIRUVANANTHAPURAM

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