



JP REALTY




HAVEN

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K-RERA/PRJ/ERN/176/2024



Elevate
Your
Lifestyle



"JP REALTY" _ John Paul Realty LLP., a dedicated company under **JP Ventures**. We are passionate about creating exceptional living spaces.

With over one million square feet developed and successfully handed over, our commitment to quality and innovation shines through in every project. JP has co-developed two apartment projects: 'Champa Tree' at Ayyapankaavu and 'Bungalow' at Thrippunithura.

"JP VENTURES", an **ISO 9001:2008** Multidisciplinary firm involved in Architectural design, Interior design, General Contracting, project management and real estate established in the partnership of young talented engineers Mr John and Mr Paul.

We here the team of highly qualified professionals including architects, engineers, interior designers and planners strive to give the best possible design solutions to the needy every single day. From its inception in 2010 at Kochi, JP has rich experience in doing turnkey construction projects for Townships, Multi-storied apartments, residential buildings, and other building constructions. Our designs are noted for the functional, creative, contextual and environmentally sensitive design solutions.



HAVEN

Haven, our exclusive residential project nestled in the heart of Kochi. Spanning a total area of **92 cents**, this thoughtfully designed community features **8 luxurious villas and 21 apartments**, offering a perfect blend of privacy and modern living.

Villas:

Our villas come in **two distinct typologies**, each crafted to provide unique living experiences that cater to diverse lifestyles. Enjoy spacious layouts, contemporary finishes, and private outdoor spaces that invite relaxation and leisure.

Apartments:

The **G+7 apartment** building features **two 2BHK** and **one 3BHK** unit on each floor, designed to maximize comfort and functionality. Each apartment is filled with natural light and modern amenities, creating a warm and inviting atmosphere for families.

At Haven, we are dedicated in creating a vibrant community where residents can thrive. Experience the perfect blend of luxury, convenience, and tranquility in Kochi.

Your dream home awaits!

RERA Approved:
K-RERA/PRJ/ERN/176/2024

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Discover
Your Urban
Oasis



Site Layout

1. Plot 1
2. Plot 2
3. Plot 3
4. Plot 4
5. Plot 5
6. Plot 6
7. Plot 7
8. Plot 8
9. Apartment
10. Parking
11. Clubhouse
12. Common Well
13. Future Expansion





Exclusive
Community Living

Haven Villas

Our **villas** embody contemporary architecture and sophisticated design, featuring spacious interiors, high quality finishes, and beautifully crafted outdoor spaces. Each villa offers independent living with its own outdoor areas, allowing for personal comfort and customization. Experience the perfect blend of comfort and style with our expansive windows that flood your space with natural light while offering stunning views. Enjoy the benefits of passive ventilation, ensuring fresh air flows throughout your home.

Haven boasts **eight meticulously designed 4BHK villas**, available in two distinct typologies.

TYPE A - 6N

TYPE B - 1N

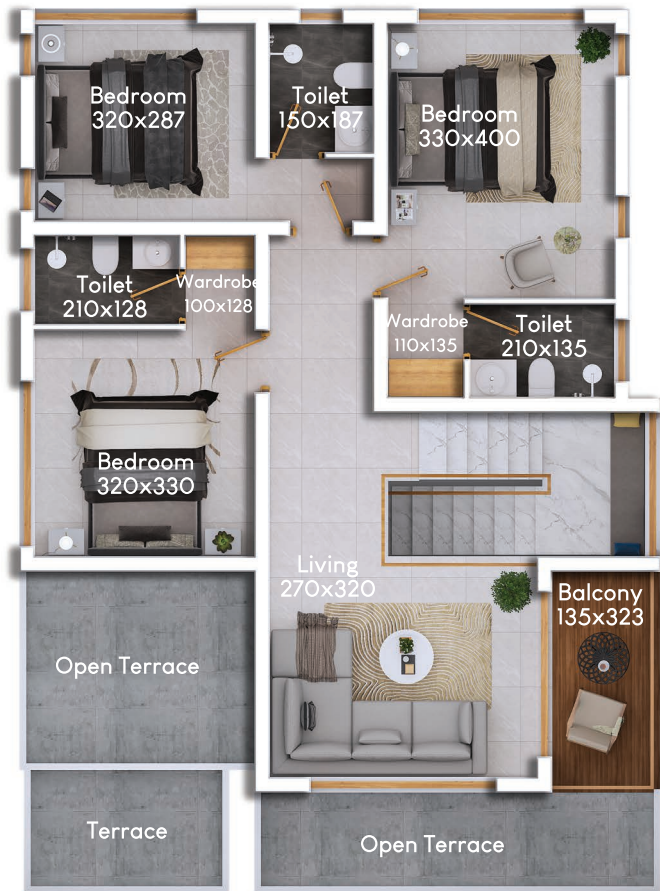
Each villa is crafted to offer spacious living areas, high-end finishes, **2 car parking for 7 villas** and beautiful outdoor spaces, ensuring a luxurious and comfortable lifestyle.



Villa Type A



Ground floor plan



First floor plan

Configuration: 4 BHK	Built up area : 2246 sq ft	Total Saleable area 2292 sqft	
Parking: 2N	Share of common area: 46 sq ft		

Dimensions may slightly vary during construction. Furnitures and Fixtures are indicative only. All dimensions are in centimeters. Not to Scale.



Villa Type B



Ground floor plan



First floor plan

Configuration: 4 BHK	Built up area : 1967 sqft	Total Saleable area	
Parking: 1 N	Share of recreation area: 46 sq ft	2013 sqft	

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*Serene Yet
Connected*



Haven Apartments

Welcome to the Haven Apartments, where modern living meets thoughtful design. Our G+7 apartment complex features :

1. Type A - 2 BHK - 1318 sq ft

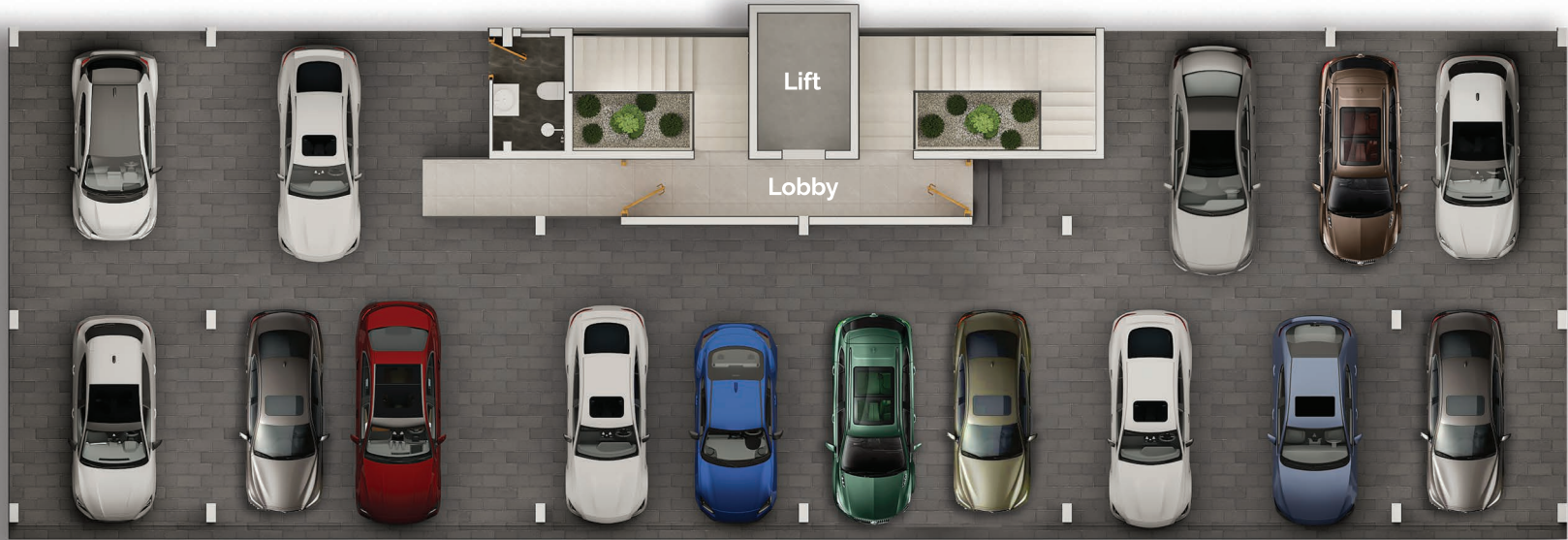
2. Type B - 3 BHK - 1583 sq ft

3. Type C - 2 BHK - 1226 sq ft

on every floor each.

Every apartment is facing East and is equipped with contemporary amenities, creating inviting spaces perfect for families and individuals alike.

The ground-level parking area opens directly into the lobby, ensuring seamless access and convenience for residents. Experience the ideal blend of comfort and community at Haven, your perfect home in Kochi!



BASEMENT FLOOR PLAN



FLOOR PLAN FROM 1- 2nd FLOOR

1. A - 2BHK

Carpet area: 818.29 Sq ft
Built up area: 1,009 Sq ft
Share of apartment common area: 224 Sqft
Super built up area: 1,233 Sq ft
Recreation area: 46 Sq ft

Total saleable area: 1,279 Sq ft

2. B - 3BHK

Carpet area: 971.62 Sq ft
Built up area: 1,228 Sq ft
Share of apartment common area: 271 Sqft
Super built up area: 1,499 Sq ft
Recreation area: 46 Sq ft

Total saleable area: 1,545 Sq ft

3. B - 2BHK

Carpet area: 755.13 Sq ft
Built up area: 934 Sq ft
Share of apartment common area: 208 Sqft
Super built up area: 1,142 Sq ft
Recreation area: 46 Sq ft

Total saleable area: 1,188 Sq ft



FLOOR PLAN FROM 3 - 7th FLOOR

SCHEMATIC SECTION


19_2BHK	20_3BHK		21_2BHK		
16_2BHK	17_3BHK		18_2BHK		
13_2BHK	14_3BHK		15_2BHK		
10_2BHK	11_3BHK		12_2BHK		
7_2BHK	8_3BHK		9_2BHK		
4_2BHK	5_3BHK		6_2BHK		
1_2BHK	2_3BHK		3_2BHK		
PARKING	PARKING	LOBBY	LOBBY	PARKING	PARKING

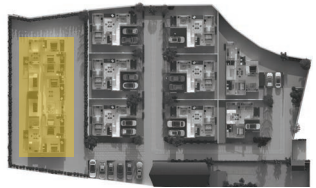


Exploded Typical Floor plan



A 2BHK	Carpet area: 818.29 sq ft		Share of apartment common area: 224 sq ft		Total Saleble area 1318 sq ft
	Balcony Area: 107.49 sq ft		Super built up area: 1,272 sq ft		
	Built up area: 1,048 sqft		Clubhouse area: 46sqft		
B 3BHK	Carpet area: 971.62 sq ft		Share of apartment common area: 271 sq ft		Total Saleble area 1,583 sq ft
	Balcony Area: 119.43 sq ft		Super built up area: 1538 sq ft		
	Built up area: 1267sqft		Recreation area: 46sqft		
C 2BHK	Carpet area: 755.13 sq ft		Share of apartment common area: 208sq ft		Total Saleble area 1226 sq ft
	Balcony Area: 116.20 sq ft		Super built up area: 1,180 sq ft		
	Built up area: 972 sqft		Recreation area: 46 sqft		





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Haven Clubhouse

The clubhouse, strategically located at the entrance of the villa development, serves as a vibrant social and recreational hub for residents. Featuring modern architecture and elegantly designed interiors, it offers a range of amenities including a **state-of-the-art gym, a swimming pool, and cozy lounges.**

The clubhouse fosters a sense of community, providing an ideal space for gatherings, events, and relaxation, making it the heart of the villa enclave.



Swimming Pool



Gym

Welcome to the epitome of leisure and wellness within your villa community. Our clubhouse features a serene pool and a fully equipped gym, designed to elevate your lifestyle. Whether you're seeking a refreshing swim or a high-energy workout, we have got the perfect setup to keep you rejuvenated.

Interiors



Living



Bedroom



Dining



Kitchen

Interiors



Living



Bedroom



Dining



Toilet

Common Amenities
(Villas and apartment)

- 1. Swimming Pool
- 2. Unisex Air conditioned Gym
- 3. Association/ Board Room
- 4. Security Room
- 5. CCTV
- 6. Continuous Well Water supply
- 7. Solar powered Street Light
- 8. Intercom
- 9. Landscaped area with ambient lighting
- 10. Paved internal road

Apartment Amenities

- 1. EV charging station
- 2. Access Control at Main lobby
- 3. ARD in Elevator
- 4. Auto level control for water tank

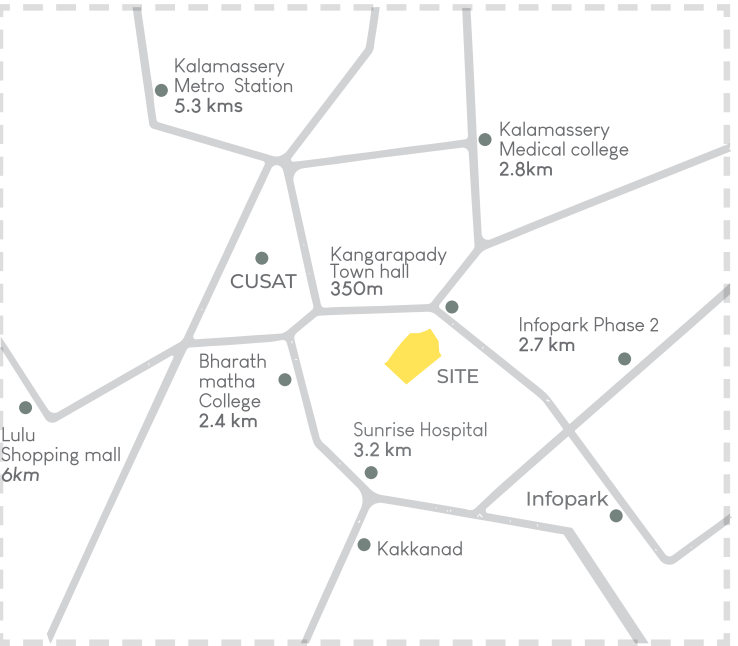
Proximity

- 1. LuLu Shopping Mall – 6 km
- 2. Bharath Matha College –2.4 km
- 3. Kalamassery Medical College – 2.8 km
- 4. Infopark – 4.4 km
- 5. Metro Station Kalamassery – 5.3 km
- 6. Sun Rise Hospital – 3.2 km
- 7. Infopark Phase 2-7 km
- 8. Kangarappady Town Hall – 350 mtrs



Scan for location

Location map



Specifications

Frame: RCC framed structure/composite structure with wall partitions. The structure surface including walls shall be cement plastered/exposed concrete finish/gypsum plastered/cladded/finished with coarse putty

Walls: Walls shall be cement concrete hollow blocks masonry/ cement concrete solid blocks masonry.

General Flooring: Vitrified/Ceramic tiles

External Wall: Exterior paint/texture paint and or combination of both

Internal walls final finishes : two coats of interior putty and two of interior emulsion.

Ceiling: False ceiling for toilets.

Wall for Toilets: Vitrified/ceramic tiles

Main Door: Engineered door frame / solid wood frame.

Internal Doors: Engineered door frame with laminate flush door/ moulded skin door. Door shall be swing/sliding as case may be

Water Supply & Treatment System: Supply from perenial well water source with underground sump tank and overhead tank. Each apartment is provided with plumbing system to supply two qualities of water, namely domestic quality and flush quality water.

Grills and Railings: MS grills for windows, glass with SS

Toilet: Sanitary fixtures shall be of Kohler/Cera/equivalent. All Faucets shall be of Kohler/Jaquar/equivalent.

Hot and Cold Water Provision: Hot and cold water provision shall be provided with mixing facility for all bath mixer taps.

Fire Fighting: Fire Fighting arrangements as per the prevailing rules of Kerala Fire and Rescue Department. The Owner's Association should take the AMC (Annual maintenance contract) and the fire NOC every year.

Sewage Treatment Plant: shall be provided as per the Kerala Pollution Control Board norms. The owner's Association should take the operational and maintenance contract for Sewage Treatment Plant. Consent to operate shall be renewed on its expiry by the owner's Association

Toilet doors: Engineered door frame with flush door with water resistant coating ABS doors/UPVC doors. Door shall be swing/sliding as case be.

Electrical: Concealed wiring with PVC insulated copper cables, light, fan, 6/16 ampere power plug points as per standards. Modular Switches of make Legrand/Schneider/equivalent.

AC Point: Provision for Split type air conditioner for all Bedrooms, Living and Dining room.

Safety features: Access control in entry points, CCTV surveillance, Intercom facility, lightning arrester and Firefighting system as per NBC norms & Fire Force requirements.

Car Parking:Car parking shall be provided for every apartment as per the allotment chart of the builder

Generator: Generator back up for common facilities such as lift, common lighting, pumps etc in apartment. Generator backup of total load limited to 2KW in each apartment.

Windows: Made of powder coated Aluminum/UPVC sections with combination of fixed and swing/sliding window panels with glass

Wall finish for Kitchen: Interior emulsion on plastered walls. Kitchen and work area shall not be provided with any RCC slab/steel support frames, counter top, faucet and steel sink to enable customized and easy fit out of modular kitchen

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The interior views presented in the brochure include furnishings—both soft and hard—as well as fixtures, lighting, wall finishes, cladding, surface treatments, and wall art. It is important to understand that these elements are not part of the standard offering. Buyers should refer to the specifications and standard offerings detailed in the sales agreement.

The external elevations and facades of the apartments,including but not limited to service ledges, sunshades, louvers, solid walls, and any facade related features, are positioned, installed, and/or may be subject to a random rhythmic combination of architectural treatments.

The external elevations, facades, features, sunshades, service ledges,louvers, and installations are modular and fluid, meaning that variations in size, shape, design, and pattern may occur in different apartments.Prospective buyers should be aware that, in accordance with the Kerala Building Rules, no structural modifications are allowed in the patio, potted plant areas, open terrace, garden terrace, or balconies of the property. The building's elevation and exterior facade, as shown in the Haven brochure, establish the theme and character of the complex.

As a buyer, you must avoid making any changes to these areas or straying from the approved facade, elevation, and drawings sanctioned by the relevant authorities. Only approved modifications, such as the installation of sun cutters, rain cutters, bug mesh, bird mesh, and child safety features, are permitted. These changes must align with the approved design, pattern, color, and model demonstrated in the sample apartment.

Should buyers opt to use the promoter's services for such alterations, these will be considered optional and will incur additional costs. This information is provided to ensure prospective buyers are well informed about the limitations and options available within Haven.

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HAVEN

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