

ALTIITUDE 9

Super Luxury Residences
Koyambedu, Chennai



TRAVENTURE HOMESTM
CONCRETING YOUR DREAMS



What is

Altitude 9?

An icon for those who live above

Breathtaking architecture. An icon on Chennai's skyline. The city's most exclusive residences.

Altitude 9 will stand as one of Chennai's most distinctive landmarks — a statement of ambition and a triumph of design. Within, spacious living environments redefine luxury with refined detailing and world-class finishes. Exclusive lifestyle amenities. Thoughtfully landscaped open spaces.

Altitude 9 is the epitome of elevated city living in the heart of Chennai at **Koyambedu**



Quick Facts

Chennai's Skyline Redefined

Limited-edition **75 residences** across **2 striking towers**.

Exclusivity

Only 3 BHK residences, designed for families who value space and prestige.

Scale & Structure

B + G + 9 floors, set across an acre of thoughtfully planned development.

ALTITUDE 9

The perfect blend of expertise

Traventure Homes is one of Chennai's most trusted and ambitious real estate developers. Since its inception in 2014 under the leadership of **K.R. Yuvith (Founder & MD)**, supported by **Nisha Yuvith (Director)** and **Ranjith Kumar Vijayan (COO)**, the company has consistently delivered homes that combine architectural finesse, premium finishes, and practical elegance.

With over **81 completed projects** and **18 ongoing developments**, Traventure Homes has established itself as a developer of distinction. Our portfolio includes **Anna Nagar, Porur, Virugambakkam, Maduravoyal, and other prime Chennai localities** setting new standards for boutique and luxury residential living.

Crafted with the same dedication that has earned Traventure Homes the trust of more than **500 happy homeowners**, it is a project that celebrates ambition and prestige in equal measure

“

Our strength lies in balancing contemporary design with timeless quality. **Altitude 9** is a reflection of Chennai's rising aspirations, and a home we are immensely proud to bring to life.

”

2014

A BOLD BEGINNING

2 signature projects launched

2019

VISION IN MOTION

35 premium projects delivered with trust and quality

2022

A LANDMARK YEAR

70 projects completed, thousands of families empowered

2025

LEGACY REALIZED

100 projects, 10 lakh sq.ft. built, 500+ happy homes

Vision 2029

TRAVENTURE HOMES

Vision 2029 To become a 500 Cr. turnover Company



Exclusivity Elevated

Altitude 9 is crafted for the select few. With just 75 residences, only 4 per floor — privacy and prestige are built into its very structure.



Development overview

Every detail is a reflection of thoughtful luxury

Unique floor plans with no two main doors facing each other, ensuring unmatched exclusivity.

Vastu-compliant Apartments designed to harness natural light, ventilation, and privacy.

Italian marble flooring in living and dining areas, elevating everyday moments into indulgent experiences.

Premium Jaquar fittings that speak of refinement in every space.

At Altitude 9, residents enjoy sky-high privacy while remaining seamlessly connected to the bustling energy of Chennai. It's a rare balance, the calm of your own world, with the city at your feet.







Our Appreciation Across Projects

	Arjuna (Natesan Nagar)	Zara (Madipakkam)	Adithya (Virugambakkam)
Pre Launch	9,999	4,000	8,999
Launch	10,250	4,250	9,999
Stilt Floor Roof	10,500	4,500	10,250
Final Roof	10,750	4,900	10,500
Handover	13,500	6,500	12,000
Appreciation	0.35 (35%) ↗	0.63 (63%) ↗	0.34 (34%) ↗

A Proven Investment In Uncertain Times

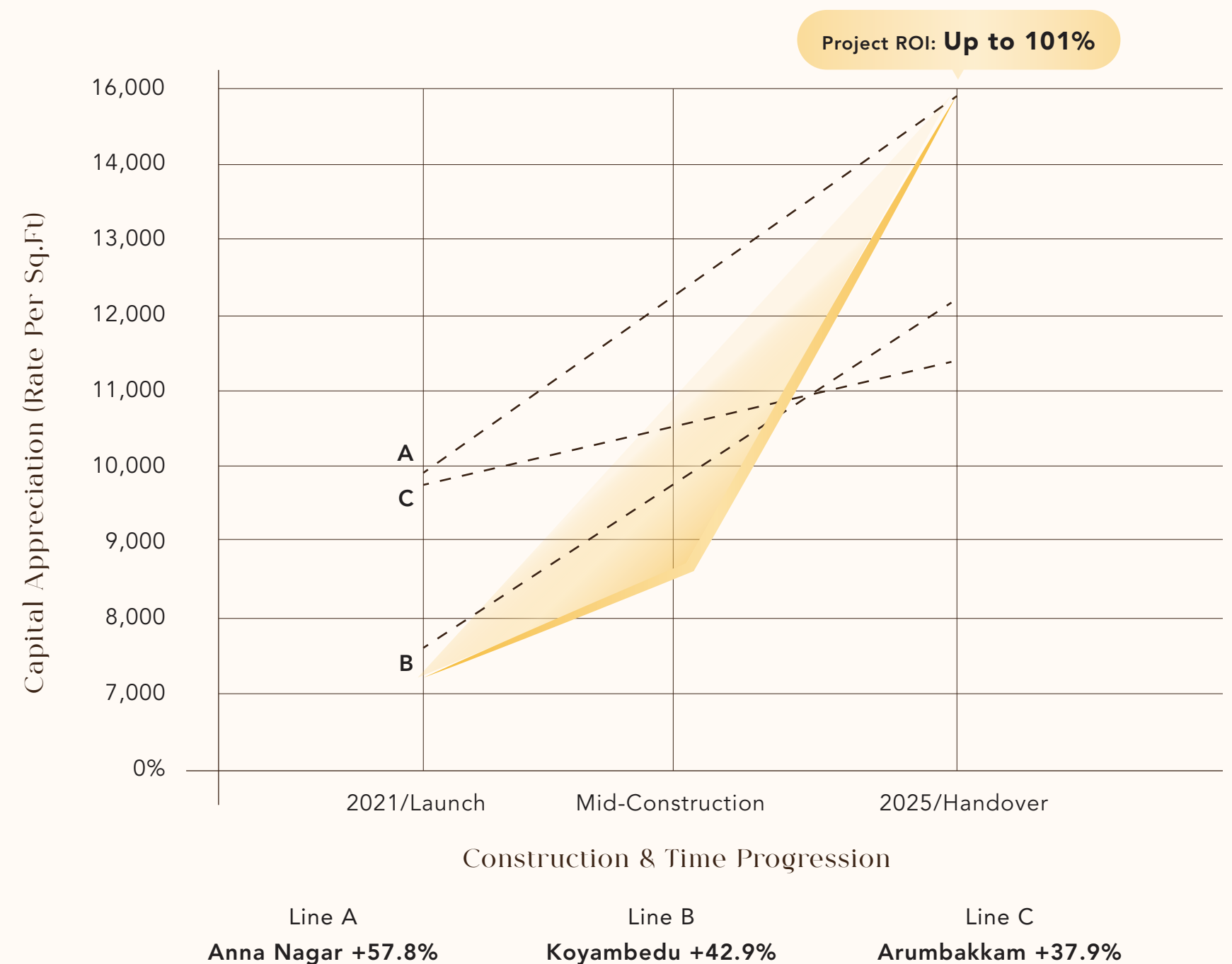
While markets fluctuate, Chennai's real estate delivers tangible stability.

Chennai's real estate market has shown steady resilience through economic shifts. While other assets fluctuate, well-located homes here continue to deliver stability and growth.

Developer Value Appreciation

Across our completed and ongoing projects, property values have consistently appreciated throughout the construction lifecycle—from Pre-Launch to Handover—frequently outperforming neighbourhood benchmarks with growth rates reaching as high as 101%.

Nearby Market Trend vs. Project Performance



Towers

2

(Blocks A & B)

Units

75

Residences

Land Area

0.83

Acre

Carpet Area Ratio

60 %

UDS

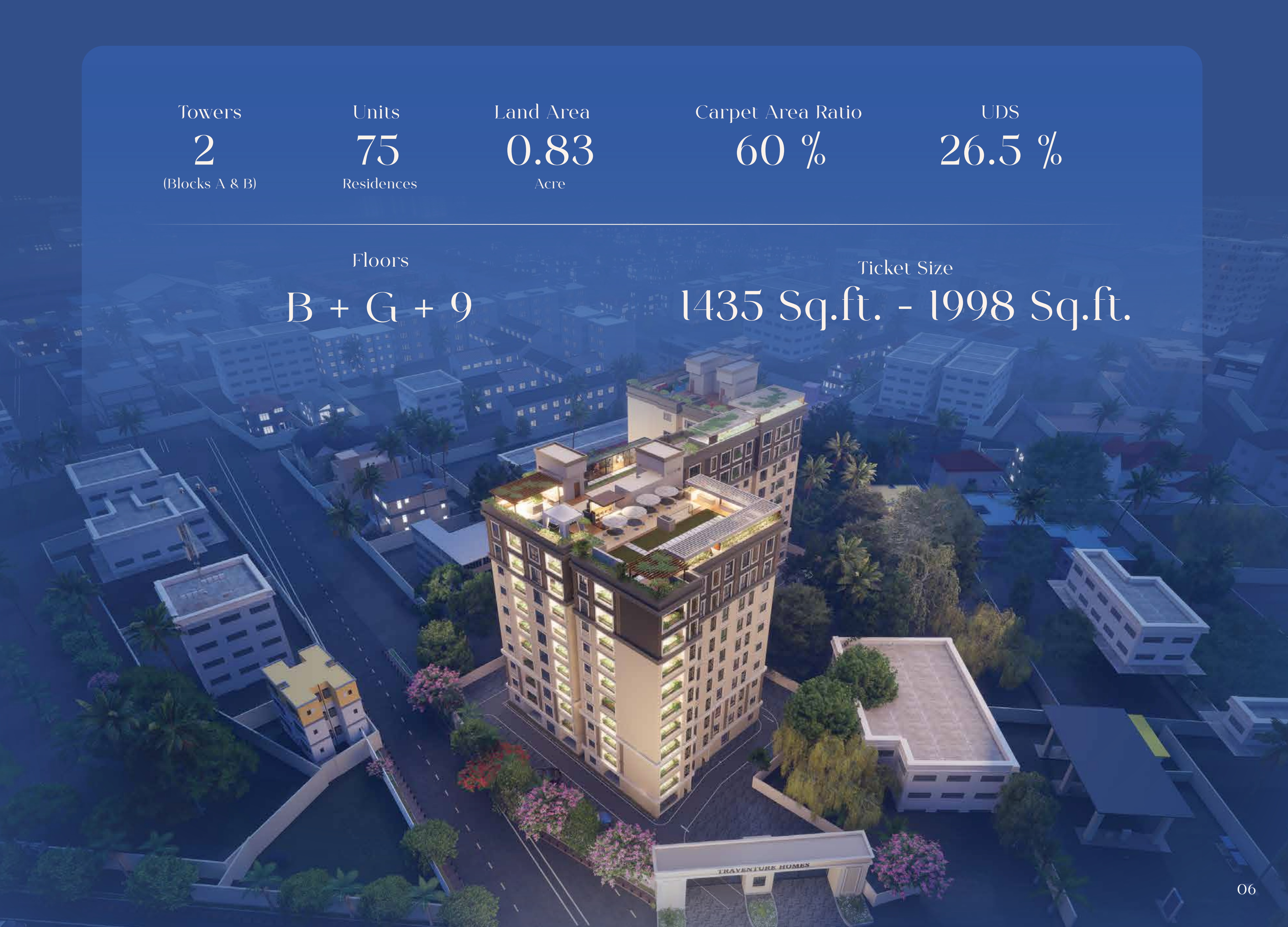
26.5 %

Floors

B + G + 9

Ticket Size

1435 Sq.ft. - 1998 Sq.ft.



Location & Connectivity

Airport
30 mins

Schools

- Kendriya Vidyalaya
5 mins
- Chennai Public School
10 mins
- SBOA School
10 mins
- Anna Nagar
8 mins
- The Schram Academy
10 mins
- DAV School
12 mins

**Bus Terminus
&
CMBT
Metro Station**
4-5 mins

**Nearest
Metro Stations**

- Koyambedu Metro
4-5 mins
- Anna Nagar Metro
7-8 mins
- Arumbakkam Metro
4 mins

Hospitals

- Fortis Hospitals
11 mins
- SIMS Hospital
9-10 mins
- Surya Hospital
11 mins
- Vijaya Hospital
11 mins

Shopping & Lifestyle

- VR Mall
4 mins
- Forum Vijaya Mall
12 mins

Colleges

- St. Thomas College
of Arts & Science
7-8 mins
- Dr M.G.R. Educational &
Research Institute
4 mins



Designed for safety, flow, and visual harmony.

A thoughtfully planned layout ensures safety, accessibility, and open space harmony

- ||| Single gated entry (20 feet wide)
- ||| 9.10 feet wide driveway with convex mirrors
- ||| 5 feet compound wall with 23 feet building setback
- ||| Site elevated 3.1 feet above road level Driveway 24 Inch
- ||| 100+ feet road frontage
- ||| Clearly defined zones for entry, parking, and landscaped areas

Every plan, a masterpiece of proportion and privacy.

Eight distinctive 3 BHK layouts offering variety in scale and orientation.

Block A

1971 – 1998 – 1840 – 1617 sq. ft.

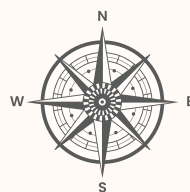
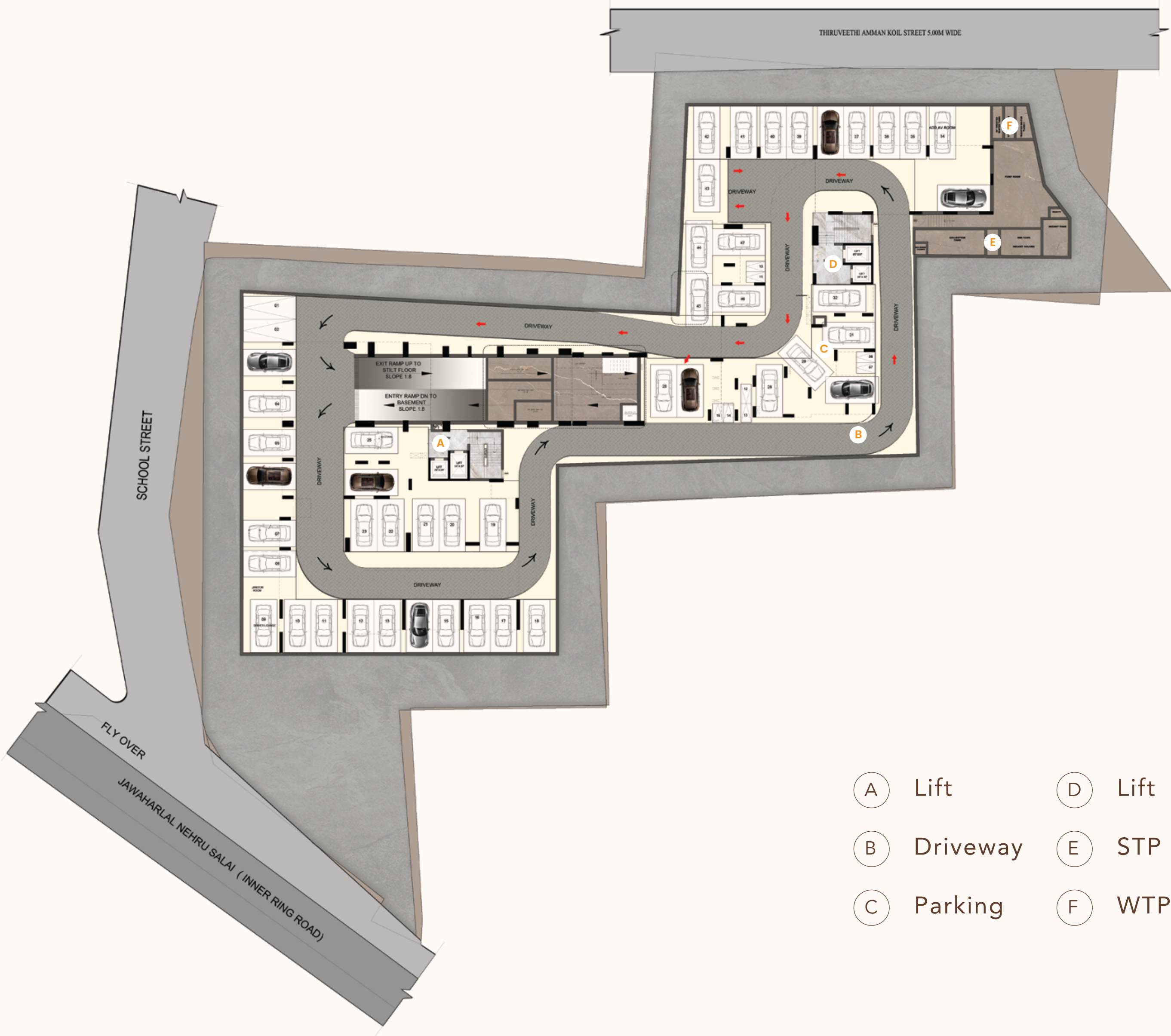
Block B

1509 – 1879 – 1435 – 1537 sq. ft.

- ||| Balcony & utility in every home
- ||| Select first-floor terrace units.



SITE CUM BASEMENT FLOOR PLAN



- (A) Lift
- (B) Driveway
- (C) Parking
- (D) Lift
- (E) STP
- (F) WTP

Floor plans

Block A Units

Type A1-Units 001

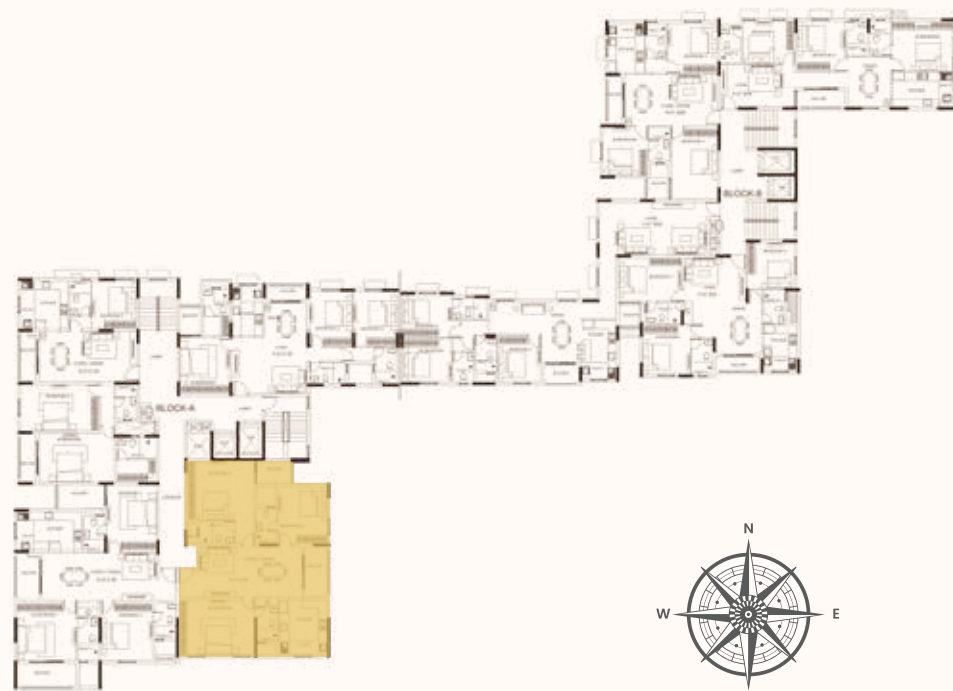
001-901

1971 sq.ft.

3 BHK + 3 Toilets

With Large Living/Dining

Large Living/dining	24.2ft. X 12ft.
Balcony	6ft. X 12ft.
Master Bedroom	17.9ft. X 12.10ft.
Bath Room	5ft. X 8ft.
Bedroom 2	15.9ft. X 13.10ft.
Bathroom	8.3ft. X 5.3ft.
Balcony	8.7ft. X 5.3ft.
Bedroom 3	11.6ft. X 13.6ft.
Bathroom	5ft. X 8.3ft.
Kitchen Utility	11.2ft. X 12.10ft.



Saleable Area
1971 sq.ft.

RERA carpet area
1281 sq.ft.

Floor plans

Block A Units

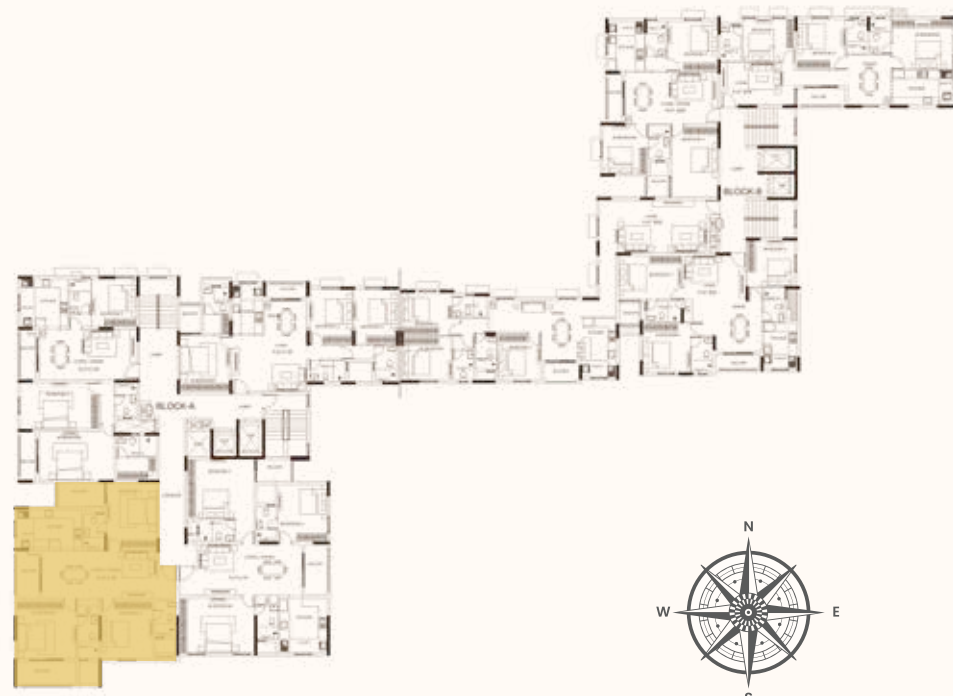
Type A2-Units 002

002-902
1998 sq.ft.

3 BHK + 3 Toilets

Premium corner units with 3 Balconies

Large Living/Dining	27ft X 11.2ft
Balcony	6ft X 11.2ft
Kitchen	15.3ft X 9.0ft
Utility	15.3ft X 9.0ft
Master Bedroom	14 ft X 8ft
Bathroom	5ft X 10ft
Balcony	14ft X 6ft
Bedroom 2	12ft X 13.6ft
Bathroom	5 ft X 8.3 ft
Bedroom 3	11.8ft X 15.4ft
Bathroom	5ft X 8.3ft
Balcony	11.6ft X 5.8ft



Saleable Area
1998 sq.ft.

RERA carpet area
1223 sq.ft.

Type A3-Units 003

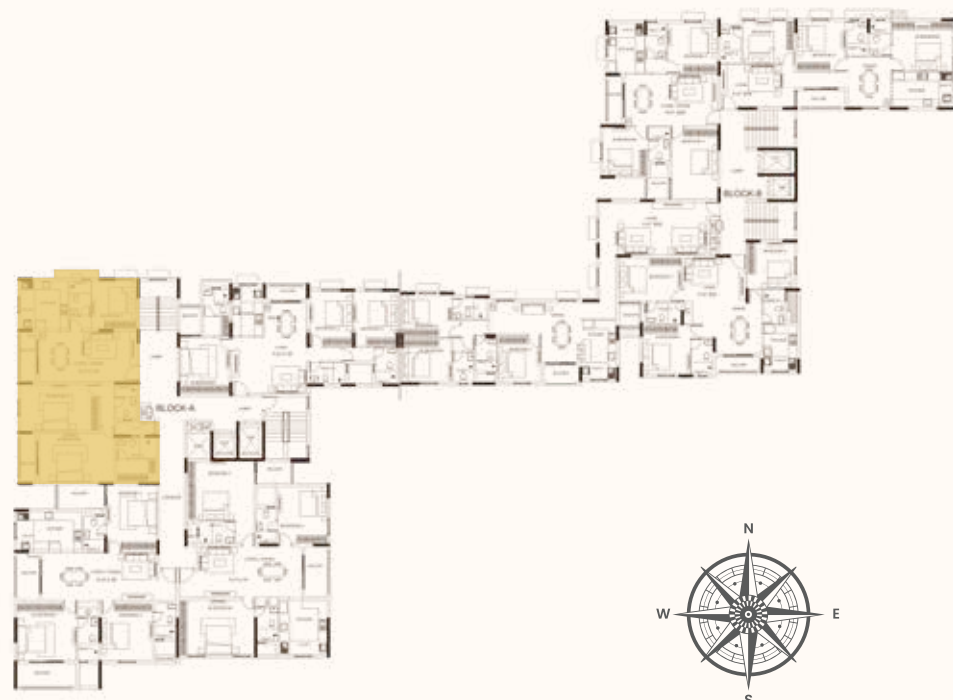
003-903

1840 sq.ft.

3 BHK + 3 Toilets

Premium 3BHK/Corner Unit/2 Balconies

Large Living/dining	23ft. X 11.9ft.
Balcony	4.3ft. X 11.9ft.
Kitchen	11.2ft. X 11.4ft.
Utility	11.2ft. X 11.4ft.
Master Bedroom	17.9ft. X 11.4ft.
Walk in wardrobe	9.4ft. X 5.3ft.
Bathroom	9.4ft. X 5ft.
Balcony	4.3ft. X 11.4ft.
Bedroom 2	10.6ft. X 11.4ft.
Bathroom	5ft. X 8ft.
Bedroom 3	18.5ft. X 11ft.
Bathroom	5ft. X 8ft.



Saleable Area
1840 sq.ft.

RERA carpet area
1218 sq.ft.

Floor plans

Block A Units

Type A4-Units 004

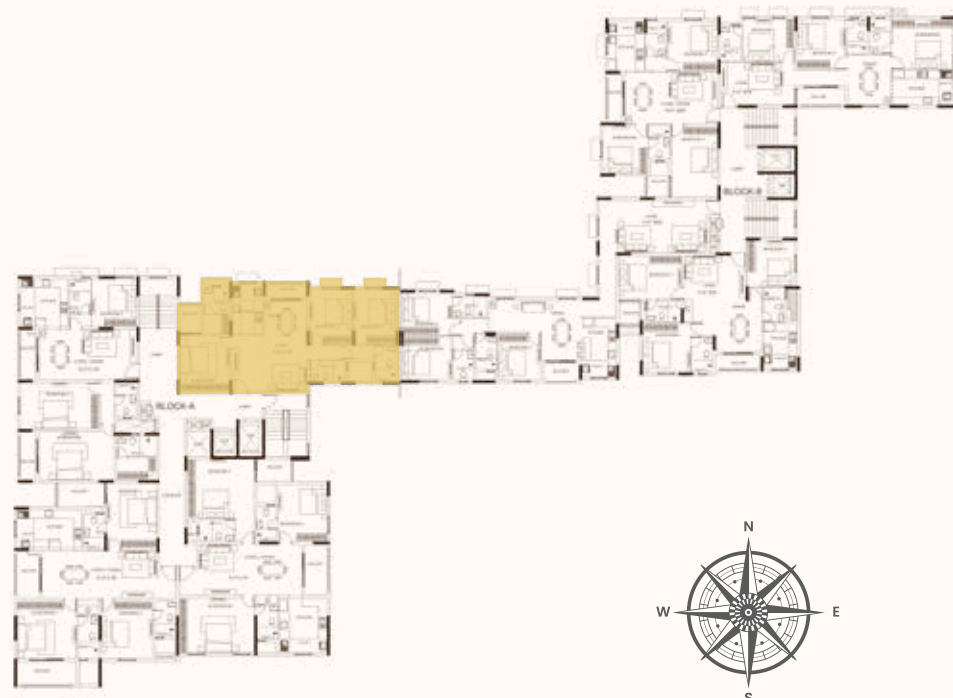
004-904

1617 sq.ft. - 1654 sq.ft.

3 BHK + 3 Toilets (Open Terrace only in 1st Floor)

Premium corner units

Living	17.7ft. X 13.3ft.
Dining	10ft. X 8ft.
Balcony	9.8ft. X 4ft.
Kitchen	7.3ft. X 1.8ft.
Utility	7.3ft. X 1.8ft.
Master Bedroom	11.8ft. X 13.3ft.
Walk in wardrobe	6.1ft. X 4.6ft.
Toilet	6ft. X 6ft.
Balcony	5ft. X 6.10ft.
Bedroom 2	10ft. X 12.10ft.
Toilet	5ft. X 8.6ft.
Bedroom 3	10ft. X 12.10ft.
Toilet	8.6ft. X 5ft.



Saleable Area
1617 sq.ft.

RERA carpet area
1065 sq.ft.

Floor plans

Block B Units

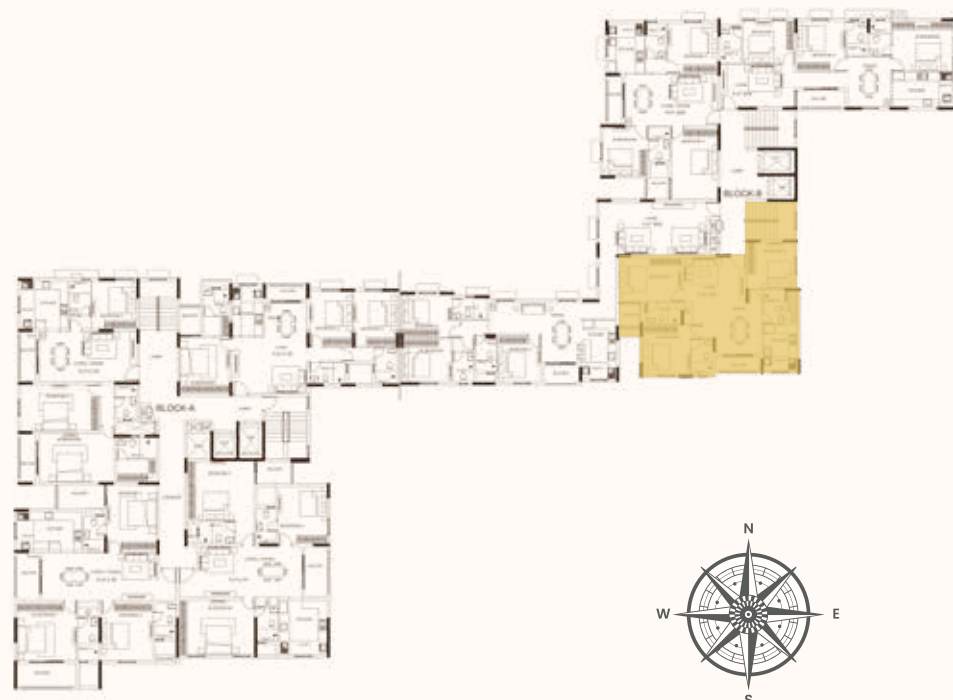
Type B1-Units 101

101-901

1509 sq.ft. - 1584 sq.ft.

3 BHK + 3 Toilets (Open Terrace in 1st Floor only)

Living	14.7ft. X 10.8ft.
Dining	10.10ft. X 12.0ft.
Balcony	10.7ft. X 4ft.
Kitchen & Utility	8ft. X 10.9ft.
Master Bedroom	11.2ft. X 11.8ft.
Bathroom	5ft. X 8.4ft.
Bedroom 2	14.7ft. X 10.4ft.
Bathroom	8ft. X 5ft.
Balcony	5ft. X 5.9ft.
Bedroom 3	11.2ft. X 10.9ft.
Bathroom	5ft. X 8ft.



Saleable Area
1509 sq.ft.

RERA carpet area
998 sq.ft.

Floor plans

Block B Units

Type B2-Units 102

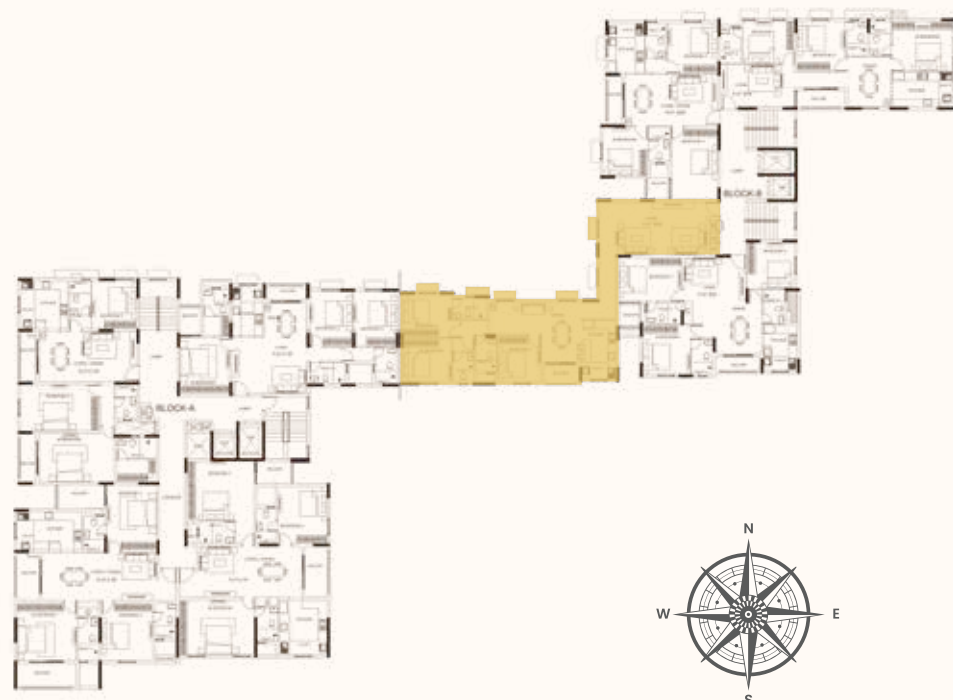
102-902

1879 sq.ft.

3 BHK + 3 Toilets

Premium layout with Open Kitchen

Living	25.2ft. X 12.5ft.
Dinning	14ft. X 8.10ft.
Balcony	8.6ft. X 4.9ft.
Open Kitchen	13.8ft. X 13.9ft.
Utility	13.8ft. X 13.9ft.
Master Bedroom	11.4ft. X 10.3ft.
Toilet	5ft. X 7ft.
Bedroom 2	11.4ft. X 10ft.
Toilet	8ft. X 5ft.
Bedroom 3	10ft. X 10.11ft.
Bathroom	5ft. X 8ft.



Saleable Area
1879 sq.ft.

RERA carpet area
1273 sq.ft.

Floor plans

Block B Units

Type B3-Units 103

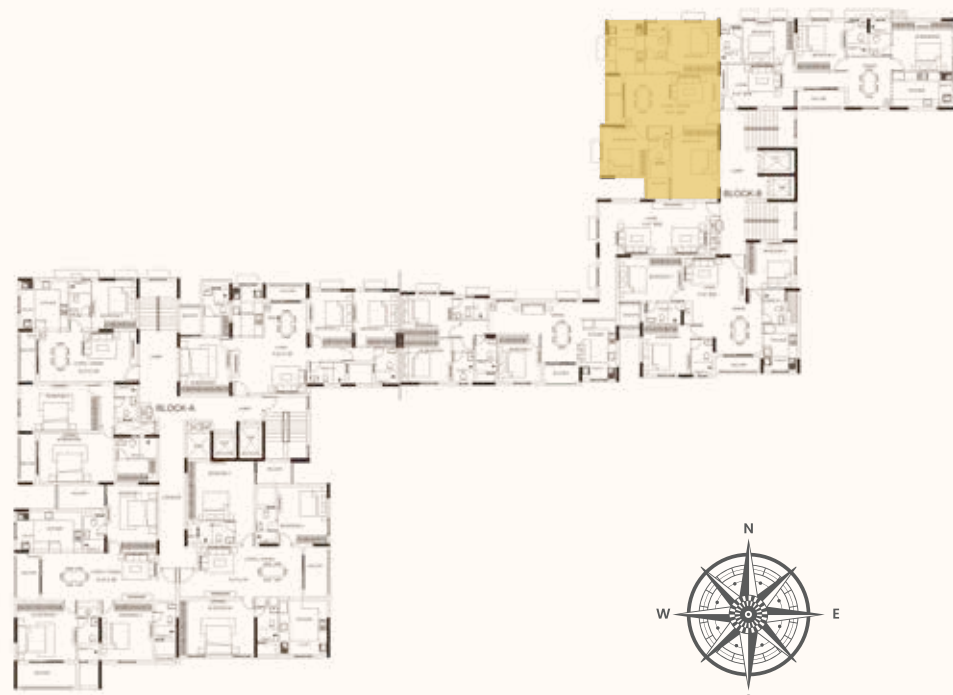
103-903

1435 sq ft - 1470 sq.ft.

3 BHK + 2 Toilets (Open Terrace only on 1st Floor)

3BHK efficient design

Living/dining	21.10 Ft. X 12ft.
Balcony	4ft. X 11.5ft.
Master Bedroom	10.6ft. X 11.4ft.
Bathroom	5ft. X 8ft.
Bedroom 2	10.10ft. X 16.7ft.
Balcony	5.7ft. X 5ft.
Kitchen	8.5ft. X 11.9ft.
Utility	8.5ft. X 11.9ft.
Bedroom 3	11.9ft. X 11.9ft.
Bathroom	5ft. X 8ft.



Saleable Area
1435 sq.ft.

RERA carpet area
936 sq.ft.

Type B4-Units 104

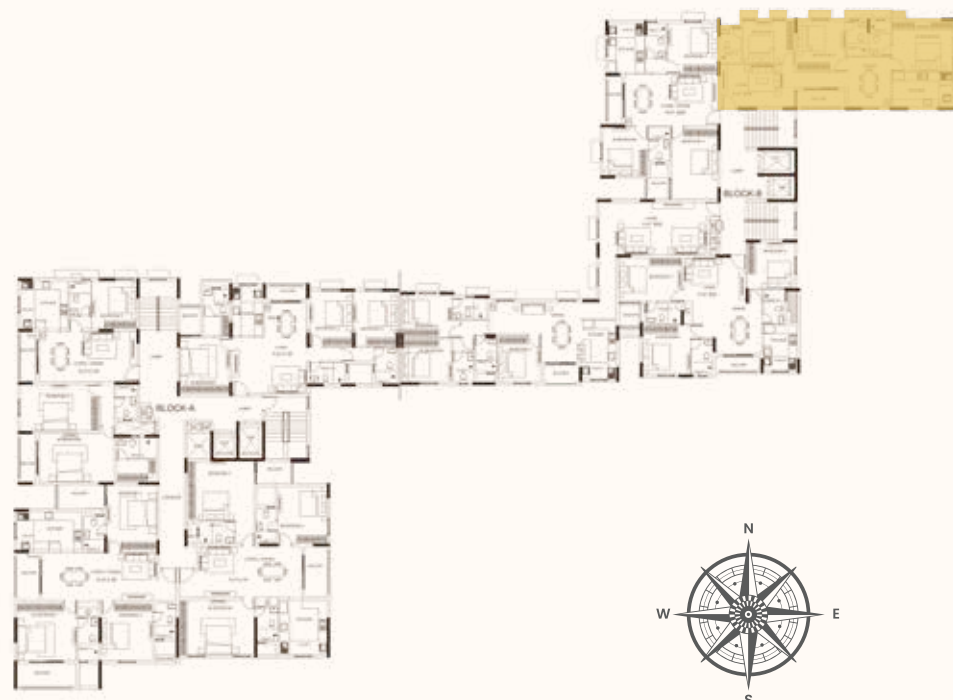
104-904

1537 sq.ft.

3 BHK + 3 Toilets

With Balconies

Living	17.5ft. X 10ft.
Dining	10.2ft. X 11.9ft.
Balcony	11.2ft. X 4.7ft.
Kitchen	14.3ft. X 8.3ft.
Utility	14.3ft. X 8.3ft.
Master Bedroom	14.4ft. X 11.8ft.
Bathroom	5ft. X 8ft.
Bedroom 2	11.2ft. X 11.8ft.
Bathroom	5ft. X 8ft.
Bedroom 3	12.2ft. X 9.10ft.
Bathroom	5ft. X 8.3ft.



Saleable Area
1537 sq.ft.

RERA carpet area
1040 sq.ft.





TRAVENTURE HOMES



Amenities

Rooftop Lifestyle

- || Children's Play Zone
- || Sky Garden & View Deck
- || Lounge and Seating Pods

Recreation

- || Gym
- || Swimming Pool
- || Landscaped Gardens

Security & Access

- || MyGate App Integration
- || 24x7 CCTV Coverage
- || Security Booth & Controlled Entry
- || Digital Door Locks

Parking & Mobility

- || 84 Covered Car Parks
- || 41 Basement Parking
- || 6 Stilt-level
- || Dual Lifts Per Block

Above the city's hustle
and bustle, a Private
sanctuary unfolds

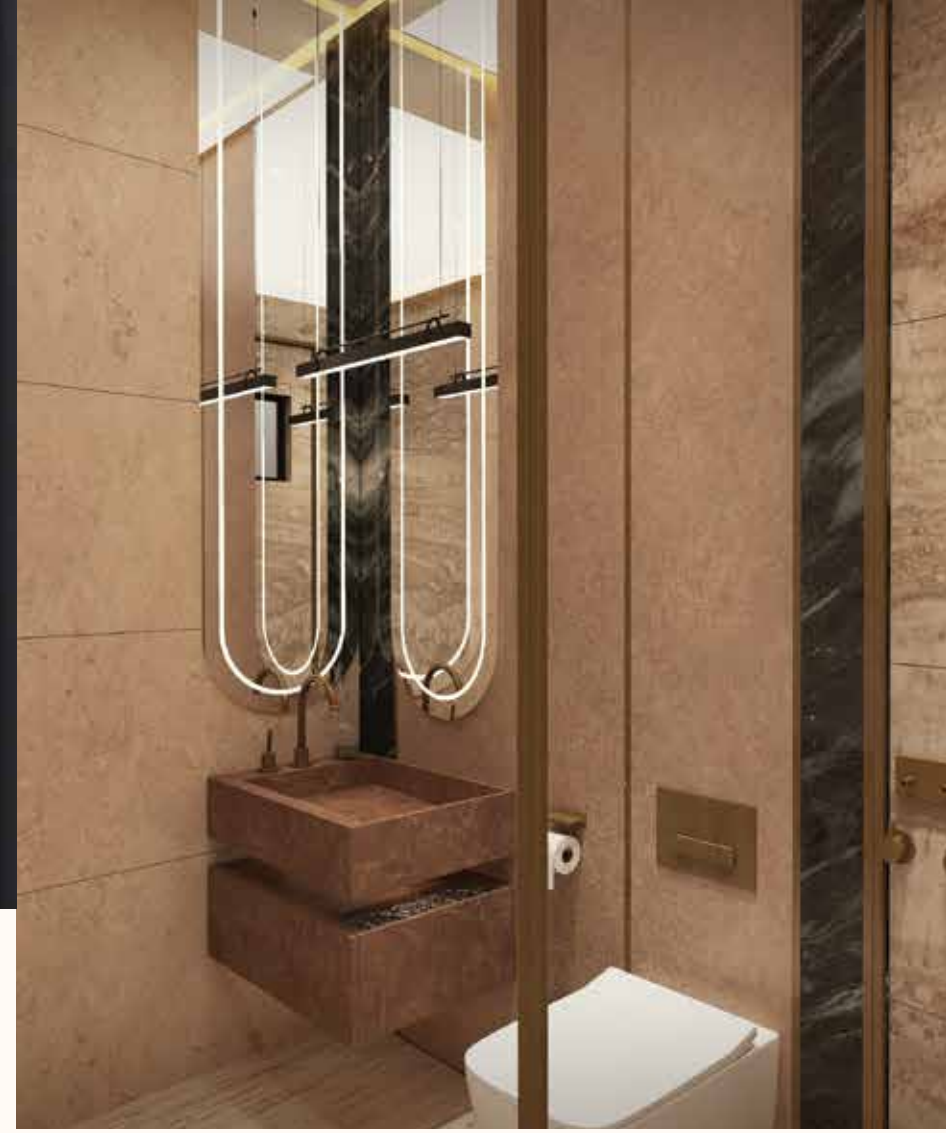
...Crafted for
Conversations,
Sunsets
and Stars



Sky Lounge



Jaquar Fittings



Digital Door Locks



Security with App Integration

Panoramic Sit-out



Covered Car Parking



24x7 CCTV Surveillance



Swimming Pool 22

Project Specifications

Structure

Structural System

RCC framed structure, designed for seismic compliance (Zone 2)

Masonry

200 mm external walls & 100 mm internal walls

Floor-to-Floor Height (including slab)

2950 mm

Anti-Termite Treatment

Provided for entire structure

Wall Finish

Internal Walls

2 coats of putty, 1 coat of primer & 2 coats of emulsion paint

Ceiling

2 coats of putty, 1 coat of primer & 2 coats of emulsion paint

Exterior Walls

1 coat of primer & 2 coats of exterior emulsion (as per architect's colour design)

Bathrooms

Glazed/matte vitrified wall tiles (600×600 mm) up to 2400 mm height

Kitchen

Glazed/matte vitrified wall tiles (600×600 mm) up to 600 mm above countertop level

Floor Finish

Living & Dining

Italian marble

Bedrooms & Kitchen

Vitrified tiles (1200×600 mm)

Bathrooms

Anti-skid vitrified tiles (600×600 mm)

Balcony & Utility

Anti-skid wooden plank tiles (200×1200 mm)

Kitchen & Dining

Platform

Granite slab countertop at 800 mm height

Electrical Points

For chimney & water purifier

CP Fittings

Jaquar / equivalent

Sink with Tap

Provided in kitchen & utility areas

Balcony

Handrail

Stainless steel handrail as per architect's design

Bathrooms

Sanitary Fixtures

Jaquar / equivalent

CP Fittings

Jaquar / equivalent

Master Bathroom

Wall-mounted WC with cistern, health faucet, single-lever diverter, rain shower, and counter-mounted wash basin

Other Bathrooms

Wall-mounted WC with cistern, health faucet, single-lever diverter, overhead shower, and counter-mounted wash basin

JOINERY

Main Door

Veneer-finished solid wooden door (1050×2100 mm, 40 mm thick) with polished finish and premium ironmongery including digital lock, door viewer & magnetic catcher

Bedroom Doors

Laminate-finished doors (900×2100 mm, 32 mm thick) with locks, door stoppers, and bushes (Godrej / equivalent)

Bathroom Doors

ABS door frame with 35 mm thick ABS shutter (both sides finished)

Windows & Ventilation

Windows

UPVC sliding shutters with toughened glass & grills

French Doors

UPVC frame with toughened glass

Ventilators

UPVC frame with fixed louvered / openable shutter for ODU access

Electrical

Power Supply

3-phase connection

Safety Devices

MCB & RCCB

Switches & Sockets

Modular switches of ISI-approved brand

Wiring

Fire-retardant, low-smoke (FRLS) copper wires

Points Provided

- ||| Hob & chimney in kitchen
- ||| TV / Telephone / Data in living & master bedroom
- ||| Split AC provision in living / dining and all bedrooms
- ||| Exhaust fan & geyser points in all bathrooms

Backup Power

750 W for 3 BHK

Smart Home

Automation switches in living room

Common Areas

Lifts

8 - Passengers elevators per Floor
12 - Passengers elevators 2 Lifts per floor

Power Backup

100% for common amenities including lifts, WTP, STP & lighting

Lift Facia

Italian marble at ground level, granite at upper levels

Lobby

Italian marble (ground floor), granite (upper floors)

Corridor & Staircase

Granite flooring with SS handrail & enamel paint finish

Terrace

Pressed tile flooring with landscaped garden areas

OUTDOOR FEATURES

Water Storage

Centralized UG sump with WTP (as per water test report)

Rainwater Harvesting

Provided as per norms

STP

Centralized sewage treatment plant

Intercom

Provided in all units





TRAVENTURE HOMES





Payments

Key Metrics

FSI 3.328 | Guideline Value ₹13,200/sq.ft. | Composite ₹15,000/sq.ft.

Limited to

75 exclusive owners.

Altitude 9 Payment Schedule

Booking Token	200000
Booking Amount within 15 days of booking date	10%
On Agreement signing within 30days of booking date	10%
Pile completion	25%
Basement completion	5%
Ground floor roof completion	5%
1st floor roof completion	5%
2nd floor roof completion	5%
3rd floor roof completion	5%
5th floor roof completion	5%
7th floor roof completion	5%
9th floor roof completion	5%
Brick work completion of the apartment	5%
Tiling completion of the apartment	5%
Upon pre-handing over inspection intimation	2.50%
Upon intimation of Handing over	2.50%





Connect With Us

Project & Sales Office

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Tamilnadu, 600093

Contact



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Other Landmarks by Traventure

Athulya | Elanza | Garden Menzonarck | Miracle Garden

Nexus | Serene | Senthur | Thara



@TraventureHomes

Project is Financed by and Mortgaged to
Aditya Birla Housing Finance Ltd.



RERA: Project Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project.

Aditya Birla Housing Finance Ltd.

Disclaimer: Specifications and details are subject to final RERA approval and architectural revision.