

**Booking Office:**

TRIYOM PALACE, Near Dhiraj Sons, Opp. CB Patel Cricket Academy  
GD Goenka Canal Road, Vesu, Surat

**Corporate Office:**

3002 - 3003, 3rd Floor, World Trade Center.  
Udhna Darwaja, Ring Road, Surat  
FOR BOOKING CALL: 1800 88 99 757, 9510 688 625  
Email: info@triyompalace.com | www.triyompalace.com

RERA REGISTRATION: PR/GJ/SURAT/SURAT CITY/SUDA/RAA11372/040323

A PROJECT BY



STRUCTURE



VASTU CONSULTANT

GURUDUTT  
SHENOY

ARCHITECT



INDIAN GREEN BUILDING  
COUNCIL MEMBERSHIP



SCAN FOR  
WEBSITE



FOLLOW US  
ON FACEBOOK



SCAN TO SCHEDULE  
THE SITE VISIT



SUBSCRIBE ON  
YOUTUBE



FOLLOW US  
ON INSTAGRAM







## Our Brand Story

Like how a perimeter defines every area, every human interaction necessitates a boundary. Our boundaries give us a sense of safety and, thus freedom. However the heart of these boundaries, we subconsciously desire a place, we can call our own. Where this place can provide you with an everlasting and serene living experience?

Introducing Triyom. We at Triyom understand the importance of spaces. We believe that well-being is an expression of the three dimensions of divinity - mental peace, Nature and physical balance. Every Triyom home embodies the three essences to give you an exquisite holistic Inner experience. Our properties are carefully handcrafted using elements and design chosen to envelop you in a spatial language of peaceful living that lets you transcend into divine by nature.



## VISION

To create living spaces that inspire communities to build sacred relationships with oneself and deliver on a sense of enriched / refined living.

## MISSION

Triyom aspires to create a retreat that offers a holistic living experience by establishing habitats encouraging people to foster a mind, body and soul connection. We aim to construct abodes that accommodate natural elements which will nurture a sense of belonging to surroundings.

## CORE VALUES

**Spirituality** - Epitomize and manifest ethereal qualities of sacredness, wholeness, purpose and balance.

**Customer-centricity** - Following a customers first policy. Identity and address customer needs by innovating offerings to meet changing consumer demands. Retain customer loyalty through delight.

**Trust** - Build enduring relationships. Invest in delivering on the brand promise.

**Responsibility** - Provide an eco-friendly and safe environment for all stakeholders. Propagate the idea of conscious living through brand offerings.







 **TRİYOM**  
**PALACE**  
Divine by Nature

*lifestyle*

Triyom Palace promises a truly ethereal living experience for those seeking an independent lifestyle and a solo retreat. With the iconic and generous superstructure, textures, one can experience a living no less than a royalty. There is a novel world for you and loved ones.







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**Vastu Complied**  
Architectural Planning

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Exclusively Designed  
Nests for **50 Families**

Customized Plan  
Only **Three Residential Towers** with High End  
Luxury Amenities

**Single Flat per Floor** In  
" B " Type Building  
having Two  
(02) Lifts per Building

Two Flats per Floor In  
"A & C " Type  
Buildings having  
**Three (03) Lifts  
per Building**

**Luxuries Pent House**  
Provision at 10-11th Floor  
with Inside **Personal  
Elevator** and At  
**Terrace Floor  
Garden and  
Amenities**

Provisions for  
**Duplex & Triplex  
Flat** For Spacious  
Living

**Magnificent  
landscaping  
25000 SQ.FT.**

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**12' SLAB TO SLAB  
FLOOR HEIGHT**

**Ample Parking**  
Allocation (**4  
Cars Per Flat** / 2 Two  
Wheelers Per Flat)  
@ Surface As Well  
As Basement

Dedicated  
**Visitors Parking**

**Themes Based  
Design** Entrance  
Lobby with Ultra-  
Modern Facility



## Project Highlights











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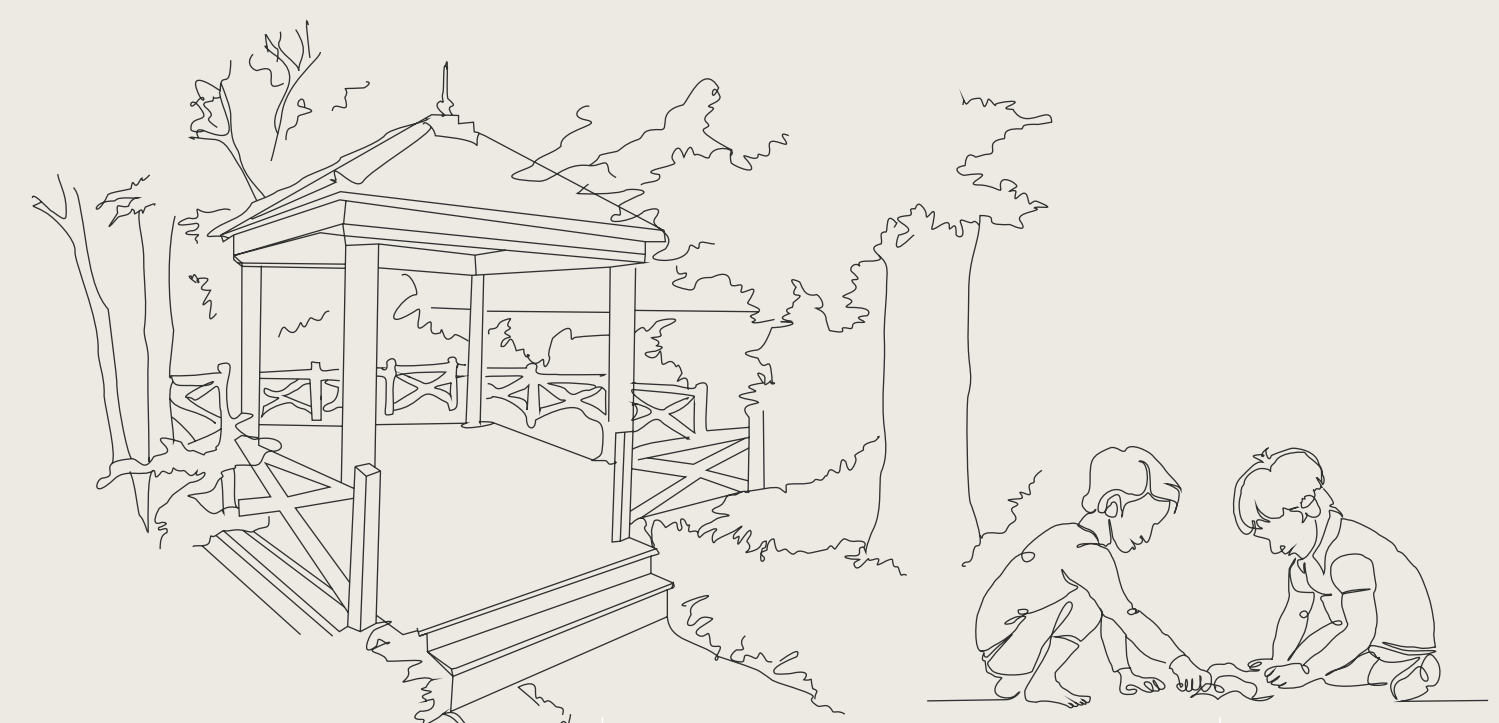


# Connectivity

-  RELIANCE RETAIL - 1.2 KM (4 Min)  
METRO - 3.0 KM (7 Min)  
DHIRAJ SONS - 0.2 KM (1 Min)  
D MART - 5.4 KM (12 Min)  
VR MALL - 3.2 KM (8 Min)
-  SURAT MARRIOTT HOTEL - 4.3 KM (13 Min)  
COURTYARD MARRIOTT HOTEL - 9.1 KM (17 Min)  
LE MERIDIAN - 4.6 KM (11 Min)
-  SANJIVANI HOSPITAL - 0.35 KM (1 Min)  
JIO-MAX MULTI SUPER SPECIALITY - 2.1 KM (4 Min)  
AMAN HOSPITAL - 2.5 KM (5 Min)  
BOMBAY MULTI SPECIALITY - 2.7 KM (6 Min)
-  INOX - 3.3 KM (8 Min)  
PVR - 3.2 KM (7 Min)  
VALENTINE - 3.1 KM (7 Min)
-  G D GOENKA INTERNATIONAL SCHOOL - 1.1 KM (3 Min)  
L P SAVANI ACADEMY - 1.4 KM (4 Min)  
HILLS HIGH SCHOOL - 0.5 KM (2 Min)
-  HDFC - 0.5 KM (1 Min)  
BANK OF BARODA - 2.4 KM (5 Min)  
STATE BANK OF INDIA - 1.3 KM (4 Min)  
ICICI BANK - 1.3 KM (4 Min)
-  V.N.S.G.U. - 1.6 KM (4 Min)  
S.V.N.I.T. - 3.0 KM (7 Min)  
BHAGWAN MAHAVEER UNIVERSITY - 2.1 KM (4 Min)
-  ISCON TEMPLE - 0.9 KM (2 Min)  
SHREE SHYAM BABA MANDIR - 2.3 KM (6 Min)  
DIGAMBAR JAIN DERASAR - 0.4 KM (1 Min)

- Airport Connectivity - 7 kms (15 min)
- Mumbai (NH #8) - 25.7 kms (43 min)
- Industrial Zones - (Sachin / Pandasera / Palsana) - 12.5 kms (25 min)
- Surat Diamond Bourse - Connectivity 6.6 km (15 Min)

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# Amenities

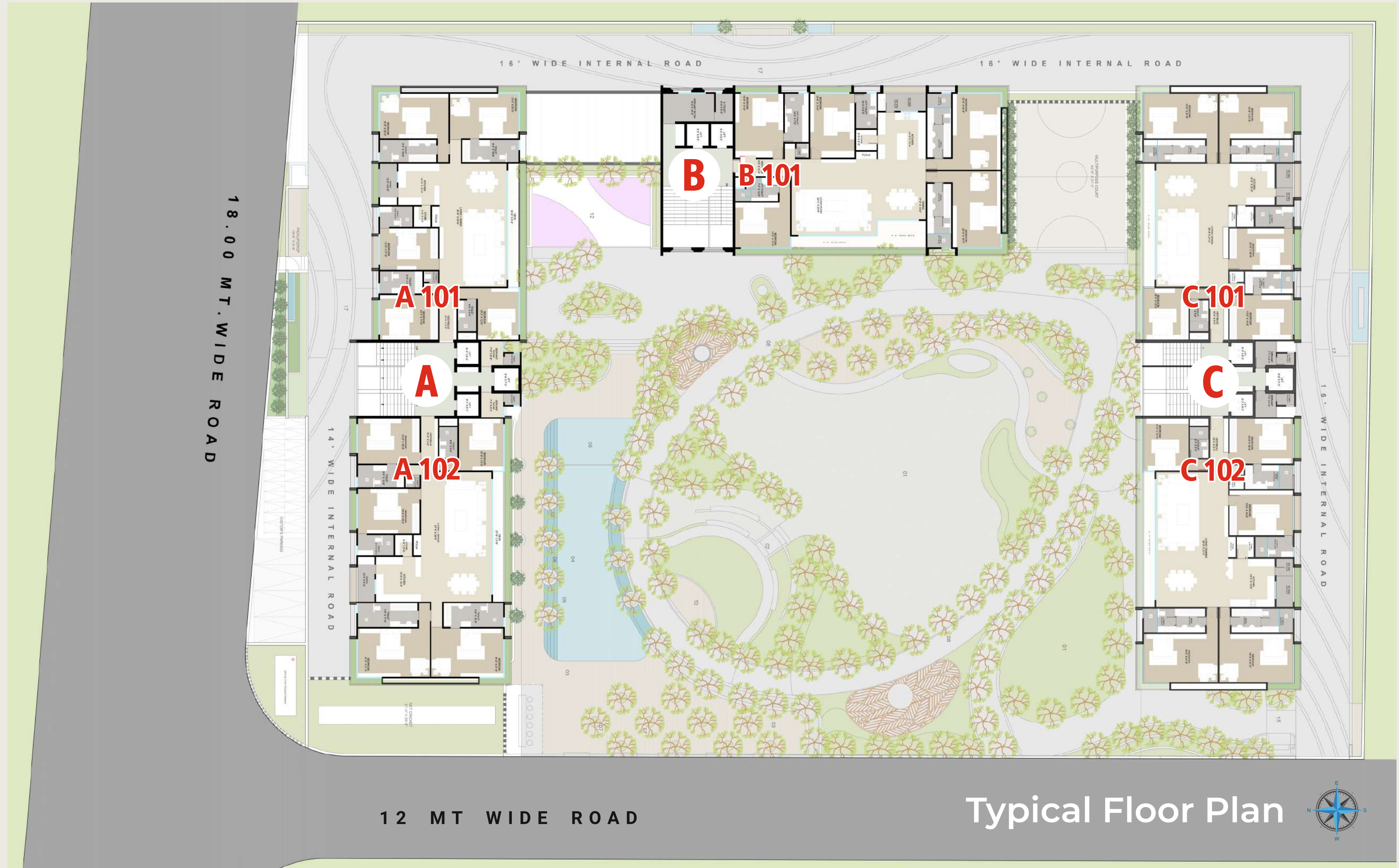
 <b>Designer Garden Sprawling in 20000 sq ft</b>	 <b>8 Feet Wide Jogging Track</b>	 <b>Azure Blue Swimming Pool</b>	 <b>Baby Swimming Pool</b>	 <b>Fully Equipped Modern Gym</b>
 <b>Separate Steam &amp; Sauna Rooms for Men &amp; Women</b>	 <b>Spacious Banquet Hall &amp; Yoga Room</b>	 <b>Open Deck Adjoining Banquet Hall</b>	 <b>Pool Side Open Deck Cafeteria</b>	 <b>Multi-purpose Court</b>
 <b>Indoor Gaming Zone</b>	 <b>Pool-side Deck &amp; Hang-out Area</b>	 <b>Sitting Area for Senior Citizens</b>	 <b>Designer Gazebos - 2 Nos</b>	 <b>Designated Waiting Area for School Buses &amp; Visitor's Parking</b>
 <b>Designer Water Structures</b>	 <b>Magnificent Water Fountains</b>	 <b>Separate Society Office</b>	 <b>Cricket Net</b>	 <b>24X7 CCTV Surveillance</b>

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# TOWER A

1st Floor Plan







# TOWER A

2nd, 3rd, 5th, 6th, 8th & 9th Floor Plan





# TOWER A

4th Floor Plan

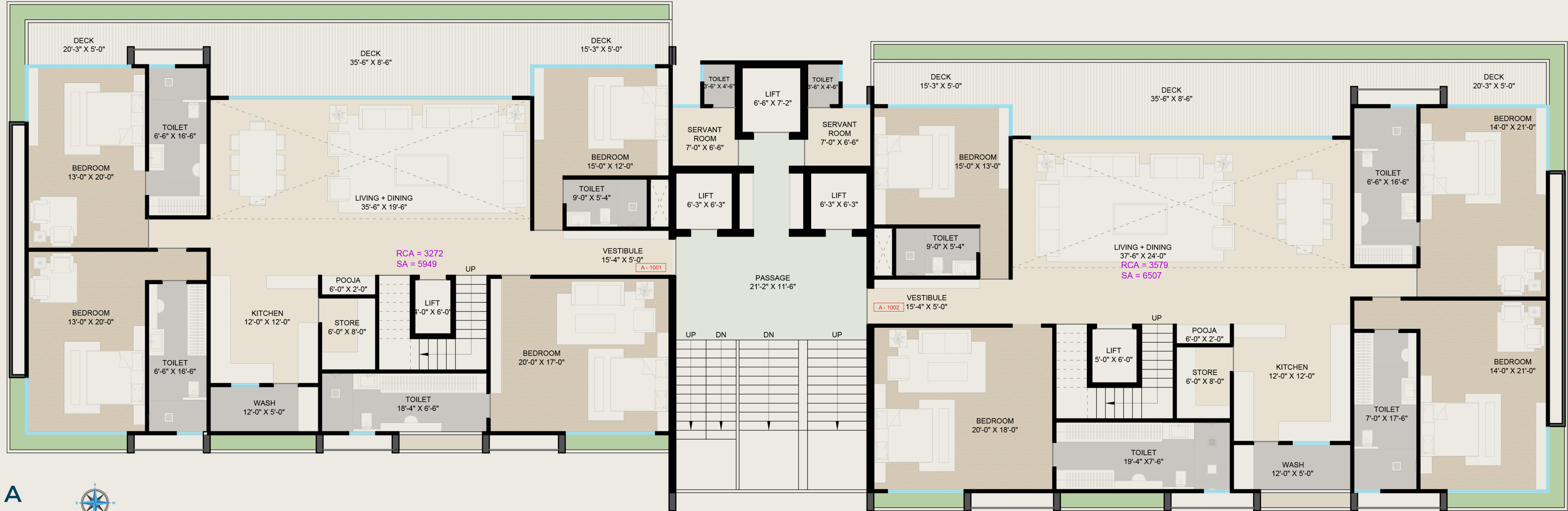




**TOWER A**  
7th Floor Plan







**TOWER A**  
 10th Floor Plan -  
 Penthouse up to 11th Floor



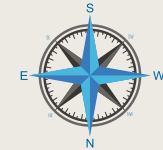
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RCA and SA areas are in sq ft





**TOWER A**  
 11th Floor Plan -  
 Penthouse from 10th Floor



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RCA and SA areas are in sq ft





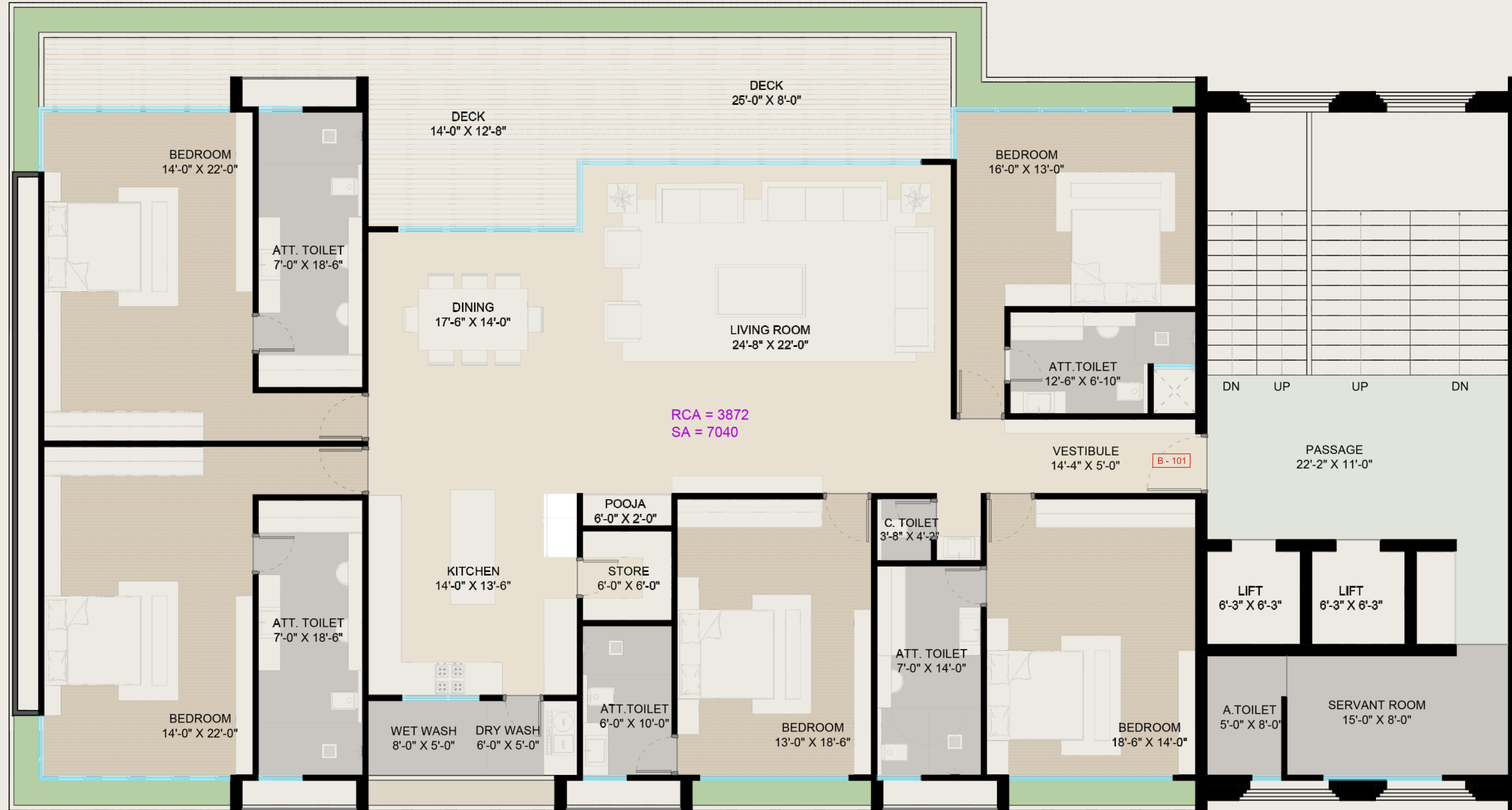
**TOWER A**  
Terrace Floor Plan



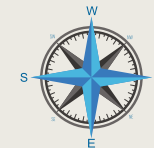
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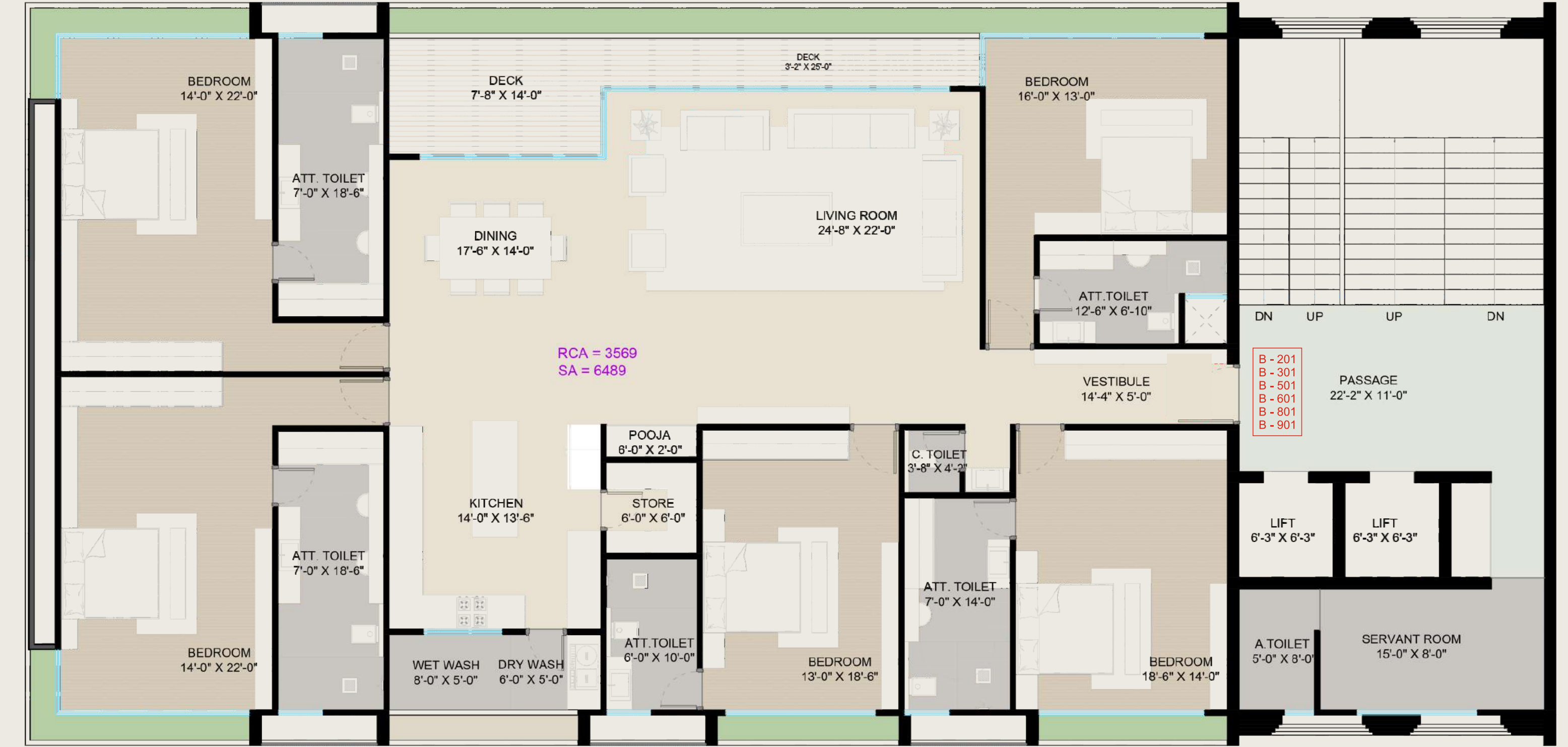


**TOWER B**  
1st Floor Plan



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RCA and SA areas are in sq ft



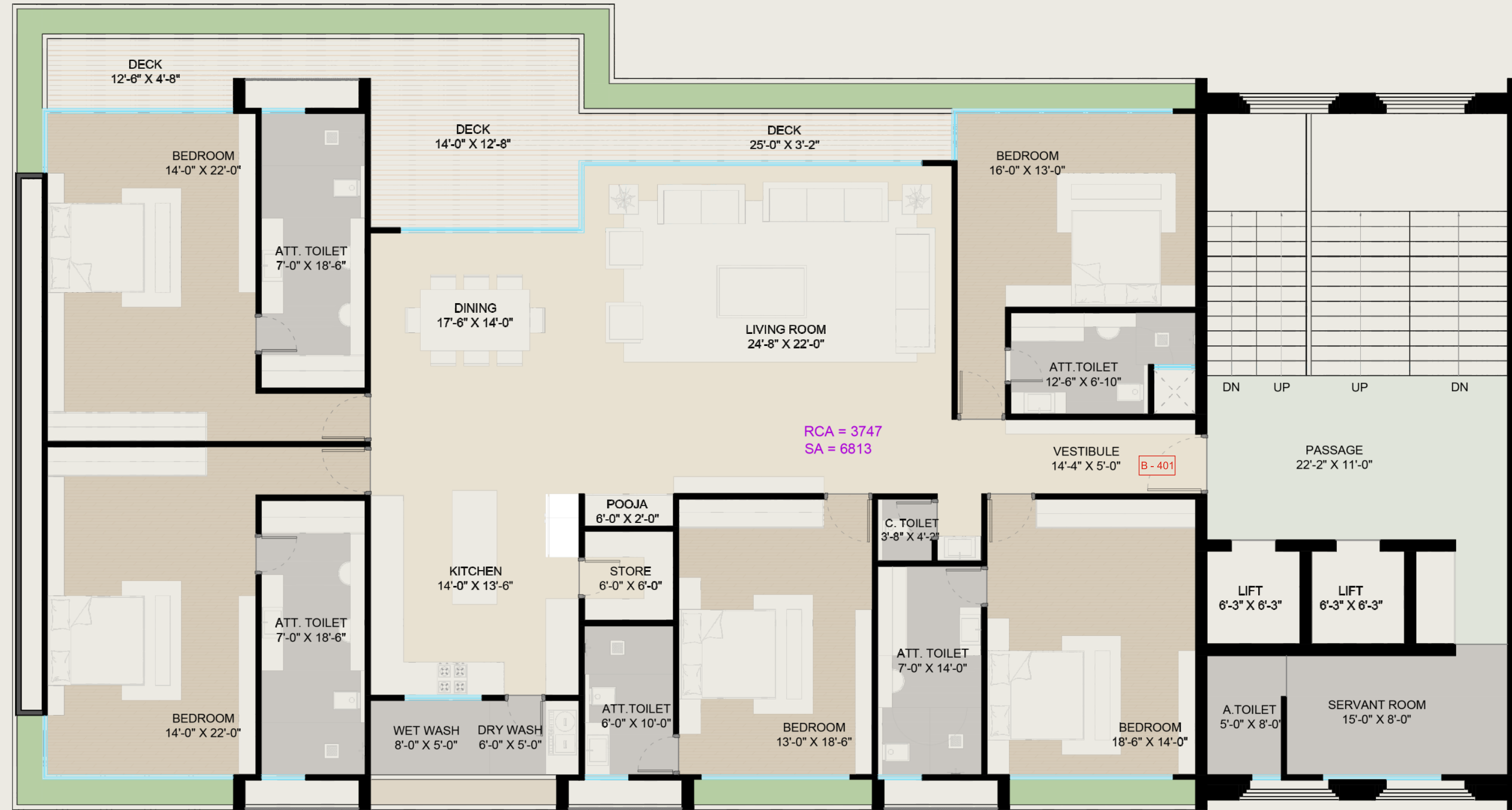
**TOWER B**  
Typical Floor Plan  
(2nd, 3rd, 5th, 6th, 8th & 9th)



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RCA and SA areas are in sq ft

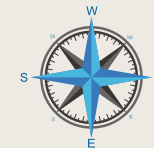




RCA = 3747  
SA = 6813

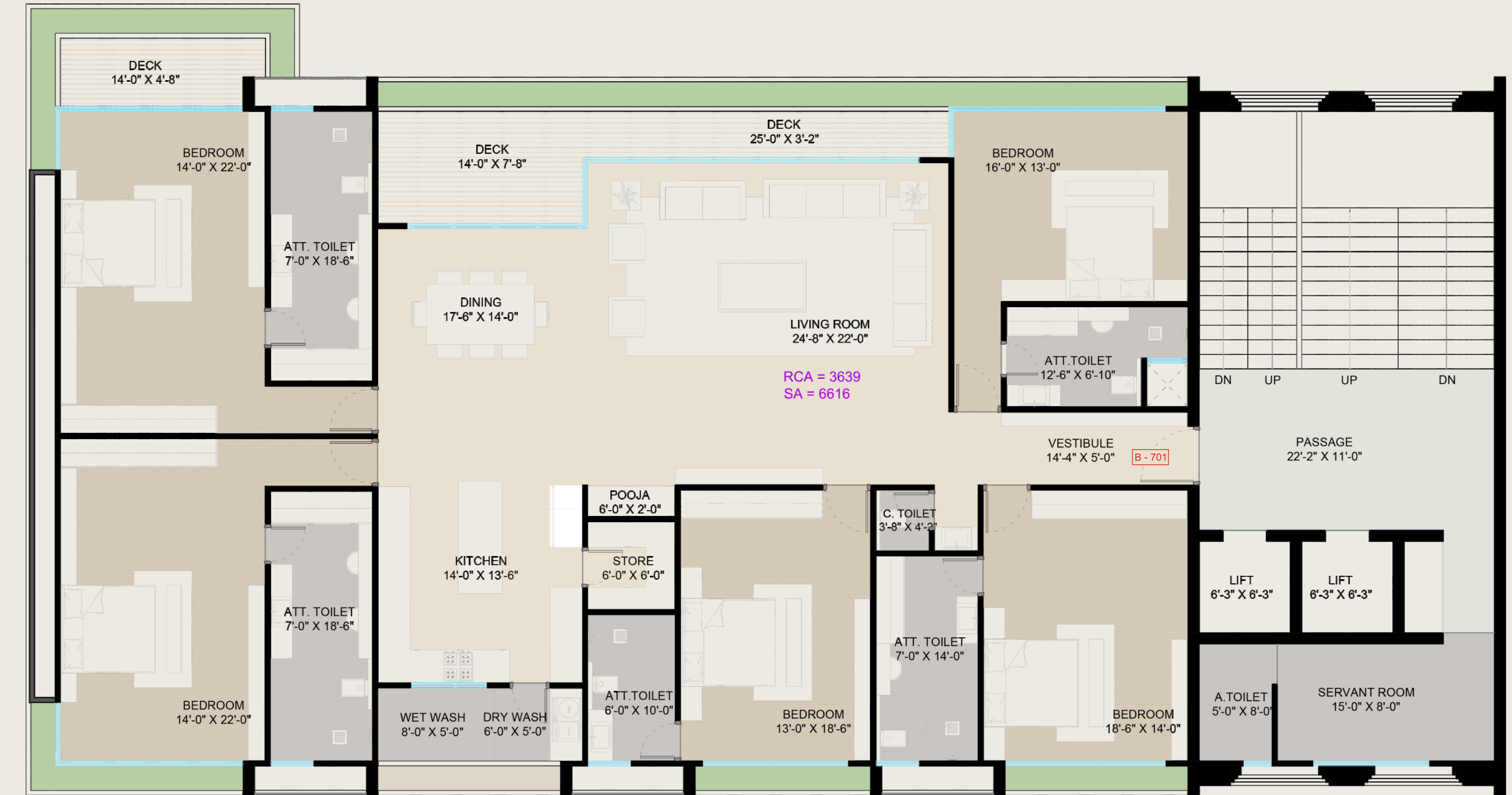
B-401

**TOWER B**  
4th Floor Plan



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RCA and SA areas are in sq ft



RCA = 3639  
SA = 6616

B-701

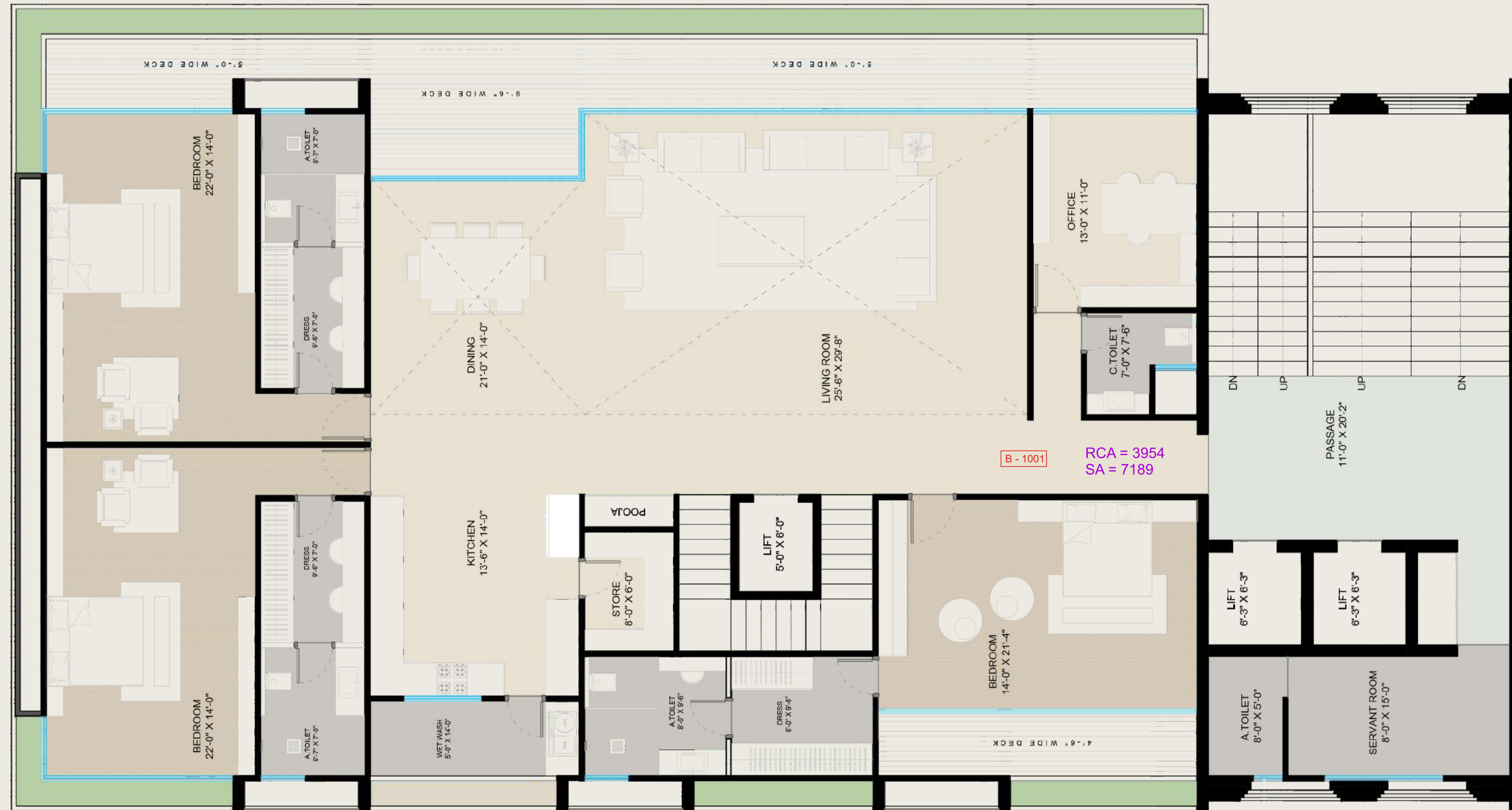
**TOWER B**  
7th Floor Plan



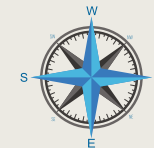
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RCA and SA areas are in sq ft



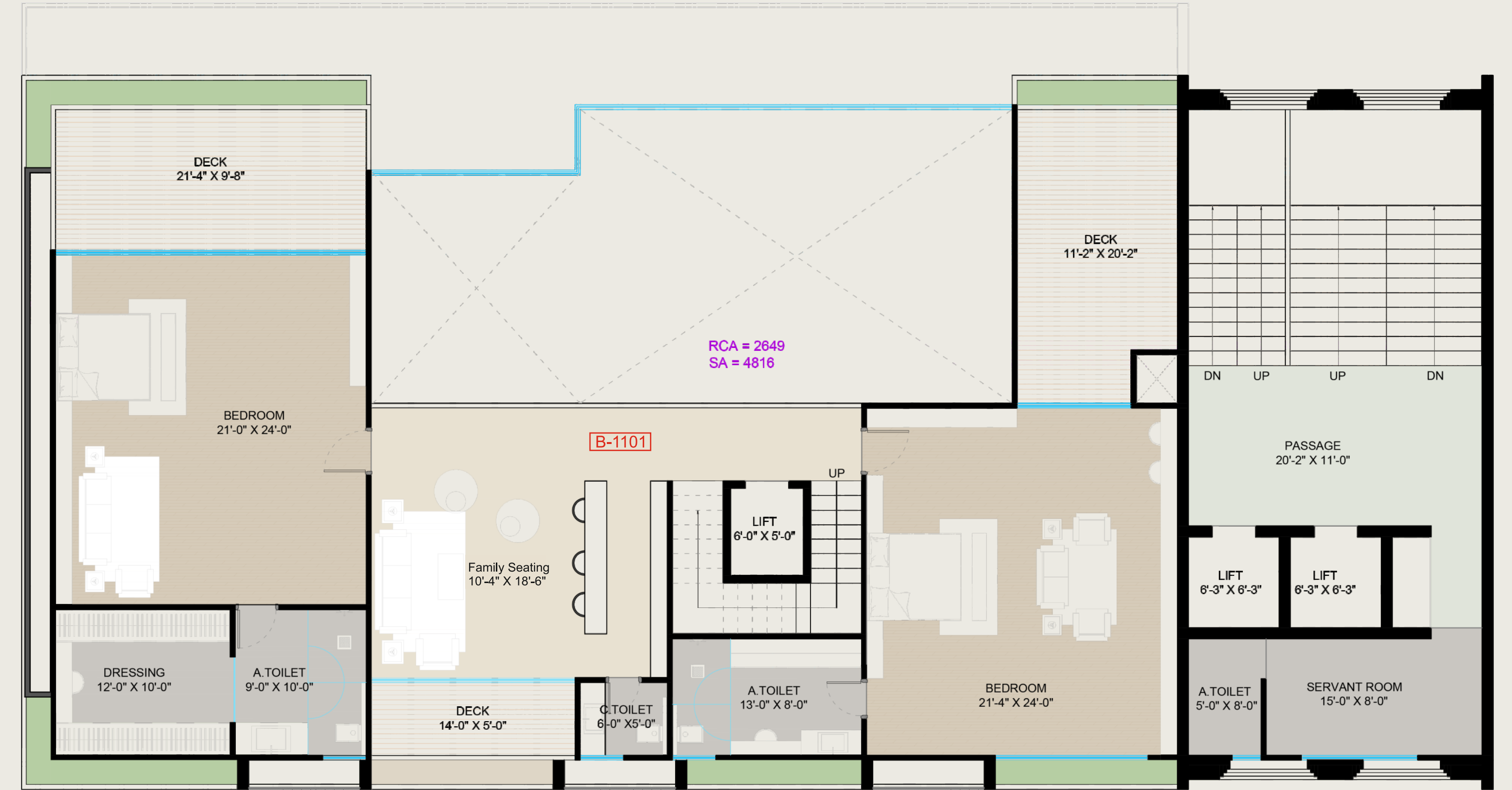


**TOWER B**  
10th Floor Plan  
Pent house up to 11th Floor



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RCA and SA areas are in sq ft



**TOWER B**  
11th Floor Plan -  
Penthouse from 10th Floor



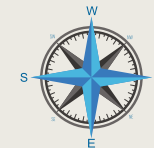
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RCA and SA areas are in sq ft





**TOWER B**  
Terrace Floor Plan



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This brochure is only





RCA = 3406  
SA = 6193

RCA = 3616  
SA = 6574

# TOWER C

1st Floor Plan







# TOWER C

2nd, 3rd, 5th, 6th, 8th & 9th Floor Plan







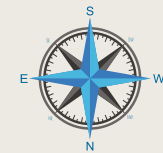
**TOWER C**  
4th Floor Plan







**TOWER C**  
7th Floor Plan







**TOWER C**  
 10th Floor Plan -  
 Penthouse up to 11th Floor



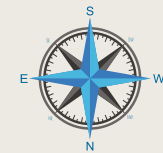
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RCA and SA areas are in sq ft





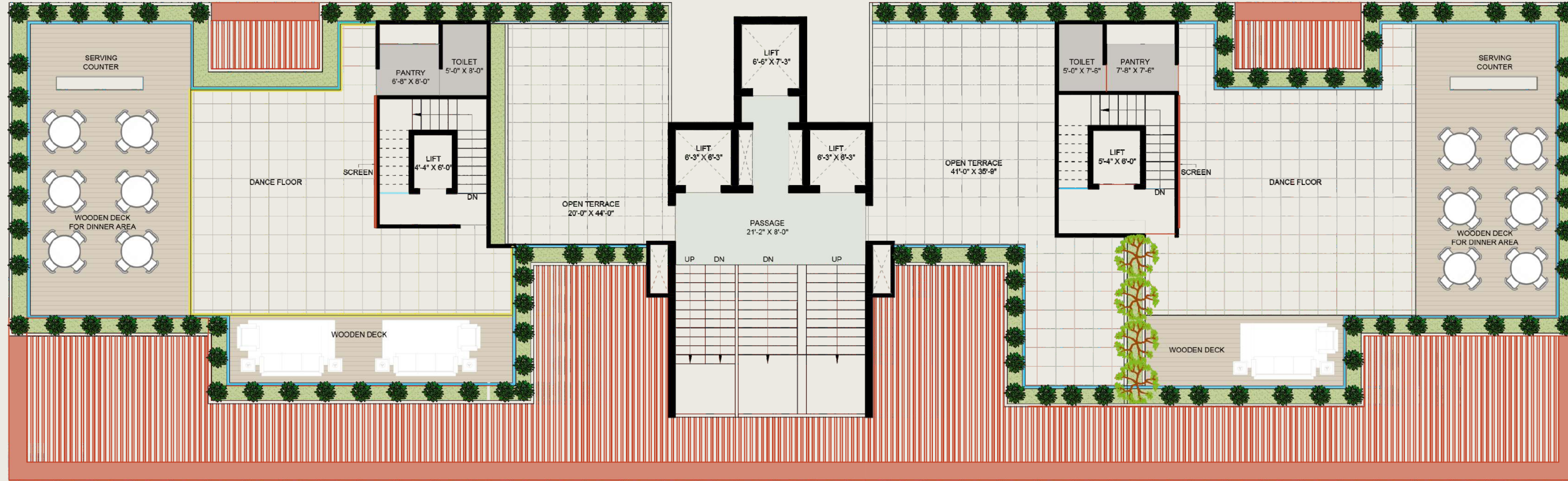
**TOWER C**  
 11th Floor Plan -  
 Penthouse from 10th Floor



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RCA and SA areas are in sq ft





## Thoughtfully Designed Unique Structures Based on Natural Balance and Vastu Guidelines

Exclusively designed modern residences encompassing every aspect of premium lifestyle for the residents. At Triyom, We believe in the profound balance between luxury and divinity. Triyom Palace is one of the finest examples of an architectural marvel infusing the natural flow of elements in its space and bringing forth the divinity in lifestyle. An ideal place with vibes of elegance for your family and exclusively designed spaces to provide a lifestyle that you and your family always deserve. State-of-the-art facilities and easy connectivity ensure your momentum of progress is never hindered.

**TOWER C**  
Terrace Floor Plan



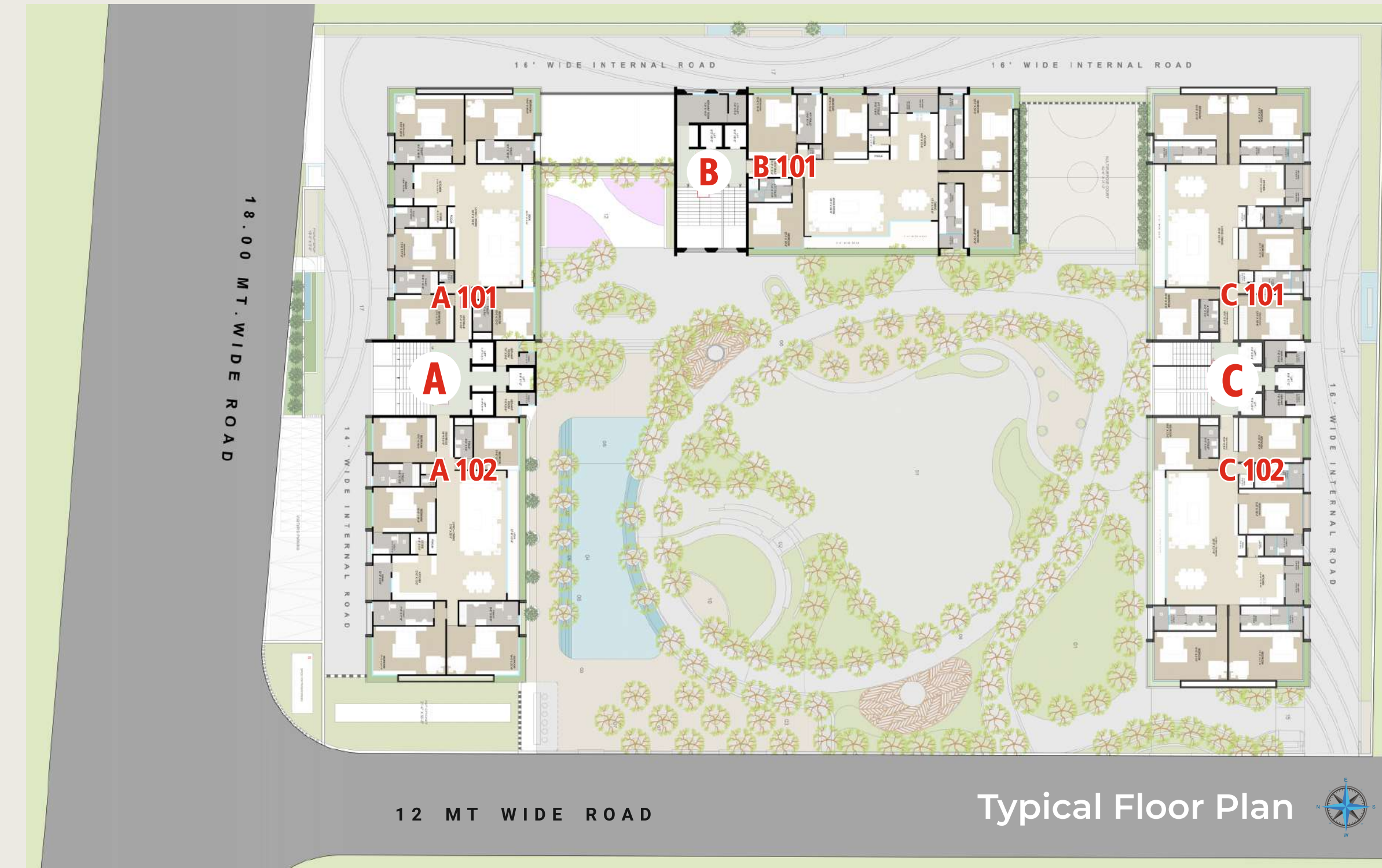


A TOWER			
FLOOR	FLAT NO.	AS PER RERA NORMS (SQ.FT.)	
		CARPET (RCA)	SB AREA (RBUA)
FIRST	A 101	3171	5765
	A 102	3503	6369
SECOND	A 201	2916	5302
TYPICAL FLOOR	A 202	3207	5831
THIRD	A 301	2916	5302
TYPICAL FLOOR	A 302	3207	5831
FOURTH	A 401	3077	5594
	A 402	3380	6145
FIFTH	A 501	2916	5302
TYPICAL FLOOR	A 502	3207	5831
SIXTH	A 601	2916	5302
TYPICAL FLOOR	A 602	3207	5831
SEVENTH	A 701	2991	5438
	A 702	3277	5958
EIGHTH	A 801	2916	5302
TYPICAL FLOOR	A 802	3207	5831
NINETH	A 901	2916	5302
TYPICAL FLOOR	A 902	3207	5831
TENTH	A 1001	3272	5949
	A 1002	3579	6507
ELEVENTH	A 1101	2299	4180
TYPICAL FLOOR	A 1102	2530	4600
TERRACE	A 1201	944	472
	A 1202	1565	782.5
		PH	
		1001 + 1101 =	
		10601	
		1002 + 1102 =	
		11889.5	

B TOWER			
FLOOR	FLAT NO.	AS PER RERA NORMS (SQ.FT.)	
		CARPET (RCA)	SB AREA (RBUA)
FIRST	B 101	3872	7040
SECOND (TYP. FLOOR)	B 201	3569	6489
THIRD (TYP. FLOOR)	B 301	3569	6489
FOURTH	B 401	3747	6813
FIFTH (TYP. FLOOR)	B 501	3569	6489
SIXTH (TYP. FLOOR)	B 601	3569	6489
SEVENTH	B 701	3639	6616
EIGHTH (TYP. FLOOR)	B 801	3569	6489
NINETH (TYP. FLOOR)	B 901	3569	6489
TENTH	B 1001	3954	7189
ELEVENTH (TYP. FLOOR)	B 1101	2649	4816
TERRACE	B 1201	2017	1008.5
		PH	
		1001 + 1101 =	
		13013.5	

C TOWER			
FLOOR	FLAT NO.	AS PER RERA NORMS (SQ.FT.)	
		CARPET (RCA)	SB AREA (RBUA)
FIRST	C 101	3406	6193
	C 102	3616	6574
SECOND	C 201	3128	5687
TYPICAL FLOOR	C 202	3345	6082
THIRD	C 301	3128	5687
TYPICAL FLOOR	C 302	3345	6082
FOURTH	C 401	3288	5978
	C 402	3517	6394
FIFTH	C 501	3128	5687
TYPICAL FLOOR	C 502	3345	6082
SIXTH	C 601	3128	5687
TYPICAL FLOOR	C 602	3345	6082
SEVENTH	C 701	3192	5803
	C 702	3419	6216
EIGHTH	C 801	3128	5687
TYPICAL FLOOR	C 802	3345	6082
NINETH	C 901	3128	5687
TYPICAL FLOOR	C 902	3345	6082
TENTH	C 1001	3482	6331
	C 1002	3724	6771
ELEVENTH	C 1101	2432	4422
TYPICAL FLOOR	C 1102	2581	4693
TERRACE	C 1201	1684	842
	C 1202	1047	523.5
		PH	
		1001 + 1101 =	
		11595	
		1002 + 1102 =	
		11987.5	

REMARKS: S-W CORNER FLATS - HIGHLIGHTED WITH ORANGE COLOR



Typical Floor Plan

**WE REQUEST**

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- In the interest of continual developments & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & look of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they form hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display the information of the scheme does not form any part of legal documents.

**NOTES**

- All rights for Alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the concerned parties.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- This brochure is for display the information at personal level and by no means allowed to be circulated, distributed and shared without prior concern of builder.
- By no means, this brochure will form any part of any legal document.

**LEGAL DISCLAIMER**

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of final deliverable product.
- All the elements, objects, treatments, materials, equipment & color scheme shown are artist's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.