



TRIYÖM
PALACE

Divine by Nature



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. Identify and address customer needs by innovating offering to meet changing customer 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.

RERA CERTIFICATE



Gujarat Real Estate Regulatory Authority (RERA)

Government of Gujarat

Website: gujrerar1.gujarat.gov.in, Email: inforera@gujarat.gov.in

FORM - C

REGISTRATION CERTIFICATE OF PROJECT

[The Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 See Rule 6(1) "said rules"]

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 "said act" to the following Project under project registration number :-

PR/GJ/SURAT/SURAT CITY/SUDA/RAA11372/040323

Project Name & Address :-

TRIYOM PALACE
TRIYOM PALACE NEAR DHIRAJ SONS, OPP C B PATEL CRICKET ACADEMY GD GOENKA CANAL ROAD VESU SURAT,
Surat City, Surat, Gujarat

Remarks: TP/Revenue Village: 2 (Vesu - Bharthana - Vesu), FP/Survey No:- 48, R.S. No. :- 63, Moje :- Vesu , Ta. :- Majura, Dist. :- Surat , SP/Plot no.: -, Block:- A , B , C . **Affidavit has been submitted for providing drainage & sewerage disposal system as per CGDCR/NBC before BU permission by promoter.

Promoter Name & Address :-

TRIYOM PALACE Partnership Firm
3RD FLOOR OFFICE NO 3002 , WORLD TRADE CENTER NEAR UDHNA DARWAJA RING ROAD, Surat, Gujarat-395003

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as prescribed in said rules as per "Annexure A" by the Government of Gujarat.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17 of the said act.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 of the said act.
- The registration shall be valid till Dt. 31/12/2027 unless renewed by the Real Estate Regulatory Authority in accordance with section 5 of the said act read with rule 7 of the said rules made thereunder.
- The promoter shall comply with the provisions of the said act and the said rules and regulations made thereunder.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- All advertisements for this project must mention RERA registration number and GujRERA website www.gujrerar1.gujarat.gov.in. The font size for the same should not be less than that of the contact details of the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the said act and the said rules and regulations made thereunder.

Date: 04/03/2023

Place: Gandhinagar



Signature Not Verified

Digitally signed by DEEPA KUMAR JIVRAJBHAI
Date: 2023.03.04 13:29:20 IST
Reason: Digitally Signed Certificate
Location: Gandhinagar

Signature and Seal of the Secretary
Gujarat Real Estate Regulatory Authority



TRIYOM PALACE

Divine by Nature

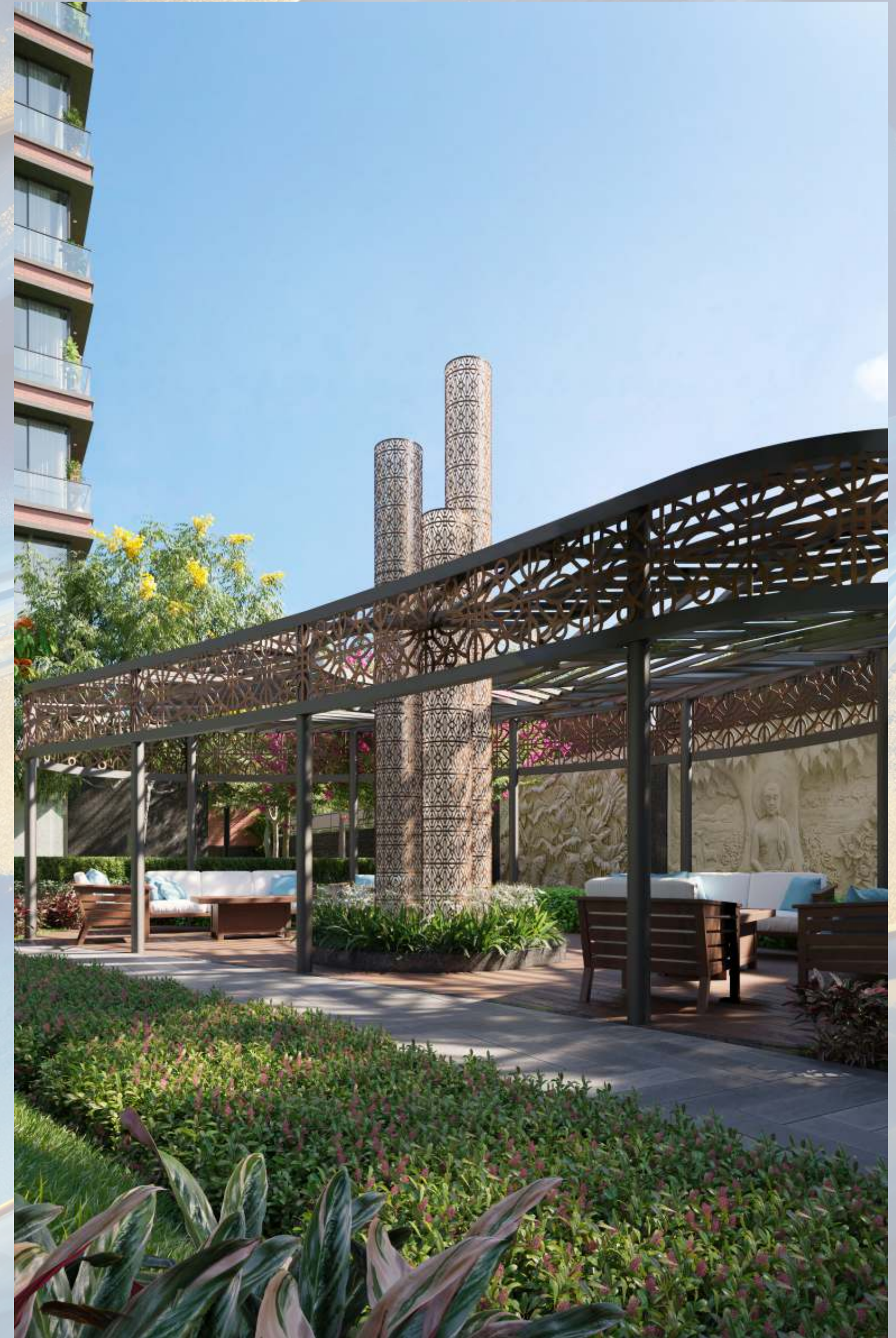
Lifestyle

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.











- 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 MARRIOT HOTEL - 4.3 KM (13 Min)
- COURTYARD MARRIOT 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)



- 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)



- INOX - 3.3 KM (8 Min)
- PVR - 3.2 KM (7 Min)
- VALENTINE - 3.1 KM (7 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 - 2.9 KM (5 Min)
- SHREE SHYAM BABA MANDIR - 2.3 KM (6 Min)
- DIGAMBAR JAIN DERASAR - 0.4 KM (1 Min)



- SURAT AIRPORT - 6.7 KM (12 Min)



- DIAMOND BOURSE - 6.5 KM (13 Min)



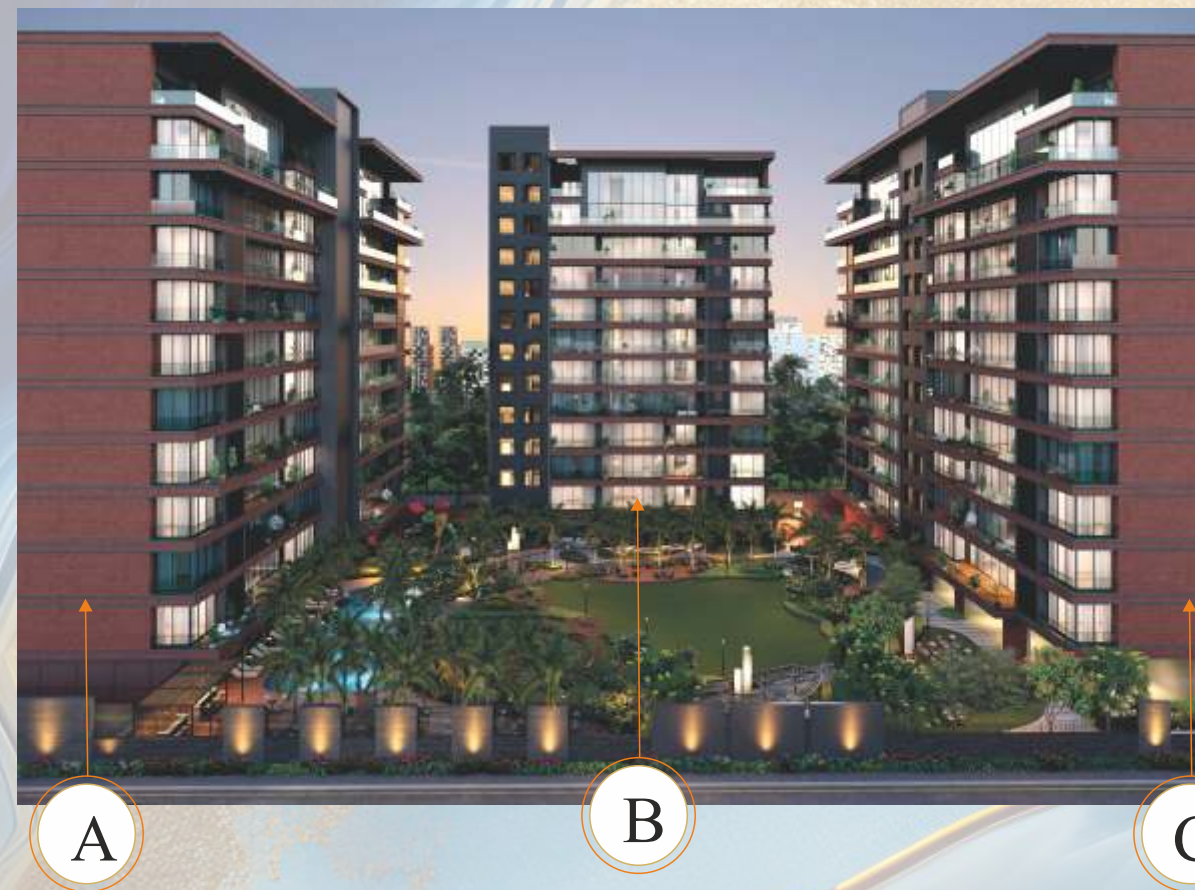
- RAILWAY STATION - 11 KM (25 Min)

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
PENTHOUSE 10th + 11th Floor + Terrace			12578
PENTHOUSE 10th + 11th Floor + Terrace			13874

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
PENTHOUSE 10th + 11th Floor + Terrace			15238

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
PENTHOUSE 10th + 11th Floor + Terrace			13522
PENTHOUSE 10th + 11th Floor + Terrace			14402

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





GROUND FLOOR
LAYOUT
PLAN

AMENITIES

- 1. Multipurpose Lawn
- 2. Amphitheater
- 3. Swimming Pool

- 4. Lap Pool
- 5. Kid's Pool
- 6. Jacuzzi

- 7. Outdoor Café
- 8. Walkway
- 9. Gazebo

- 10. Stage & Stepped Seating
- 11. Multi-Purpose Court
- 12. Kid's Play Area

- 13. Net Cricket
- 14. Gate Portal
- 15. Pedestrian's entry to Party Lawn

- 16. Stepped Planter
- 17. Drop Off Area
- 18. Guest parking

- 19. Banquet hall
- 20. Gymnasium
- 21. Society Office

- 22. Indoor Gaming Area



Living Room + Dining



Entry



Multi-purpose Room



Kitchen



Living Area + Pooja Room



Master Bedroom



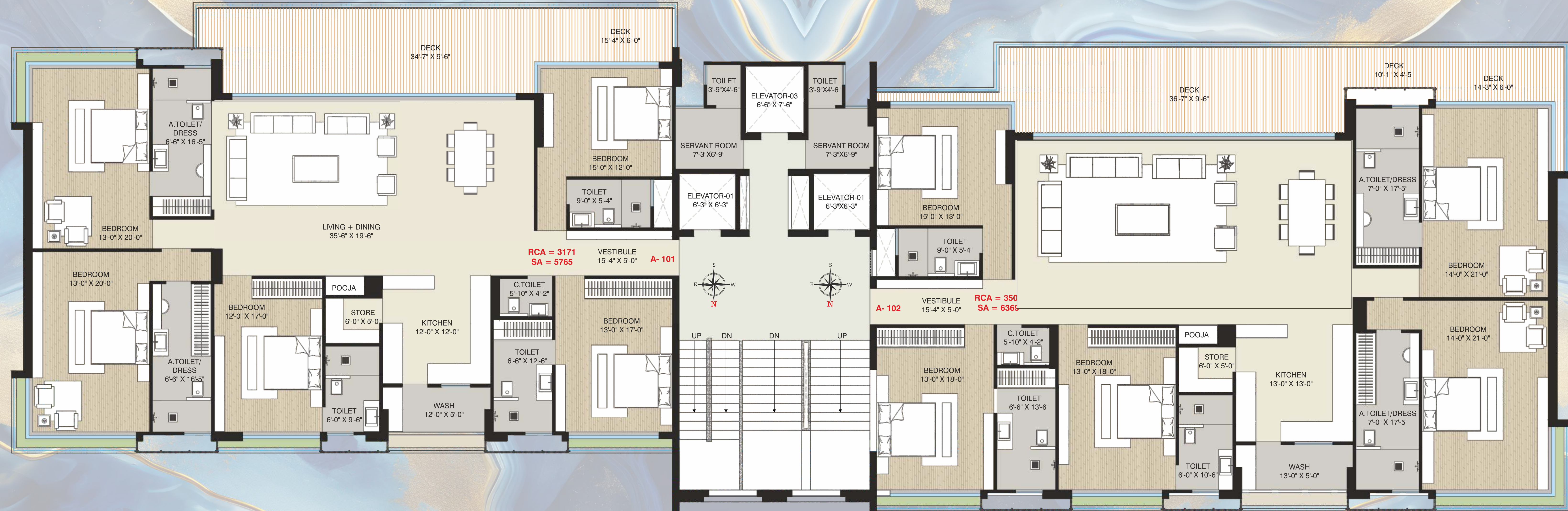
Bedroom 2



Bedroom 3

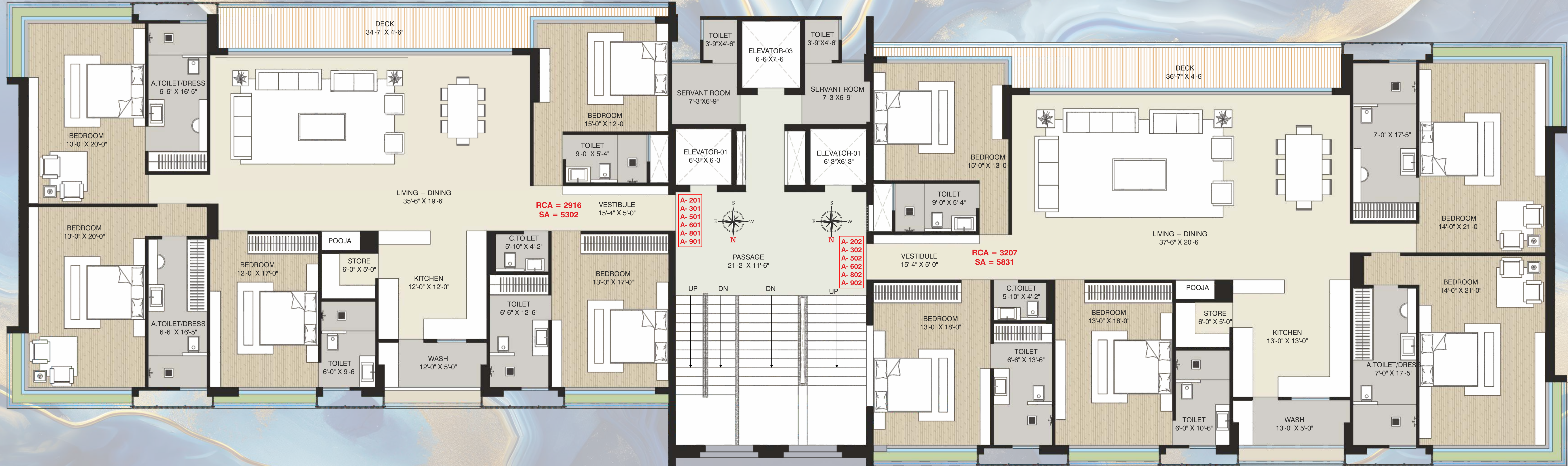


Bedroom 4



TOWER A
1ST FLOOR PLAN
5 BHK

TOWER A
1ST FLOOR PLAN
5 BHK



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

5 BHK

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

5 BHK



RCA = 3077
SA = 5594

RCA = 3380
SA = 6145

TOWER A
4th Floor Plan
5 BHK

TOWER A
4th Floor Plan
5 BHK



TOWER A
7th Floor Plan
5 BHK

TOWER A
7th Floor Plan
5 BHK



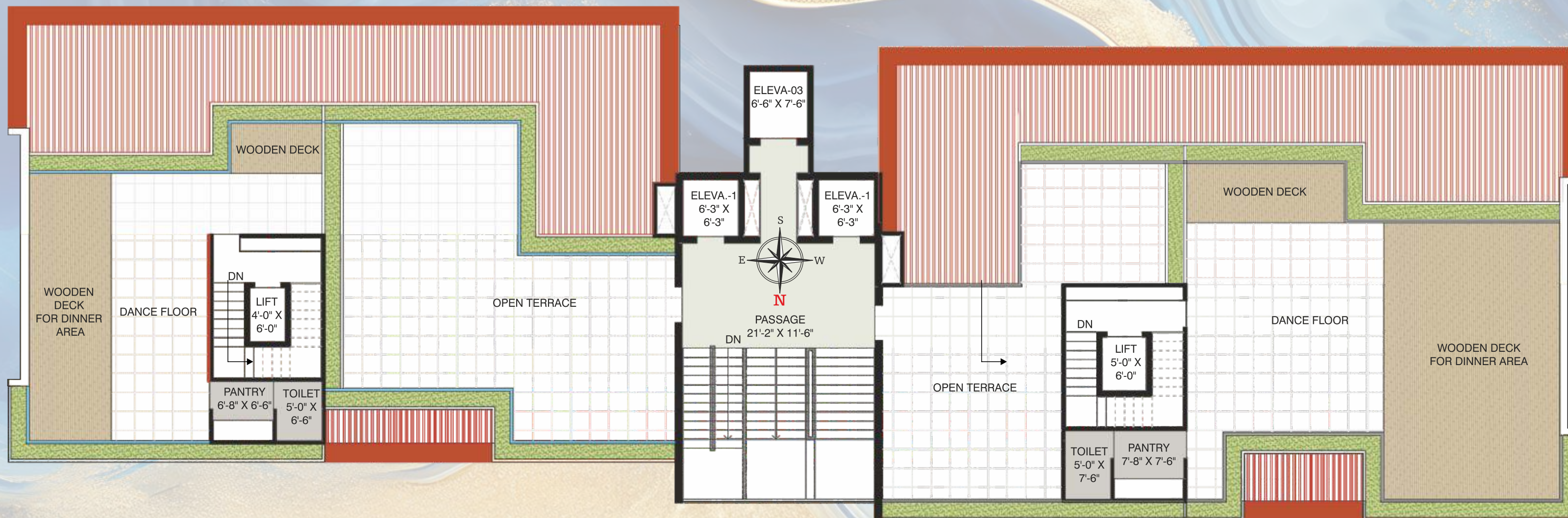
TOWER A
 10th Floor Plan (Penthouse up to 11th Floor)
 6 BHK

TOWER A
 10th Floor Plan (Penthouse up to 11th Floor)
 6 BHK



TOWER A
 11th Floor Plan (Penthouse From 10th Floor)
 6 BHK

TOWER A
 11th Floor Plan (Penthouse From 10th Floor)
 6 BHK



TOWER A
Terrace Floor

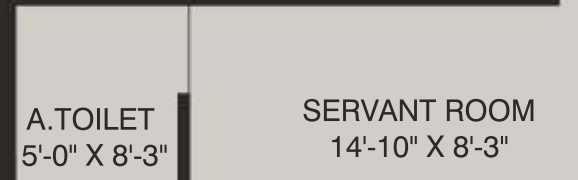
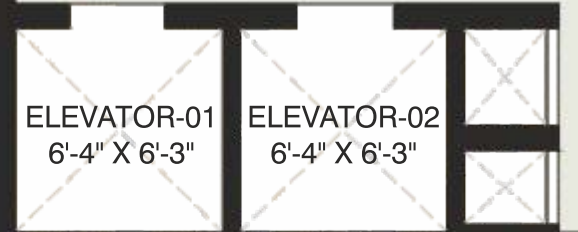


RCA = 3872
 SA = 7040

B-101

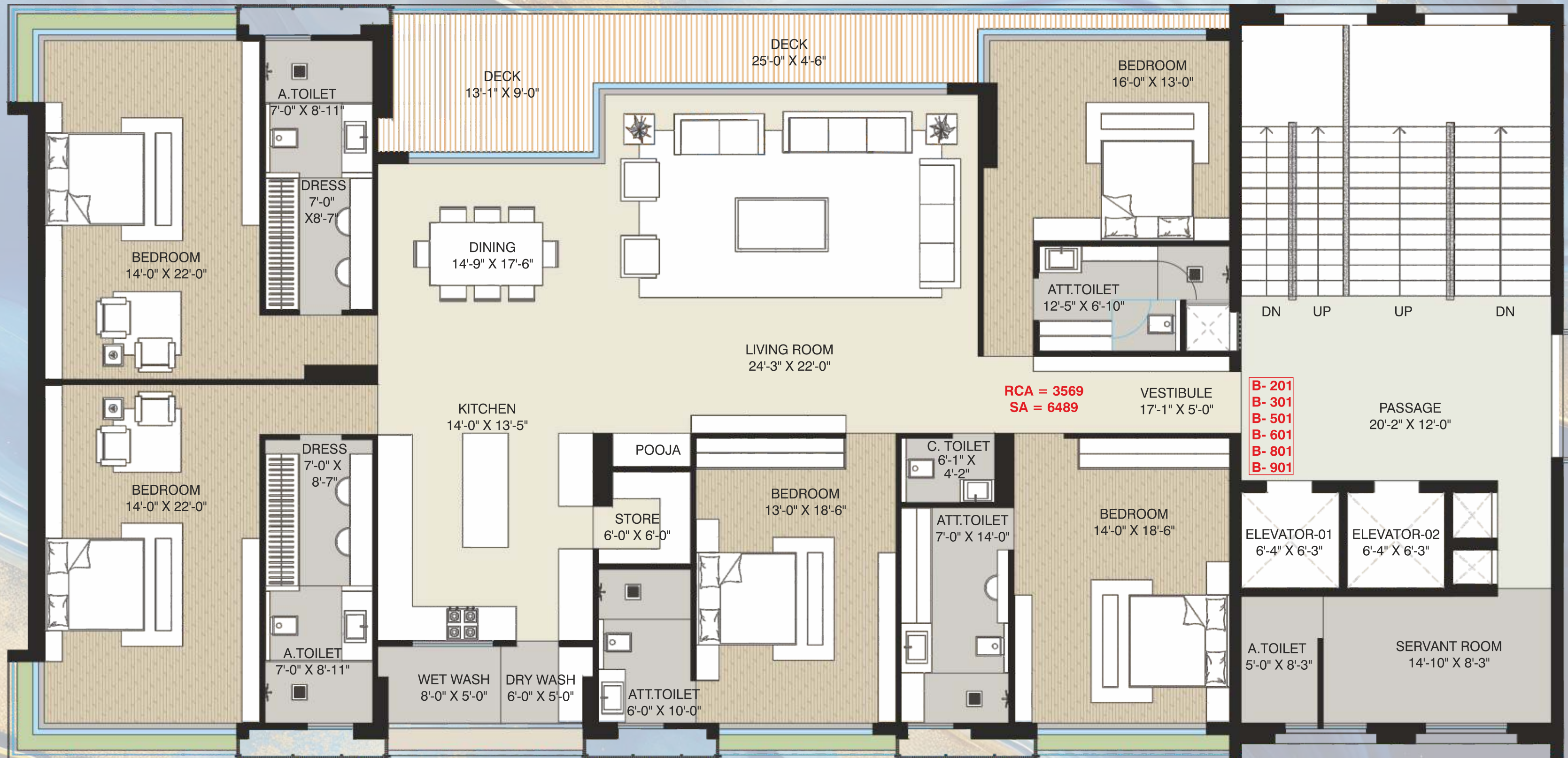


PASSAGE
 20'-2" X 12'-0"



SERVANT ROOM
 14'-10" X 8'-3"

TOWER B
 1st Floor Plan
 5 BHK



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

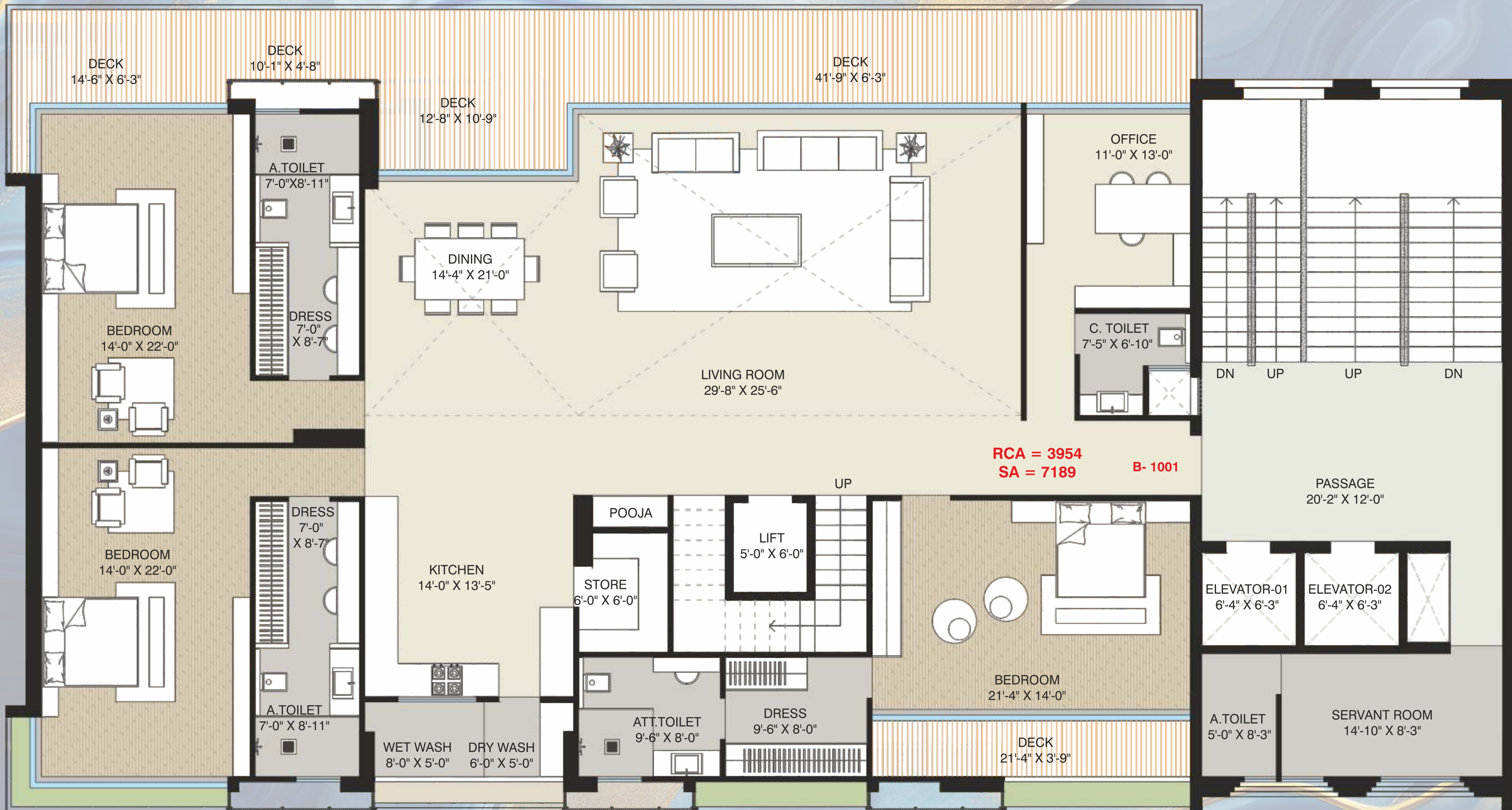
5 BHK



TOWER B
 4th Floor Plan
 5 BHK



TOWER B
 7th Floor Plan
 5 BHK



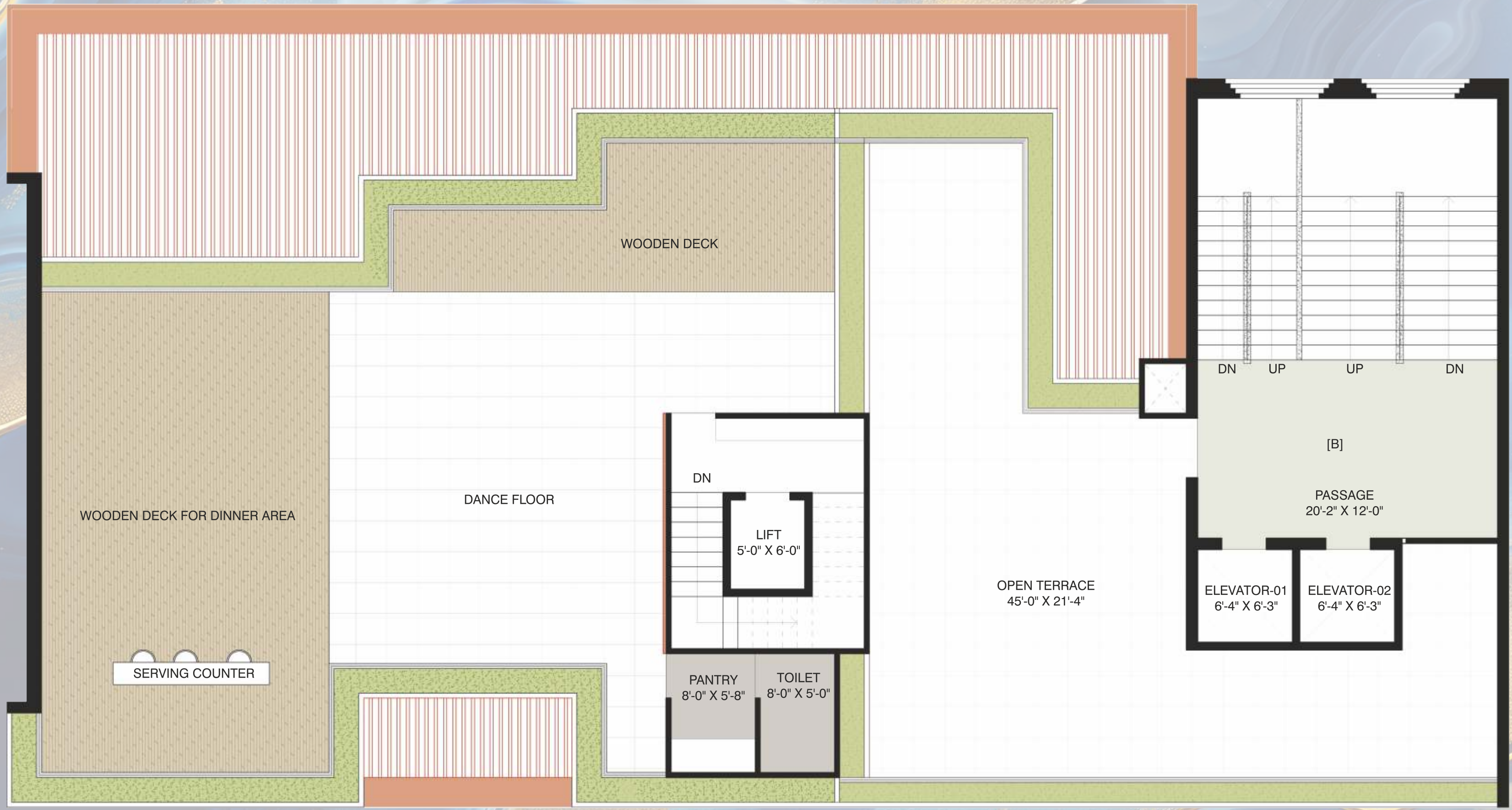
RCA = 3954
SA = 7189 **B- 1001**

TOWER B
 10th Floor Plan (Penthouse up to 11th Floor)
6 BHK



TOWER B
 11th Floor Plan (Penthouse From 10th Floor)

6 BHK



TOWER B
Terrace Floor Plan



RCA = 3406
SA = 6193

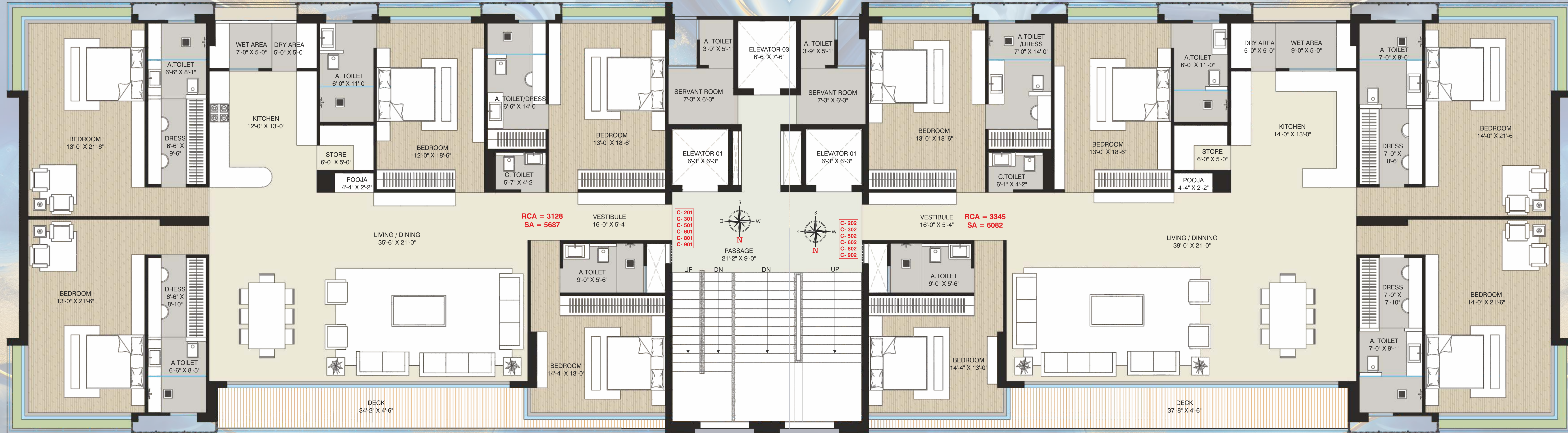
C-101

C-102

RCA = 3616
SA = 6574

TOWER C
1st Floor Plan
5 BHK

TOWER C
1st Floor Plan
5 BHK



- C- 201
- C- 301
- C- 501
- C- 601
- C- 801
- C- 901

- C- 202
- C- 302
- C- 502
- C- 602
- C- 802
- C- 902

RCA = 3128
SA = 5687

RCA = 3345
SA = 6082

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

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



RCA = 3288
SA = 5978

RCA = 3517
SA = 6394

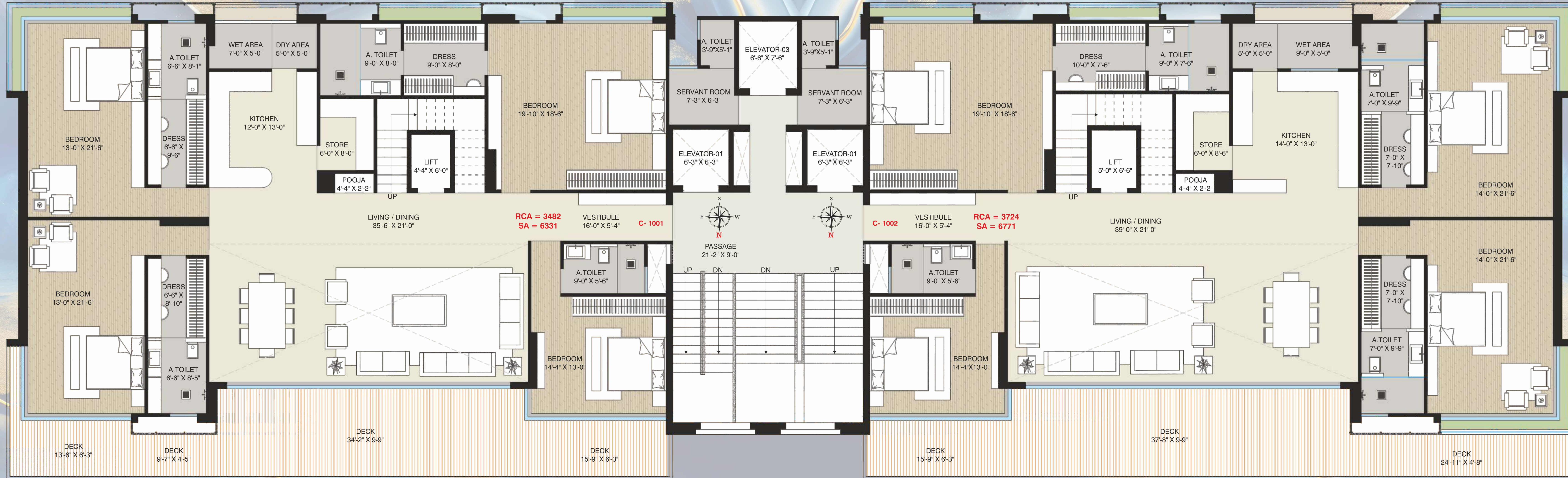
TOWER C
4th Floor Plan
5 BHK

TOWER C
4th Floor Plan
5 BHK



TOWER C
7th Floor Plan
5 BHK

TOWER C
7th Floor Plan
5 BHK



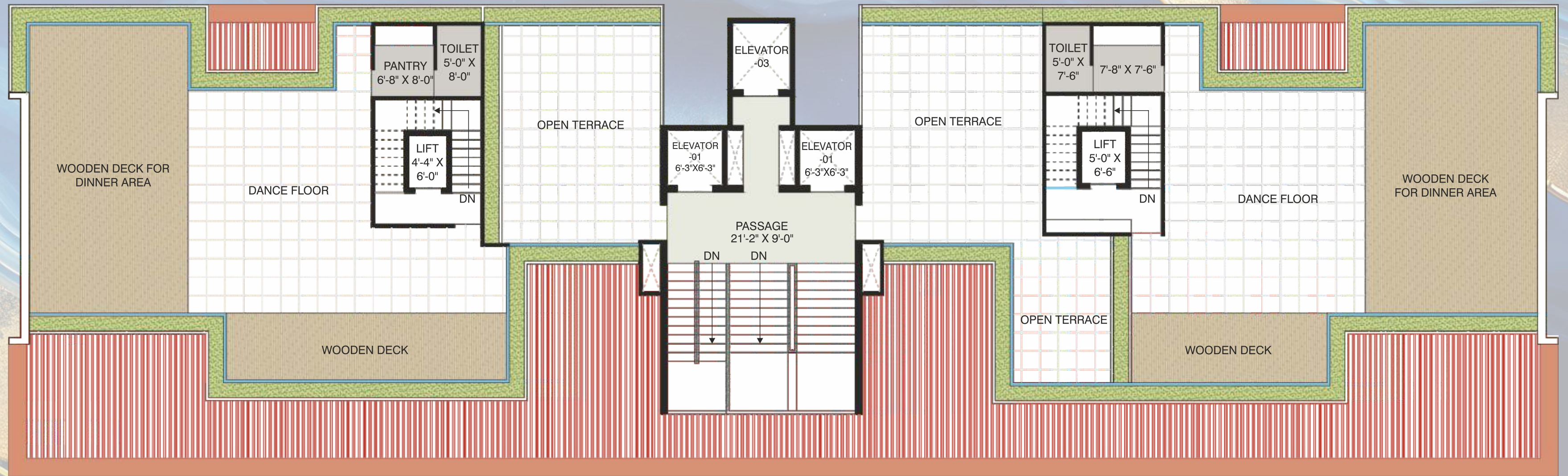
TOWER C
 10th Floor Plan (Penthouse up to 11th Floor)
 6 BHK

TOWER C
 10th Floor Plan (Penthouse up to 11th Floor)
 6 BHK



TOWER C
 11th Floor Plan (Penthouse From 10th Floor)
 6 BHK

TOWER C
 11th Floor Plan (Penthouse From 10th Floor)
 6 BHK



TOWER C
Terrace

6 BHK





TRIYOM PALACE

Divine by Nature

BOOKING OFFICE

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

RERA NO.:PR/GJ/SURAT CITY/SUDA/RAA11372/040323

A PROJECT BY

**TRIYOM
REALTY**
Divine by Nature

STRUCTURE



ER. JALIL A. SHEIKH

VASTU CONSULTANT

**GURUDUTT
SHENOY**

ARCHITECT



Sanjay Josshi



SCAN
FOR
WEBSITE