



# *ROYAL COURT - I*

Part of Riviera Phase III Development

EXPERIENCE THE ELEGANCE







# ROYAL COURT - I



CENTRALLY LOCATED



OPEN GARDEN



CAR PARKING



LARGE BALCONIES



KIDS PLAY AREA



GAMES ROOM



MEDITATION DECK

## Unique Amenities



INDOOR GAMES



GYMNASIUM



COMMUNITY HALL



INDOOR GAMES



SWIMMING POOL



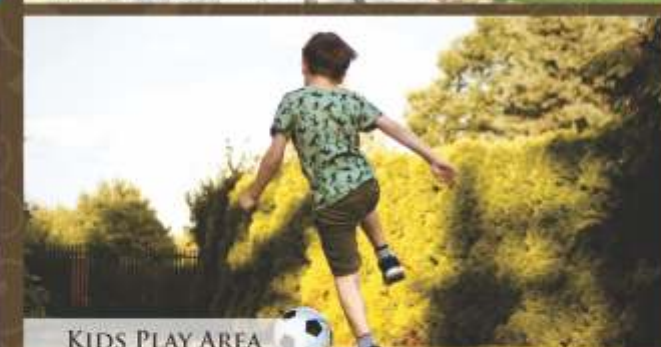
LANDSCAPED GARDEN



24x7 CCTV



AEROBICS & YOGA



KIDS PLAY AREA



WALKWAY



CAR PARKING



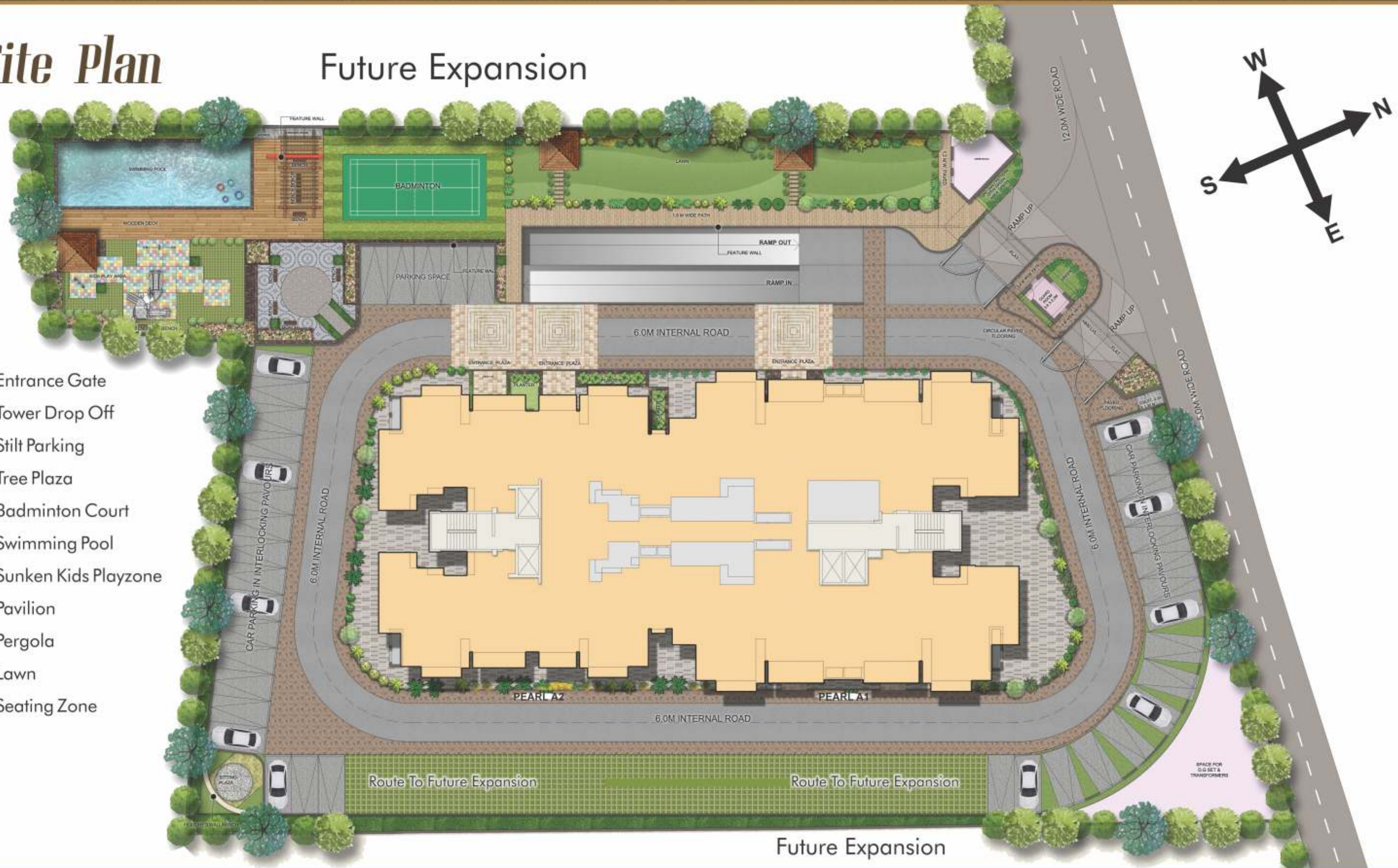
BADMINTON COURT



# Site Plan

## Future Expansion

- Entrance Gate
- Tower Drop Off
- Stilt Parking
- Tree Plaza
- Badminton Court
- Swimming Pool
- Sunken Kids Playzone
- Pavilion
- Pergola
- Lawn
- Seating Zone



Future Expansion



# Typical Floor Plan





## Floor Plan



3 BHK  
2000 SQFT.

## Floor Plan



3 BHK + STORE / STUDY  
2250 SQFT.



# Floor Plan



4 BHK (3T)  
2500 SQFT.





# Numbering Plan



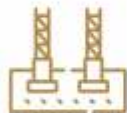


# Specifications



## STRUCTURE :

- Structure designed with the highest seismic considerations for the zone as stipulated by the BIS code and for better safety.



## FOUNDATION:

- Reinforced concrete footings & columns.



## ALL BEDROOMS :

- Flooring / Skirting : Wooden finish ceramic flooring in master bed room. Other bed rooms vitrified tiles of minimum 600x600 mm size.
- Wall finishes : Acrylic emulsion on POP punning.
- Ceiling : Oil bound distemper.



## KITCHEN :

- Flooring / Skirting : Antiskid ceramic tiles
- Wall Finishes : Acrylic emulsion paint on walls
- Ceiling : Oil bound distemper with part false ceiling



## CP FITTING AND ACCESSORIES :

- Grohe / Jaquar / Roca or Equivalent Toilet Fittings / single lever fitting in all toilets. Provision for geyser installation. Thermostatic rain shower in master toilet. Rain shower in all other toilets.



## LIFT LOBBY :

- Lifts in Each Tower
- 1 Passenger Lifts & 1 Service Lift.

## TYPICAL FLOOR

- Flooring : Floor Tiles / Granite / Marble.
- Wall Finishes : Acrylic emulsion Paint
- Ceiling : Gypsum ceiling with cove.
- Skirting / Dado : Same as flooring.

## GROUND FLOOR LOBBY

- Flooring : Floor Tiles / Granite / Marble.
- Wall Finishes : Acrylic emulsion Paint
- Ceiling : Gypsum ceiling with cove.
- Skirting / Dado : Same as flooring.



## STAIRCASE MAIN

- Flooring : Floor Tiles / Granite / Marble.
- Wall Finishes : Acrylic emulsion Paint
- Ceiling : Acrylic emulsion Paint
- Skirting / Dado : Granite / Marble.
- Railing : MS railing

## STAIRCASE FIRE

- Flooring : Floor Tiles / Granite / Marble.
- Wall Finishes : Acrylic emulsion Paint
- Ceiling : Acrylic emulsion Paint
- Skirting / Dado : Granite / Marble.
- Railing : MS railing



## LIVING / DINING ROOM :

- Flooring / Skirting : Superior quality vitrified tiles of minimum 600x600 mm size.
- Wall Finishes : Acrylic emulsion on POP punning.
- Ceiling : Oil bound distemper



## TOILETS :

- Flooring : Antiskid ceramic tile
- Wall Finishes : Ceramic wall tiles upto Dado level (approx. 2400 mm.)
- Ceiling Finishes : Oil bound distemper with Grid false ceiling
- Counter : Granite / Tiles.
- Sanitary Ware : Premium quality range.
- Partition: Glass Cubical / Glass Partition.
- Lights : Ceiling lights



## DOORS :

- Main Entrance Door : Engineered laminated frame with laminated door shutters.
- Internal Doors : Engineered laminated frame with laminated door shutters.
- Hardware : Locks, Handles and Knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / Brass hardware.



## WINDOWS AND EXTERNAL GLAZING :

- UPVC frame windows with clear 5 mm glass.



## EXTERNAL WALL FINISH :

- Exterior grade paint from reputed makes and brands.



## ELECTRICAL WIRING AND INSTALLATIONS :

- Fixtures & Fittings : ISI mark switches / sockets, distribution boxes and circuit breaker from standard makes and brand.
- Wiring : ISI mark concealed conduits with copper wire
- Plumbing : ISI mark CPVC water supply pipes with standard valves and accessories.
- Security System form projects : CCTV and electronics surveillance would be provided, internal communication system and video door phones.

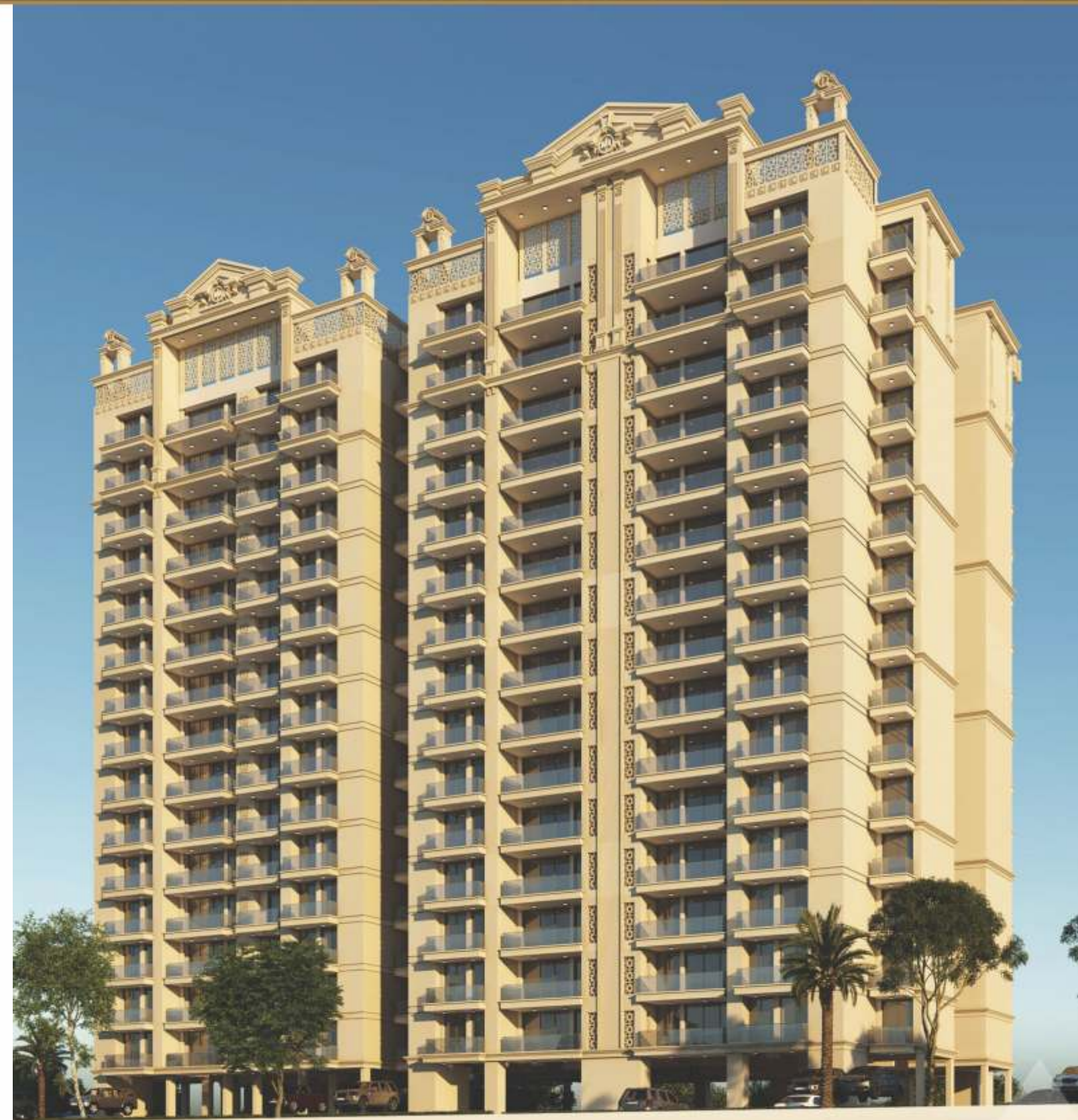


## EV CHARGING :

- Provision for EV charging.

Disclaimer : The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of the company.

\* Important Note : You may opt for L1 / L2 / L3 specifications as per your requirements on extra charge basis (same being provided by third party vendor) Please refer to L1/L2/L3 chart of specifications separately before making purchase of the apartment





COMING SOON



MI Retreat Centre II





**MI Rustle Court**, Gomti Nagar Extn., Lucknow



**MI Retreat Centre**, Arjunganj, Sultanpur Road, Lucknow



M.I. GROUP

**Coming Soon**



the Gordon

RERA No : UPRERAPRJ268764







**Jashn Resort & Lawn, Malihabad, Lucknow**



**Singapore Mall, Gomti Nagar, Lucknow**



**Riviera Residency Gomti Nagar Extn., Lko.**



**Riviera Phase II Gomti Nagar Extn., Lko.**



**MI Citi Homes, Greater Noida**



**M.I. Legacy, Greater Noida**



## Location

MI Royal Court - I (Part of Riviera III Development), is situated at Gomtinagar Extn., Sector - 6 Lucknow. The development is strategically located between the best societies in Lucknow on the Shaheed Path Expressway, it's a location that defining the New Lucknow. The location is premier in terms of connectivity to all parts of the city including airport and railway station. The river Gomi is the pride of Lucknow, and the river front is walking distance from MI Royal court I



# *A Piece of Fine Craftmanship by MI Group*

## **LUXURY APARTMENTS**

**(Part of Riviera Phase III Development)**

Rera Registration No. : UPRERAPRJ224027 | Building Plan Approved by LDA

**SITE OFFICE :** Royal Court - I, Sector - 6, Gomti Nagar Extension,  
Lucknow. (Uttar Pradesh)

**HEAD OFFICE :** 6th floor, 9A, New Janpath Complex, Ashok Marg,  
Hazratganj Lko. - 226001

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