

Specifications Universal Aura Gurgaon

Flooring/ Skirting	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles.
Wall Finish	Acrylic Emulsion on plaster.
Ceiling	Oil bound distemper on plaster.
Lighting	Standard makes and brands.

All Bedrooms

Flooring/ Skirting	Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles.
Wall Finish	Acrylic Emulsion on plaster.
Ceiling	Oil Bound Distemper on Plaster.

Toilets

Flooring	Matt Finished / Anti-Skid ceramic tiles.
Wall Finish	Glazed/Matt finished Ceramic Wall tiles up to DADO level (approx. 2100 mm). Oil Bound Distemper on plastered surfaces above DADO level.
Ceiling Finish	Oil Bound Distemper on Plaster.
Vanity Counter	Indian Stone / Indian Marble.
Sanitary Ware	Wash basin and European water closet (EWC) of standard makes & brands.
C.P. Fittings &	Basin mixer, shower mixer / diverter with bath spout and overhead shower.
Accessories	Health Faucet along with necessary angle valves etc. of standard makes and brands. All toilet floors provided with suitable and adequate water proofing treatment. Provision for Installation.

Kitchen

Modular Kitchen	Standard makes and brands.
Flooring/Skirting	Matt finished ceramic tiles.
Wall Finish	2' high Ceramic Tiles dado above counter. Oil Bound Distemper over Plaster in remaining area.
Ceiling	Oil Bound Distemper on Plaster.
Counter	Polished Indian Granite or Marble.
Fixtures and Fittings	Stainless Steel Sink and mixer of standard makes and brands Provision for installation of Geysers.

Balconies

Flooring	Matt finished/anti-skid Ceramic Tiles.
Wall Finish	Exterior grade paint on plaster.
Ceiling Finish	Exterior grade paint on plaster.
Handrail and Parapets	Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements.

External Wall Finish

External Wall Finish	External grade Anti-Fungal / Anti algal paint from reputed makes & brands.
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Servant room

Flooring	Matt finished ceramic tiles.
Wall Finish	Whitewash / Oil Bound Distemper on plaster.
Ceiling Finish	Whitewash / Oil Bound Distemper on plaster.

Servant Toilet

Flooring	Matt finished Ceramic Tiles
Wall Finish	Dado of glazed / matt finished Ceramic Wall Tiles. (Whitewash / Oil Bound Distemper on plastered surfaces above dado level for remaining areas.
Ceiling Finish	Whitewash / Oil Bound Distemper on plaster.
Sanitary Ware	Wash basin and Indian water closet (IWC / Orissa pan) of standard makes.
C.P. Fittings & Accessories	Bib cock. Pillar Cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.

Staircase

Flooring	Polished Indian Stone/Indian Marble on Treads, Risers and Landings
Railing	Painted M.S. Handrails and balustrades
Wall Finish	Oil Bound Distemper on Plaster.

Common Passage

Flooring	Polished Indian Stone/Indian Marble
Wall Finish	Whitewash / oil bound distemper on plaster
Ceiling Finish	Whitewash / oil bound distemper on plaster

Doors And Windows

Main Entrance Door	Polished Hardwood frame with Polished flush Door Shutters
Internal Door	Painted Hardwood frame with painted Flush Doors
Hardware	Locks, Handles and Knobs (Mortise & Cylindrical Locks)

	from reputed makes and brands. High quality Steel / Brass Hardware.
Windows & External Glazing	Powder Coated Aluminum Frame or UPVC frame Windows with clear glass.

External Wall Finish

External Wall Finish	External grade anti-fungal / anti-algal paint from reputed makes and brands
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Electrical Wiring And Installation

Fixtures and Fittings	IS Compliant Modular Switches / Sockets, Distribution Boxes and Circuit breakers from standard makes and brands.
Wiring	IS Compliant Copper wiring in Concealed conduits. Adequate provision for light points, fan points, receptacles and power in all rooms.
Points	Electrical points for Exhaust Fans in Kitchen & Toilets Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living Room.

Plumbing

IS Compliant CPVC water supply pipes with standard valves and accessories IS Compliant PVC waste pipes and traps.

Disclaimer: The specifications are tentative and subject to change at the sole option and discretion of the Company. The specifications as given above are subject to the availability of the material and the right of the Company to amend the specifications in order to substitute materials, equipment or fixtures of similar quality or subject to any direction from competent authority or due to force majeure conditions or reasons beyond control of the Company. The above-mentioned specifications are subject to following exclusions: LPG Gas Supply, Wooden Cupboards and Air Conditioners.