



PROJECT INSIGHTS

FOR STAKEHOLDERS

We are creators. We are builders.
We are the masters of our craft.

We are called  **FUSION**
BUILDING VALUES





What We Have Built

Explore other recent projects



25 Lacs+ Sq Ft
(Residential; Delivered)



17.5 Lacs + Sq Ft
(Residential; Delivered)



7 Lacs + Sq Ft
(Commercial; Ongoing)



9 Lacs + Sq Ft
(Residential; Delivered)

50 Lacs+

Square Feet
Delivered

40 Lacs+

Square Feet under
Construction

10+

Lifetime Amenities
& Services provided

3000+

Families Call us
Home



Unveiling The Brook and Rivulet



The epitome of culture always flows in the direction of well-being & joy. Your stay might change courses, but nothing can stop the flow towards a flourishing life. Lead a beautiful and elite lifestyle which matches your standard, expectations and dreams.

Explore the sublime truth of life to render a happy soul. Brook & Rivulet is the abode of ultimate peace which blends with your way of living. Away from the city noise and chaos, experience the nature and your true self at its raw form. Get a jog down the nature every morning to awaken your senses. In other words, where two paradises unite for wellbeing.



UP-RERA No.: UPRERAPRJ228846

Why Choose
The Brook and Rivulet
→
Where the
best of
both
worlds
meet



Mivan
Shuttering



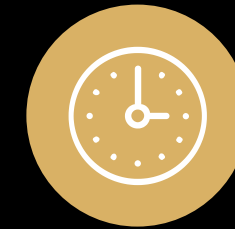
Green Concept
Design



Private Luxury
Clubhouses



Exclusive
Shopping
Complexes



Timely
Delivery



Transparent
Communication

Concept Design by →



Winner of more than 75 awards globally, the contribution of Architect Hafeez Contractor is unparalleled to architecture. Ar. Contractor's passion is to create structures that exemplify functional and aesthetic qualities and has shaped and changed the urban built landscape of the country through provocative, unpredictable and revolutionary ideas while executing a wide range of architectural projects



**Architect
Hafeez
Contractor**

Lead Architect

WORLD'S RENOWNED PROFESSIONALS



- Concept Designs: Architect Hafeez Contractor
- Architect: Design Forum International
- Structure Design: Keen Associates Pvt. Ltd
- MEP: V Consulting
- Landscape Designs: Integral Designs Home
- Green Building Consultant: Godrej & Boyce
- Architectural Lighting: Principal Focus, Dubai
- Club Interiors: Fourth Dimension Architects
- AAA Class Contractor: Kamal & Associates



**Architect
Hafeez
Contractor**



**GREEN BUILDING
CONSULTANCY SERVICES**

**PRINCIPAL
FOCUS** Lighting Design

Fourth Dimension Architects
Club
Interiors

KAPL
Contractor

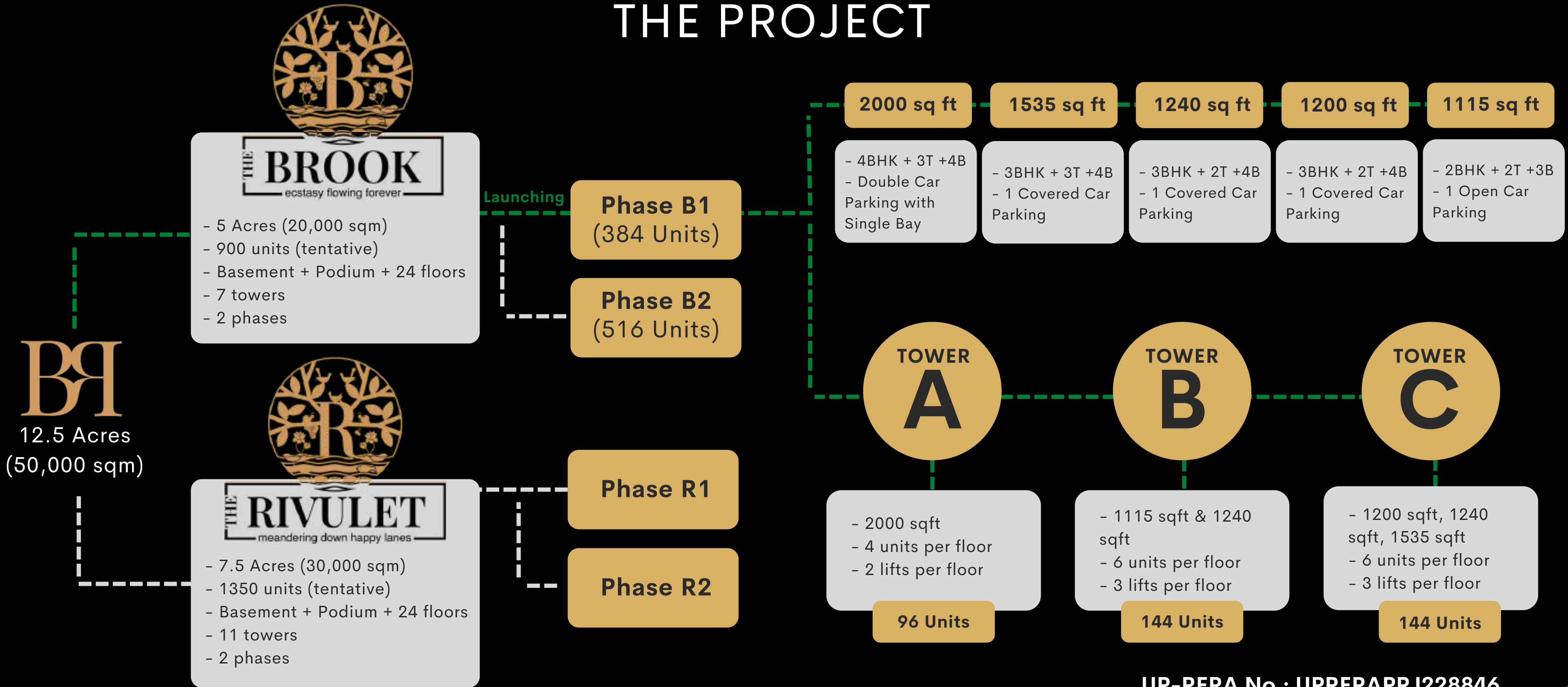


Planned Elevations

→

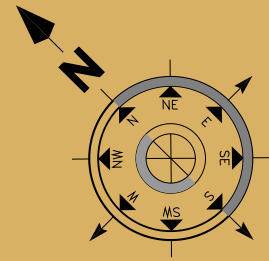


UNDERSTANDING THE PROJECT



UP-RERA No.: UPRERAPRJ228846

The Brook and Rivulet
→
In 12.5 Acres with 2250 units



114 meters



In 5 Acres (20000 sqm)
With 900 Units



175 meters



In 7.5 Acres (30000 sqm)
With 1350 Units (tentative)

350 meters



LANDSCAPE LAYOUT



Legend

1. Entry
2. Exit
3. Driveway
4. Parking
5. Entrance Water Feature
6. Tower Drop Off
7. Pathway Upto Podium
8. Jogging Track
9. Swimming Pool
11. Celebration Lawn
12. Tranquil Pavilion
13. Youth Plaza!
14. Kids Butterfly Garden
15. Kids Play Area
16. Mound
17. Herb Garden
18. Outdoor Gym
19. Contemplation Pavilion
20. Yoga Meditation Lawn
21. Central Lawn
22. Amphitheatre
23. Multipurpose Court



Plan Permit Number PLG/BP SM-01-NOV-2021 12557

1115 Sq Ft
(Saleable Area)

Type 2A | 2BHK + 2T + 3B

Carpet Area	53.85 sqm
Unit External Walls	5.10 sqm
Exclusive Balcony	19.00 qm
Unit Built-Up Area	77.95 sqm
Parking Area (Inclusive)	13.75 sqm
Proportionate Common Area	16.58 sqm
Total Built-Up Area	108.28 sqm (1165.53 sq ft)



1240 Sq Ft
(Saleable Area)

Type 3A | 3BHK + 2T + 4B



THE BROOK
ecstasy flowing forever

Carpet Area	59.94 sqm
Unit External Walls	5.28 sqm
Exclusive Balcony	22.28 sqm
Unit Built-Up Area	87.509 sqm
Parking Area (Inclusive)	13.75 sqm
Proportionate Common Area	18.46 sqm
Total Built-Up Area	119.71 sqm (1288.66 sq ft)



1200 Sq Ft
(Saleable Area)

Type 3B | 3BHK + 2T + 3B



THE BROOK
ecstasy flowing forever

Carpet Area	59.89 sqm
Unit External Walls	5.84 sqm
Exclusive Balcony	17.80 sqm
Unit Built-Up Area	83.53 sqm
Parking Area (Inclusive)	13.75 sqm
Proportionate Common Area	18.44 sqm
Total Built-Up Area	115.72 sqm (1245.63 sq ft)



1535 Sq Ft
(Saleable Area)

Type 3D | 3BHK + 3T + 4B



THE BROOK
ecstasy flowing forever

Carpet Area	77.10 sqm
Unit External Walls	6.38 sqm
Exclusive Balcony	22.20 sqm
Unit Built-Up Area	105.68 sqm
Parking Area (Inclusive)	13.75 sqm
Proportionate Common Area	23.75 sqm
Total Built-Up Area	143.18 sqm (1541.23 sq ft)

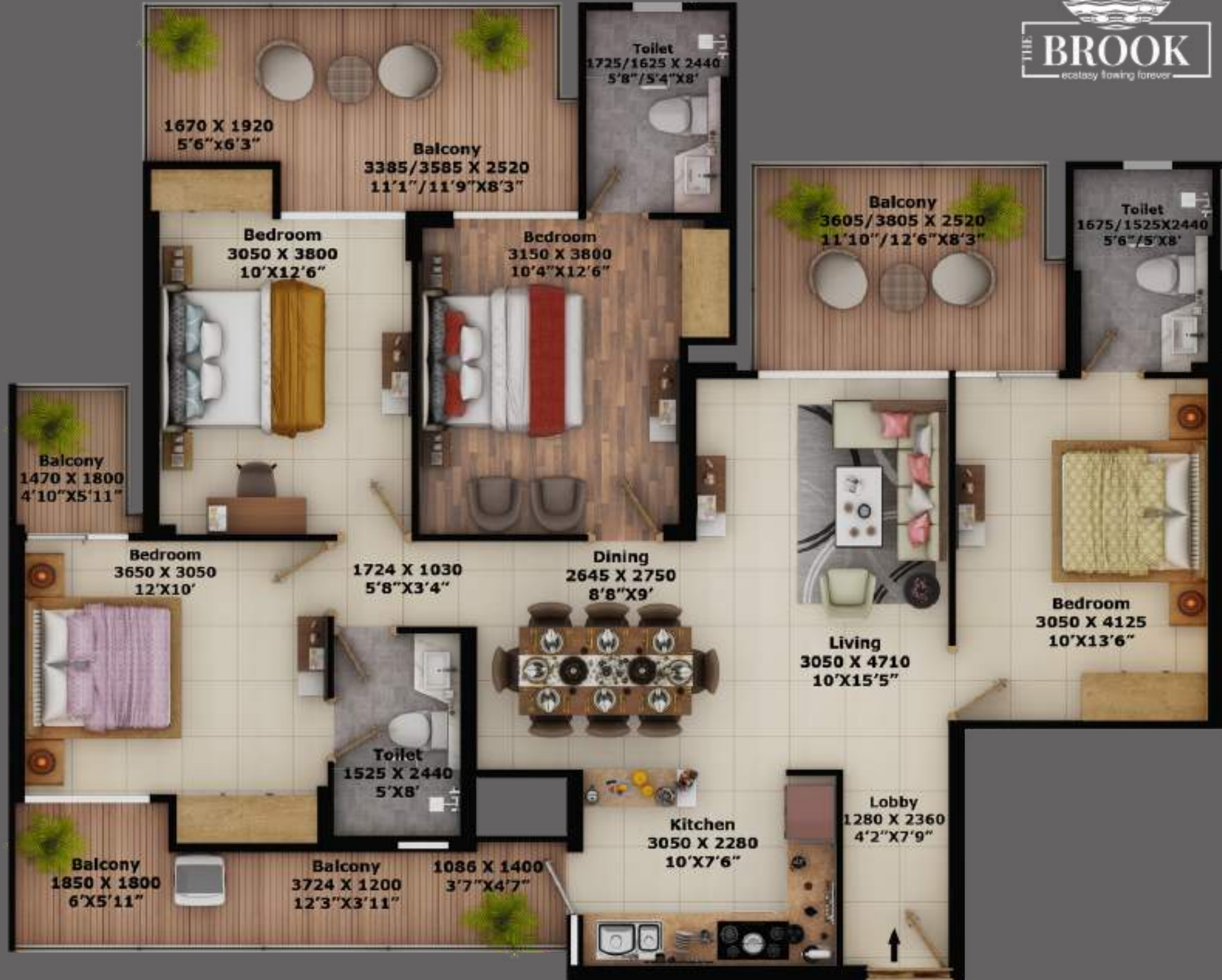


2000 Sq Ft
(Saleable Area)

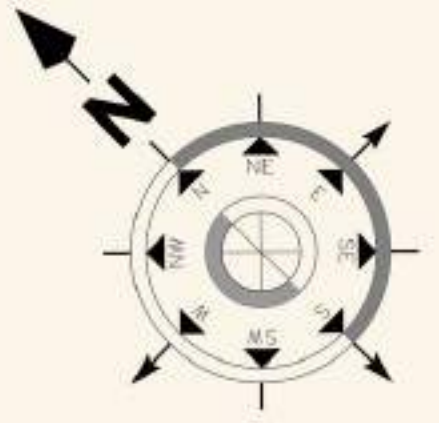
Type 4A | 4BHK + 3T + 4B



Carpet Area	99.82 sqm
Unit External Walls	7.72 sqm
Exclusive Balcony	33.50 sqm
Unit Built-Up Area	140.04 sqm
Parking Area (Inclusive)	18 sqm
Proportionate Common Area	30.43 sqm
Total Built-Up Area	188.47 sqm (2028.71 sq ft)



Cluster Plan



Central Green Facing



Tower - C

Tower - B

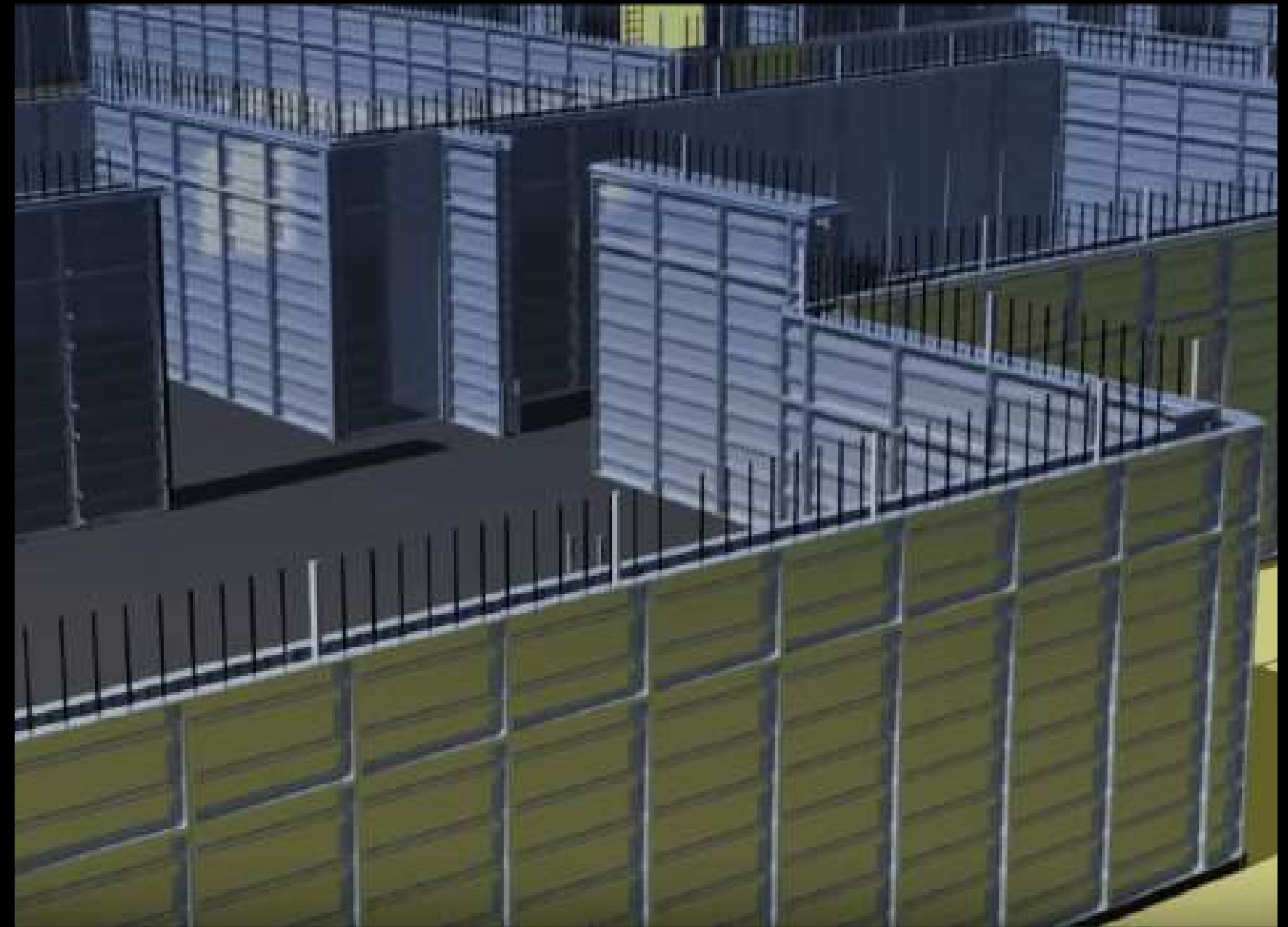
Tower - A

Road Facing

Structure

Mivan Shuttering (Aluminium Formwork)

- Earthquake-resistant RCC structure in Mivan Aluminium Formwork.
- Smooth finishing of wall and slab; ensures uniformity
- Rapid pace/ High construction speed
- Lower maintenance is required as the number of joints is less
- More resistant to seismic forces



*All images are for demonstration/illustration purposes and only intend to give a general idea.

Living / Dining Area



- Finished walls; ceiling with OBD (Oil Bound Distemper paint) in pleasing shades
- Vitrified tiles flooring (600mm x 600mm)
- Provision for DTH connection / ONT (Optical Fibre)

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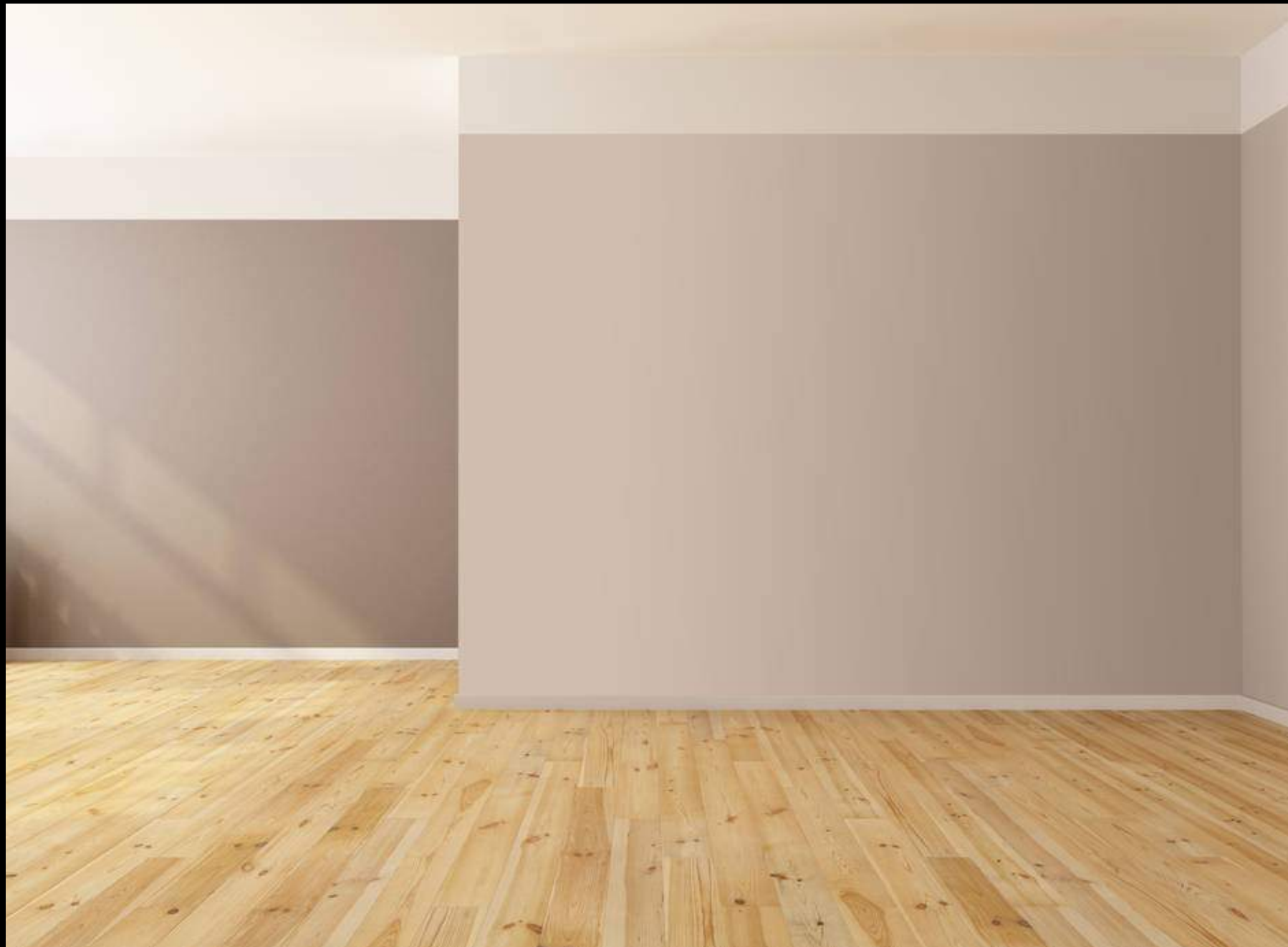
Doors & Windows

- **External Doors (Height: 2450mm/8 ft) and windows in Aluminium Powder coated or UPVC.**
- **Seasoned Hardwood frames (Height: 2450mm/8 ft) for all internal frames and laminated Door shutter.**



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Bedrooms



- **Wooden Textured Tiles (600 mm x 600 mm) flooring in Master Bedroom.**
- **Vitrified tiles flooring (600 mm x 600 mm) in other Bedrooms.**
- **Finished walls; ceiling with OBD in pleasing shades.**

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Toilets

- **Ceramic tiles (300mm x 450 mm) on walls up to door level.**
- **Rectified Anti-skid ceramic tiles (300 mm x 300 mm) flooring.**
- **White sanitary ware with WC, CP fittings and mirror in all the toilets.**



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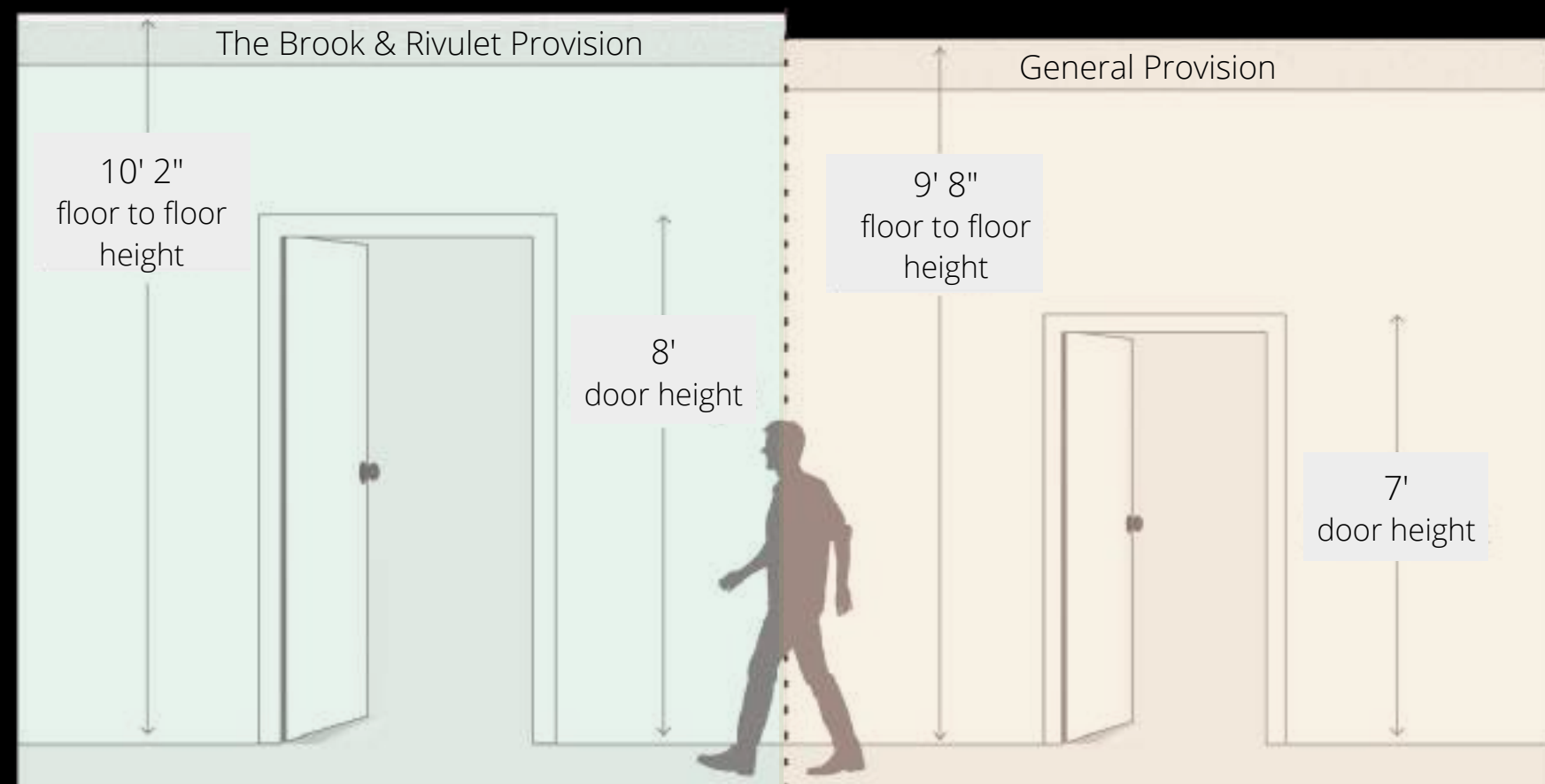
Kitchen



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- **Granite working top with stainless steel sink.**
- **Designer ceramic tiles up to 600mm x 600m above the working counter.**
- **Finished walls & ceiling with Oil Bound Distemper (OBD) in pleasing shades.**
- **Vitrified tile (600 x 600) flooring**

Auxiliary Benefits



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- **Three-side open plot having a combined face of 350 meters**
- **The height of the towers is 79.85 meters from the internal road.**
- **Floor to Floor Height (Clear): 3100mm (10' 2" ft)**
- **Smog Gun on every tower to eradicate pollution from within the society.**

Exclusive Clubhouse

Paper Boat @ The Brook

Ground Floor

- Triple height lobby,
- Party hall with kitchen and toilets,
- Indoor Gym
- Swimming Pool & Deck
- Changing & Shower Rooms

First Floor

- Kids play Area
- Co-working Space,
- Cards' room,
- Billiards room
- Table Tennis Room,
- Indoor Games Space,
- Jacuzzi, Steam and Sauna,
- 2 Guest rooms with attached toilets

Terrace

- Kitchen
- Gazebos
- Ledge seating
- Buffet counters for Parties.

Built-Up Area: 15,000 sq ft

BA



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Location Advantages



The Brook & Rivulet

1. HP Petrol Pump	170 mtrs	1 min away
2. Commercial Belt	180 mtrs	1 min away
2. Yotta Data Center	1.9 kms	4 mins away
3. Police Chawki, D park	1.7 kms	3 mins away
4. Education Hub	2.5 kms	5 mins away
5. Yatharth Super Speciality Hospital	7.5 kms	13 mins away

Others

GT Road	10 kms	15 mins away
High Street Mall	6.5 kms	10 mins away
Mile	8.4 kms	10 mins away
5 Star Hotel Crown Plaza	44 kms	1 hour away
Indira Gandhi Intl Airport	63 kms	1 hour away
Noida Intl Airport	63 kms	1 hour away
Proposed Sec-12 Metro Station	1.7 kms	3 mins away

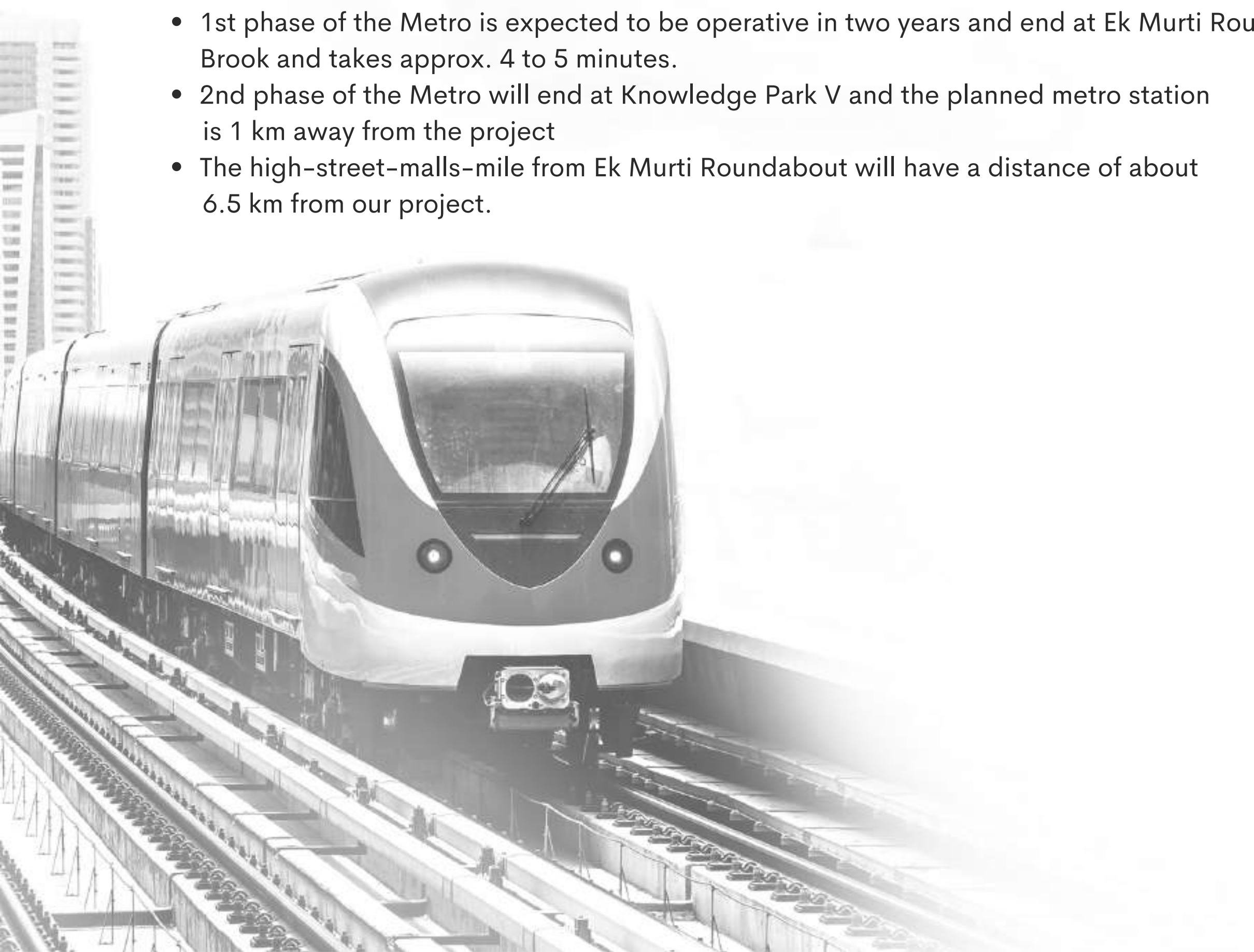


- 1 HP Petrol Pump
- 3 Police Chauki, D park
- 2 Yotta Data Centre, knowledge park 5



Metro Connectivity

- 1st phase of the Metro is expected to be operative in two years and end at Ek Murti Roundabout which is approx. 6 KM from The Brook and takes approx. 4 to 5 minutes.
- 2nd phase of the Metro will end at Knowledge Park V and the planned metro station is 1 km away from the project
- The high-street-malls-mile from Ek Murti Roundabout will have a distance of about 6.5 km from our project.



Payment Details

REMITTANCE THROUGH RTGS/NEFT/UPI

We quote below details for transfer of funds to our bank account directly. However, all bank charges i.e. your banker and our banker are to be borne by you. Any net amount credited to our account will be treated as final payment.

Also, please provide the full details of funds transferred through email to: reco@fusionbuildtech.com

If you have any doubts or any clarification is needed on this subject, please do not hesitate to call us at 011-43434040 (Finance Department)

Account Title : BLESSINGS HOMZ PRIVATE LIMITED COLLECTION AC
FOR THE BROOK PHASE-1

Account No. : 0330 0500 8409

IFSC Code : ICIC0000330

Bank : ICICI BANK LTD.

Branch : NEW DELHI ANAND VIHAR



Get In Touch With Us

For inquiries or follow-ups

1535 sqft Show Flat Ready



The Brook Site Location



Fusion Limited
Corporate Office

A-06 Yojana Vihar,
East Delhi, Delhi 110092

The Brook and Rivulet
Site Office

GH-03C, Sector 12, Greater
Noida (West), District
Gautam Budh Nagar (UP)



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[fusionbuildtech.com](https://www.fusionbuildtech.com)



Thank You

