



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



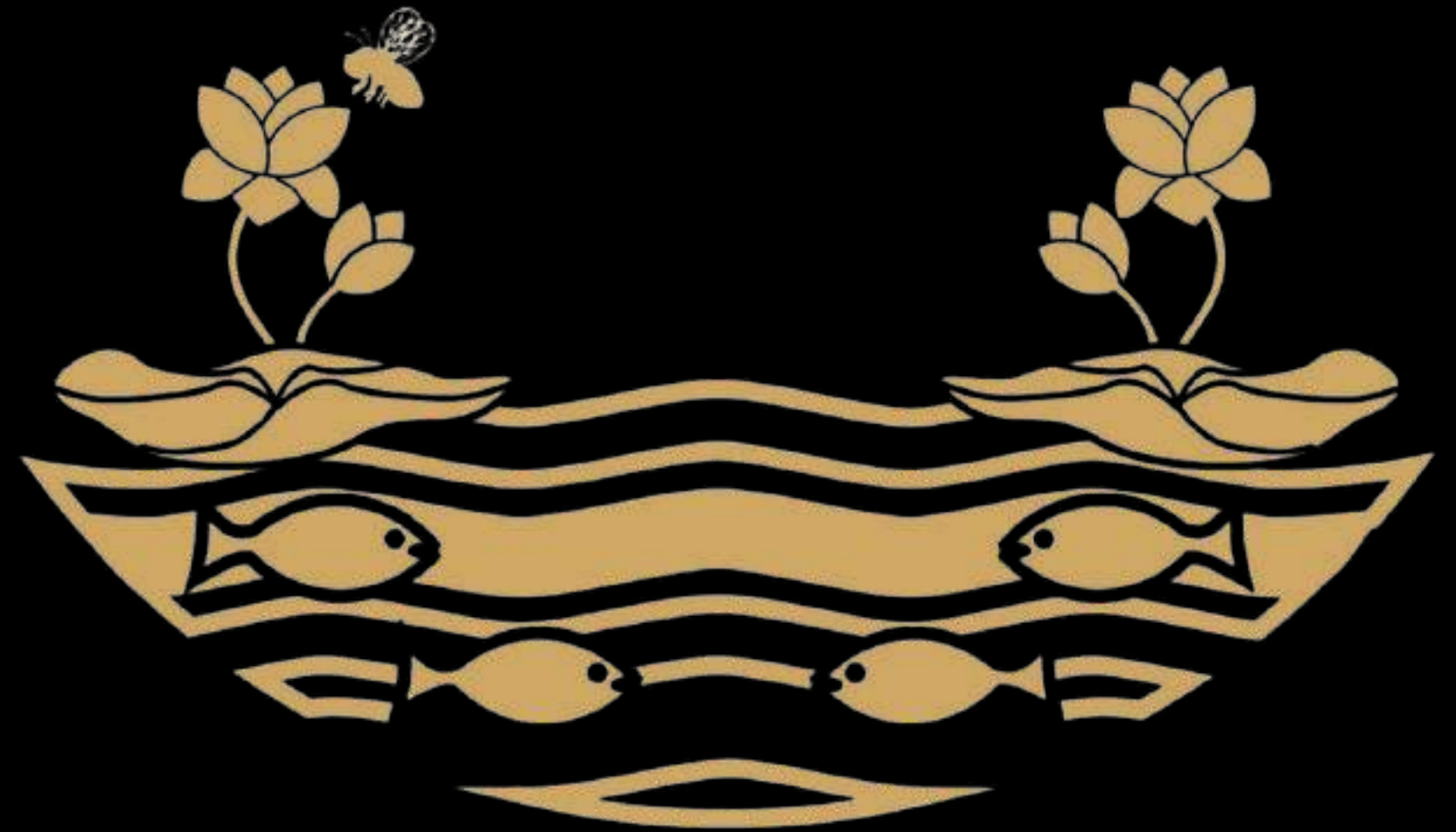


# Unveiling The Brook and Rivulet



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.



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



Mivan  
Shuttering



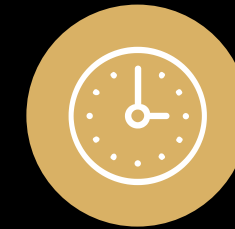
Green Concept  
Design



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





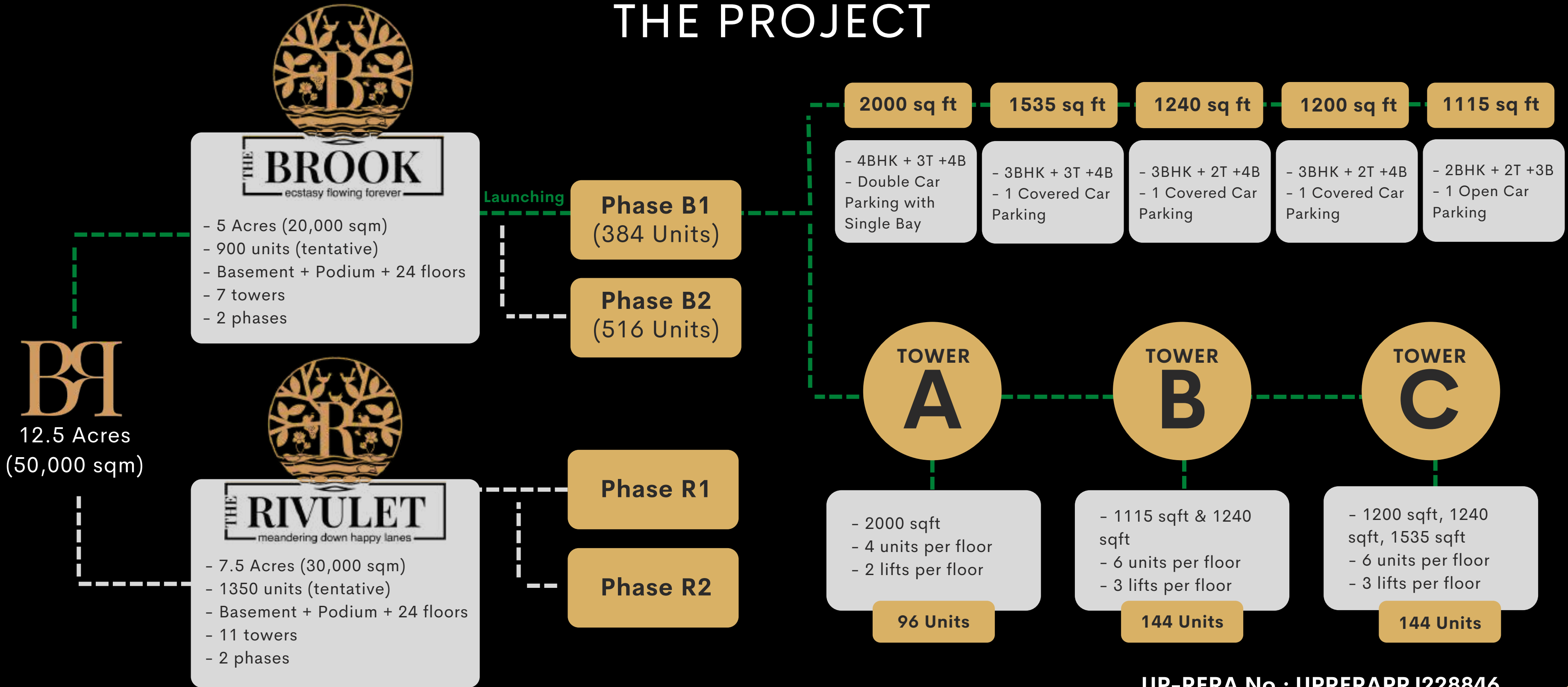
# Planned Elevations

→



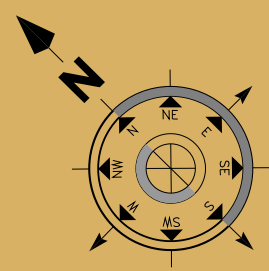


# UNDERSTANDING THE PROJECT



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                             |
| <b>Unit Built-Up Area</b>  | <b>77.95 sqm</b>                     |
| Parking Area (Inclusive)   | 13.75 sqm                            |
| Proportionate Common Area  | 16.58 sqm                            |
| <b>Total Built-Up Area</b> | <b>108.28 sqm</b><br>(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                            |
| <b>Unit Built-Up Area</b>  | <b>87.509 sqm</b>                    |
| Parking Area (Inclusive)   | 13.75 sqm                            |
| Proportionate Common Area  | 18.46 sqm                            |
| <b>Total Built-Up Area</b> | <b>119.71 sqm</b><br>(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                            |
| <b>Unit Built-Up Area</b>  | <b>83.53 sqm</b>                     |
| Parking Area (Inclusive)   | 13.75 sqm                            |
| Proportionate Common Area  | 18.44 sqm                            |
| <b>Total Built-Up Area</b> | <b>115.72 sqm</b><br>(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                            |
| <b>Unit Built-Up Area</b>  | <b>105.68 sqm</b>                    |
| Parking Area (Inclusive)   | 13.75 sqm                            |
| Proportionate Common Area  | 23.75 sqm                            |
| <b>Total Built-Up Area</b> | <b>143.18 sqm</b><br>(1541.23 sq ft) |





**2000 Sq Ft**  
(Saleable Area)

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



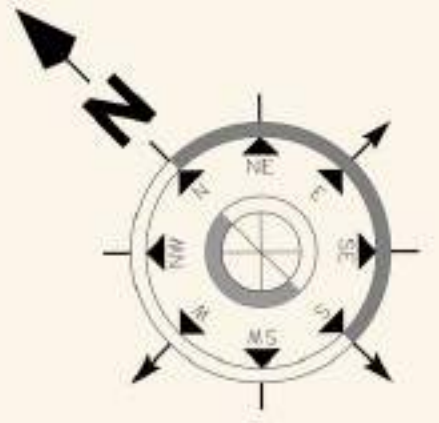
**THE BROOK**  
ecstasy flowing forever

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





# Cluster Plan



Central Green Facing



Tower - C

Tower - B

Tower - A

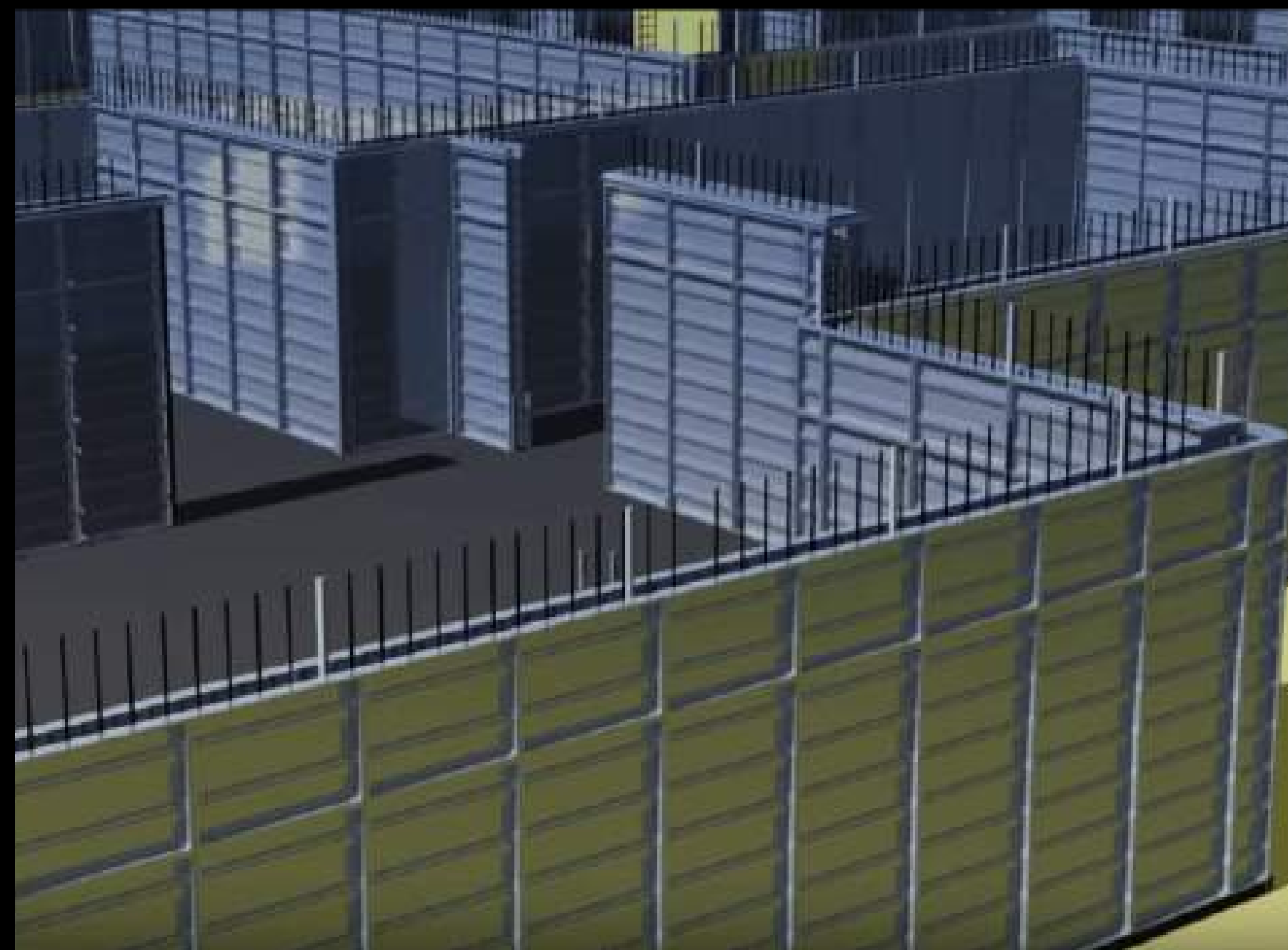
Road Facing



# 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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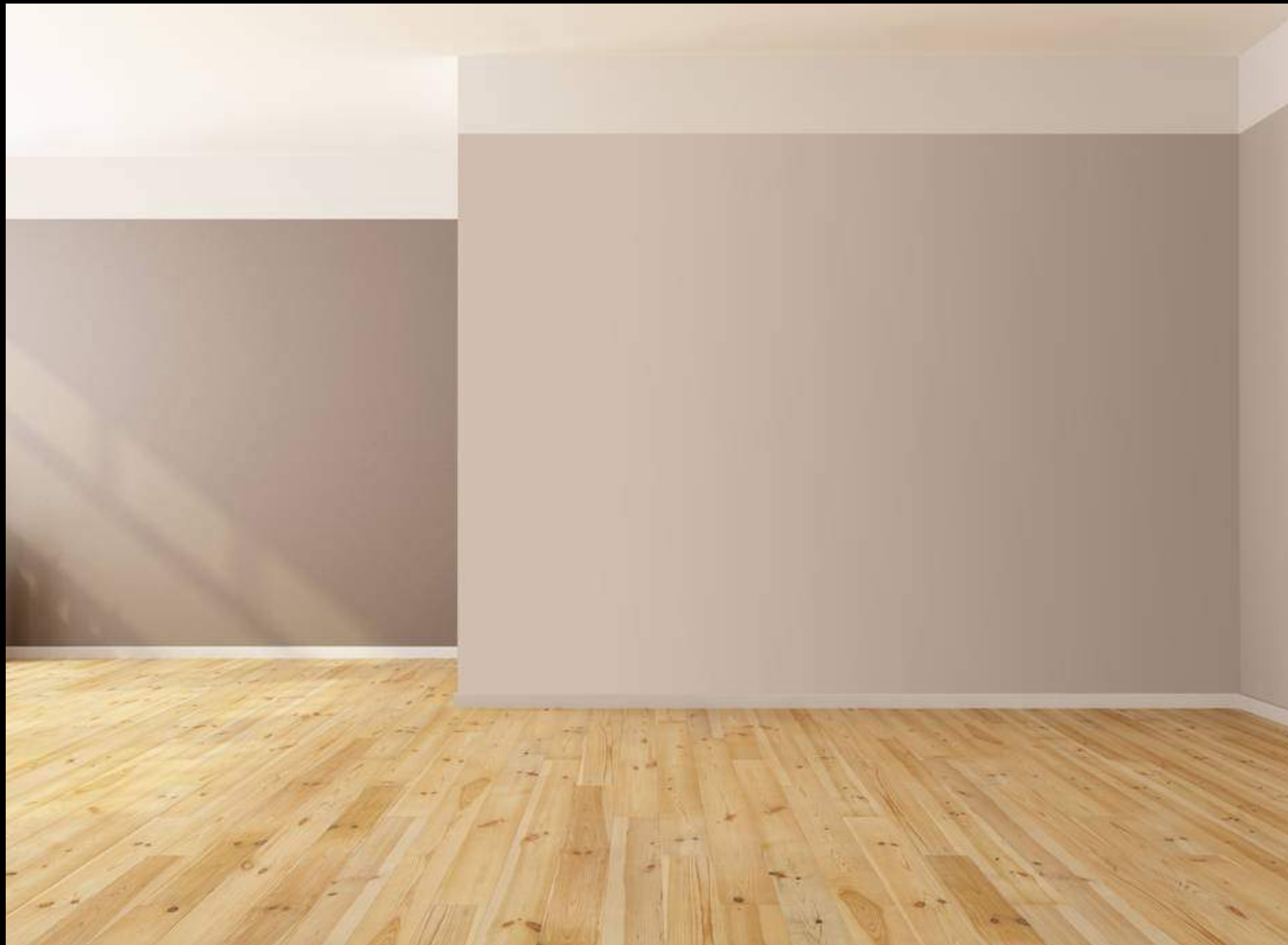
# Doors & Windows

- **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.**

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

# 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.**



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

# Kitchen

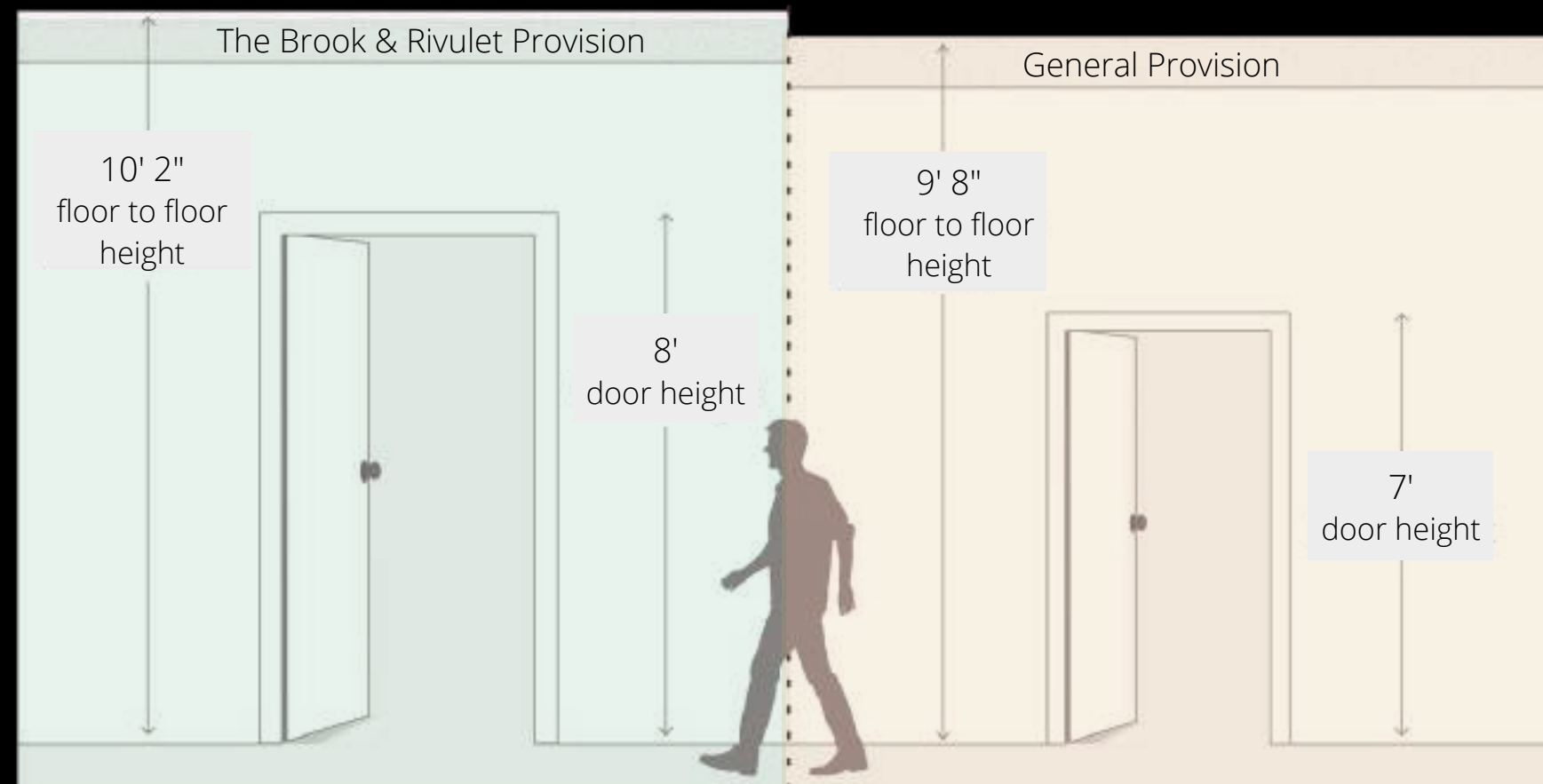


\*All images are for demonstration/illustration purposes and only intend to give a general idea.

- **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



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



# 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  |

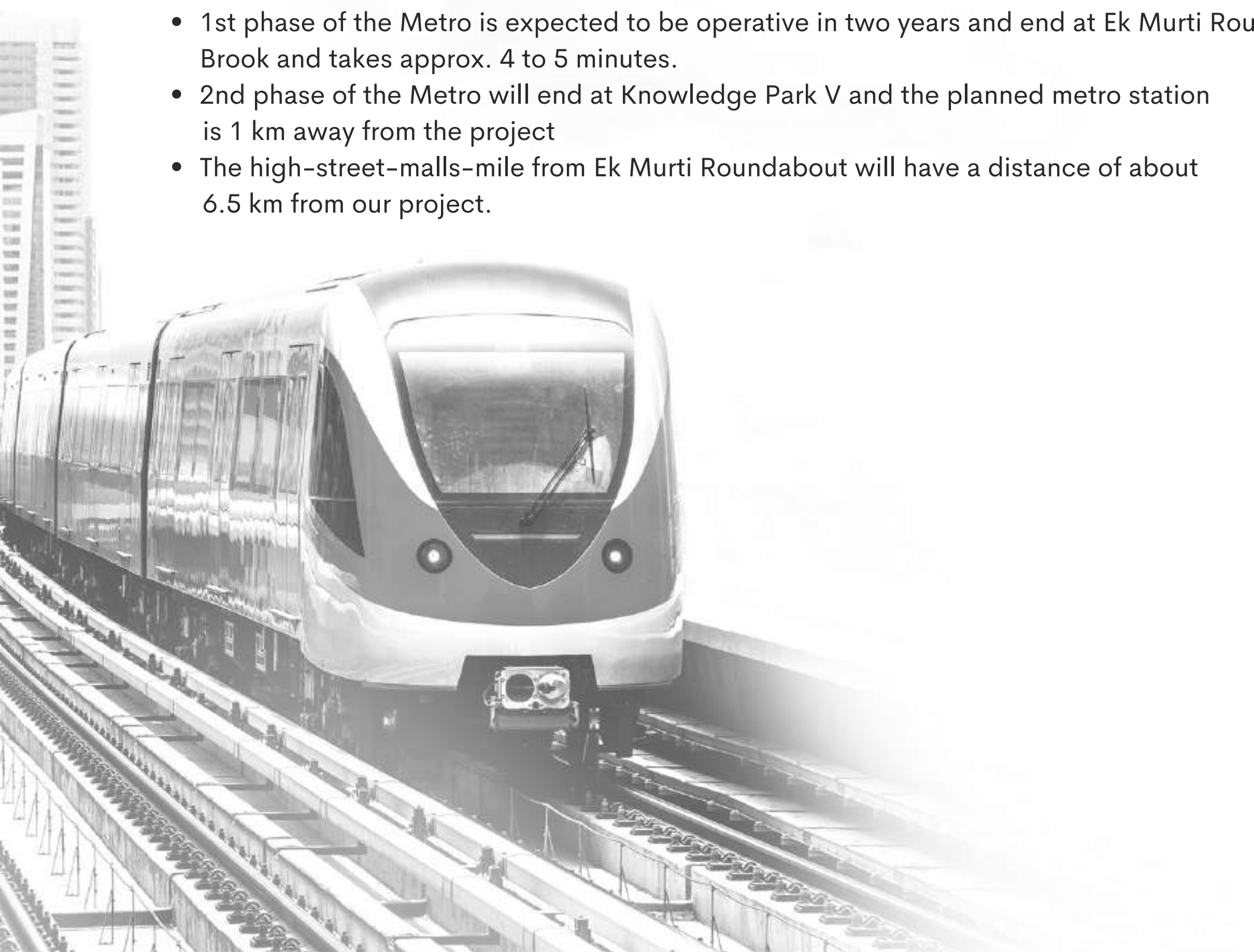


- 1 HP Petrol Pump
- 3 Police Chawki, D park
- 2 Yotta Data Centre, knowledge park 5



# 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](mailto: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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**Thank You**

