

BR

BROOK & RIVULET
best of all the worlds



PRESENTED BY

 **FUSION**
BUILDING VALUES

OTHER PROJECTS & HIGHLIGHTS

50 LACS +

Square Feet
Delivered

40 LACS +

Square Feet
Under Construction

20 +

Lifetime Amenities
& Services Provided

3000+

Families Call Us
Home


French
APARTMENTS

17.5 Lacs+ Sq Ft
(Residential; Delivered)


**FUSION
HOMES**

25 Lacs+ Sq Ft
(Residential; Delivered)


U:FAIRIA
FUN | FASHION | FIESTA

7 Lacs+ Sq Ft
(Commercial; OC Received)



DELIVERED

UPRERAPRJ3302



Embellished with a dedicated green area, designated parks and well-maintained blooming gardens, Fusion Homes (located in Techzone IV, Greater Noida (West)) is an oasis of life enriching fragrances that inspires smiles and induces happiness.



French

APARTMENTS

DELIVERED

UPRERAPRJ2744



French Apartments is a serene haven with lush greenery, winding pathways, and charming homes. The neighbourhood fosters a warm and inclusive atmosphere with friendly neighbours and bustling community life, making it an idyllic place to reside.



OC RECEIVED

UPRERAPRJ3924



U:Fairia is a shopper's paradise with a grand entrance, spacious walkways, and glittering storefronts. The interior is well-designed with comfortable seating areas, natural light, and modern architecture. The mall offers a vast selection of retail stores, restaurants, and entertainment options, making it a popular destination for locals and tourists alike.

PRINCIPAL ARCHITECT

Architect Hafeez Contractor

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



WHY CHOOSE US?

WHERE THE BEST OF BOTH WORLDS MEET



ALUMINIUM FORMWORK

Elevating the project With
Efficiency And Durability



LUXURY CLUBHOUSES

Enhancing project's Exclusivity and
Indulgence, Creating Memories



EXCLUSIVE PLAZAS

Adding a Touch of Elegance to
your Daily Shopping Experience



PERFECT LOCATION

Offering the Epitome of
Convenience and Accessibility

EMINENT FEATURES

TO ELEVATE YOUR LIVING EXPERIENCE



Identifying Prime Locations of the future with convenient access to Malls, Educational Institutes, Healthcare Facilities, IT Parks and Transit Routes.



An envious 3-side open corner plot in Sector 12 which is facing 130 m road with a 24 m service road to ensure an additional layer of security.



44 km away from Indira Gandhi International Airport, New Delhi and 63 km away from Noida International Airport (Jewar Airport).



The project is in the vicinity of Aqua Line Extension and Sector-12 is proposed to be 600m away.



Experience a sophisticated lifestyle with serene surroundings and exciting nearby attractions, including the Exclusive Luxury Club, Pebble Castle.



Managed Access to facilities like wide roads, gas networks, electricity, water supply & planned sewage system with rainwater harvesting provision and Gold-Rated Green Concept.



WELCOME TO THE BROOK & 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 that matches your standard, expectations and dreams.

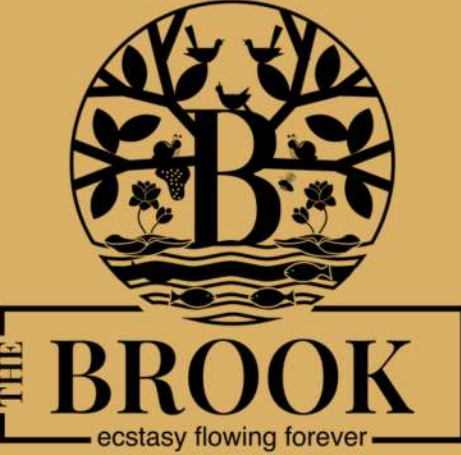
Explore the sublime truth of life to render a happy soul. The Brook & Rivulet is the abode of ultimate peace which blends with your way of living. In other words, where two paradises unite for wellbeing

BR

LAND BANK (FULLY PAID-UP)


- 640 meters appx road frontage

114 Meters appx



THE BROOK
ecstasy flowing forever

5 Acres
(20,000 sqm)



THE RIVULET
meandering down happy lanes

7.5 Acres
(30,000 sqm)

175 Meters appx

350 Meters appx

UNDERSTANDING THE BROOK



THE BROOK
ecstasy flowing forever

7 towers spread in 5 acres
and planned to be delivered
in 2 Phases with a tentative
total of 850 units

UPRERAPRJ228846

PHASE 1 (384 units)
SOLD OUT

PHASE 2 (to be
launched)

TOWER

A

- 2000 sqft units
- 4 units per floor
- 2 lifts per floor

96 Units

TOWER

B

- 1115 & 1240 sqft units
- 6 units per floor
- 3 lifts per floor

144 Units

TOWER

C

- 1200, 1240, 1535 sqft units
- 4 units per floor
- 2 lifts per floor

144 Units

1115 SQFT

- 2 BHK + 2T + 3B
- 1 Open Car Parking

1200 SQFT

- 3 BHK + 2T + 4B
- 1 Covered Car Parking

1240 SQFT

- 3 BHK + 2T + 4B
- 1 Covered Car Parking

1535 SQFT

- 3 BHK + 3T + 4B
- 1 Covered Car Parking

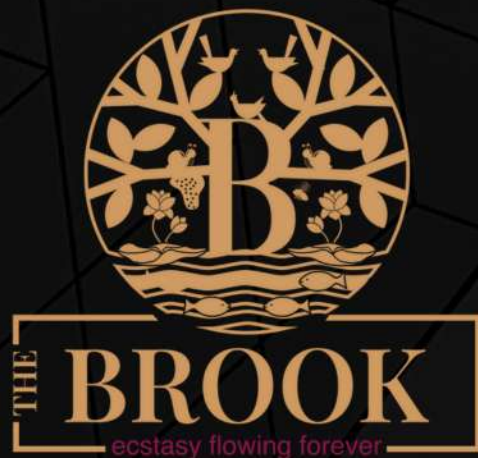
2000 SQFT

- 2 BHK + 2T + 3B
- 2 Covered Car Parking in Single Bay

2BHK + 2T + 3B

1115 SQ. FT.

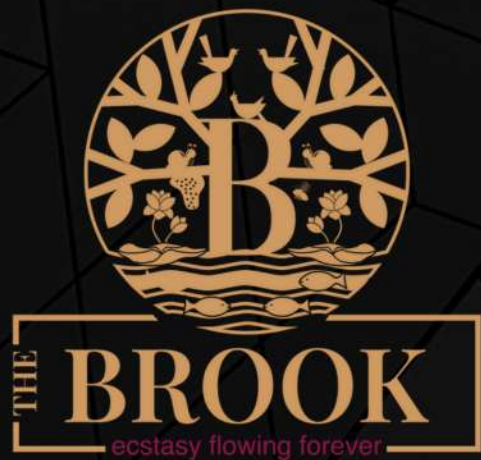
CARPET AREA	:	53.85 sqm
UNIT EXTERNAL WALLS	:	5.1 sqm
EXCLUSIVE BALCONY	:	19.01 sqm
UNIT BUILT-UP AREA	:	77.96 sqm
PROP COMMON AREA	:	16.58 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1166 sqft
SALEABLE AREA	:	1115 sqft



3BHK + 2T + 3B

1200 SQ. FT.

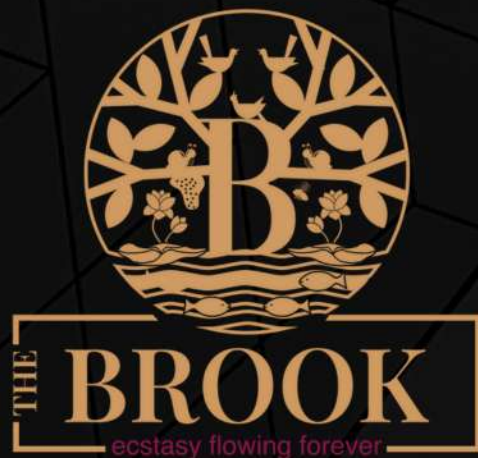
CARPET AREA	:	59.89 sqm
UNIT EXTERNAL WALLS	:	5.84 sqm
EXCLUSIVE BALCONY	:	17.8 sqm
UNIT BUILT-UP AREA	:	83.53 sqm
PROP COMMON AREA	:	18.44 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1246 sqft
SALEABLE AREA	:	1200 sqft



3BHK + 2T + 4B

1240 SQ. FT.

CARPET AREA	:	59.94 sqm
UNIT EXTERNAL WALLS	:	5.28 sqm
EXCLUSIVE BALCONY	:	22.28 sqm
UNIT BUILT-UP AREA	:	87.50 sqm
PROP COMMON AREA	:	18.46 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1289 sqft
SALEABLE AREA	:	1240 sqft



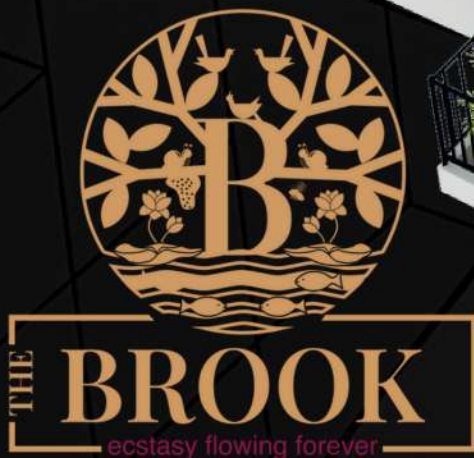
3BHK + 3T + 4B

1535 SQ. FT.

CARPET AREA	:	77.10 sqm
UNIT EXTERNAL WALLS	:	6.38 sqm
EXCLUSIVE BALCONY	:	22.20 sqm
UNIT BUILT-UP AREA	:	105.68 sqm
PROP COMMON AREA	:	23.75 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1541 sqft
SALEABLE AREA	:	1535 sqft



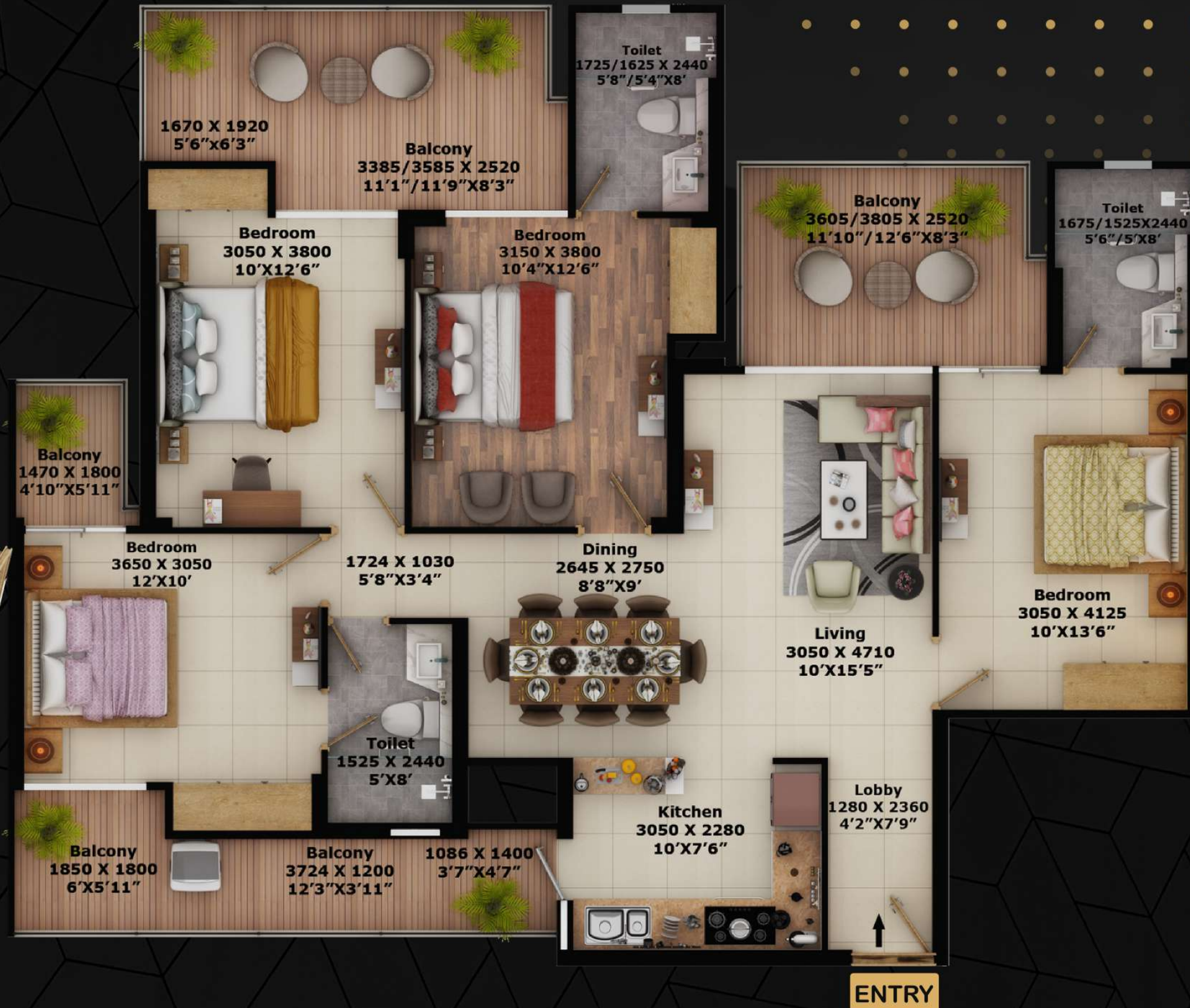
ENTRY



4BHK + 3T + 4B

2000 SQ. FT.

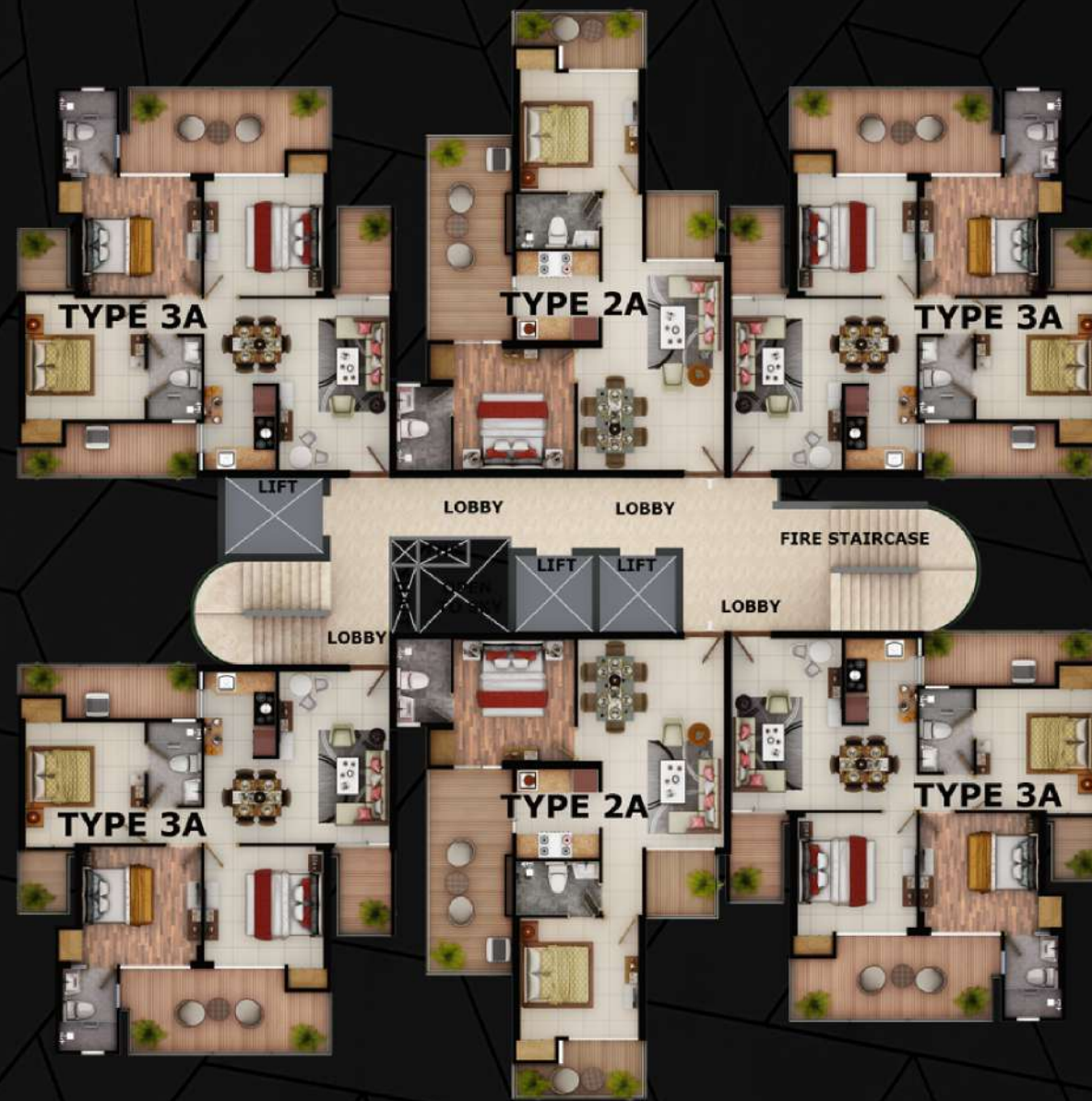
CARPET AREA	:	98.82 sqm
UNIT EXTERNAL WALLS	:	7.72 sqm
EXCLUSIVE BALCONY	:	33.50 sqm
UNIT BUILT-UP AREA	:	140.04 sqm
PROP COMMON AREA	:	30.43 sqm
PARKING AREA	:	18.00 sqm
TOTAL UNIT BUILT-UP AREA	:	2029 sqft
SALEABLE AREA	:	2000 sqft



THE BROOK PHASE 1 CLUSTER PLANS



TOWER A



TOWER B



TOWER C

MASTER PLAN



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
10. POOL DECK
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
24. PRIVATE LAWN

	2000 SQ. FT.
	1240 SQ. FT.
	1200 SQ. FT.
	1535 SQ. FT.
	1115 SQ. FT.

UNDERSTANDING THE RIVULET



THE RIVULET
meandering down happy lanes

10 towers spread in 7.5 acre and planned to be delivered in 2 Phases with a tentative total of 1250 units

UPRERAPRJ145736

PHASE 1 (816 units)
NOW LAUNCHING

PHASE 2 (to be launched)

TOWER

K

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

L

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

M

96 Units

- 2010 sqft units
- 4 units per floor
- 2 lifts per floor

TOWER

S

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

T

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

U

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

THE RIVULET UNIT SIZES

1350 SQ. FT.

TYPE 3C (3BHK + 2T + 2B)

WITH 1 OPEN CAR PARKING

Indulge in the ultimate luxury living experience with this meticulously planned and newly launched residential unit plan boasting two expansive balconies, perfect for enjoying breathtaking views and serene relaxation.

Every detail has been carefully considered, creating a harmonious blend of style, functionality, and comfort.

1545 SQ. FT.

TYPE 3E (3BHK + 3T + 4B)

WITH 1 COVERD CAR PARKING

With multiple balconies providing panoramic views and an efficiently planned layout, this residential unit is the epitome of modern living.

Every inch has been carefully designed to optimize space and enhance your daily living experience. Discover the perfect balance of comfort and style.

2010 SQ. FT.

TYPE 4B (4BHK + 3T + 4B)

WITH 2 COVERD CAR PARKING
IN SINGLE BAY

Step into a world of luxury living in this four-bedroom residential unit plan, situated in the M Tower. With multiple balconies, and perfectly planned space offers a luxurious living experience like no other.

The layout is meticulously designed for both comfort and functionality, providing the epitome of modern living.

3BHK + 2T + 2B

1350 SQ. FT.

CARPET AREA : 64.62 sqm
UNIT EXTERNAL WALLS : 5.21 sqm
EXCLUSIVE BALCONY : 24.14 sqm
UNIT BUILT-UP AREA : 93.97 sqm
PROP COMMON AREA : 20.48 sqm
PARKING AREA : 13.75 sqm
TOTAL UNIT BUILT-UP AREA : 1380 sqft
SALEABLE AREA : 1350 sqft



3BHK + 3T+ 4B

1545 SQ. FT.

CARPET AREA	:	77.10 sqm
UNIT EXTERNAL WALLS	:	6.38 sqm
EXCLUSIVE BALCONY	:	22.20 sqm
UNIT BUILT-UP AREA	:	105.68 sqm
PROP COMMON AREA	:	24.44 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1549 sqft
SALEABLE AREA	:	1545 sqft



ENTRY

4BHK + 3T+ 4B

2010 SQ. FT.

CARPET AREA	:	98.82 sqm
UNIT EXTERNAL WALLS	:	7.72 sqm
EXCLUSIVE BALCONY	:	33.50 sqm
UNIT BUILT-UP AREA	:	140.04 sqm
PROP COMMON AREA	:	31.32 sqm
PARKING AREA	:	18.00 sqm
TOTAL UNIT BUILT-UP AREA	:	2038 sqft
SALEABLE AREA	:	2010 sqft



THE RIVULET MASTER PLAN

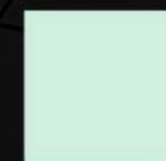


LEGEND

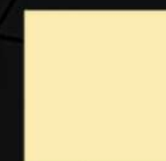
1. ENTRY AREA
2. EXIT
3. PERIPHERY GREEN
4. PLANTING
5. WATERBODY
6. SWIMMING POOL
7. POOL DECK
8. PLANTER
9. PARKING
10. MOUND
11. KIDS PLAY AREA
12. LAWN
13. JOGGING TRACK
14. AMPHITHEATRE
15. STAGE
16. MULTIPURPOSE COURT
17. CELEBRATION LAWN
18. PARTY LAWN
19. YOGA LAWN
20. CENTRAL LAWN
21. KIDS BUTTERFLY GARDEN
22. PAVILION
23. BENCH
24. CLUB WATERBODY



1545 SQ. FT.



1350 SQ. FT.



2010 SQ. FT.

SPECIFICATIONS OF THE UNIT

LIVING & DINING AREA



- Finished walls & ceiling with OBD in pleasing shades
- Vitrified tiles flooring (600 mm x 600 mm)
- Provision for DTH connection / ONT (optical fibre)

TOILETS & SANITARY



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

KITCHEN FLOORING



- Granite working top with stainless sink
- Designer ceramic tiles upto 600 mm above working counter
- Finished walls & ceiling with OBD in pleasing shades



BEDROOM FLOORING

- Wooden textured tiles (600 mm x 600 mm) flooring in the master bedroom
- Vitrified tiles flooring (600 mm X 600 mm) in other bedrooms
- Finished walls & ceiling with OBD in pleasing shades

DOORS & WINDOWS



- Aluminium powder coated external doors (Height: 2450 mm) and windows or UPVC
- Seasoned hardwood (Height: 2450 mm) for all internal frames and laminated door shutter

STRUCTURAL SAFETY



- Earthquake-resistant RCC structure in Aluminium Formwork
- 3100 mm floor-to-floor height

PAPER BOAT & PEBBLE CASTLE

Paper Boat & Pebble Castle are luxury clubhouses both spread in 15,000 ft each, that provide various interactive amenities such as co-working spaces, an indoor gym a swimming pool along with a jacuzzi, steam and sauna, guest rooms, indoor games like cards, billiards, table tennis rooms, a kid's creche area, and an indoor party hall.

Additionally, The Brook Arcade & The Rivulet Plaza, high-street commercial development, offers residents the convenience of luxury shopping in close proximity.



LUXURY TERRACE GARDENS



Welcome to our newest addition - the Terrace Garden in our residential apartment! This magnificent space is unlike any other, offering a wide array of amenities to make your experience truly memorable. With direct access from lifts, you can reach this stunning garden with ease.

From a mini-golf course and advanced telescope to glass pavilions, a cricket bowling machine, an outdoor gym, a jogging track, a skating rink, a vertical garden, a yoga lawn, pergolas & gazebos seating, bonfire pit, and buffet counters, our terrace garden has it all!

To ensure maximum comfort and convenience, we've added an extra layer of 3-inch concrete flooring garnished with tile flooring, natural gardens, and artificial turf (depending on different purposes) to prevent heat and noise on the top floors.

Come and experience the breathtaking view from our Terrace Garden and enjoy the tranquil ambience. Whether you want to relax or work, our glass pavilions provide the perfect setting for a productive day.

**Only for illustrative purposes*



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	1.7 kms	3 mins away
Proposed Sec-12 Metro Station		

1 HP Petrol Pump

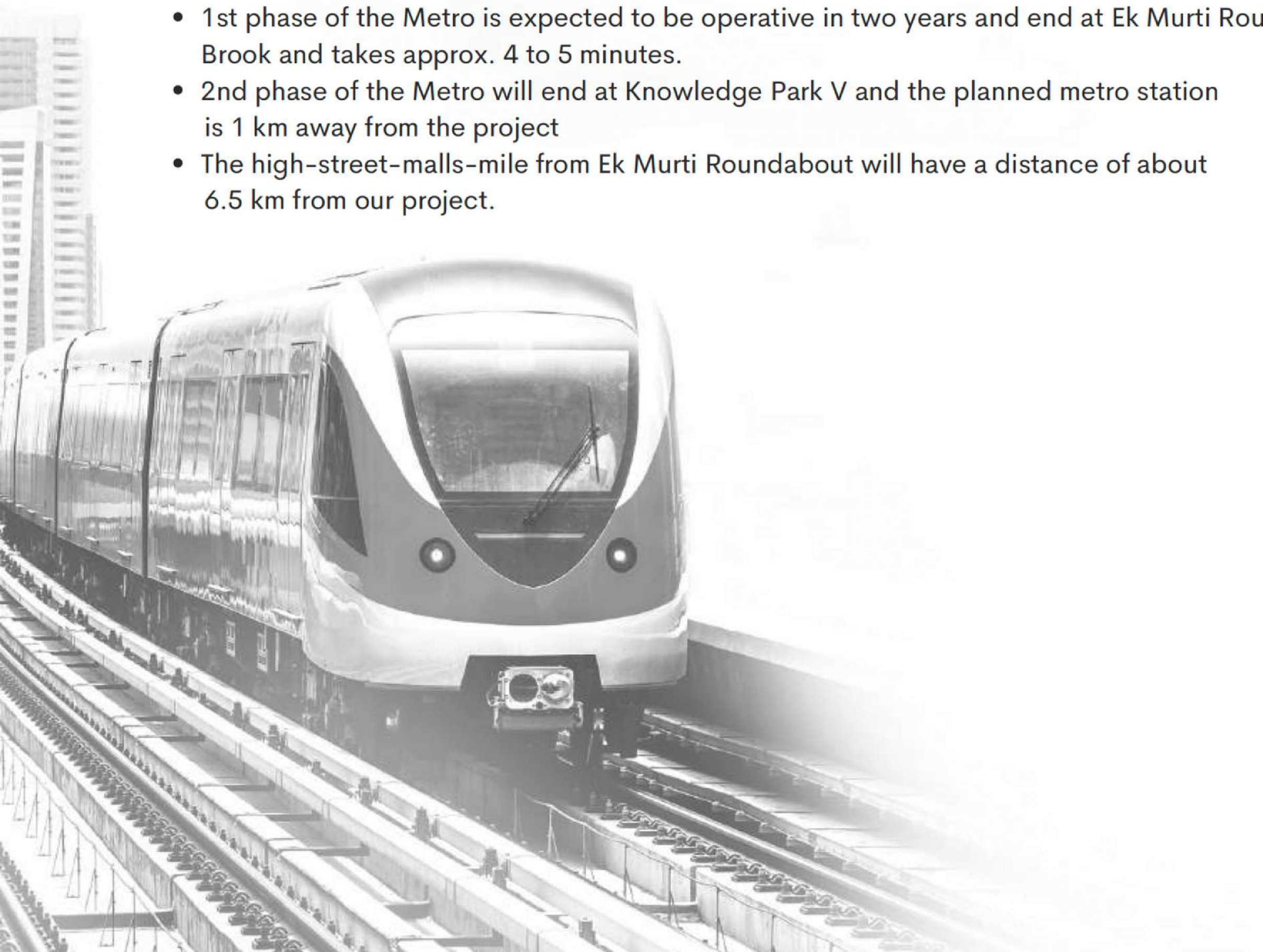
3 Police Chauki, D park

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.





BROOK & RIVULET
best of all the worlds



*OUR APOLOGIES FOR MAKING YOUR
NEIGHBOURS JEALOUS OF YOUR LIFESTYLE*

