

# 1st Phase

OC Obtained  
Registry started  
Families shifted

# HOMES FUSION

PRE CERTIFIED  
GREEN HOMES  
VERSION 2

Project Registration Number  
"GH131707"



## BUY 2 BHK\* ENJOY 6 BHK

MATERIALS OF FUTURE:

FLY ASH BRICKS

Lockers within Premises

WALKING DISTANCE FROM

PROPOSED

METRO STATION ECOTECH XII

\*Guest Rooms at Club

PROPERTY BOUND  
TO APPRECIATE DUE  
TO PLANNED  
INFRASTRUCTURE IN  
GREATER NOIDA(W)



CROSS VENTILATION DUE TO  
3 SIDE OPEN PROJECT

UPTO  
**70%**

SAVING IN ELECTRICITY WITH  
ENERGY EFFICIENT LED LIGHTING

# Contents



## 04 Cover Story

### 06 Features

08 Sustainable Design  
09 Ideal Location  
10 Affordable Living

### 12 Proposed Specifications

### 13 Special Features

### 14 Project Features

### 15 Site Plan

### 16-27 Unit Plans

16 4 BHK  
18 3 BHK  
23 2 BHK

# Team Behind



## Allottees

Fusion Buildtech Pvt. Ltd.

## Land Owners

Fusion Buildtech Pvt. Ltd

## Builders

Fusion Buildtech Pvt. Ltd.



ACTUAL PHOTO

## Principal Architects

**DEEPAK MEHTA & ASSOCIATES**  
New Delhi, India

## Structural Designers

 **Keen Designers**  
Noida, U.P., India

## Sustainability Consultants

 **dbHMS**  
Chicago, Illinois, USA

## Landscape Architects

**SINGAL SA ASSOCIATES**

## Electrical & Plumbing Consultants

**cespl**  
Working Together To Create Value

## Civil Contractors

**KAPL**

## Construction finance by

**TATA CAPITAL**

We only do what's right for you

WWW.UP-RERA.IN  
REG. NO. UPRERAPRJ3302



**Mr. Rajesh Jain**  
G.M. Projects

From my perspective, this has been a remarkable performance to date and key to our success has been the collaboration among all team members. Fusion Buildtech's ability to foster such a team approach is found not only in our processes and technology, but in the integrity of our people. Additionally, the team's ability to understand what we want and need, and then apply their knowledge and experience to provide innovative solutions has enabled us to maximize the available budget.



**Mr. Ami Panda**  
G.M. Sales

Real Estate has become a battlefield for only seasoned professionals. You have got to create finest of the product at an unbeatable price.

At Fusion Homes, our philosophy has been to keep customer at the centre. That's why our homes not only meet their expectations but we have gone a step ahead to create customer delight.

Our value added features help us to gain an edge over the competition & make it a project of customer's choice.

This has been made a reality by our team's dedication & passion to create a marvel in the real estate industry.

HOME. NOT HOUSE





# COVER STORY

## More Smiles Per Square Feet

Not many things can inspire self assurance and happiness that one experiences at home. That is the reason why the dream of a home has always inspired endeavor. Fusion Buildtech was also incepted to realise a similar dream. A dream to change the way urban India lives.

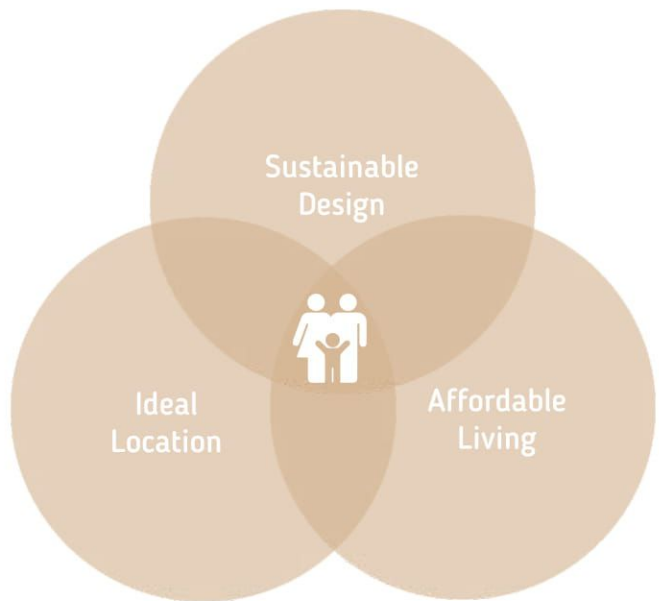
To create a state-of-the-art urban dwelling solution equipped with facilities that are world class yet within reach. These homes will set new benchmarks of quality. Its features will make luxury affordable and modernization sustainable. Fusion Homes is the culmination of that dream.

FEATURE



A Quality  
Living Formula

## LANDSCAPING



Insignia of harmony:  
fusion of nature  
and technology.

Fusion Homes is an insignia of harmony. A state-of-the-art residential project that integrates modernization with sustainability, luxury with affordability and urban living with holistic lifestyle.

# Sustainable built Environment for all

Fusion Homes infuses eco-friendly design principles with cutting edge technology to create ultra modern, feature rich urban habitats that are highly energy efficient and without compromising on the facilities offered.

## Sun Light Friendly Architecture

Fusion Homes are designed to ensure that every house in every building saves significant amount of energy by using optimum natural light and reducing need of electricity for air-conditioning.

## Water Harvesting

Yet another eco-friendly feature of Fusion Homes project is the inbuilt provision for recycling waste water for WC flush and garden sprinklers that saves potable water.

## Energy Efficient LED Lighting

Ecologically friendly LED lights have been used in all service light installations which not only saves power but also are more durable & long lasting.

## Fly Ash Bricks

Using fly ash bricks not only avoids tonnes of potential water and air pollution, it is also stronger and lighter. This adds to earthquake resistance potential of the structure.



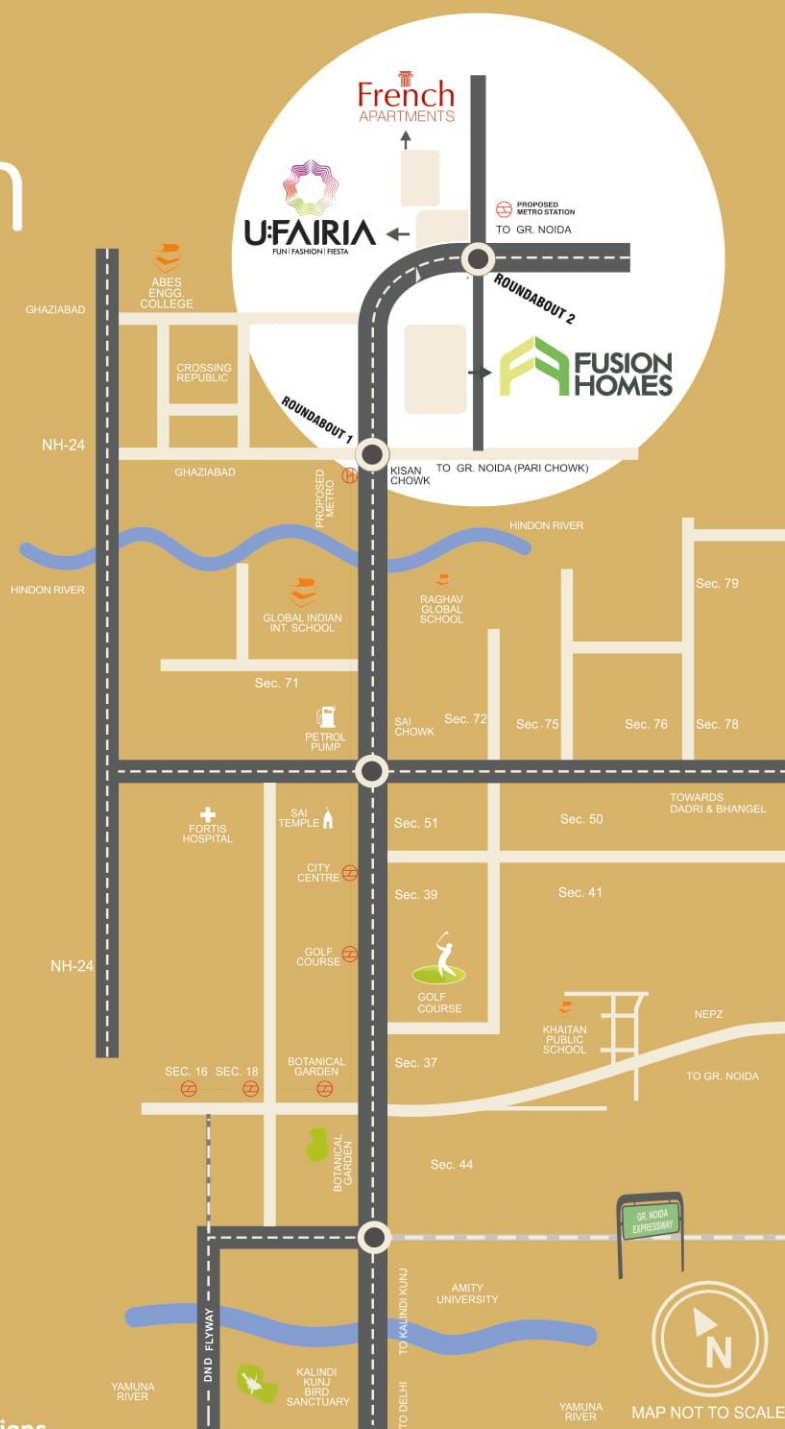


# Ideal Location

Not just ideal location but prime as well.

Fusion Homes is located near Hindon river in Western Greater Noida Area. A location that is neither between the constant buzz of a typical metro city nor it is far and removed from the amenities of a developed urban area. Fusion Homes is set amidst lush green surrounding that infuse heart warming features combining the best of urban and country side living.

One of the major advantage of Fusion Home is that this harmonious place is easily accessible from Noida Expressway and also from a metro station that will be operational real soon. Fusion Homes is a place where all of nature's creations will live in complete accord.



Proposed Metro Station Ecotech XII	about 0.4 km	2 minutes drive approx.
Sector 121, Noida	about 4.4 km	5 minutes drive approx.
NH-24	about 4.8 km	8 minutes drive approx.
Sai Mandir, Sector 61 Noida	about 8.3 km	12 minutes drive approx.
Fortis Hospital Sector 62, Noida	about 8.8 km	15 minutes drive approx.

City Centre, Noida	about 10.3 km	15 minutes drive approx.
Sector 18, Noida	about 13.9 km	15 minutes drive approx.
Kalindi Kunj, New Delhi	about 16.1 km	25 minutes drive approx.
Rajeev Chowk (CP) New Delhi	about 31.1 km	60 minutes drive approx.
*Source Google Map. Actual distance may vary.		



# Affordable Living

With a hallmark of a high end apartment complex; it is an epitome of fine and affordable living. Ensuring total peace of mind and happiness in your life.



## Swimming Pool

The swimming pool is another exclusive recreational facility in Fusion Homes that encourages everyone, including the young and aged to stay healthy and hearty.



## Fragrance Garden

Embellished with a dedicated green area, designated parks and well maintained blooming gardens, Fusion Homes is an oasis of life enriching fragrance that inspires smiles and induces happiness.



\*This is not a real image but a 3D rendition of the project.



### Club With Guest Room

An elite social club with guest room facility is another high end luxury feature designed exclusively for the owners of Fusion Homes.



### Locker Room

High security lockers with 24 hours surveillance are provided within the premises for every Fusion Homes owner to keep their valuables safe.



### Jogging Track

Integration of facilities like jogging tracks, yoga parks and meditation halls etc. are meant to encourage you to incorporate activities that add value to your life quality and well being.



### High Street Market (Fusion Bazaar)

Get the best of brands, spend quality time with your family. A truly international shopping experience in the vicinity of your own urban abode.



# Specifications\*

## Structure

Earthquake-resistant RCC structure as per code of practice.

## Flooring

Vitrified 2'x2' tiles in Drawing/ Dining and Bedrooms. Wooden textured tile flooring in Master Bedroom, Anti-skid Ceramic tiles in Toilets and Balconies.

## Walls

Painted in pleasant shades of OBD. Exterior facade in paint finish.

## Kitchen

Granite working top with stainless steel sink. 2' dado above working top.

## Toilet

Ceramic tiles on walls up to door level. White sanitary wares with European WC, CP fittings.

## Entrance / Lift Lobby

Combination of selected tiles.

## Electrical

ISI-approved copper wire in PVC conduits with MCB supported circuits with adequate number of lights and power points. Provision of intercom facilities.

## Doors & Windows

External doors and windows are aluminum powder coated / UPVC. Seasoned hardwood frames with skin moulded shutter and quality hardware fittings.

Chinaware & CP Fittings:

**Parryware**

Lift Lobby Tiles:

**JOHNSON**  
REDEFINING LIFESTYLES, WORLDWIDE.

Doors Locks:

**dorsët**

Switches:

**GreatWhite**  
Electricals

Lifts:

**Schindler**

# Special Features

Fusion Homes is planned to be not just well equipped but luxuriously so.

## Fusion Bazaar

"Fusion Bazaar" is a high street shopping arcade within the Fusion Homes Complex. Once at the shopping arcade, you will enjoy all the conveniences & facilities that will not let you go out and splurge anywhere else. From high class fashion-wear to superior lifestyle brands, from daily needs stores to exclusive services stores. Find it all under one roof. Fusion Bazaar is planned to add value to your everyday lifestyle.

## Food Court

Keeping in mind their concept of 'life being a celebration', Fusion Homes also boasts of a feature not common to Group Housing Societies- a Food Court. Hygiene, taste & value for money meals are the speciality of the Fusion Homes Food Court. On offer will be more than 200 mouth watering items to choose from. It will have something to suit all palates & taste-buds. You can even make your celebrations extra large & fun by inviting your families & friends to the Food Court.

Organise your birthdays, kitty parties, conferences, meetings, family functions & get-togethers at Food Court. You will also enjoy fun filled evenings with live matches on big projector screen at the customised, multi-purpose, air-conditioned party hall. In-house facilities like disco lights, DJs & more make it a perfect celebration place.

## Value Added Life

- Wheelchair friendly campus
- Vehicle free safe zones for children & senior citizens
- Exclusive waiting area / Lounge in each tower
- Numerous spaces for social interactions
- Dedicated common washrooms at ground floor of each tower for house keeping/maids/drivers.
- Extensive landscaping using biodiversity friendly flora throughout the campus



U:FAIRIA is an upcoming retail attraction located at walking distance from Fusion Homes. It will be a one-of-its-kind retail hotspot featuring high street retail, huge hyper market, multi brand food court, 5 screen multiplex & exclusive spa. U:FAIRIA will be a lavish open air retail facility that features more than 100 lifestyle brands in its four- storey retail wing. It will also feature seasoned office spaces & a multi-speciality Healthcare Facility. A blend of style, luxury, convenience & quality, U:FAIRIA will be a one-stop destination for all commercial needs.



\*This is not a real image but a 3D rendition of the project.  
UFAIRIA RERA REG. NO. UPRERAPRJ3924

# SITE PLAN



## Project Features

### Club

- Kid's Pool
- Swimming Pool
- Gymnasium
- Spa (Steam & Sauna)
- Banquet
- Billiards / Card Room
- Lounge
- Library
- Creche
- Guest Rooms
- TV Room
- TT Room
- Squash Court
- Locker / Cellar

### Landscaping

- Jogging Track
- Accent Paving at the Entries
- Pathway in Stepping Stones
- Grass Jointed Pavement
- Car Parking
- Gazebo
- Pergola
- Sculptures

### Residential

- Entrance Plaza
- Entrance Water Feature
- Drop-Off Area
- Water Feature
- Entry Through Portals
- Sculpture Garden
- Jogging Track
- Yoga/Meditation Area
- Yoga with Gazebo



**4 BHK      3 BHK      2 BHK**

2160 ft <sup>2</sup>		1980 ft <sup>2</sup>		1230 ft <sup>2</sup>	
1995 ft <sup>2</sup>		1810 ft <sup>2</sup>		1155 ft <sup>2</sup>	
		1635 ft <sup>2</sup>		1035 ft <sup>2</sup>	
		1430 ft <sup>2</sup>		1035 ft <sup>2</sup>	
		1430 ft <sup>2</sup>		925 ft <sup>2</sup>	

28°36'00.0"N 77°26'46.0"E



- Fragrance
- Garden
- Kids Play Area
- Elder's Zone
- Badminton Court
- Half Basketball Court
- Open Air Theatre
- Stage
- Seating Under Trellis
- Party Lawn

- Food Court**
- Banquet for Parties
  - Kitty
  - Conferences
  - Meetings
  - Get-Together
  - Functions

- Soft Landscaping**
- Lawn
  - Planting Bed/Planter
  - Ornamental Flowering
  - Foliage Trees
  - Palm Trees

- Bazaar**
- Convenience Store
  - Utility Shopping
  - Open Car Parking
  - Temple

\*All buildings, informations etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Images / plans / layout are for representative purpose only.

TYPE - 6

A1,B1,B2,C1,C2,D2

SALEABLE AREA

2160 ft<sup>2</sup>



4 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 4 Balconies
- + 4 Toilets
- + Multipurpose Utility Room  
Store | Servant | Prayer | Study

Area Break-up as per RERA

Carpet Area	112.68 m <sup>2</sup>
External Walls	8.73 m <sup>2</sup>
Exclusive Balconies	26.32 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	68.10 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.



# TYPE - 6B

H6,I5,I6,J3,J4,K8

SALEABLE AREA

# 1995 ft<sup>2</sup>



## 4 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 4 Balconies
- + 4 Toilets
- + Multipurpose Utility Room
- Store | Servant | Prayer | Study

### Area Break-up as per RERA

Carpet Area	106.79 m <sup>2</sup>
External Walls	9.02 m <sup>2</sup>
Exclusive Balconies	23.82 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	64.54 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 5

A1,B1,B2,C1,C2,D2

SALEABLE AREA  
**1980 ft<sup>2</sup>**



## 3 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 4 Balconies
- + 4 Toilets
- + Multipurpose Utility Room  
Store | Servant | Prayer | Study

Area Break-up as per RERA

Carpet Area	99.71 m <sup>2</sup>
External Walls	8.47 m <sup>2</sup>
Exclusive Balconies	27.36 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	60.26 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

TYPE - 5A

H6,I5,I6,J3,J4,K8

SALEABLE AREA

1810 ft<sup>2</sup>



### 3 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 4 Balconies
- + 4 Toilets
- + Multipurpose Utility Room  
Store | Servant | Prayer | Study

#### Area Break-up as per RERA

Carpet Area	95.33 m <sup>2</sup>
External Walls	8.38 m <sup>2</sup>
Exclusive Balconies	22.82 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	57.61 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 4

A2, A3, B3, B4, E3, E8, G3, G6  
H7, H8, K6, K7, L1, L5, L6, L7

SALEABLE AREA

# 1635 ft<sup>2</sup>

## Area Break-up as per RERA

Carpet Area	86.06 m <sup>2</sup>
External Walls	5.73 m <sup>2</sup>
Exclusive Balconies	20.82 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	52.01 m <sup>2</sup>



VISIT SHOW FLAT  
A-0103

## 3 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 5 Balconies
- + 3 Toilets
- + Store/Puja

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 3

E1,E2,G4,G5,J1,J2

SALEABLE AREA

# 1430 ft<sup>2</sup>

### Area Break-up as per RERA

Carpet Area	72.87 m <sup>2</sup>
External Walls	5.91 m <sup>2</sup>
Exclusive Balconies	19.57 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	44.04 m <sup>2</sup>



## 3 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 5 Balconies
- + 2 Toilets

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

TYPE - 3A

D1.08

SALEABLE AREA

1430 ft<sup>2</sup>

## 3 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 4 Balconies
- + 2 Toilets



### Area Break-up as per RERA

Carpet Area	72.98 m <sup>2</sup>
External Walls	5.26 m <sup>2</sup>
Exclusive Balconies	19.25 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	44.11 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 3B

H2,H3,I2,I3,K3,K4

SALEABLE AREA

# 1230 ft<sup>2</sup>

## 2 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 3 Balconies
- + 2 Toilets
- + Study Room



### Area Break-up as per RERA

Carpet Area	63.86 m <sup>2</sup>
External Walls	4.94 m <sup>2</sup>
Exclusive Balconies	15.50 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	38.59 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 2

E4, E5, E6, E7, F1, F2, F3, F4, F5, F6, G1, G2, G7, G8, L2, L3, L4, L8

SALEABLE AREA  
**1155 ft<sup>2</sup>**

## 2 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 3 Balconies
- + 2 Toilets
- + Study



Area Break-up as per RERA

Carpet Area	60.50 m <sup>2</sup>
External Walls	4.91 m <sup>2</sup>
Exclusive Balconies	15.50 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	36.56 m <sup>2</sup>



**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.



# TYPE - 1

A4, A5, A6, A7, A8, D3  
H1, H4, I1, I4, K2, K5

SALEABLE AREA  
**1035 ft<sup>2</sup>**

## 2 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 3 Balconies
- + 2 Toilets
- + Store/Puja



### Area Break-up as per RERA

Carpet Area	54.65 m <sup>2</sup>
External Walls	4.14 m <sup>2</sup>
Exclusive Balconies	14.92 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	33.03 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 1A

C4,C5,D5,D6

SALEABLE AREA

# 1035 ft<sup>2</sup>

## 2 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 3 Balconies
- + 2 Toilets
- + Store/Puja



### Area Break-up as per RERA

Carpent Area	52.76 m <sup>2</sup>
External Walls	5.51 m <sup>2</sup>
Exclusive Balconies	15.35 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	31.89 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# TYPE - 8

C3, C6, D4, D7, H5, K1

SALEABLE AREA  
**925 ft<sup>2</sup>**

## 2 Bedrooms

- + Drawing / Dining Hall
- + Kitchen
- + 3 Balconies
- + 2 Toilets



### Area Break-up as per RERA

Carpet Area	49.17 m <sup>2</sup>
External Walls	4.71 m <sup>2</sup>
Exclusive Balconies	13.45 m <sup>2</sup>
Parking Area	12.00 m <sup>2</sup>
Common Area Excluding Parking	29.72 m <sup>2</sup>

**Disclaimer:** Saleable area/layout is tentative and subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architects reserve the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

# Fusion Buildtech Private Limited

Fusion Buildtech is one name that believes in revolutionising the way India lives. The group is credited for developing many well-known residential and commercial projects across the country.

The Group is built on firm bedrock of values like quality, dedication and timely delivery and follows a strong philosophy "Redefine Indian Real Estate market in terms of quality, value creation and affordability." To make this dream a reality, Fusion Buildtech has launched Fusion Homes.

## Group Companies



BRV developers has been in the Real Estate Industry for decades now. The group has already proven its execution capabilities with successful deliveries of Commercial Complexes at MI Road, Jaipur and at Mayur Vihar Phase-II, Delhi. The group's repertoire also includes several executed projects in various Industrial Clusters: Oberoi Compound, Lajpat Potteries, Hans Raj Gupta Compound to name a few. These projects are located across different states and cater to various requirements of the end-user- residential, commercial and industrial.

## Redefine Indian Real Estate market in terms of quality, value creation and affordability



SIMCO has been a major player in automobile industry since last fifty years. These fifty years have been interspersed by a number of technological innovations that have gone on to become industry standards. Today, the group has emerged as one of the leading manufacturers of automobile components that supplies its products to various parts of the world. SIMCO is present in PAN India & 68 countries worldwide. The group derives its technological edge through a dedicated R&D facility and collaborations with the pioneers and leaders of the industry.



Empire Fasteners are manufacturers of specialised & customised Screws, Bolts, Nuts and Allied Fasteners. The manufacturing facilities are equipped with state-of-the-art plant & machineries. Empire caters to pioneers of, Automobile Consumer Durables, Electrical, Engineering & all production activities.

Home Loan Available From:



HBA facility by employers:



Accreditations:



Certifications:



\*All product names, logos, and brands are property of their respective owners. All company, product and service names used are for identification purposes only. Use of these names, logos, and brands does not imply endorsement. Further Company reserves the right to change the vendor/supplier or proposed specifications without any intimation.