



 **SpectrumTM** | दम् है
@metro
ACCESS TO INTERNATIONAL LIFESTYLE

“Hottest Property in Town”







Next to Sector 50, Metro Station

Under the aegis of Blue Square Infrastructure LLP, Spectrum@Metro is a benchmark in commercial and retail development, a one of its kind project located at Sector 75, Noida.

Blue Square Infrastructure LLP is a group that is synonymous with quality, commitment, reliability and excellence in achievement. The group is recognized for delivering state-of-the-art ventures impeccable in design and outstanding in standards. We are a prominent real estate company engaged in handling a wide range of real estate projects including residential projects, serviced apartments and retail spaces with a prime focus on commercial spaces.





RETAIL SPACE

- 1KM high street commercial milestone
- Double height Retail Space*
- Next to Sector 50 Metro Station
- Interconnected walk ways
- State of art infrastructure
- Dedicated parking area
- Hyper Market
- International Anchor stores
- Surrounded by highly dense population



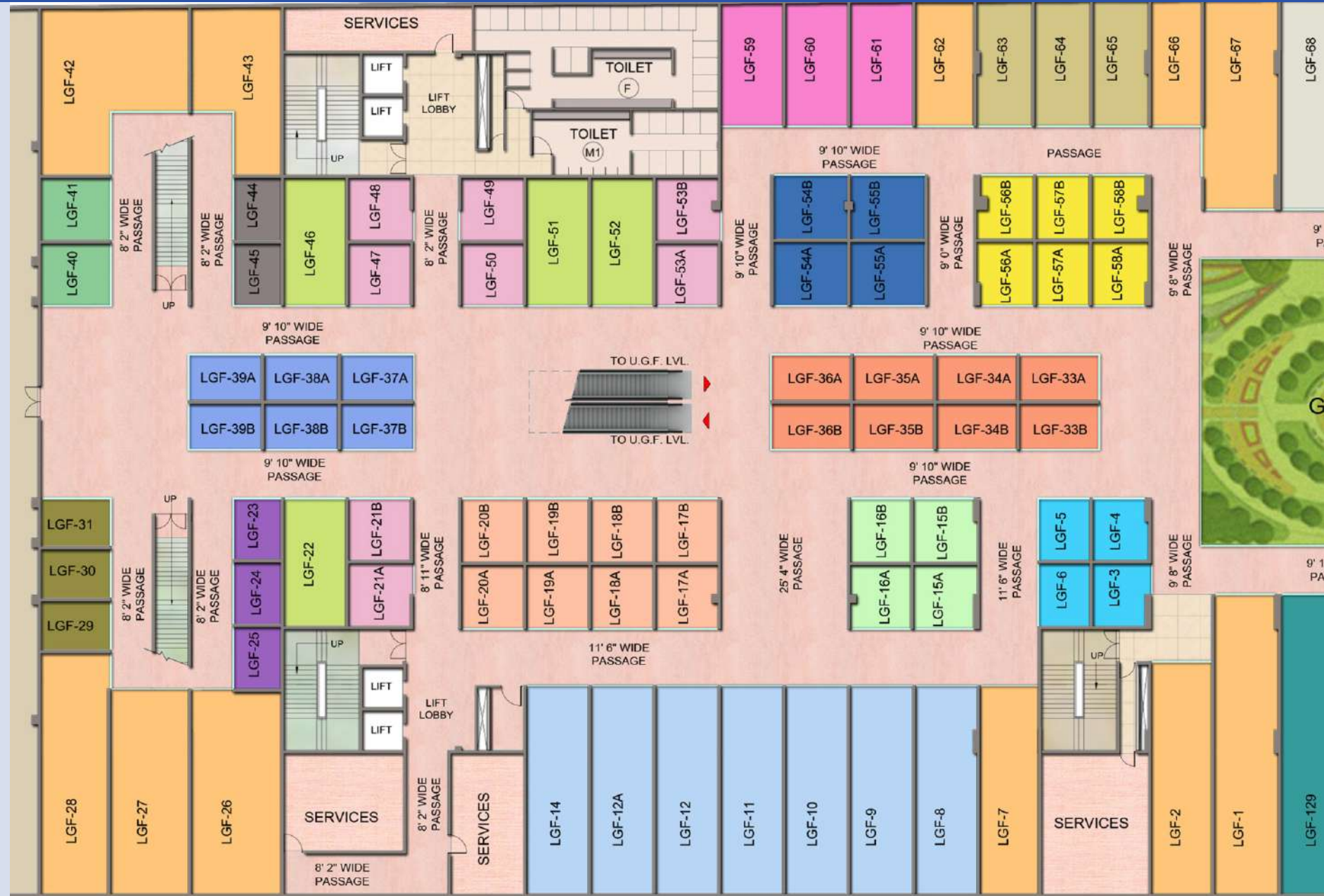
SPECTRUM@METRO

LOWER GROUND FLOOR

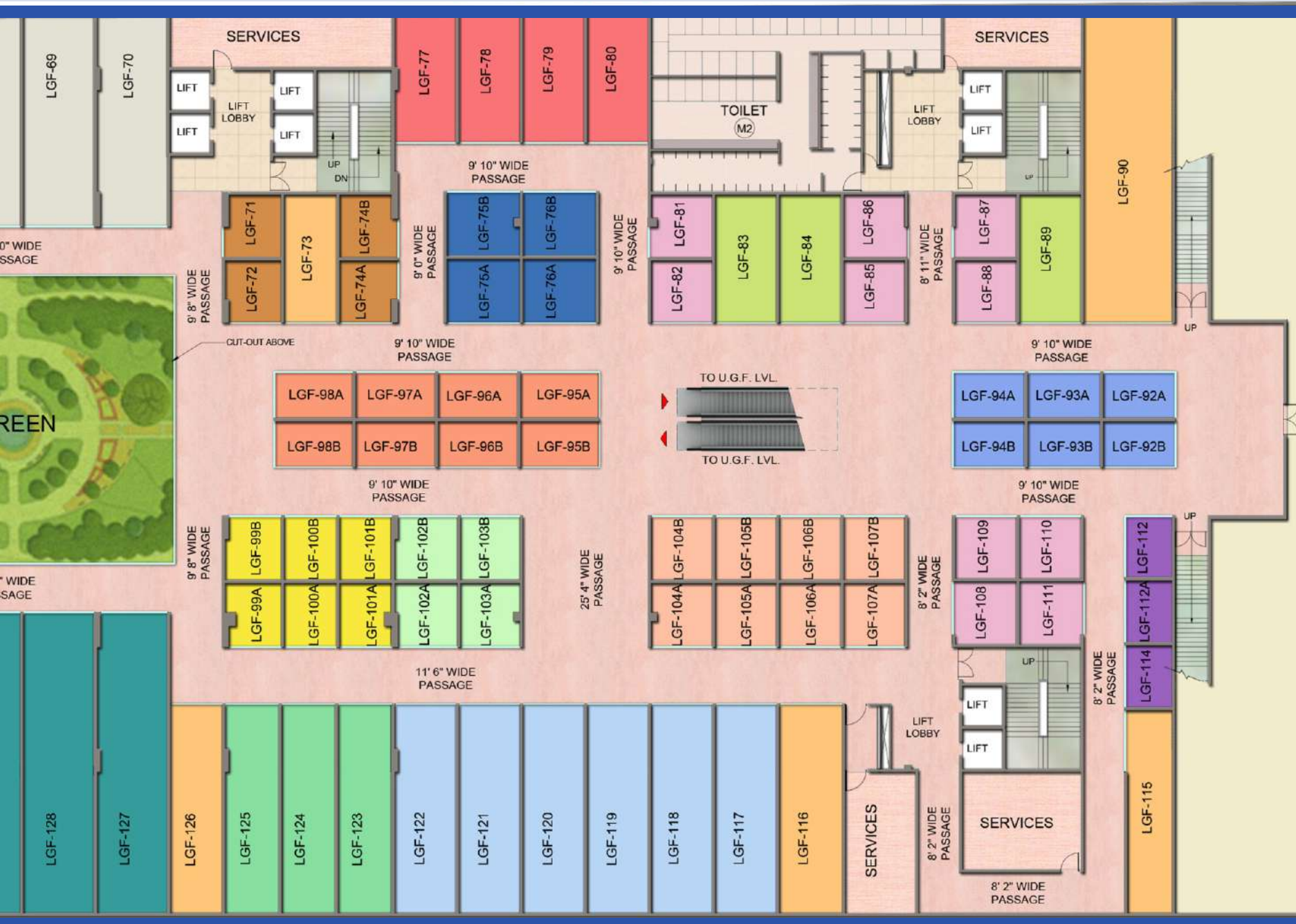
S.NO.	LEGEND	SHOP NOS.	SUPER AREA		NO. OF UNITS
			(SQ. M.)	(SQ. FT.)	
1		L.G.F.- 3, 4, 5, 6	22.30	240	4
2		L.G.F.- 8 TO 14, 117 TO 122	87.79	945	13
3		L.G.F.- 15A, 15B, 16A, 16B, 102A, 102B, 103A, 103B	28.01	280	8
4		L.G.F.- 17A TO 20B, 104A TO 107B	26.94	290	16
5		L.G.F.- 21A, 21B, 47 TO 50A, 53A, 53B, 81, 82, 85 TO 88, 109 TO 111	26.01	280	18
6		L.G.F.- 22, 46, 51, 52, 83, 84, 89	53.88	500	7
7		L.G.F.- 23 TO 25, 112 TO 114	10.44	120	6
8		L.G.F.- 25 TO 31	23.23	250	8
9		L.G.F.- 33A TO 36B, 95A TO 98B	25.08	270	16
10		L.G.F.- 37A TO 39B, 92A TO 94B	23.23	250	12
11		L.G.F.- 40 & 41	29.73	320	2
12		L.G.F.- 44 & 45	20.44	220	2
13		L.G.F.- 54A TO 55B, 75A TO 76B	32.52	350	8
14		L.G.F.- 56A TO 58B, 99A TO 100B	22.76	245	12
15		L.G.F.- 59 TO 61	52.03	500	3
16		L.G.F.- 63 TO 65	46.45	500	3
17		L.G.F.- 68 TO 70	103.12	1110	3
18		L.G.F.- 71, 72, 74A, 74B	22.30	240	4
19		L.G.F.- 77 TO 80	54.81	500	4
20		L.G.F.- 123 TO 125	76.64	825	3
21		L.G.F.- 127 TO 129	104.93	1160	3
22		L.G.F.- 1	129.13	1390	1
23		L.G.F.- 2	94.76	1020	1
24		L.G.F.- 7	82.22	885	1
25		L.G.F.- 26	123.56	1330	1
26		L.G.F.- 27	109.16	1175	1
27		L.G.F.- 28	109.16	1175	1
28		L.G.F.- 42	135.17	1455	1
29		L.G.F.- 43	85.01	915	1
30		L.G.F.- 62	49.24	530	1
31		L.G.F.- 66	42.74	460	1
32		L.G.F.- 67	104.98	1130	1
33		L.G.F.- 73	49.99	495	1
34		L.G.F.- 90	153.24	2080	1
35		L.G.F.- 115	63.17	680	1
36		L.G.F.- 116	90.58	975	1
37		L.G.F.- 126	73.86	795	1
38		L.G.F.- 32	8886.57	95855	1
39		L.G.F.- 91	12782.38	136940	1

TOTAL

168



Lower Ground Floor Plan



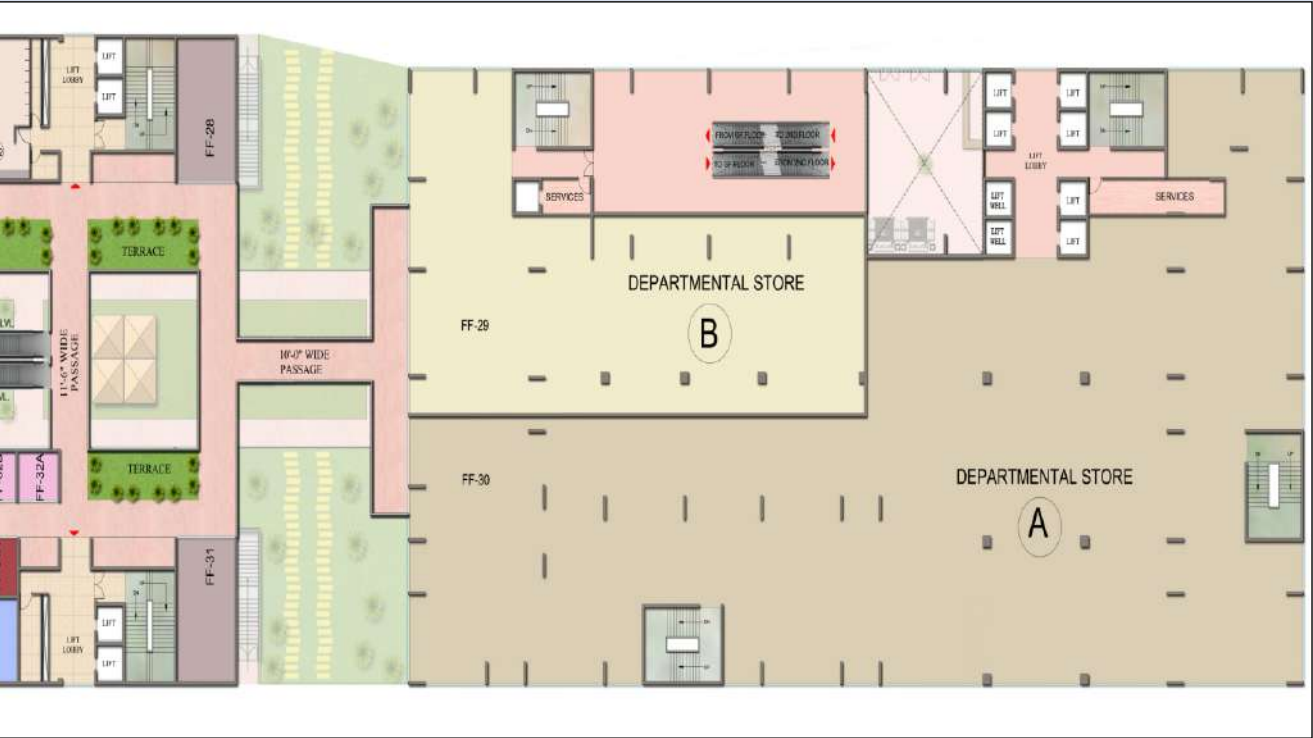
Ground Floor Plan

SPECTRUM@METRO					
GROUND FLOOR					
S.No.	LEGEND	SHOP NOS.	SUPER AREA (SQ.M.)	SUPER AREA (SQ.FT.)	NO. OF UNITS
1		G.F.- 1A, 31A,31B, 49A, 49B	69.68	750	5
2		G.F.- 2A,2B,2C,2D, 30A,30B,30C, 31C,31D,31E, 33A,33B,33C, 48A,48B,48C, 49C,49D,49E	50.63	545	19
3		G.F.- 3A TO 7B, 25A TO 29D, 34A TO 38B, 43A TO 47D	55.74	600	62
4		G.F.- 8A, 8B, 24A, 24B, 39A,39B, 42A,42B	78.50	845	8
5		G.F.- 9A TO 12D	58.53	630	16
6		G.F.- 14A TO 14F	66.89	720	6
7		G.F.- 15B TO 17D	55.74	600	11
8		G.F.- 20A TO 23D	44.59	480	16
9		G.F.- 1B	39.95	430	1
10		G.F.- 15A	93.37	1005	1
11		G.F.- 18A	65.96	710	1
12		G.F.- 18B	46.92	505	1
13		G.F.- 19A	87.79	945	1
14		G.F.- 19B	46.92	505	1
15		G.F.- 19C	40.41	435	1
16		G.F.- 19D	56.67	610	1
17		G.F.- 32	77.57	835	1
18		G.F.- 40	1278.80	13765	1
19		G.F.- 41	3397.44	36570	1
18		KIOSK 1 TO 38	16.26	175	38
TOTAL					192





First Floor Plan



SPECTRUM@METRO					
FIRST FLOOR					
S.No.	LEGEND	SHOP NOS.	SUPER AREA (SQ.M.)	SUPER AREA (SQ.FT.)	NO. OF UNITS
1		F.F.- 1A, 3A 3B, 4A, 4B, 5A, 5B, 6, 25A, 25B, 26A, 26B, 27A, 27B	67.82	730	14
2		F.F.- 7, 19, 28, 31	95.69	1030	4
3		F.F.- 8B, 8C, 8D, 8E, 8F, 8J, 8K, 8L, 8M, 8N, 8O	23.23	250	11
4		F.F.- 8H, 8Q	26.94	290	2
5		F.F.- 8I, 8P	41.34	445	2
6		F.F.- 9, 10A, 10B	111.02	1195	3
7		F.F.- 11B, 12A, 12B, 14A, 14B	92.44	995	5
8		F.F.- 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H	68.75	740	8
9		F.F.- 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21C, 22A, 22B, 22C, 32A, 32B, 32C, 32D, 32E, 32F, 33A, 34C, 34D, 34E,	22.76	245	23
10		F.F.- 20H, 22D, 33B, 35B	21.37	230	4
11		F.F.- 20I, 20K, 22E, 22G, 33C, 33E, 35C, 35E	18.58	200	8
12		F.F.- 20J, 22F, 33D, 35D	19.97	215	4
13		F.F.- 23A, 36A	21.83	235	2
14		F.F.- 23B, 36B	36.70	395	2
15		F.F.- 23C, 34A, 36C	25.55	275	3
16		F.F.- 1B	38.55	415	1
17		F.F.- 2	61.32	660	1
18		F.F.- 8A	21.83	235	1
19		F.F.- 8G	28.34	305	1
20		F.F.- 11A	118.45	1275	1
21		F.F.- 15	41.81	450	1
22		F.F.- 16	34.37	370	1
23		F.F.- 17A	108.23	1165	1
24		F.F.- 17B	67.35	725	1
25		F.F.- 21A	26.48	285	1
26		F.F.- 21B	38.09	410	1
27		F.F.- 24	75.72	815	1
28		F.F.- 34B	39.02	420	1
29		F.F.- 29	1202.62	12945	1
30		F.F.- 30	3686.83	39685	1
TOTAL					110





Second Floor Plan






SPECTRUM@METRO					
SECOND FLOOR					
S.No.	LEGEND	SHOP NOS.	SUPER AREA	SUPER AREA	NO. OF UNITS
			(SQ.MT.)	(SQ.FT.)	
1		S.F.- 1A, 3A 3B,4A,4B,5A,5B,6,25A,25B,26A,26B,27A,27B	67.82	730	10
2		S.F.- 7, 19, 28, 31	95.69	1030	4
3		S.F.- 8B, 8C, 8D, 8E, 8F, 8I, 8K,8L,8M,8N,8O	23.23	250	11
4		S.F.- 8H,8Q	26.94	290	2
5		S.F.- 8I,8P	41.84	445	2
6		S.F.- 9, 10A,10B	111.02	1195	3
7		S.F.- 11B,12A,12B,14A,14B	92.44	995	5
8		S.F.- 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H	68.75	740	8
9		S.F.- 20A, 20B, 20C,20D, 20E, 20F, 20G,21C,22A, 22B,22C,32A,32B,32C,32D,32E,32F,33A,34C,34D,34E	22.76	245	23
10		S.F.- 20H,22D,33B,35B	21.37	230	4
11		S.F.- 20I,20K,22E,22G,33C,33E,35C,35E	18.58	200	8
12		S.F.- 20I,22F,33D,35D	19.97	215	4
13		S.F.- 23A,36A	21.83	235	2
14		S.F.- 23B,36B	36.70	395	2
15		S.F.- 23C,34A,36C	25.55	275	3
16		S.F.- 1B	38.55	415	1
17		S.F.- 2	61.32	660	1
18		S.F.- 8A	21.83	235	1
19		S.F.- 8G	28.34	305	1
20		S.F.- 11A	118.45	1275	1
21		S.F.- 15	41.81	450	1
22		S.F.- 16	34.37	370	1
23		S.F.- 17A	108.23	1165	1
24		S.F.- 17B	67.35	725	1
25		S.F.- 21A	26.48	285	1
26		S.F.- 21B	38.09	410	1
27		S.F.- 24	75.72	815	1
28		S.F.- 34B	39.02	420	1
29		S.F.- 29, 30	4912.21	52875	1
TOTAL					109





Third Floor Plan

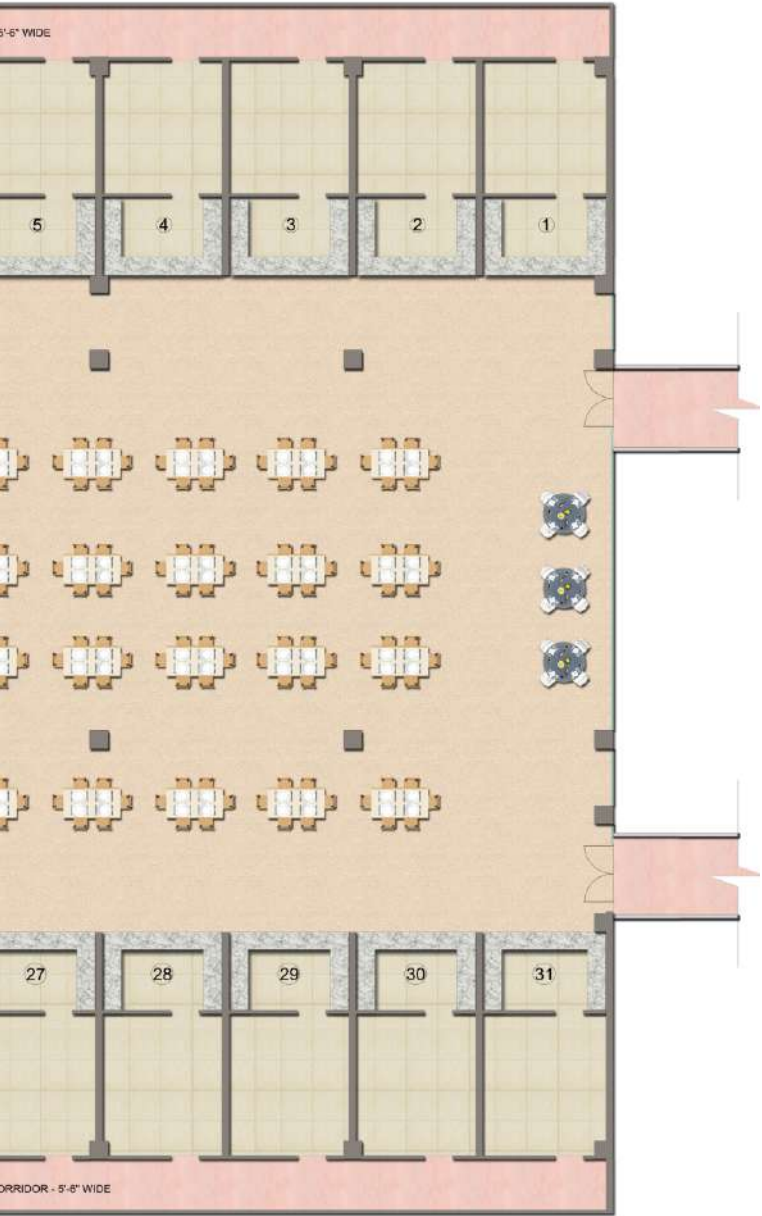


SPECTRUM@METRO					
THIRD FLOOR					
S.No.	LEGEND	SHOP NOS.	SUPER AREA	SUPER AREA	NO. OF UNITS
			(SQ.MT.)	(SQ.FT.)	
1		T.F.- 1A, 3A 3B,4A,4B,5A,5B,6,25A,25B,26A,26B,27A,27B	67.82	730	14
2		T.F.- 7, 19, 28, 31	95.69	1030	4
3		T.F.- 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21C, 22A, 22B, 22C, 32A, 32B, 32C, 32D, 32E, 32F, 33A, 34C, 34D, 34E,	22.76	245	23
4		T.F.- 20H, 22D, 33B, 35B	21.37	230	4
5		T.F.- 20I, 20K, 22E, 22G, 33C, 33E, 35C, 35E	18.58	200	8
6		T.F.- 20J, 22F, 33D, 35D	19.97	215	4
7		T.F.- 23A, 36A	21.83	235	2
8		T.F.- 23B, 36B	36.70	395	2
9		T.F.- 23C, 34A, 36C	25.55	275	3
10		T.F.- 18	38.55	415	1
11		T.F.- 2	61.32	660	1
12		T.F.- 21A	26.48	285	1
13		T.F.- 21B	38.09	410	1
14		T.F.- 24	75.72	815	1
15		T.F.- 34B	39.02	420	1
16		T.F.- 29	1062.80	11440	1
17		T.F.- 30A	1088.35	11715	1
18		T.F.- 30B	2136.75	23000	1
TOTAL			73		





Food Court Floor Plan



KIOSK NO.	SUPER AREA OF KIOSK (SQ.MT.)	SUPER AREA OF KIOSK (SQ.FT.)	SEATING SUPER AREA (SQ.MT.)	SEATING SUPER AREA (SQ.FT.)	TOTAL SUPER AREA(SQ.MT.)	TOTAL SUPER AREA(SQ.FT.)
1	54.41	586	68.11	733	122.52	1319
2	52.92	570	66.24	713	119.16	1283
3	52.92	570	66.24	713	119.16	1283
4	52.92	570	66.24	713	119.16	1283
5	52.92	570	66.24	713	119.16	1283
6	52.92	570	66.24	713	119.16	1283
7	52.92	570	66.24	713	119.16	1283
8	54.41	586	68.11	733	122.52	1319
9	64.17	691	80.32	865	144.49	1555
10	64.17	691	80.32	865	144.49	1555
11	33.53	361	41.97	452	75.51	813
12	46.76	503	58.53	630	105.30	1133
12a	57.26	616	71.67	771	128.93	1388
14	57.26	616	71.67	771	128.93	1388
15	57.26	616	71.67	771	128.93	1388
16	82.04	883	102.69	1105	184.74	1989
17	51.91	559	64.98	699	116.89	1258
18	51.91	559	64.98	699	116.89	1258
19	80.56	867	100.83	1085	181.38	1952
20	100.84	1085	126.21	1359	227.05	2444
21	64.53	695	80.77	869	145.30	1564
22	62.98	678	78.83	849	141.81	1526
23	64.53	695	80.77	869	145.30	1564
24	56.70	610	70.97	764	127.67	1374
25	55.12	593	68.99	743	124.10	1336
26	55.13	593	69.01	743	124.14	1336
27	55.13	593	69.01	743	124.14	1336
28	55.13	593	69.01	743	124.14	1336
29	55.13	593	69.01	743	124.14	1336
30	55.13	593	69.01	743	124.14	1336
31	56.70	610	70.97	764	127.67	1374
K1	11.25	121	14.08	152	25.33	273
K2	11.25	121	14.08	152	25.33	273
K3	11.25	121	14.08	152	25.33	273
K4	11.25	121	14.08	152	25.33	273
K5	11.25	121	14.08	152	25.33	273
K6	11.25	121	14.08	152	25.33	273
K7	11.25	121	14.08	152	25.33	273
K8	11.25	121	14.08	152	25.33	273
	1900.25	20454	2378	25602	4279	46056



SERVICED APARTMENTS

Fully Furnished

Welcome to our fully furnished studio apartments. Each apartment is a dream of a world where you inspire quality of life while writing a memoir with a panoramic view of lush landscapes below and sparkling stars in the sky.

Furniture & Fixtures

Double Bed with Mattress & Pillow | Sofa | Designer Light Fittings
Study Table with Chair | Cupboards | 2 Seater Dining Table
Curtains with Rods | Towel Rack in Bathroom | Geyser in Bathroom

Lifestyle Gadgets

Air Conditioner | Refrigerator | LED | Wall Clock | Music System | Iron

Kitchenware

Equipped Kitchen | Induction | Electric Kettle | Toaster



Our Partner





**“Design is where science
and art break even”**

**“A room should never allow
the eye to settle in one place,
it should smile at you and
create fantasy”**

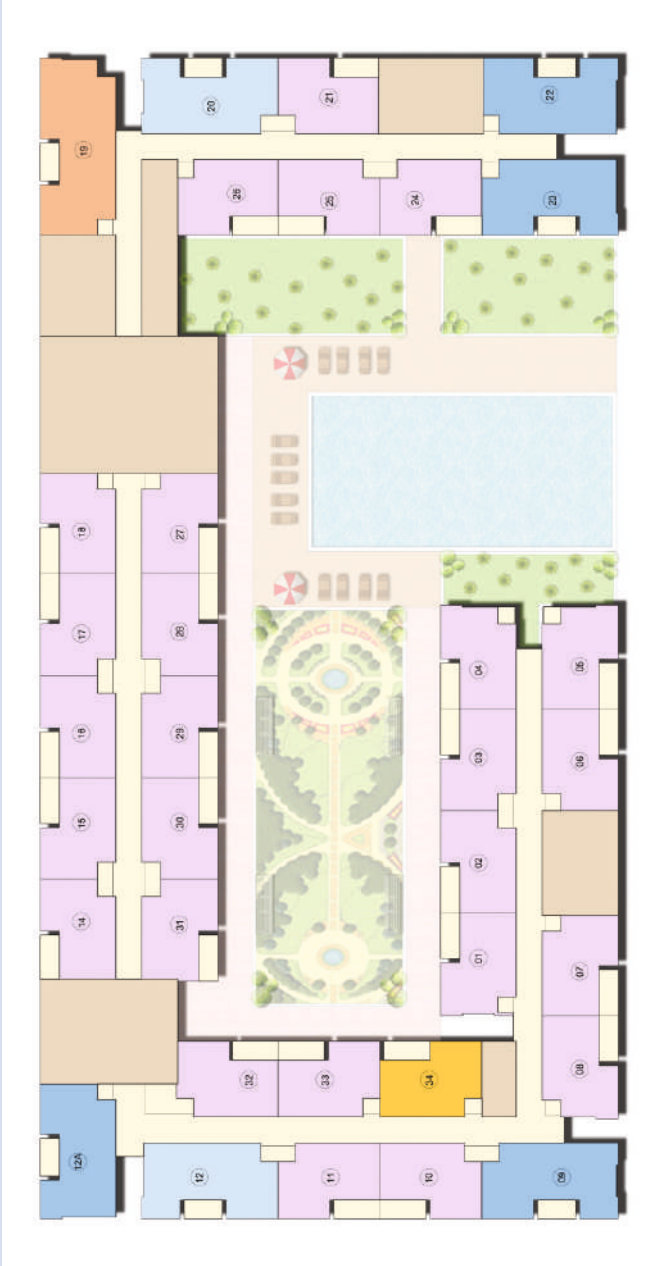


LUXURY AT ITS BEST

UNIT PLAN



FLOOR PLAN





OFFICE SPACE

Next to Sector 50 Metro Station
Fully Secure Parking Area for Over 20000 Wheels
World Class Technology with Finest Infrastructure
Integrated Business Center
Dedicated Conference Room
40 engineering and management institute in close vicinity
4th Largest IT-BPO Destination

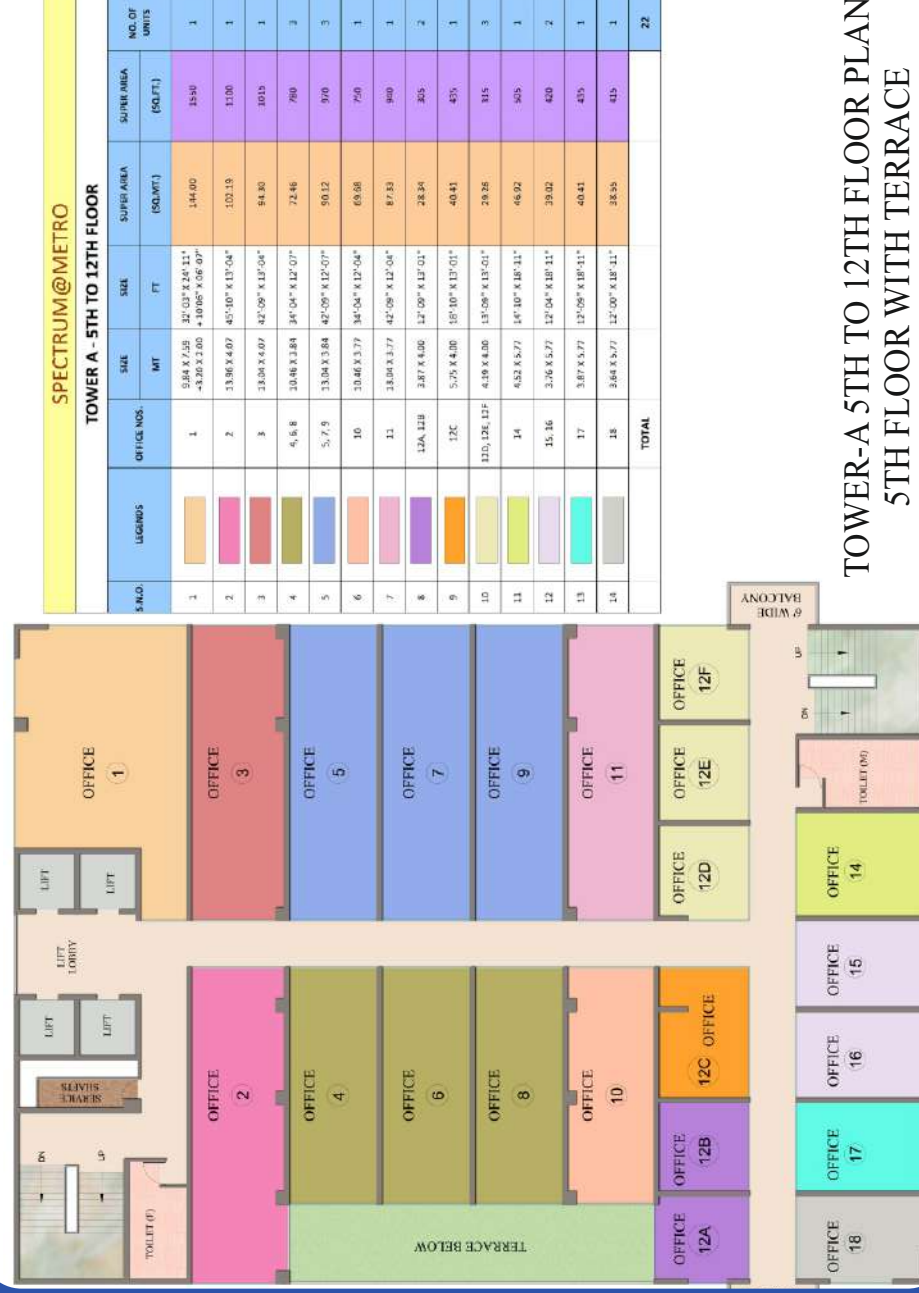




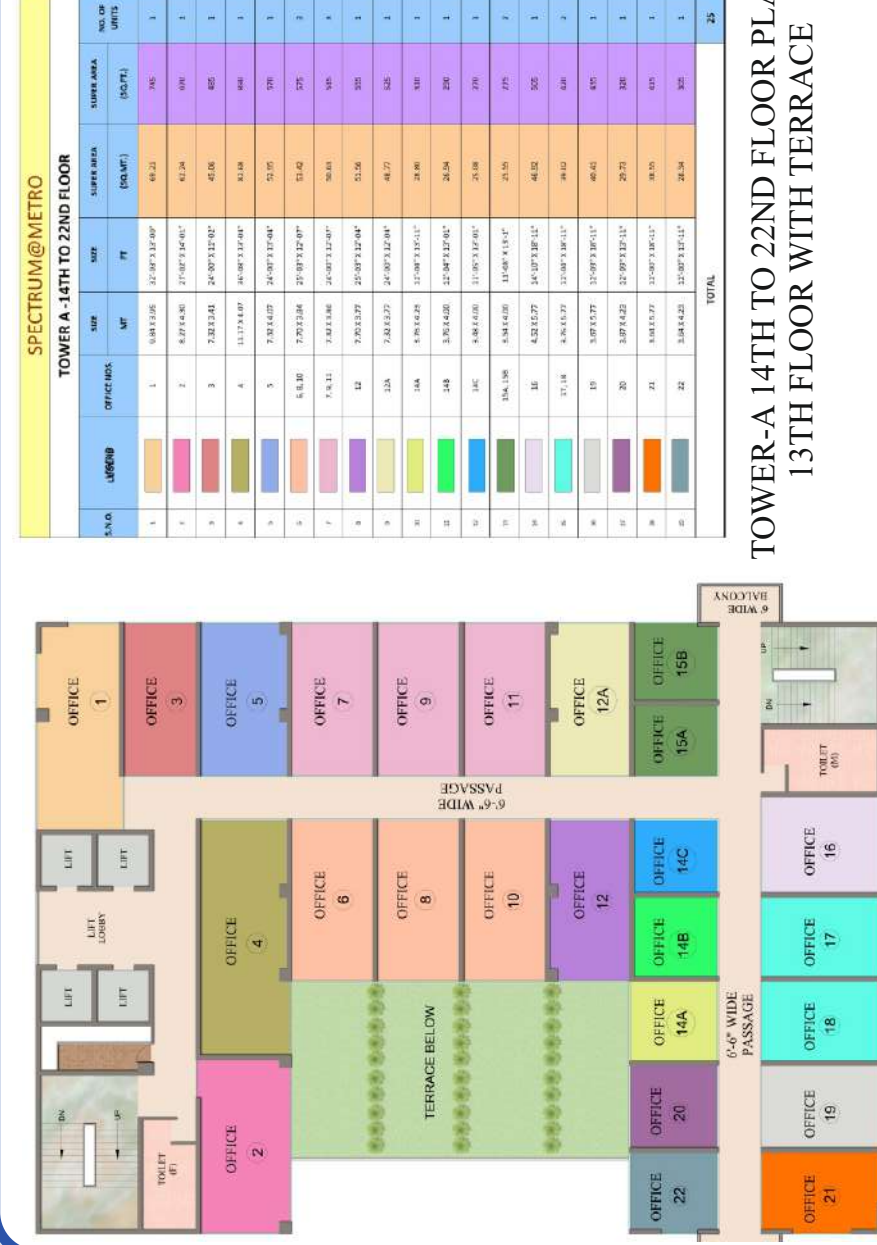
**“Good design is obvious,
great design is transparent”**

**“Less isn’t more,
Quality is more”**





TOWER-A 5TH TO 12TH FLOOR PLAN
5TH FLOOR WITH TERRACE



TOWER-A 14TH TO 22ND FLOOR PLAN
13TH FLOOR WITH TERRACE



SPECTRUM@METRO TOWER A - 24TH TO 27TH FLOOR						
SR. NO.	LEGEND	OFFICE NOS.	SIT MT.	SIZE FT.	SUPER AREA (SQ. FT.)	NO. OF UNITS
1		1	9.84 X 3.95	31'-03" X 13'-07"	67.82	780
2		2	8.77 X 4.80	27'-02" X 14'-01"	62.34	490
3		3	7.32 X 5.41	24'-00" X 13'-02"	44.13	479
4		4	11.27 X 4.07	36'-08" X 13'-04"	82.22	885
5		5	7.32 X 4.07	24'-00" X 13'-04"	52.09	560
6		6, 8, 10	7.70 X 3.84	25'-03" X 12'-07"	52.46	565
7		7, 9, 11	7.32 X 3.84	24'-00" X 12'-07"	50.17	540
8		12	7.70 X 3.77	25'-03" X 12'-04"	50.63	545
9		13A	7.53 X 5.77	24'-00" X 13'-04"	48.31	520
10		14A	3.99 X 4.89	13'-02" X 13'-01"	12.41	285
11		14B, 15A	3.48 X 4.90	11'-05" X 13'-01"	24.62	255
12		15B	8.61 X 4.89	21'-00" X 14'-01"	29.38	270
13		16	4.52 X 5.77	14'-00" X 16'-11"	45.95	495
14		17	3.76 X 5.77	12'-04" X 16'-11"	36.55	415
TOTAL						19

TOWER-A 24TH &
ABOVE FLOOR PLAN



SPECTRUM@METRO - TOWER A, 23RD FLOOR					
S.NO.	CABIN NOS.	SIZE MT.	SIZE FT.	SUPER AREA (SQ. FT.)	NO. OF UNITS
1	1, 2, 3, 4, 6, 7	2.32 X 2.45	7'-8" X 8'-0"	146	6
2	5	2.32 X 2.99	7'-8" X 9'-10"	171	1
3	8, 18, 19	2.82 X 3.00	9'-3" X 9'-10"	201	3
4	9, 17	4.35 X 2.73	14'-4" X 9'-0"	266	2
5	10, 11	4.35 X 2.52	14'-4" X 8'-3"	251	2
6	12, 16	4.35 X 2.59	14'-4" X 8'-6"	256	2
7	12A, 14, 15	2.82 X 2.45	9'-3" X 8'-0"	171	3
8	20, 21, 22, 24, 25, 26, 28, 29, 30, 31	2.44 X 2.45	8'-0" X 8'-0"	151	10
9	23, 27	2.44 X 3.12	8'-0" X 10'-3"	186	2
10	32, 33	2.44 X 3.00	8'-0" X 9'-10"	176	2
11	34	2.44 X 3.10	8'-0" X 10'-2"	181	1
12	35, 36	3.05 X 2.45	10'-0" X 8'-0"	181	2
13	CONFERENCE	7.85 X 4.25	26'-0" X 14'-0"	660	1
14	MEETING ROOM 1	3.95 X 4.43	13'-0" X 14'-7"	340	1
15	MEETING ROOM 2	4.36 X 5.18	14'-4" X 17'-0"	435	1
16	SNACKS COUNTER	3.76 X 5.60	12'-4" X 18'-5"	425	1
17	PANTRY	4.52 X 5.60	14'-10" X 18'-5"	495	1
NET TOTAL					41

TOWER-A 23RD FLOOR PLAN
WITH TERRACE

MEDICAL SUITS

Fully Furnished

Opposite Medanta Hospital
Fully Furnished Medical Suites
Ideal for Pathology, Pharmacy, Labs & Services
Exclusive Cafeteria
Grand Reception
Multiple Entry & Exit Points
Catchment of nearly 2 Lac* Residences

**A PERFECT
DESTINATION
FOR DOCTORS**



OUR PARTNERS

TALK OF THE TOWN



Medanta gets land in Sec 50 for new hospital

Parasharh.Aranthak
@timesgroup.com

Noida: Medanta, the Gurgaon-based multi-specialty medical institute, will soon be allotted land for a new hospital in Noida, a senior Noida Authority official told TOI on Sunday.

Noida Authority decided to hand over a 18,000 square metre plot in Sector 50 to the Nareish Trehan-owned Medanta, the official said, after the hospital chain became the highest bidder for the plot. "Last Monday, we had opened financial bids. Medanta The Medcity was the highest bidder for the plot," the official said, adding the Noida Authority will earn Rs 160 crore from the transaction and the allotment letter would be given to the company by May 12.

Compared with Medanta's Gurgaon facility, which includes a research centre and sprawls across 43 acres, the Noida facility will be smaller, with the plot size in Sector 50 measuring under five acres.

"We are in talks with officials of Medanta," the official said. "We have been told the company will develop a 500-bed hospital in Noida. The hospital is likely to start functioning within two years," the official added.

Explaining the mode of payment, the official said the hospital chain will have to pay 20% at the time of the formal handover of the plot. "The remaining sum will be paid as per standard procedures of the Noida Authority," the official added.

Medanta in Gurgaon has 1,250 beds with 45 operation theatres over 20 specialties.

The Noida facility will be smaller than the Gurgaon hospital

Medanta to build hospital in Noida

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HN Investors Switching to Commercial Property

REALTH RETURNS Commercial property serves as a lucrative investment option with investors gaining from rental income as well as capital appreciation

Sobha Khan, Ravi Teja Sharma & Kishore Deber

NAND KUMAR OP
VP, Prestige Constructions

We have sold 0.5 mn sq ft in the last three months to HNIs as they are looking to build an annuity portfolio as returns are better than residential projects.

ADITYA KUMKA
General, Investments and Properties

It is not easier to exit a commercial property, especially if it is leased out, while it is very difficult to exit a residential investment today.

Strong divergence across jurisdictions in the country has seen rental yielding up to 10% in some parts. According to data from property consultancy CBRE Asia, rents in Gurgaon's Cyber City area rose 12% while those in Bengaluru's Whitefield and Electronic City rose 8%. Rents in Hyderabad's IT corridor and areas such asHITEC City, Madhapur and Gachibowli rose by 14-15% in the last one year. Rising rents have stagnated in most parts of Mumbai and Chennai.

Aditya Kumka of Gurgaon-based brokerage Khemka Investments and Properties says whether investor is a local or foreign, the decision to invest is only for commercial property. "They have no interest in residential as they are already stuck with apartments. It is a lot easier to exit a commercial property, especially if it is leased out, while it is very difficult to exit a residential investment today," said Khemka.

Builders are scrambling to build more commercial spaces. House of HN's mandant is looking to ferry from commercial real estate and forming the plans to increase its footprint in Bengaluru & Chennai. "We are looking at an increase in commercial space as the commercial sector is the most liquid. It is the most liquid of all assets," said Khemka.

Three months to HNIs as they are looking to build an annuity portfolio as returns are better than residential projects," said Nand Kumar OP vice president and head of leasing at Prestige Constructions. In Bengaluru, where rents like Whitefield, offering 10-12% rental yields, have been rising steadily. House of HN's mandant is looking to ferry from commercial real estate and forming the plans to increase its footprint in Bengaluru & Chennai.

Compared with Medanta's Gurgaon facility, which includes a research centre and sprawls across 43 acres, the Noida facility will be smaller with the plot size in Sector 50 measuring under five acres.

"We are in talks with officials of Medanta," the official said. "We have been told the company will develop a 500-bed hospital in Noida. The hospital is likely to start functioning within two years," the official added.

Explaining the mode of payment, the official said the hospital chain will have to pay 20% at the time of the formal handover of the plot. "The remaining sum will be paid as per standard procedures of the Noida Authority," the official added.

Medanta in Gurgaon has 1,250 beds with 45 operation theatres over 20 specialties.

LOCATION MAP



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Phase-3 Reg.No. : UPRERAPRJ6037

Phase-4 Reg.No. : UPRERAPRJ6040

The project has been divided into 4 phases

Note: Visual representations shown in this brochure are purely conceptual. Building plans, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.

