

Outdoor openness: which home to choose?

Century Trails Plot 57 and Sterling Villa Grande B-32 Quietlist Project Comparison · Retrospective filing review · September 2026

1. The useful answer

Of the two named options, B-32 has the stronger evidenced case for a designed four-bedroom home with outdoor space. Plot 57's main advantage is the opportunity to design and build your own house. B-32 maps to a corner with two road edges, a useful advantage the unit-area table alone cannot show. Plot 57 is a single-road, mid-row plot. Neither the current habitability of B-32 nor the completion of CT's services is established by the supplied certificate files.

Your stated priority is **outdoor openness**, and you are willing to buy either a villa or a plot and build. You have not specified a bedroom count, entrance direction, budget, location preference or a deadline to move. A pool is therefore an optional trade-off, not an assumed preference. There is no basis for treating these choices as equally priced or equally ready.

I would compare these options in this order, with the branches kept open:

- **Green surroundings first:** compare **CT Plot 257** with **SVG's inner-arc A villas, especially the middle positions A-14 to A-18**. Plot 257 has a west road and pathways beside Park-6 on its north and east, but only 139.29 sq m of private land. The A villas provide a much larger designed home, a garden court and a lap-pool design beside the central oval across a loop road. The choice is between a smaller bespoke house and a larger managed villa, not two equal-cost offers. Neither is a universal winner.
- **Four bedrooms without choosing a pool-led design:** keep **SVG B-32** ahead of CT Plot 57 for its planned indoor-outdoor arrangement and corner setting. Compare it with **CT 30/31 or 60/61**, all about 223 sq m with two 12 m road edges, if you want to build. B-32 is a more meaningful comparison with those corners than with mid-row Plot 57.
- **A simpler villa can be the better home: SVG B-68 to B-72**, three-bedroom rectangular villas, preserve the garden court and family terrace without the standard B four-bedroom design's extra bedroom/gym level. Their approved rear park relationship is attractive, but the brochure depicts a different adjoining arrangement; do not base their ranking on a guaranteed view. They can outrank B-32 if three bedrooms suffice.
- **Retain the screening trade-off: SVG B-31** trades B-32's corner edge for 20.10 sq m more recorded carpet area. **CT Plot 57** trades a corner's second road for fewer street-facing boundaries and greater screening potential. These are useful fallbacks, not the strongest demonstrated openness choices.

Two conditions matter before treating this as purchase advice. CT's title report contains survey-specific outstanding conditions, including a suit relevant to the survey shown under Plot 57. SVG's registered villa, numbered brochure, building permission, later renewals and occupation-certificate claim must agree in the transaction documents. The physical shortlist remains useful while those conditions are unresolved.

Source: CT portal Plot Details and Approved Layout Plan, p. 1; CT Advocate Search Report, pp. 61–66. SVG portal unit table; Brochure of Current Project, p. 12; Approved Building Plan, pp. 4–9; Area Development Plan, p. 1. Page references throughout are PDF pages, not printed page numbers.

2. What the two registrations actually contain

CT is registered as **Century Trails**, PRM/KA/RERA/1250/303/PR/281223/006510 (KA-11358), at Bidaluru/Bidalur, Devanahalli Taluk, Bengaluru Rural. The agreement calls this **Century Trails Phase 1**. It contains **345 residential plots and one commercial plot**, not completed houses. The registered promoter is Century Prime Properties Private Limited; the original layout and some land documents use Century Trails LLP. The title chain and entity continuity belong in the executed conveyance.

SVG is **Sterling Villa Grande Phase II**, PRM/KA/RERA/1251/446/PR/211005/004337 (KA-8237), at Seegehalli, Bidarahalli Hobli, Bengaluru East. Its **74 villas** are dispersed within a larger **224-villa layout** shown on the supplied area plan. The 74 comprise 15 A four-bedroom, 19 B three-bedroom, 22 B four-bedroom and 18 C three-bedroom entries in the portal. They are not an independent 74-home amenity enclave.

Decision point	CT Plot 57	SVG B-32
What is identified	Residential plot, 40 × 60 ft; 222.9551 sq m	Four-bedroom villa; 260.12 sq m carpet; two parking lots
Area that is not interchangeable	Plot area is land, before any house, driveway or setbacks	Carpet is indoor usable area. The separate 21.77 sq m is labelled “Exclusive Common Area Allottee” in the unit table; it is not the plot area
Position	West 12 m road; plots 58 north, 56 south, 64 east	Numbered brochure and corresponding sanction geometry place it at the upper-left corner of a paired B block: a 9 m side drive and 10 m end drive
Outdoor proposition	Design your own garden, court and terraces within a separately approved house envelope	Standard B four-bedroom design connects living/dining to a garden court and deck, with upper terraces; B-32's smaller variant needs its own dimensional schedule
Readiness commitment	Buy land, then obtain house permission and build	Buy the villa product, subject to actual completion, occupation scope and agreed fit-out

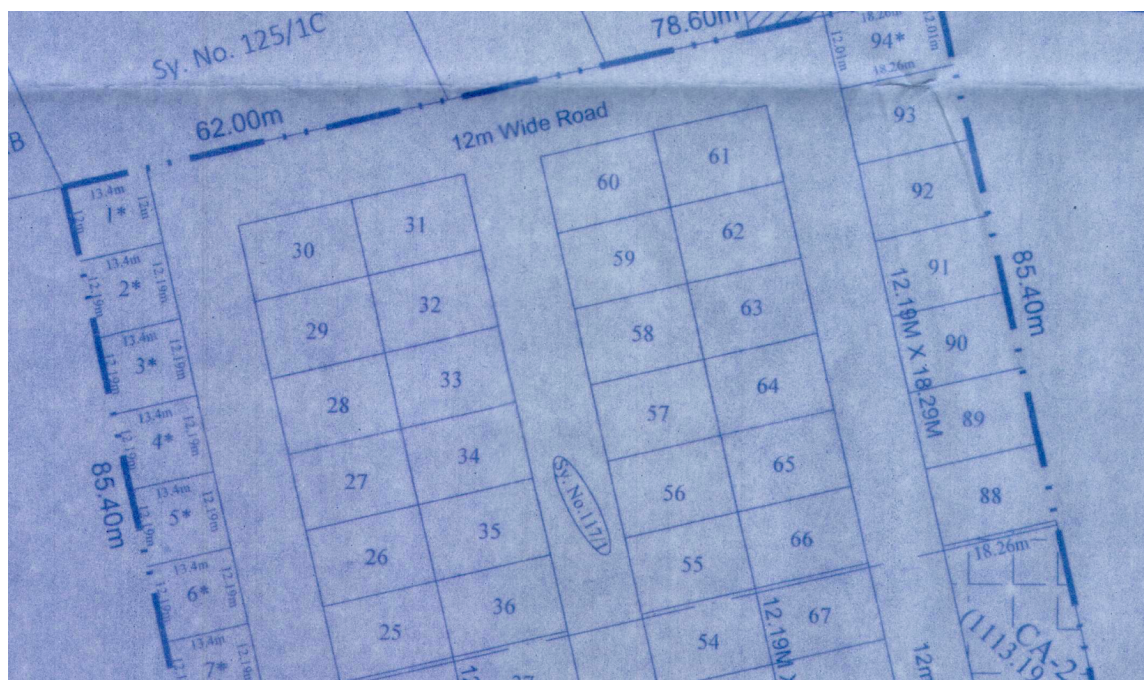
Correct area comparison: the nominal **rectangular B** plot in the type drawing is 50 × 70 ft, approximately **325.2 sq m** using the drawn 15.24 × 21.337 m dimensions. This is larger than CT Plot 57's 223 sq m. It does **not** establish B-32's exact conveyed plot area. A radial plot's taper also prevents treating its nominal size label as a measured area. No comparison here converts carpet area into land or assumes that all unbuilt land is garden.

For a comparable four-bedroom outcome, CT needs a costed house design that leaves the outdoor area you want after parking and required setbacks. The filing does not establish that a B-32-sized house and equivalent garden will fit on Plot 57. The plot route offers design control, not proven greater private outdoor space.

Source: both portal Project Details and unit/plot schedules; CT Proforma Agreement for Sale, pp. 1–4; SVG Approved Building Plan, p. 6, Brochure, p. 12, and Area Development Plan, p. 1.

3. Plot 57: a useful canvas, with better corners nearby

Plot 57 has about 12.19 m of frontage along its western road and 18.29 m of depth eastwards. The portal's dimensional schedule and the drawing agree: its north/south boundaries are 18.29 m long, and its east/west boundaries 12.19 m.



57: one road edge 30 / 31 / 60 / 61: two road edges

North is up. Source: CT Approved Layout Plan, PDF p. 1.

Figure 1. Plot 57 and nearby equal-size alternatives. The drawing shows the two-road corners 30/31 and 60/61 above the mid-row plots. Plot 57 backs Plot 64. Source: CT Approved Layout Plan, p. 1; plot identities checked against CT portal Plot Details.

The west frontage provides an open edge across a 12 m road. The other three boundaries adjoin home plots, so eventual buildings and your own setbacks will determine side and rear light, privacy and air paths. A west-front garden or room may need afternoon shading. A verandah, trees and the placement of rooms can help, but road direction alone neither fixes the front door nor predicts hours of sunlight.

The closest improvements are 30/31 and 60/61. All are the same recorded size as Plot 57. Plots 30 and 60 have north and west roads; 31 and 61 have north and east roads. There is no buyer preference that makes the east-road pair automatically superior. Plot 77 is a south/east-road corner and Plot 44 a south/west-road counterpart farther down this neighbourhood. A second road buys separation and more entrance choices, while exposing more of the boundary to passers-by. Corner setbacks may also reduce the buildable footprint; extra road frontage is not extra floor-area permission.

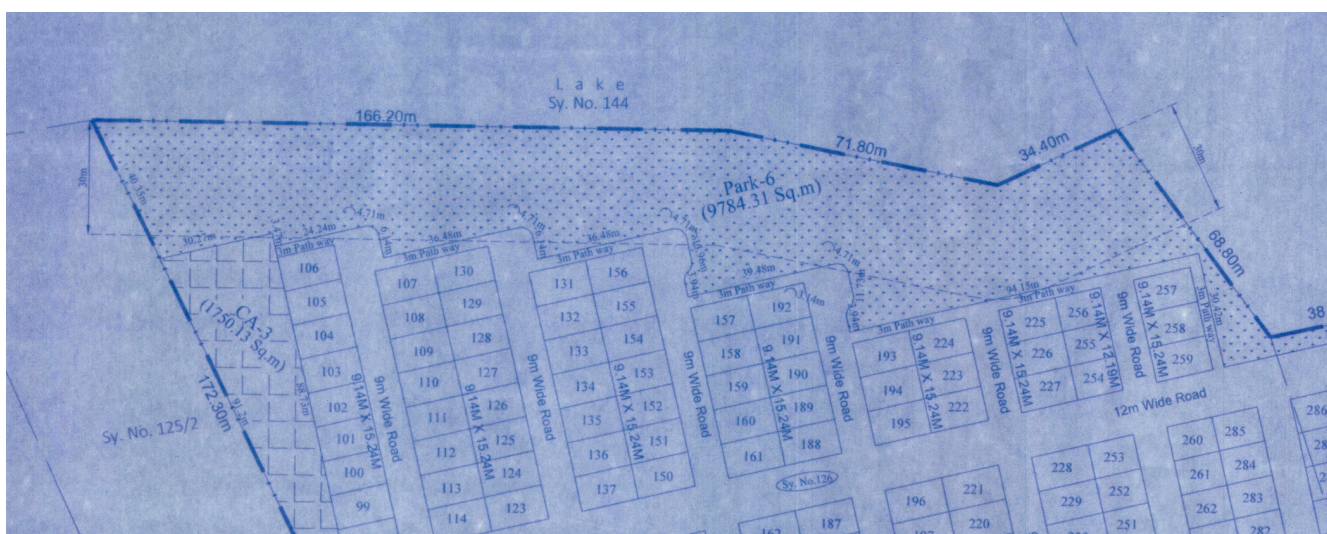
Keep Plot 57 if you prefer a more screened garden and will design the house around it. The east-road plots 62–76 are equal-size mid-row alternatives, not inherently more open homes. For this buyer, switching only the road direction is a weaker improvement than switching to a corner or park edge. No quoted corner premium exists for CT in this bundle.

The layout places Plot 57 within the area labelled **Survey 117/1**. This provides a useful title-search starting point; the legal plot-to-survey schedule should confirm it. The relevant outstanding July 2023 title condition is discussed in section 10, rather than attributing unrelated survey disputes to this plot.

Source: CT portal Plot Details, rows 30, 31, 44, 57, 60, 61 and 77 and subsequent dimensional schedule; Approved Layout Plan, p. 1.

4. CT's strongest change of position: Plot 257

Plot 257 deserves to be ahead of the ordinary northern end plots for boundary openness. It is **30 × 50 ft, 139.29 sq m**, with a **9 m road west, 3 m pathways north and east, and Plot 258 south**. The drawing shows Park-6 beyond both pathways. Only one side adjoins another home plot. This is a stronger physical arrangement than simply being at the end of a two-column plot row.



257: west road + north and east pathways: only 258 adjoins as a home plot.

Park-6 is shared layout land: the lake beyond is outside CT. North is up.

Figure 2. Park-6 and the northern end plots. Plot 257 is at the right-hand end, with pathways along two boundaries. The lake in Survey 144 is outside the project. Source: CT Approved Layout Plan, p. 1; CT portal Plot Details.

Alternative	What improves	What you concede
257	Road plus two pathway/park edges; strongest separation among these 30 x 50 options	About 84 sq m less private land than Plot 57; a smaller house/garden programme and public-facing edges
107/130, 131/156, 157/192, 193/224; also 225	139.29 sq m plots with a northern pathway to Park-6 and an east or west 9 m road	Two home-plot neighbours rather than 257's one; exact park depth varies
256	Northern park/pathway relationship on 111.42 sq m	A genuine 30 x 40 option: another 27.87 sq m less land than 257
258 / 259	Both have eastern pathway/park separation; 259 also has west 9 m and south 12 m roads	258 loses 257's northern park edge; 259 gains a junction and loses the same direct northern aspect

Park-6 is **9,784.31 sq m**, the dominant part of CT's six parks. The pathway is a useful separation and walking connection, not an extension of your private garden. Boundaries, planting, permitted park uses and built levels govern the actual view. The adjoining lake does not prove flood risk, a lake view from every room, or permanent private openness.

Another useful size compromise is Plot 13: 163.30 sq m, an east 12 m road, north pathway and the small Park-3 pocket, with Survey 119 outside the layout to the west. It retains roughly 40 ft of road frontage but is shallower than Plot 57. It offers more land than 257 but a much smaller park setting. External land is not protected green space. Plot 12 has the corresponding southern pathway relationship. Other shallow plots with vacant external land do not reproduce Park-6's setting.

Source: CT Approved Layout Plan, p. 1, park and odd-site schedules; portal Plot Details, rows 12, 13, 107, 130-131, 156-157, 192-193, 224-225 and 256-259.

5. SVG: locate the choice before judging the villa

The **numbered brochure master plan** provides the sale labels; the **area plan and type-sheet key plans** provide approval geometry and house families. Matching their local road and building arrangements supports the locations below. The brochure is not an approved as-built survey, and some other parts of its layout differ materially from the area plan.



Figure 3. Adviser locators on SVG's Area Development Plan, p. 1, matched to the numbered Brochure, p. 12, and Approved Building Plan key plans, pp. 4–9. Red denotes the 74 modified-sanction villas; grey denotes the 150 villas marked "OC received" on this drawing. These colours are not a live availability or present completion map. North is oblique, towards the upper left.

Read openness in layers. The inner A arc fronts the oval across a 6 m loop drive. The outer B arc fronts the outer 9 m drive, with the A row between it and the oval. The compact rectangular B row at locator 3 adjoins a separately labelled RMP park band in the area plan. The A rectangular row at locator 4 backs the reserved future-development parcel. These are materially different settings despite all being villas with gardens.

The labelled transformer/DG yards, sewage treatment plant and power-line corridor are specific locations, not one continuous service yard along the whole left boundary. Similarly, a road-widening reservation is not a park. None of these drawing relationships alone proves noise, odour or a safety failure.

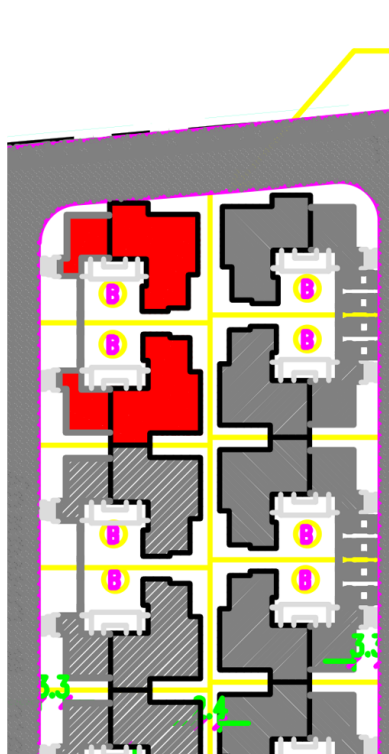
6. B-32 is a corner; its smaller variant still matters

B-32 is the upper end villa on the left side of the paired B block shown below; B-31 is immediately below it. The brochure numbers, two red footprints on the area plan, and the B four-bedroom key plan agree locally. B-32 has a 10 m drive along the end and a 9 m drive along the entrance side. It is not an oval-front villa. Across the end road lies the project edge and land marked “Private Property”, not a protected park.

Brochure: sale numbering



Sanction: matching corner



B-32 is above B-31 on the left side of this paired B block.

Figure 4. Local identity match. Left: numbered SVG Brochure, p. 12 (source resolution limits the small lettering). Right: the corresponding red B villas on Area Development Plan, p. 1. Approved Building Plan, p. 6, identifies these positions with the B four-bedroom family. The mapping is sufficient for this comparison; the executed villa schedule must still establish exact dimensions and boundaries.

The corner has a real benefit, with a concession. It removes an adjoining villa from one end and exposes that side to the road's open width. It also adds passing movement beside the house. The drawn garden court remains inside the plot beside the living/dining wing; it is not a park frontage or a promise of an unobstructed distant view. Because the site is rotated on the page, “upper” and “left” here are drawing positions, not cardinal directions.

B-32's **260.12 sq m carpet** is smaller than the **280.22 sq m** recorded for each of the other 21 B four-bedroom entries, including B-31. The standard plan is therefore useful for understanding the family of homes, but cannot be treated as B-32's exact measured plan. In particular, do not copy its garden dimensions or promise the shown lift as installed equipment without the villa-specific schedule. The corner supports preferring B-32 for openness; B-31 supports preferring more indoor area and one fewer street edge.

Source: SVG portal unit rows 55–56; Brochure, p. 12; Approved Building Plan, p. 6; Area Development Plan, p. 1.

7. What daily outdoor living looks like in the B family

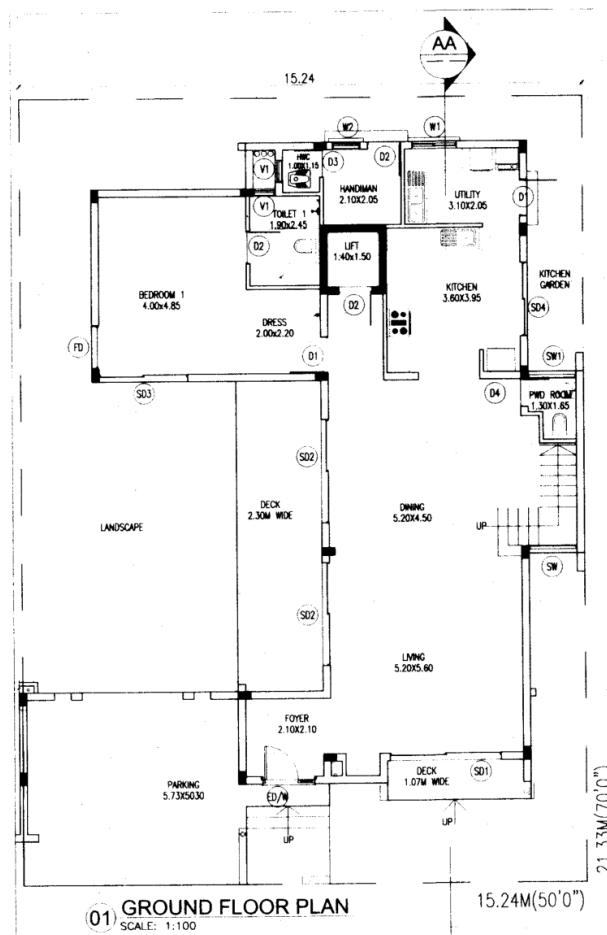


Figure 5. Standard rectangular B four-bedroom ground floor from the sanctioned drawing. It shows a 2.30 m deck, garden court, living/dining openings, bedroom, kitchen/utility side and parking. This is a type illustration, not a dimensioned as-built plan of B-32. Source: SVG Approved Building Plan, p. 6.

The standard design's useful feature is the **long living/dining edge opening to a deck and landscape court**. The court is a usable outdoor room beside the house, rather than only a narrow leftover setback. The ground-floor bedroom has its own dress/bath arrangement and an opening towards that court. The kitchen garden and utility occupy a different side, helping separate laundry and service work from the main sitting area.

The **four-bedroom B design is ground plus two upper floors**, followed by roof access: one bedroom below, two on the first floor, and a bedroom/gym on the second, with a lift drawn beside the wet/service core. It is not the two-storey three-bedroom sheet on page 4. The ground floor is raised and has entrance steps; a ground-floor bedroom or a drawn lift does not by itself establish step-free access.

B-68 to B-72 are the useful three-bedroom rectangular alternatives: 233.97 sq m carpet each, versus B-32's 260.12. The standard three-bedroom sheet keeps the ground-floor bedroom, garden court, family room and first-floor terrace, with roof terrace access, but avoids the B four-bedroom design's additional bedroom/gym floor. The outer-arc **B-15 to B-26 and B-87/88** offer 241.52 sq m carpet and a curved plot setting. Their intervening A row limits a direct oval outlook. No standard B lap pool is shown on these sheets.

The plans support external openings on several sides, but not a certified cross-breeze, privacy level or sunlight duration. Neighbouring villas, walls and planting matter as much as the word "corner". The specified RCC frame and block walls also do not establish which walls can be altered safely.

Source: SVG Approved Building Plan, pp. 4, 6–7; portal unit rows 16–56; Project Specification, p. 1.

8. Larger gardens, fewer levels, or a smaller home

A-radial is the larger outdoor-living alternative, particularly if you want a pool. The inner arc includes A-11 to A-20 and A-32/33, each recorded at 308.98 sq m carpet. Middle positions such as A-14 to A-18 avoid the immediate ends by the main-drive junctions; that is a position advantage, not proof of quiet. Their entrance courts face the oval across the loop road. A's wider, tapered rear plot supports a different garden arrangement from the rectangular B family.

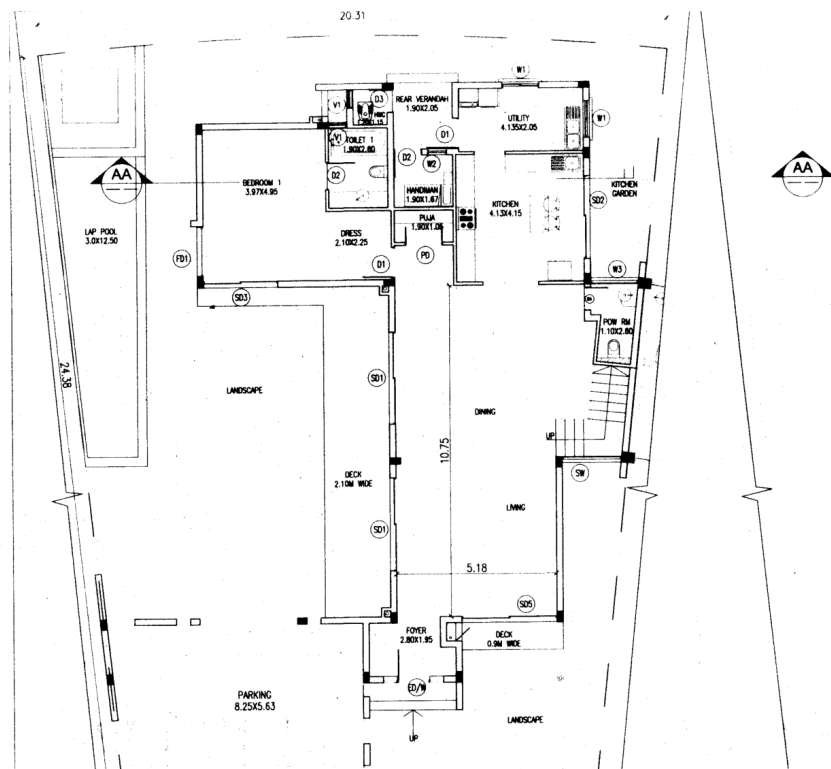


Figure 6. A-radial ground floor: a 3.0 × 12.5 m lap pool, landscape court and 2.10 m deck are drawn beside the living wing. The pool is a design feature to verify for the particular villa, with cleaning, plant and safety responsibilities. Source: SVG Approved Building Plan, p. 5.

A rectangular is the important pool-free four-bedroom alternative. A-26, A-29 and A-31 are recorded at 312.68, 287.41 and 287.41 sq m carpet respectively. The standard A rectangular sheet places four bedrooms on just ground and first floors and shows a substantial landscape court without the radial A's lap pool. This can be a better compromise than B-32's three-level type if a fourth bedroom matters but a gym/lift floor does not. However, these positions are in the row beside the future-development parcel; the rear outlook is less secure than the garden drawing may suggest.

Standard C is a useful smaller-home route, with 201.49 sq m carpet in the Phase II unit table. Candidates within the smaller-villa courts include **C-98 to C-104 and C-107 to C-114**; choose the actual row position using Figure 3, rather than assuming all C homes have the same surrounding space. The standard 50 × 60 ft C sheet retains a ground-floor bedroom, garden court, narrower 1.50 m deck and upper family terrace. It gives up 58.63 sq m of carpet against B-32. A smaller house may simplify private upkeep; neither a lower price nor lower community charges is established.

There is a C1 exception: the supplied existing-plan set includes a different C1 design with parking at ground level and living accommodation above. Do not apply the standard C's ground-floor-bedroom description to every C-numbered offer. The area plan separately counts two C1 villas, while the portal groups 18 C units together.

Source: SVG portal unit table; Approved Building Plan, pp. 5, 8–9; Existing Layout Plan / Existing Section Plan and Specification, pp. 6–7; Area Development Plan, p. 1; Brochure, p. 12.

9. Shared openness: attractive, but not all the same right

CT offers parks in a plotted layout; SVG offers a more developed villa-and-club setting in the supplied plans and marketing photographs. CT's empty neighbouring plots are future building sites, while SVG's building arrangement lets you judge more of the eventual enclosure. Neither filing establishes the current state of every neighbour or amenity.

Comparable scope	CT	SVG
Registered product	346 plots on about 104,205 sq m	74 villas; portal phase land figure 60,624 sq m
Wider drawing scope	Phase 1 layout, with future Century Trails phases sharing facilities under the agreement	224-villa area plan on net site area about 158,106 sq m; 150 marked previously OC-received and 74 modified-sanction villas
Actual park/open-space labels	Six parks total 11,172.34 sq m; Park-6 alone 9,784.31 sq m	Area-plan parks/open space total 17,034.38 sq m; separate CA and RMP park reservations must not be merged into a private amenity claim
Why a headline open-area percentage misleads	Roads, civic-amenity land and STRR land bank are not all usable green space	Phase II's open-area figure is not a private 74-villa garden, and common facilities have wider users

The oval requires a careful reading. The SVG brochure photographs and master illustration show a man-made lake and club setting. The area plan marks part of that oval **CA-1**, part **“Park as per RMP 2015”**, and a **road-widening strip** across it. The lake is a real feature of the supplied marketing account; these sources do not establish a perpetual private lake-view entitlement or resolve all planning reservations. A-radial remains attractive for its own court and proximity, even without paying for a guaranteed protected view.

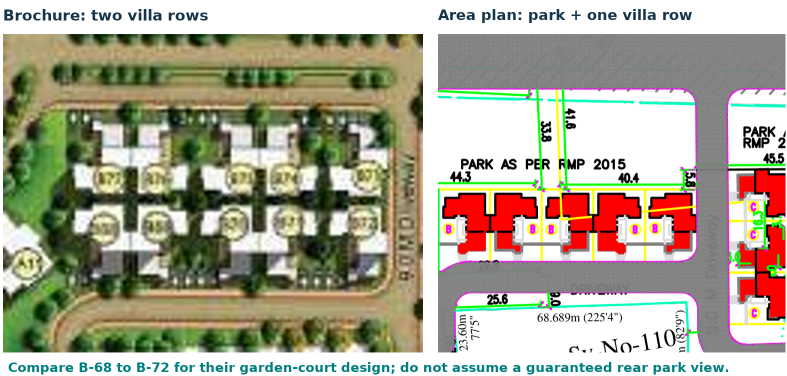


Figure 7. A consequential difference beside the oval: the brochure shows two villa rows, whereas the area plan shows a park band behind the five B villas. Sources: SVG Brochure, p. 12; Area Development Plan, p. 1.

This is why B-68 to B-72 stay on the shortlist, conditionally. Their standard garden-court design is useful regardless of distant view. The area plan's rear separation could improve openness, but the brochure's extra row prevents treating that separation as settled built reality. A numbered latest as-built plan and the actual occupation-certificate scope would resolve this specific difference. The brochure's neighbouring B-73 to B-77 are not entries in the Phase II unit table.

Source: CT Approved Layout Plan, p. 1, and Proforma Agreement, pp. 9, 12 and 30; SVG Area Development Plan, p. 1, Brochure, pp. 3, 7 and 12, and Proforma Sale Deed, pp. 23–28.

10. Readiness and approvals: compare the dates and scope

Neither project should be frozen at its original launch status. CT's portal says the promoter applied for completion on **26 February 2026**, before the registered end date of **31 March 2027**; its agreement also provides six months' grace. SVG's portal says completion was applied for on **11 March 2026** and records an occupation certificate dated **13 January 2026**. These are meaningful later statements, not the corresponding certificates themselves.

CT's completion section names a "Letter for Site release order.pdf" under final sanction/completion fields, plus panchayat, BESCOM and STP-completion documents. Those named attachments are not supplied as readable originals in this catalogue. Its original **3 November 2023** layout permission is expressly for demarcation and development, not a house sanction. Plot-specific release and commissioned connections remain the boundary to treating Plot 57 or 257 as ready to build.

SVG's supplied building permission is dated **23 December 2020**, with validity stated to **22 December 2022** and court-order conditions. The portal separately lists 2024 and 2025 renewal-plan uploads and a 2024 extension application; the renewal attachments and **OC Copy.pdf** are not among the supplied originals. Its original registered completion date is 31 March 2024; the extension section gives 31 March 2025 but has no approval date, and the completion section says no extension was granted. That is unresolved record scope, not evidence of an approved extension or of a currently invalid villa.

Approvals for different schemes cannot be substituted for one another. SVG's 2016 KSPCB consent for establishment covers expansion to **243 villas**. Its 2016 environmental clearance covers **243 villas plus 280 residential units in two apartment wings and associated uses**. The supplied villa area plan counts **224 villas**, while the sale-deed proforma still refers to **255**. None of those larger numbers grants this Phase II buyer rights to additional villas or proves that apartment towers have been built. They do establish a wider development history that matters to shared access, services and future surroundings.

Title conditions that change the buying sequence

CT Plot 57 and the northern alternatives have different starting points. The layout locates Plot 57 in Survey 117/1; the July 2023 advocate certificate for that survey is subject to the outcome of **O.S. 132/2011**, along with e-khata and tax records. The report records dismissal of a separate writ petition in June 2023; that does not close the civil suit. The northern Park-6 neighbourhood lies in the area labelled Survey 126, whose certificate is subject to **O.S. 36/2010** and other records. It also notes missing discharge evidence for 1971 mortgage instruments, but expressly considers that absence not a concern given the elapsed time; this does not establish a live charge. Confirm each selected plot's legal survey split and closure of its relevant conditions before a non-refundable commitment. These are historical conditions, not a claim that the cases remain pending today.

SVG: the file titled Agreement for Sale contains a 2005 land sale deed and RTC records; the file titled JDA also contains that land deed. The deed itself records the historical HDFC mortgage as discharged with a release letter in July 2005. Do not describe that as a proven current mortgage. Separately, the 2026 completion record says a project loan was raised and names **ACRENOC.pdf**; an offered-villa release is still needed. The BDA permission also references **W.P. 10979/2020** and court conditions. A completed villa purchase needs the operative title, permission and lender-release chain, not just a portal "OC received" field.

Source: both portal Completion Details; SVG extension/renewal upload entries; CT Proforma Agreement, p. 3; Approval Letter & Work Order, pp. 1–4; Advocate Search Report, pp. 61–66 and 109–111. SVG Approved Building Plan, pp. 11–13; KSPCB, pp. 1, 3; SEIAA, pp. 1–2; Sale Deed & RTC, p. 13; Proforma Sale Deed, p. 4.

11. Services, costs and control over the outdoors

Both routes depend on common services. CT's specification promises treated-water lines to plots, underground sewerage and electrical cabling, paved roads, parks and a clubhouse. Its power bands are 4 kW up to 1,200 sq ft, 6 kW above 1,200 up to 2,400 sq ft, and 8 kW above that: Plot 57 falls at the top of the stated 6 kW band. SVG's specification gives 12 kW for A/B and 8 kW for C, with 100% backup at additional cost. Specifications are promises of provision, not operating-performance tests.

CT's "Water Permission Letter" is a **7 November 2023 promoter clarification that permission had been applied for**. Its KSPCB acknowledgement is an application record, not operating consent. Later completion upload names indicate progress but do not supply the underlying decisions. SVG's KSPCB consent requires a **150 KLD STP** for its 243-villa scope; the wider environmental clearance describes **170 and 200 KLD plants** for its broader scheme. Adding capacities or dividing them by 74 would give a false service comparison. The installation, operating consent, served phases and maintenance arrangements need to agree.

The garden is subject to rules in both projects. CT's agreement prohibits an individual borewell, requires rainwater harvesting and use of STP-treated water for gardening/secondary uses, and requires house approval and connection to the common sewer system. A borewell should not be added to the self-build budget as an assumed permitted solution. SVG's sale-deed proforma restricts additions and external alterations, including garden-bed changes without consent. It reserves parking for parking and requires remaining plot area to stay open/garden. These restrictions can preserve a community's appearance but limit later enclosure, pool changes or a larger extension.

Cost/control issue	What the filing means for this choice
CT: purchase plus a build	Add design, house permission, construction, interiors, compound and landscape to the plot price. The proforma payment plan includes 40% on initiation of roads/service lines and 25% on initiation of levelling/demarcation: payment can precede finished infrastructure. Maintenance can start on an invitation to take possession, even before you build
CT: shared facilities	The clubhouse remains promoter-owned under the proforma; owners receive membership, not title. Amenities may be incomplete at plot handover and facilities serve future phases too. Maintenance/corpus and usage terms require amounts, not assumptions
SVG: house plus community/private upkeep	The allotment form separately lists utility connections, generator, club and maintenance deposits, and a charge mechanism for open sit-out/garden areas. A pool, lift or larger garden changes private upkeep; exact bills are not supplied
SVG: amenity control	The sale-deed proforma reserves an initial 10-year management period and an option for five more, permits outside/event users and future-development access, and contains non-operation/closure clauses for club facilities. Shared upkeep is not a promise of residents-only access or an unchanging amenity offering

SVG's generic sale-deed restriction to ground plus first floor also conflicts with the supplied B four-bedroom sanction's second floor. The executed document must fit B-32's authorised variant. These are proforma clauses to resolve, not conclusions about enforceability. The disposed RERA complaint listed in the SVG portal does not establish its allegations or outcome without the order.

Source: CT Project Specifications, p. 1; Water Permission Letter, p. 1; KSPCB acknowledgement, pp. 1–4; Proforma Agreement, pp. 5, 9, 16, 21–22 and 30–33. SVG Project Specification, p. 1; KSPCB, pp. 1–4; SEIAA, pp. 1–2; Allotment Letter, pp. 2–3; Proforma Sale Deed, pp. 20, 23–28, 34 and 36.

12. How to use this comparison

Keep B-32 on the shortlist; improve the CT comparison. For a designed four-bedroom home, B-32's corner setting and garden-court family make it a more persuasive outdoor-living option than Plot 57 alone. For a self-build, compare Plot 57 against the equal-size corners first, and against **257** if you would exchange about 84 sq m of private land for stronger park/pathway separation. For a larger villa, compare the **inner A arc**; for a simpler villa, compare the **B-68 to B-72** group and standard C homes. A rectangular A is worth considering when you want four bedrooms over two levels without a lap-pool design, while accepting its future-parcel adjacency.

No single project wins every branch. A good CT park-edge house could suit you better than an inward SVG villa; a well-positioned SVG villa could suit you better than CT's ordinary mid-row plots. The two locations remain unranked because you expressly supplied no location or commute preference. No sale price, discount, resale premium or equal-total-cost assumption has been used.

Only the evidence that could change this shortlist

- **For CT:** an executed plot/survey schedule and relevant title-condition closure; the selected plot's site-release coverage and commissioned services; then a house concept with a measured private-garden area after parking, setbacks and permitted building size. This decides whether the smaller park plot is a workable home for you.
- **For B-32:** its final dimensioned plan and plot schedule, matched to the corner shown here; the operative renewal/as-built permission, actual OC coverage and villa-specific lender release. This settles the smaller variant, usable garden, lift provision and occupation status.
- **For a park- or lake-led SVG choice:** the reconciled as-built/approval sheet for the oval and the B-68–72 park band, plus the deed's amenity and future-access rights. This decides how much of the attractive setting can safely drive the price you accept.
- **For either route:** compare an itemised offer with the full house/fit-out and recurring-cost commitment. The supplied dated inventory totals are **CT 343 sold/3 unsold; SVG 71 sold/3 unsold**. They do not identify today's available homes, and no home in this report is represented as currently for sale.

Source register and limits

CT originals: portal records/project-detail.html (project, plot and completion tables); **Approved Layout Plan**, documents/12.pdf, p. 1 (also duplicated in the plotting/infrastructure/area-plan files); **Approval Letter & Work Order**, 9.pdf; **Project Specifications**, 17.pdf; **Water Permission Letter**, 11.pdf; **Advocate Search Report**, 21.pdf; **Proforma Agreement for Sale**, 28.pdf; **JDA Undertaking**, 23.pdf; **KSPCB acknowledgement**, 36.pdf; **STRR relinquishment deed**, 37.pdf. The portal's "Proforma For Sale Deed", 30.pdf, is a brochure, not a completed buyer deed.

SVG originals: portal records/project-detail.html (unit, completion and renewal records); **Approved Building Plan**, documents/6.pdf; **Area Development Plan**, 11.pdf; **Brochure of Current Project**, 13.pdf; **Existing Layout/Section Plan**, 22.pdf and duplicate 23.pdf; **Approved Layout Plan / demarcated approval letter**, 7.pdf; **Project Specification**, 14.pdf; **Proforma Sale Deed**, 8.pdf; **Sale Deed & RTC**, 9.pdf, and the land-deed material filed as **JDA**, 17.pdf; **Allotment Letter**, 12.pdf; **KSPCB**, 20.pdf; **SEIAA**, 21.pdf. Paths are relative to each project's own filing/CT/ or filing/SVG/ folder.

This is a completed retrospective assessment of the supplied public filing, not a live inventory, title-clearance, valuation or site-condition certificate. Drawings establish relationships and designed spaces; they do not certify exact sunlight, noise, airflow or accessibility. Missing current facts are treated as unknown, and differences in filing depth are not evidence of differences in property quality. No clarification is needed to use the conditional shortlist above.