

QUIETLIST

Prestige Park Grove

Whitefield / Bengaluru East

Which home, on what terms?

An independent buyer's reading of the filed plans, inventory, approvals and delivery evidence.

3,627 apartments • 19 towers • 88 villas

Prestige Projects Private Limited

Chikkabanahalli, Bidarahalli Hobli, Bengaluru East

RERA PRM/KA/RERA/1251/446/PR/100823/006141

Consider it for the range of home layouts and substantial shared grounds. Choose with particular care over the common infrastructure still to be completed, the contract for the exact home, and the difference between an attractive view and rights over adjoining land.

Review dated 14 September 2026. The latest supplied quarterly update was submitted on 15 July 2026: 58% overall completion and 3,068 of 3,715 homes booked. These are dated promoter filings, not a present-day site survey. No prices or live availability were supplied.

Contents

The buying decision	3
What the township contains	4
Delivery and essential services	6
Approvals, sale rights and the money	9
The complete inventory picture	12
Apartments: choose the plan, then the position	14
Villas: the house and the way it faces	22
Villas: position and all 88 land shares	25
Use the filing in the negotiation	28
Evidence behind this report	29

Reading the choices

Carpet area is the comparable internal area reported under RERA, in square metres. Brochure saleable area is in square feet and includes more than carpet. Our carpet-to-saleable ratios convert carpet at 10.7639 sq ft per sq m; they describe area allocation, not construction quality or value per rupee.

T13–07 means unit 07 on a specified floor of Tower 13, not an identified unsold flat. The portal gives bookings by apartment category. Typical plans do not apply automatically to ground, low or refuge floors. A refuge floor contains a designated emergency refuge area and may have different homes or numbering.

UDS means an undivided share in land. For a villa, a larger UDS does not establish a larger exclusively owned garden or a right to build an extension. The complete villa comparison is included in Chapter 8.

Source page numbers are PDF pages, counted from the first page. “Brochure” means the 100-page sales brochure supplied in the filing; its drawings help compare layouts but are not stamped individual building approvals. “Portal Q1” means the quarter 2026–27 update submitted on 15 July 2026.

Chapter 1

The buying decision

A qualified shortlist, with different winners for different households.

Priority	First route to pursue	Meaningful alternative / trade-off
Compact 2-bedroom	T13 B3, units 03/06 on typical floors: 68.49 sq m carpet; larger bedrooms than B1.	T13 B1, units 04/05, for lower saleable area; B2, units 01/08, for its deeper living balcony.
3 bedrooms, modest area	T18 C3, units 03/04: 87.96 sq m; six homes per typical floor.	T17 C3 at 03/04 has the same room plan but a taller building. Both have only two family bathrooms.
3 bedrooms and 3 baths	T18 D2, units 05/06: 107.57 sq m.	T17 D2 at 01/02. Neither has a separate study; use T14 E2/E4/E6 if a work room matters.
Larger family + work room	T14 E2, units 04/05: 119.80 sq m / 1,960 sq ft saleable.	E4 at 03/06 adds very little carpet but more outdoor space; E6 at 02/07 offers the largest carpet, 125.24 sq m.
Four adult bedrooms	T3 G2: 162.05 sq m, four family bathrooms plus staff toilet.	T7 G1: 146.82 sq m, three family bathrooms plus staff toilet; more advanced reported tower progress.
Villa living	Compare the 237.16 and 292.88 sq m houses before paying for UDS or an end position.	B79/B27/B23 (smaller) and B47/B61/B36 (larger) have high land shares, with distinct road/club relationships.
One-bedroom	T13's limited low/refuge-floor choices; also T14's four spacious 68.63 sq m low-floor homes.	T19 offers smaller 38.29–39.41 sq m homes but is marked EWS on the approved layout. Resolve eligibility and transfer conditions first.

Three matters that should affect the terms

Delivery: the December 2027 date depends on more than the chosen tower. External water and storm drains were reported at 0%, lifts at 20%, and the sewage treatment plant (STP) at 40%. Seek payments tied to meaningful completion and an enforceable handover specification for shared services.

Sale rights and finance: this is a joint-development project involving nine landowner parties as well as the promoter. The 2023 nil-borrowing declaration is historical; the latest cost table records bank principal and interest. The offered home needs a clear seller/allocation and any applicable lender release.

Availability: 647 homes were reported unbooked, including all 284 in T12. Zero bookings does not prove a deliberate holdback. T12 is a valuable comparison only after the seller confirms which homes can actually be contracted.

Sources: Portal Q1, tower/type bookings, progress and cost tables; portal unit inventory; Brochure pp. 21–22, 30–31, 39–44, 49–59, 65, 70, 76, 78, 80, 84–87; BDA sanctioned layout, sheet 1; Joint-development affidavit pp. 1–5.

Chapter 2

What the township contains

The registered development combines a dense apartment district with a much smaller villa enclave. The approved layout places Towers 1–8 on the northern arc, T9–11 to the east, T12–14 to the south-east, T15–17 to the south-west, and T18–19 on the western side near the marked Kunte waterbody. Villas B9–B96 sit south of a proposed road, around their own clubhouse.

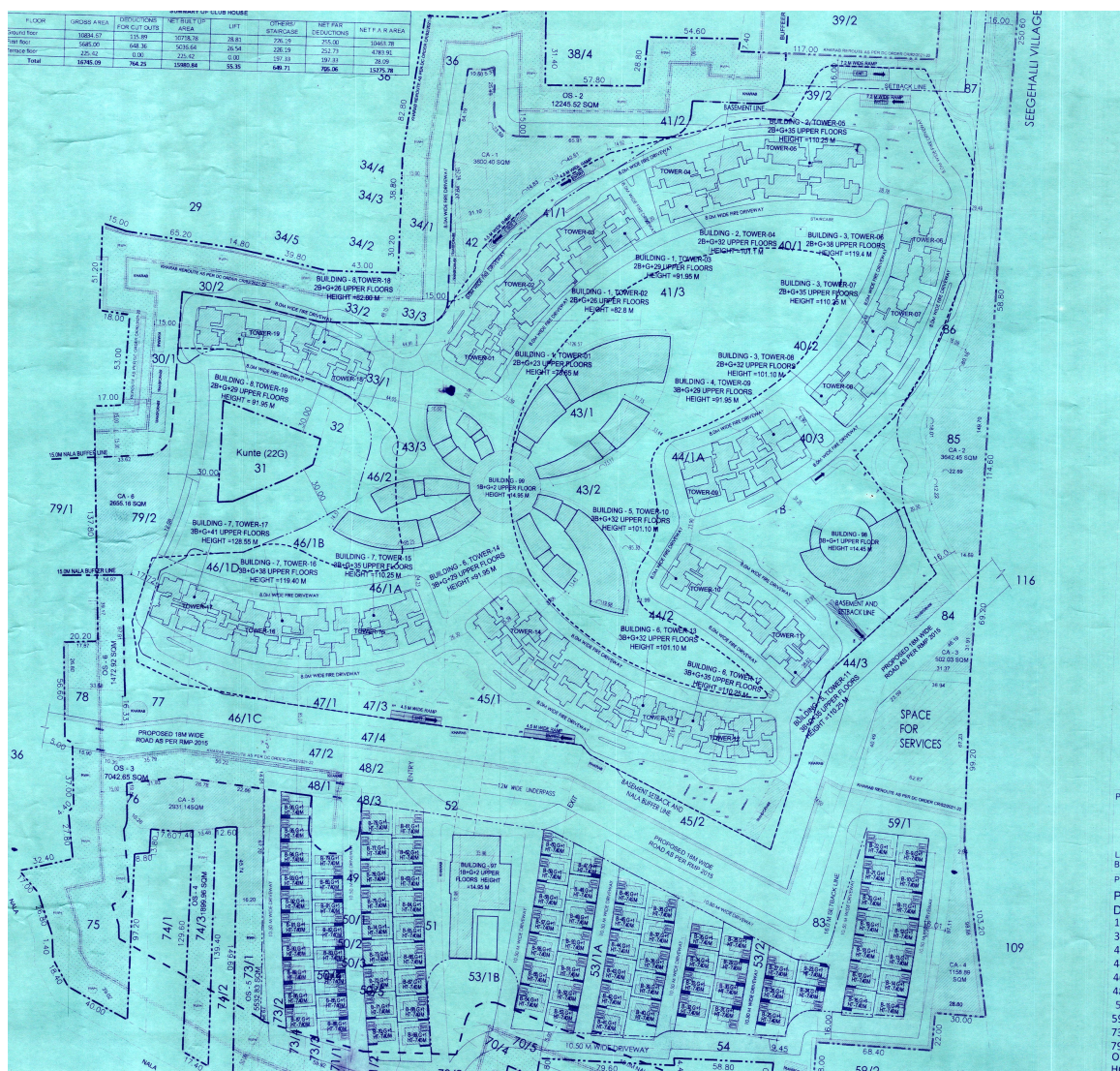


Figure 1. Source crop: BDA sanctioned layout, sheet 1. North is up. Apartment towers occupy the upper district; villa rows are below the proposed 18 m road. The detailed villa drawing appears in Chapter 8.

There are three club buildings: the central apartment club B99, the eastern arts centre B98, and villa club B97. The large eastern parcel says “space for services”; that label alone does not locate sewage or generator equipment within it.

Sources: BDA sanctioned layout, sheet 1; Brochure master plan pp. 4–7.

Land, open space and the routes you will use

Filed measure	Area / count	What it means for a buyer
Site considered for development	289,573.44 sq m (about 71.56 acres)	Use this basis for the overall development, not the larger gross survey area.
Road widening to be relinquished	12,098.96 sq m	This is part of the land accounting, not a private resident garden.
Parks and open spaces OS1–OS6	28,985.55 sq m	About 7.8 sq m per registered household. Open-space designation is not exclusive garden ownership.
Civic amenity reservations CA1–CA6	14,490.07 sq m	Reserved amenity land has a different role from landscaped open space; future use affects neighbours.
Building coverage	49,166.67 sq m; 18.69%	The percentage uses 262,984.41 sq m after road and civic-amenity deductions. It is not 18.69% of all gross land.
Floor area ratio (FAR)	2.249 against 2.25 allowed	Almost all permitted floor-area capacity is used on this drawing. This does not freeze later amendments or neighbouring development.

The north approach is a long neck through survey 13/2 towards Whitefield Road, with widening from 13 m to 18 m shown. The layout also marks an 18 m road under RMP 2015 between apartments and villas, and a 12 m underpass. Treat those as drawn proposals, not evidence of a completed private, quiet street. Villa-to-apartment amenity access should be understood through that actual route and the rights in the agreement.

The west-side Kunte and the nalas along the villa edge may give separation and outlook. They also create drain, buffer and maintenance interfaces. The drawing does not establish flood history or guarantee a permanent lake view from a named flat. A low floor, another tower, tree growth or a civic amenity parcel may change the view.

Amenity scale has an operating cost

Three clubs, pools, landscaped grounds, basement ventilation, lifts, water recycling and backup power are attractive provisions with recurring staff, power and replacement costs. The filing does not supply a reliable household maintenance bill or the final sharing formula between apartments and villas. The agreement should identify access rights, charge allocation, handover of common facilities and the reserve for major replacements. The environmental clearance specifically requires an environmental cell, an agreement with buyers/tenants to maintain it, and a corpus funded through fees. It also requires a bio-methanisation plant to turn organic waste into energy. These are concrete operating obligations, not just optional club extras.

Sources: BDA sanctioned layout, sheet 1, area statement, access and reservations; BDA work order pp. 10–12; Joint-development affidavit p. 4, clause 3(k); Environmental Clearance pp. 10, 12. Calculations use the layout's stated areas. Gross site is 299,667.22 sq m including 10,066.42 sq m kharab; document and development areas are different recorded bases.

Chapter 3

Delivery and essential services

Reported overall completion moved from 47% to 54% to 58% over the three supplied quarters. This is useful evidence of progress, but not a forecast. The allotment proforma and joint-development undertaking specify possession/completion by 31 December 2027. July's update leaves roughly seventeen and a half months from that filing date; it does not demonstrate that the remaining work can be finished in that period.

Work item	Q1 progress	Filed completion target
Reinforced-concrete (RCC) work	90%	4 Dec 2026
Masonry	90%	15 Aug 2026
Plaster	80%	31 Oct 2027
Joinery	50%	30 Jun 2027
Basic water, sanitary, electrical work	40%	30 Jun 2027
Flooring	55%	31 Oct 2027
Services finishing	25%	25 Aug 2027
Fire fittings	40%	26 Jun 2027
Painting	20%	31 Dec 2027
Landscaping / internal-external development	0%	31 Dec 2027

Several final finishes and site works are scheduled close to, or on, the promised possession date. That leaves little visible programme allowance for testing, snagging and the transition to occupied operations. The blank work dates in the allotment annexure should be completed in the buyer's contract; the separate portal schedule is informative but not a substitute for those contractual commitments.

Tower percentages conceal unfinished upper floors

T13's floors 28–32, T15's 23–35, T16's 28–38 and T17's 38–41 are reported at 0%. T3's floors 27–29 and T19's floor 29 are also at 0%. T7's highest floor is at 60%; T12, T14 and T18 show 40% at their highest floors. These are floor completion entries, not certificates that structural topping-out has occurred.

For an earlier move, T7 is a stronger construction-stage comparison than T3, and T18 has fewer upper floors than T17. Neither choice removes dependence on common roads, power, water, fire systems and approvals for occupation. A completed sample apartment would not settle those dependencies.

Sources: Portal quarterly updates Q3 2025–26, Q4 2025–26 and Q1 2026–27; Q1 floor-wise and development-work tables. Allotment proforma pp. 3, 8; Joint-development affidavit pp. 4–5.

Infrastructure: the part a tower choice cannot solve

Reported work	Q1 completion	Buyer consequence
External water supply / external sewerage	0% / 0%	A functioning source and discharge/reuse network must precede normal occupation.
Internal water / internal sewerage	25% / 20%	Installation and commissioning remain separate milestones.
STP / rainwater harvesting	40% / 0%	Sewage treatment and water conservation still require substantial work.
Storm-water drains / roads	0% / 15%	Access and monsoon drainage are common dependencies.
Transformer / backup power	5% / 0%	Installed equipment and demonstrated backup are both important.
Lifts / basement / common lobby	20% / 85% / 40%	A finished home needs usable vertical access and safe parking routes.
Club / community hall / pool / gym	50% / 35% / 25% / 0%	Amenities may lag private interiors; specify what must be ready at handover.

Water: permission to arrange supply is not evidence of supply

The portal names borewells and Doddabanhalli local authority. The panchayat NOC permits the applicant to arrange water, with future panchayat supply dependent on availability. The pollution consent's main table names BWSSB, while its additional conditions expressly require groundwater permission for existing/proposed borewells, supplier NOCs for tankers, and evidence of adequate water for any alternative source. Read together, these are routes and conditions for supply; they do not prove a live municipal connection or reliable borewell yield.

The environmental filing uses 3,043 kilolitres per day for total water demand and 2,739 KLD sewage. Treatment capacity is 2,870 KLD in four trains of 120, 850, 900 and 1,000 KLD: only 131 KLD, or 4.8%, above the stated sewage load. That arithmetic is design headroom, not operational redundancy. Modular commissioning, trained operators, backup power and dual plumbing for recycled water matter as occupancy rises.

The fire NOC lists three STPs in basement 3 and two diesel-generator (DG) rooms in basement 2, while the pollution consent lists four treatment capacities. The operative services drawings should reconcile those descriptions; neither source identifies the horizontal distance from plant to a particular home. Avoid accepting either a “no service impact” assurance or a blanket rejection of the eastern villa rows based only on the broad service parcel.

Sources: Portal Q1, internal/external development and amenities; Panchayat water NOC p. 1; KSPCB consent pp. 2, 11–12; Environmental Clearance pp. 3, 5–6; Fire NOC pp. 4–5. KLD = 1,000 litres/day.

Lifts, parking and fit-out obligations

Tower comparison	Homes	Passenger + fire lift	Homes per passenger lift
T3	118	2 + 1	59
T7	142	2 + 1	71
T13	260	3 + 1	86.7
T14	238	3 + 1	79.3
T17	245	3 + 1	81.7
T18	155	2 + 1	77.5
T19	349	3 + 1	116.3

The NOC permits normal use of the fireman's lift, so the final column deliberately shows the passenger-only denominator, not a waiting-time prediction. T18 has six homes per typical floor and fewer homes overall than T17, but T3 and T7 have better homes-per-passenger-lift ratios. T19 combines twelve homes per typical floor with the heaviest ratio here. Lift speed, dispatching, service use and outages will also matter.

T18's typical plan puts units 01 and 04 closest to the central lift-bank corridor, with end homes nearer stairs. That is a reason to compare entrance privacy and the exact wall/door arrangement, not evidence of audible machinery inside bedrooms. Use the operative approved lift arrangement and the offered floor plan before paying a quiet-position premium.

A project parking surplus is not a second bay for your flat

The layout provides 5,781 car spaces against a requirement of 4,623: 5,215 in three basements, 390 on the surface and 176 for villas. The requirement includes club and visitor provision. Yet the portal unit rows allocate one parking per apartment and two per villa, a total of 3,803 attached to homes. The project total therefore cannot be divided into a promise of two bays for a larger apartment.

Record the exact bay numbers, sizes, covered/open status, access and any separate consideration in the agreement. The allotment proforma treats open parking as without consideration and leaves covered parking/garage particulars to be filled. The environmental clearance requires EV charging provision for 25% of apartment parking and 100% of villa parking; that is a provision requirement, not confirmation that the particular bay is energised.

Specifications can change the move-in budget

The apartment specification sheet separates finish packages by home size/type. Read the package for the exact unit rather than assuming all "luxury" towers receive identical floors and bathroom finishes. Kitchen work, wardrobes, appliance fit-out and air-conditioning provisions must be distinguished from installed equipment. No structural alteration should be assumed possible from a marketing plan alone.

Sources: Fire NOC pp. 59–61 (15-person lift schedule and normal use); Brochure p. 52; BDA layout parking statement; portal unit inventory; Allotment proforma pp. 1–2; Environmental Clearance p. 12, additional conditions 2–3; Apartment specifications pp. 1–2.

Chapter 4

Approvals, sale rights and the money

The filing contains meaningful permission and undertaking evidence, but it does not establish an unqualified clean title or readiness for occupation. The supplied BDA sheet is an approved development layout. The BDA work order distinguishes block arrangement from individual building-plan approval. The portal's "Enquired Documents" list contains later sanction-plan and land-document references; their contents are not present in the supplied PDFs for review.

Record	What it supports	What it does not settle
BDA layout and work order	Residential scheme, towers, villa footprints, land reservations and conditions.	The exact sanctioned apartment plan and all subsequent revisions.
Fire NOC, 106 pages	Detailed proposed building/fire provisions, including basement uses and lift counts.	Completed installation, testing or final clearance for occupation.
Environmental clearance and KSPCB consent to establish	Environmental scope, water/sewage design and operating conditions.	A functioning water source or consent to operate an occupied development.
AAI NOC	Permissible top elevation 1,021.07 m above mean sea level at the assessed coordinates.	A blanket 150 m building entitlement everywhere; terrain and top fixtures count.
No-litigation affidavit / portal complaints	Promoter's declaration and the portal's disclosed complaint records.	An independent search of every court, charge and land claim.
Brochure supplied under a deed-type label	Useful sales floor plans and area schedules.	A sale deed, title instrument or stamped individual building approval.

The portal shows zero complaints for this project and twelve against the promoter. Those promoter matters concern other developments and include different complaint types. Neither count proves this project will be delayed or that title is clear. The company incorporation certificate also should not be mistaken for the project's RERA registration certificate; the project number is supported by the portal record.

Tower 19 needs a different purchase question

The BDA layout expressly marks T19's 349 units as EWS (Economically Weaker Section). The work order includes an EWS/LIG reservation condition. Its one-bedroom brochure plans do not remove that designation. Until the operative allocation, eligibility and transfer/resale terms are established for the offered flat, T19 should not be treated as an ordinary unrestricted investor purchase. The floor-plan merits remain useful, but the buyer pool and sale rights could change the decision.

Sources: BDA sanctioned layout, sheet 1 (Tower 19); BDA work order pp. 10–12, especially condition 18; Portal project details, complaints and Enquired Documents; Fire NOC; AAI NOC pp. 1–2; Environmental Clearance; KSPCB consent; No-litigation affidavit pp. 1–2.

Joint development and financial evidence

The joint-development affidavit identifies Prestige Projects and nine landowner parties, and lists six registered development agreements dated 10 October 2022, 16 December 2022, 3 March 2023, 21 November 2022 and two on 26 May 2023. The parties warrant title/encumbrance matters and undertake completion by December 2027. Their statements are valuable undertakings, not an independent title investigation.

Clause 3(k) places common-amenity development on the promoter for both shares. Clause 4 makes the parties individually liable for their respective shares. This makes the offered home's allocation consequential: identify who is selling, their authority under the relevant development agreement, and the landowner/promoter share to which the unit belongs. Zero sales in T12 do not identify that allocation.

A 2023 nil-borrowing declaration is not a current balance sheet

Financial record	Filed amount / statement	Interpretation
CA Form 1, 12 July 2023	Estimated project cost Rs 5,968.95 crore; nil project borrowing/mortgage declared.	Historical registration-stage evidence.
Q1 scheduled-bank principal and interest cost	Rs 94.07 crore recorded in actual cost.	Current filing contains bank-finance-related cost; this is not the outstanding debt balance or proof of a particular mortgage.
Q1 purchaser advances / bank withdrawals	Rs 275.84 crore / Rs 271.70 crore.	Quarter fields; not cumulative project receipts, free cash or proof of solvency.
Q1 services cost line	Rs 20.24 crore against Rs 563.11 crore estimate (3.59%).	A cost ratio, not a substitute for the physical service-progress tables.

The CA estimate includes land Rs 1,874.69 crore, construction Rs 2,269.05 crore, approvals Rs 71.02 crore, architect/engineer/consultant and other listed costs Rs 1,398.80 crore, and taxes Rs 355.39 crore. The category mix does not determine apartment quality or today's profitability. The escrow undertaking requires 70% of receipts to the designated account; compliance cannot be inferred just because the account appears in both records.

Clause 6 of the allotment proforma promises that the unit is free of encumbrances and that none will be created; retain that promise for the identified home in the executed documents. Before a substantial payment, the useful commercial document is a current charge statement and, where applicable, a release for the particular home and its land share. Link that to the seller's allocation and the registered agreement. This is more informative than repeating the old "debt-free" declaration.

Sources: Joint-development affidavit pp. 1–5; CA Form 1 pp. 1–2; Allotment proforma p. 3, clause 6; Portal Q1 cost/collection/withdrawal fields. Rs crore amounts rounded from rupees; no inference of current outstanding principal is made.

The allotment terms that affect an exit or handover

Term in the proforma	Buyer implication
Initial booking amount no more than 10% (clause 4)	The blank amounts and the proposed agreement/payment milestones need to agree.
Possession by 31 December 2027, subject to payment (clause 8)	Retain a definite date and the agreed remedies in the registered agreement. Do not accept an amenities promise detached from handover obligations.
Buyer's delayed payment interest: SBI highest MCLR + 2% (clause 9)	MCLR is the bank's lending-rate benchmark. Check the operative rate and avoid ambiguous demands for incomplete stages.
Buyer cancellation schedule (clause 10)	Nil deduction within 15 days; 1% of unit cost at 16–30 days; 1.5% at 31–60; 2% in the later band. This is percentage of unit cost, not of the deposit.
Refund within 45 days, then interest (clause 10)	Record how cancellation is served and the date of receipt.
Agreement within two months, notice mechanism and forfeiture limit (clause 13)	Missing the signing timetable can have a cost. Complete the seller, unit, parking and payment particulars before signing.
Registered agreement supersedes cancellation terms (clause 14)	The proforma's exit schedule is not the final deal once the agreement is registered.

The supplied filing does not include readable agreement-for-sale terms, and the alleged sale-deed PDF is the brochure. Therefore the final defect, delay, maintenance, common-area, parking and cancellation provisions cannot be reconstructed from those labels. The proforma provides a starting point, not a substitute contract.

For a negotiated offer, attach the exact floor plan, finish schedule, balcony area, land share and parking plan. For a villa, add the exclusive-use garden/boundary drawing and the owner's maintenance responsibilities. For an apartment, identify how balcony variants and any low/refuge-floor differences alter the quoted home. The most valuable concession may be a clearer deliverable and payment milestone rather than a headline rate reduction.

Source: Allotment proforma pp. 2–6, clauses 4, 8–10, 13–14; Annexure A p. 8. The later cancellation band is printed “after 61 days”; clarify the boundary in the executed contract rather than relying on a paraphrase.

Chapter 5

The complete inventory picture

There are 647 reported unbooked homes: 642 apartments and five villas. Eleven towers are fully booked. The table compares every tower, including those useful as resale or cancellation alternatives. “Top floor” is the highest residential floor number in the unit inventory, with ground as 0; it is not a count of basement or podium levels.

Tower	Homes	Booked	Unbooked	Progress	Top floor	Carpet range, sq m
1	94	94	0	64%	23	90.78–142.02
2	106	106	0	55%	26	122.78–162.05
3	118	109	9	51%	29	122.78–162.05
4	131	131	0	42%	32	145.68–211.55
5	143	143	0	48%	35	145.68–211.55
6	155	155	0	63%	38	106.55–146.82
7	142	140	2	63%	35	106.55–146.82
8	131	131	0	66%	32	106.55–146.82
9	238	238	0	52%	29	68.63–127.85
10	192	192	0	56%	32	68.63–111.76
11	210	210	0	58%	35	68.63–111.76
12	284	0	284	57%	35	45.49–87.99
13	260	109	151	48%	32	45.49–87.99
14	238	139	99	56%	29	68.63–125.24
15	209	209	0	34%	35	69.89–119.80
16	227	227	0	40%	38	69.89–119.80
17	245	215	30	53%	41	65.53–107.57
18	155	106	49	55%	26	65.53–107.57
19	349	331	18	54%	29	38.29–39.41
Villas	88	83	5	63%	G+1 homes	237.16 / 292.88

Carpet ranges include unusual low/refuge-floor homes and should not be read as the area of every flat in a tower. T4/T5 contain the largest apartment carpets in the registration, but show no direct unbooked stock. Towers 1–8 have four homes on their regular floor plans, T12–14 eight, T17–18 six, and T19 twelve; special floors differ.

Sources: Portal Q1 tower totals and completion; full portal unit inventory (3,715 rows); Brochure tower plans. Counts reconcile to 3,068 booked and 3,715 total. Exact live unit availability is not disclosed.

Where the remaining choices actually sit

Tower	Reported unbooked mix	How to use it
T3: 9	8 four-bedroom; 1 three-bedroom	The nine are not all G2 four-bedroom flats.
T7: 2	2 four-bedroom	A narrow G1 opportunity; exact floors and balcony variant are unknown.
T12: 284	All units reported unbooked: 206 two-bedroom plus small and compact three-bedroom categories.	Same B1/B2/B3 family as T13. Obtain sale-release status before treating it as available competing stock.
T13: 151	7 one-bedroom; 102 two-bedroom; 42 compact three-bedroom	Broadest actively booked small-home tower. Typical-floor B1/B2/B3 choices are meaningful comparisons.
T14: 99	4 one-bedroom; 4 two-bedroom; 72 three-bedroom; 19 "3T(S)"	The large E2/E4/E6 and D1 plans should be compared by carpet, study and aspect.
T17: 30	20 compact three-bedroom; 10 D2 three-bathroom	No two-bedroom units left in the quarterly counts.
T18: 49	33 compact three-bedroom; 16 D2 three-bathroom	No two-bedroom units left here either.
T19: 18	18 one-bedroom	EWS designation is a condition on the buying decision, not a floor-plan defect.
Villas: 5	Five four-bedroom villas; no size or number breakdown	The land-share list screens an offered villa; it does not identify the five unsold homes.

T12's type labels need care: two 47.42 sq m homes are grouped as three-bedroom in the portal, although the size pattern matches the small one-bedroom family. The raw category totals imply six one-bedroom and 72 three-bedroom; a size-based classification is eight and 70. This does not change the total 284. Use the offered unit's plan, not the category name alone.

T14's four 68.63 sq m one-bedroom homes are units 01/08 on ground and first floors, all unbooked in their category at the filing date. That is a materially larger one-bedroom option than T13 or T19. The supplied typical plan starts at floor 3, so its interior layout must not be substituted for these homes.

T14's eight two-bedroom inventory rows include 89.16 sq m first/second-floor homes and 75.18/103.19 sq m refuge-floor exceptions. Four are reported unbooked, but the categories do not identify which four. T13's seven one-bedroom choices likewise mix low floors and refuge floors, including 47.06 sq m at floors 18/27, unit 02.

Sources: Portal Q1 type-wise bookings; portal unit inventory, Towers 12–14, 17–19 and villas. T13 combines duplicated "1 BED/1 BED 1T" and "2 BED/2 BED 2T" labels by bedroom count; T17/T18 compact groups are aggregated without claiming exact unsold unit numbers.

Chapter 6

Apartments: choose the plan, then the position

T13: three distinct two-bedroom propositions

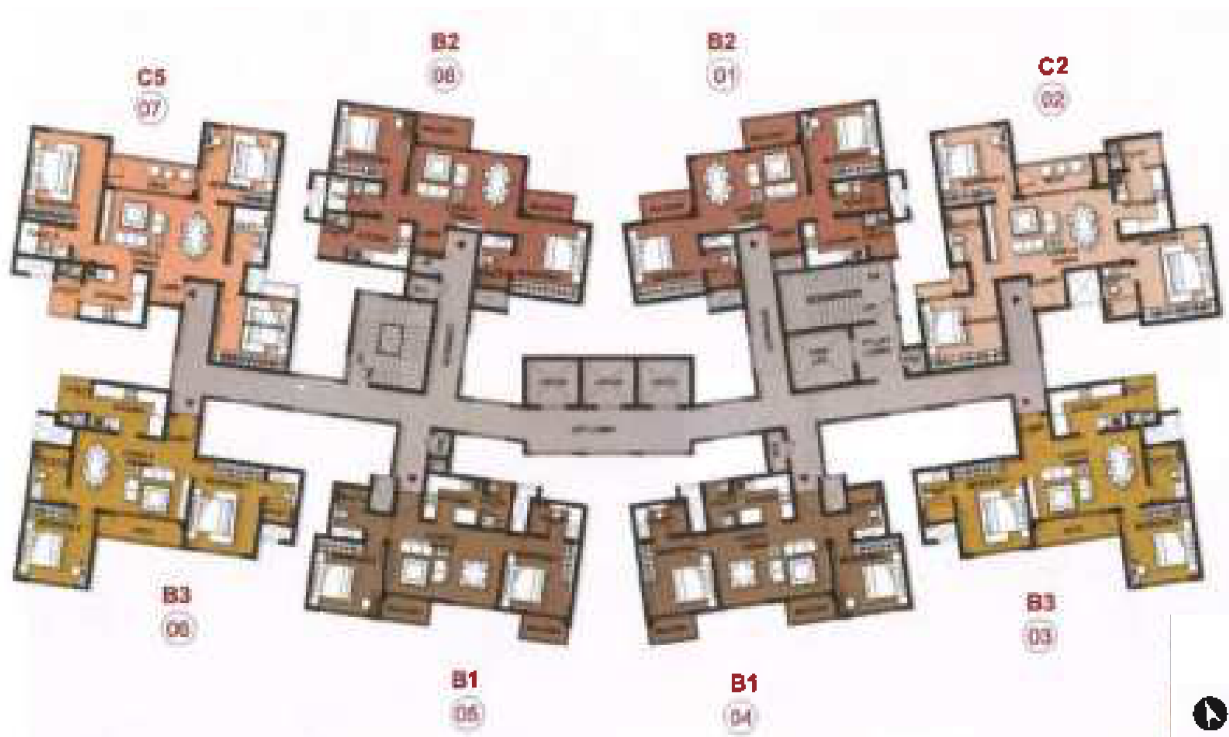


Figure 2. Brochure p. 41, Tower 13 typical floor. Unit numbers are on the drawing. North points towards the upper left of this sheet, not straight up. The table below carries the area schedule at readable size.

Type / T13 units	Carpet sq m	Saleable sq ft	Best reason to consider
B1: 04 / 05	62.49	1,067; variant 1,139	Lowest saleable area; compare the balcony premium.
B2: 01 / 08	64.34	1,114; variant 1,169	A deeper living balcony and more carpet than B1.
B3: 03 / 06	68.49	1,150	Largest two-bedroom carpet; useful bedroom proportions.
C2: 02 / C5: 07	85.66 / 87.99	1,428 / 1,460	Three-bedroom alternatives in the same building; only two bathrooms.

B3 has a printed 11 ft × 14 ft main bedroom and 11 ft × 12 ft second bedroom; its living/dining is 19 ft × 12 ft. That is a concrete reason to prefer it for two adults working at home or a child's desk. Its 13 ft 8 in × 3 ft 6 in balcony is long but shallow. Corner position gives more exterior frontage; toilets still use shafts, so "corner" does not guarantee cross-ventilation through every room.

Sources: Brochure pp. 41, 43, 57–61, 64, 67; portal T13 unit inventory. Typical floor bands and exceptions are set out later in this chapter.

What the balcony premium buys



Figure 3. B1 standard, Brochure p. 57: two separate shallow balconies.



Figure 4. B1 extended-deck variant, Brochure p. 60: continuous 29 ft 8 in x 3 ft 6 in deck. Same 62.49 sq m carpet.

B1: 1,067 to 1,139 sq ft is 72 sq ft, or 6.75%, more saleable area with no added carpet. The carpet-to-saleable ratio falls from 63.0% to 59.1%. The gain is a connected outdoor strip, useful for plants and stepping out from more than one room, rather than larger bedrooms. At a common quoted rate, that extra saleable area raises the base price by the same 6.75% before floor or other premiums.

B2: 1,114 to 1,169 sq ft similarly adds 55 sq ft, or 4.94%, with unchanged 64.34 sq m carpet. Its living balcony grows from 8 ft 5 in to 17 ft 10 in long at 4 ft 2 in depth. For a household that actually sits outside, its greater depth may be more useful than B1's longer but shallower deck.

Sources: Brochure pp. 57–58, 60–61; T13 typical/alternate schedules pp. 41, 43. Calculations compare saleable areas at an equal assumed rate, not supplied prices.

T17 and T18: a bathroom can matter more than the label

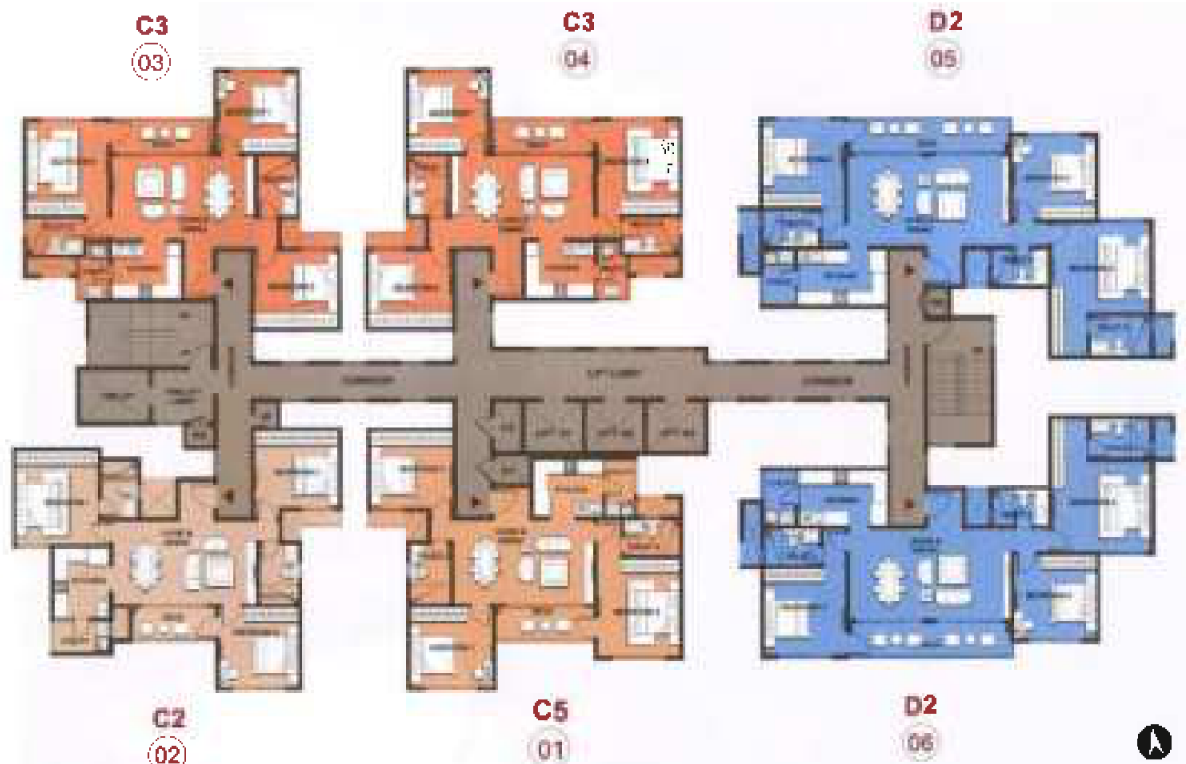


Figure 5. Brochure p. 52, Tower 18 typical floor: C5 at 01; C2 at 02; C3 at 03/04; D2 at 05/06. This floor-plan family offers six homes per regular floor.

Plan	Carpet / saleable	T18 units	T17 units	Household consequence
C2	85.66 sq m / 1,428 sq ft	02	05	Smallest three-bedroom; two bathrooms.
C3	87.96 / 1,458	03 / 04	03 / 04	Entry-side third bedroom suits a study/guest room; still only two bathrooms.
C5	87.99 / 1,460	01	06	Almost identical carpet to C3; compare room arrangement and entrance position.
D2 / D2 variant	107.57 / 1,810 or 1,846	05 / 06	01 / 02	Three family bathrooms and walk-in area; no separate study.

C3's third bedroom is a real room, printed 12 ft 2 in × 11 ft, near the entrance. Using it for work can keep visitors away from the other bedrooms. But two bedrooms/guests share the common bathroom opening from the living area. A household with three regular adult sleepers may find D2's third bathroom more useful than saving the saleable area.

D2 adds 19.61 sq m carpet over C3, about 22.3%. Its living/dining is 23 ft 5 in × 13 ft and kitchen 12 ft 10 in × 7 ft 11 in. The 1,846 sq ft variant extends the deck, not the carpet. T18 has 155 homes against T17's 245, but fewer passenger lifts; the lift comparison in Chapter 3 is the appropriate qualification.

Sources: Brochure pp. 49–50, 52–53, 64–65, 67, 70, 72; portal unit inventory and Q1 type bookings; Fire NOC pp. 59–61.

T14: compare E2 before paying for E4 or E6



Figure 6. E2, Brochure p. 76. The key on this generic type sheet illustrates T9; the T14 schedule on p. 44 independently assigns E2 to units 04/05. The entry-side room is labelled home office/maid's room, with a separate small toilet.

T14 plan / units	Carpet sq m	Saleable sq ft	What changes
D1: 01 / 08	109.64	1,784	Three baths; no separate home-office room.
E2: 04 / 05	119.80	1,960	Three family baths plus office/staff room and its toilet.
E4: 03 / 06	120.26	2,101	Only 0.46 sq m more carpet than E2; larger deck and additional bedroom balconies.
E6: 02 / 07	125.24	2,163	4.98 sq m more carpet than E4; larger overall home, but not every bedroom is larger.

E2 is the value comparison to insist on. E4 has 7.2% more saleable area but only 0.4% more carpet. At equal rates, much of the premium buys a different arrangement and outdoor space. E2 gives a broad 24 ft 6 in × 13 ft living/dining room and more evenly generous bedrooms. E4/E6 suit buyers who prioritise a large main suite and multiple outdoor openings.

The office/staff room is near the entrance and kitchen. That can separate work calls or domestic-worker access from the bedroom wing, but its compact size and service adjacency do not make it an equivalent fourth family bedroom. D1 is a smaller three-bath alternative if that extra room will not be used.

Sources: Brochure pp. 44, 69, 76, 78, 80; portal T14 inventory. Quoted-rate arithmetic is a comparison method; no actual quote or discount is assumed.

T14: room hierarchy and inside/outside position

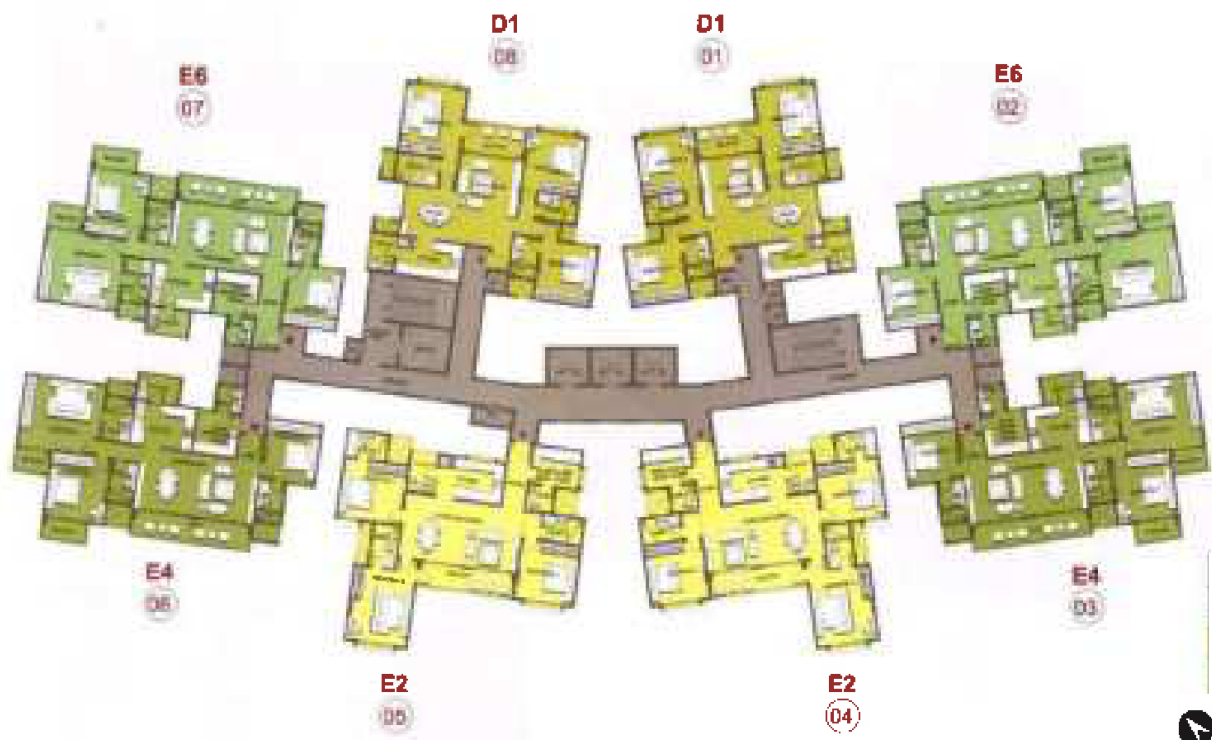


Figure 7. Brochure p. 44, T14 regular floor. The upper row on this rotated sheet is generally towards the apartment interior; the lower row towards the outer south-west side. North points diagonally upper left.

E4 and E6 both show a main bedroom around 16 ft 4 in × 14 ft 6 in and a living/dining length around 24 ft 6–7 in. E6's third bedroom is 10 ft 10 in × 12 ft 2 in; paying for the largest carpet does not make all three bedrooms equally generous. E2's more balanced bedroom sizes may work better for older parents and adult children sharing the home.

Both E2 homes, 04/05, and both E4 homes, 03/06, are on the lower, outer row of this plan. Both E6 homes, 02/07, and D1 homes, 01/08, are on the upper, inner row. Thus choosing E6 over E2 changes the aspect as well as area: the inner side looks towards the apartment development, while the outer side faces the road/perimeter direction. The two homes of a given type sit at different ends of the tower; they are not an inner/outer pair. Neighbouring towers, floor level and balcony position qualify any view premium.

On the drawn orientation, an outward-facing living balcony and the flat's entrance door can point in opposite directions. An east- or north-facing entrance may be a household preference, but it is not proof of morning sun in the living room. Assess the actual room windows and shading on the offered floor. The site and individual brochure sheets use different rotations.

Sources: Brochure pp. 4, 44, 76, 78, 80; BDA sanctioned layout, sheet 1. Aspect descriptions are plan-based; no solar simulation or guaranteed view is implied.

Four bedrooms: T3 and T7 solve different needs

Comparison	T3 G2	T7 G1
Carpet	162.05 sq m	146.82 sq m
Saleable area, two variants	2,758 / 2,660 sq ft	2,451 / 2,530 sq ft
Bathrooms	Four family bathrooms + staff toilet	Three family bathrooms + staff toilet
Daily use	Formal/informal living and two walk-in areas; stronger privacy for four adult bedrooms.	Smaller overall; two bedrooms share a family bathroom. Entry-side office/staff room.
Quarterly opportunity	8 four-bedroom unbooked; 51% tower completion	2 four-bedroom unbooked; 63% tower completion

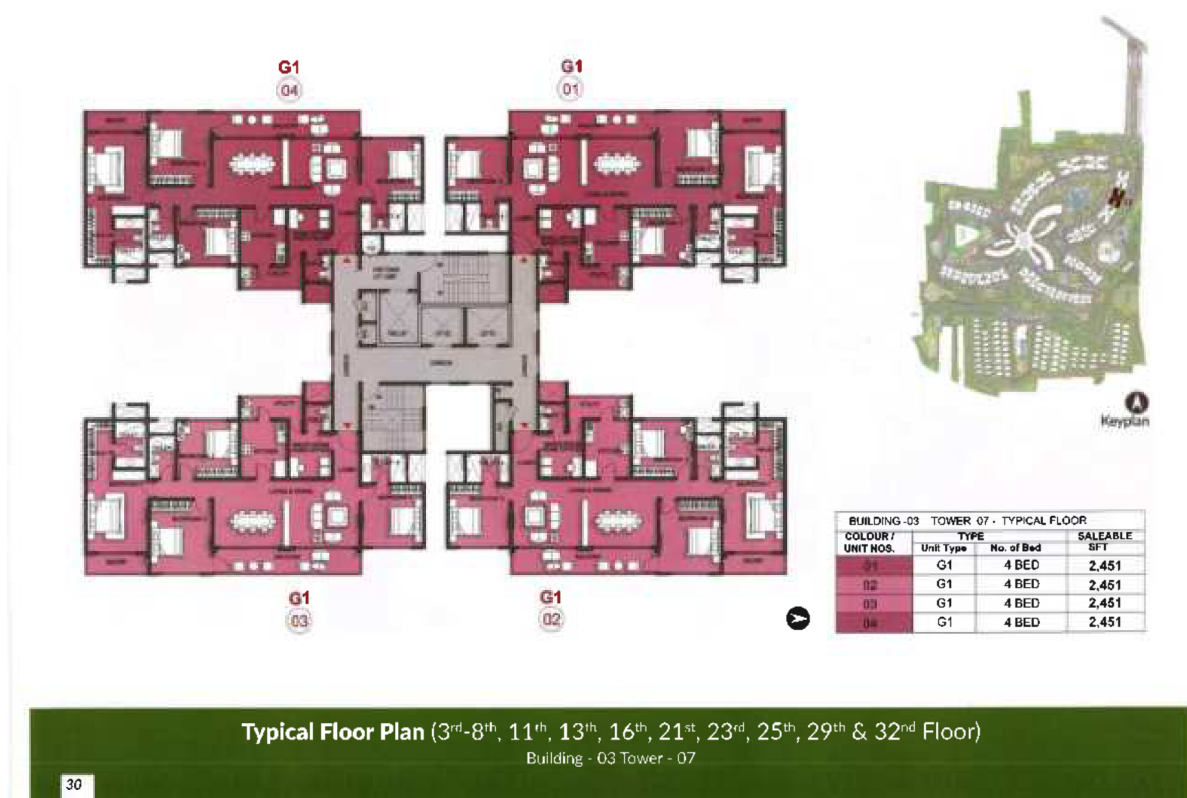


Figure 8. Brochure p. 30, T7 typical floor. North is to the right. Units 01/04 occupy the upper row; 02/03 the lower row. The companion schedule p. 31 shows the G1 balcony variant.

T3 offers 15.23 sq m, or 10.4%, more carpet than T7. On the standard saleable areas the difference is about 12.5%. Compare total quotes and bathroom use, not merely “4 BHK”. T3’s one additional unbooked three-bedroom home is a separate special-floor opportunity, not another G2.

A useful facing choice in T7: the upper-row 01/04 entrances face east outwards from the flat, while their living frontage faces west. Lower-row 02/03 reverse that relationship. A buyer who values an east entrance can choose the first pair while accepting more afternoon exposure at the living side; a buyer who wants morning light there may prefer the second pair. Balconies and other buildings will modify the actual light.

Sources: Brochure pp. 21–22, 30–31, 84–87; portal T3/T7 inventory and Q1 bookings. Direction follows the north arrow on p. 30 and the entrance/living geometry, not the tower’s site-edge label.

One-bedroom choices and the floors that differ

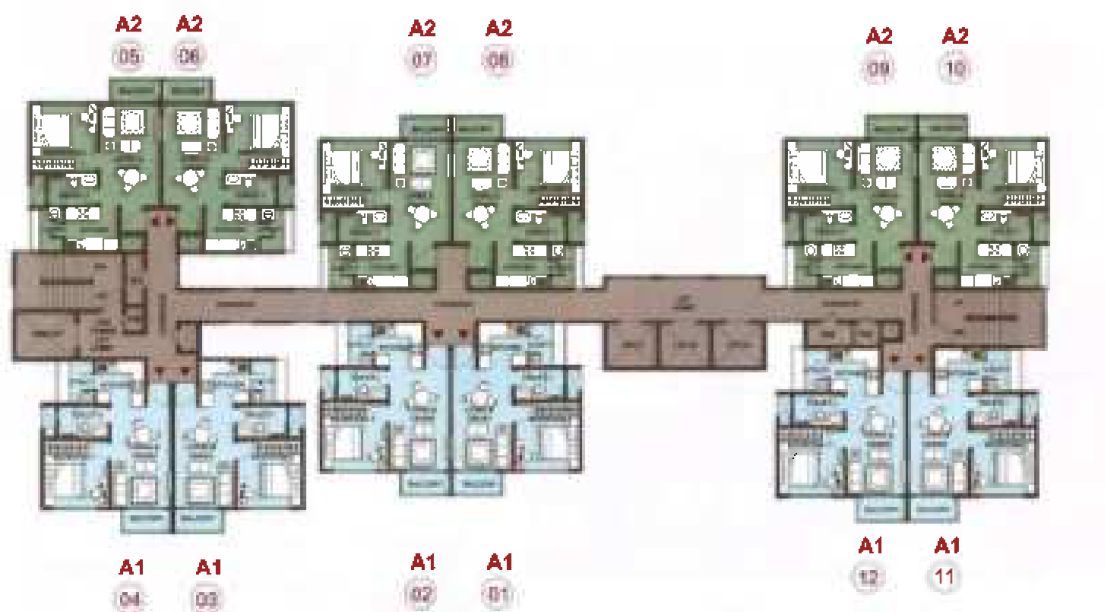


Figure 9. Brochure p. 54: Tower 19 has twelve homes on a regular floor, sharing the central corridor and lift core. A1 and A2 are compact one-bedroom plans, not the larger low-floor one-bedroom homes in other towers.

T19 A1 has 38.29 sq m carpet / 658 sq ft saleable; A2 has 39.41 / 674. A2 gains only 1.12 sq m carpet. Both have a common-access bathroom, useful when guests should not pass through the bedroom. A1's utility is 3 ft 6 in × 7 ft against A2's 3 ft × 7 ft; a larger headline area is not an improvement in every working space. Compare the unit's external outlook and corridor position, subject first to the EWS issue in Chapter 4.

In T19's regular plan, A2 is at units 05–10 and A1 at 01–04/11–12. Central entries are closer to lift traffic; end positions approach the stairs. Unit 04 is absent from the inventory on refuge floors 18 and 27. A typical-floor diagram is therefore insufficient for those levels.

Useful alternatives outside the regular floor plans

T13's low-floor one-bedroom homes have 45.49/47.42 sq m carpet; its refuge-floor one-bedroom homes at 18/27, unit 02, have 47.06 sq m. T12's corresponding refuge exception is unit 07. T14's 68.63 sq m one-bedroom homes at ground/first, units 01/08, are substantially larger and all four were reported unbooked. Their low-floor light, privacy and exact room plan should determine whether the size gain is worth it.

T17's 65.53 sq m two-bedroom refuge homes are unit 05 on floors 18/27/36; T18's is unit 02 on floor 18. Their quarterly categories are fully booked. Treat them as a possible resale/cancellation comparison, not direct remaining stock. Refuge adjacency is a physical layout distinction and emergency-use obligation; it does not itself prove poor living conditions.

Sources: Brochure pp. 54–56; portal unit inventory and Q1 bookings, Towers 12–14 and 17–19; BDA layout T19 EWS designation.

Floor bands: do not buy a typical plan on the wrong floor

Tower	Standard brochure plan floors	Alternate / exception
T13	3–7, 9, 11, 13, 16, 21, 23, 26, 29 (p. 41)	8, 10, 12, 14, 15, 17, 19, 20, 22, 24, 25, 28, 30–32 use p. 43. Ground/1/2 and refuge 18/27 differ.
T14	3–17, 19–26, 28–29 (p. 44)	Ground/1/2 and refuge 18/27 require their own plans.
T17	3–8, 11, 13, 16, 21, 23, 25, 29, 32, 34, 38 (p. 49)	9, 10, 12, 14, 15, 17, 19, 20, 22, 24, 26, 28, 30, 31, 33, 35, 37, 39–41 use p. 50. Refuge 18/27/36 differ.
T18	3–5, 8, 11, 13, 16, 21 (p. 52)	6, 7, 9, 10, 12, 14, 15, 17, 19, 20, 22–26 use p. 53. Low floors and refuge 18 differ.

For T13, unit numbers on the regular plan are reliable within these bands. Ground-floor portal numbering includes exceptions, so do not transfer a regular C2/C5 position to a ground-floor offer by the last two digits alone. T12 shares the B1/B2/B3 positions but reverses the C2/C5 ends relative to T13: C5 at 02 and C2 at 07.

Finishes and top-floor trade-offs

The apartment specification states vitrified flooring generally, with imported marble reserved for large four-bedroom apartments above 3,500 sq ft saleable area. That threshold fits the larger T4/T5 brochure types, not T3 G2 or T7 G1. Those two should not be sold to the buyer on an assumed all-marble finish.

The top two floors receive solar hot water together with geysers in family bathrooms under the specification. That is an actual top-floor benefit to weigh against the particular roof/service arrangement and price. No supplied roof-service drawing supports a blanket “avoid top floors” rule. Bathrooms have suspended pipes concealed above false ceilings; future inspection access and workmanship matter, but no leak is established by that detail.

Kitchens are specified without counter or dado. All apartments have individual water meters; 100% apartment backup power is stated at additional cost. Allow for the kitchen fit-out and understand backup charges and limits in the contract. These costs can matter more immediately than a marginal carpet-efficiency difference.

Sources: Brochure pp. 39–44, 49–50, 52–53, 89–92; portal unit inventory; Apartment specifications pp. 1–2. Standard/alternate refers to the published balcony-plan family, not a construction quality grade.

Chapter 7

Villas: the house and the way it faces

The 88 villas share the wider township's service obligations but offer a distinct daily life: a bedroom and bathroom on the entrance floor, three bedrooms and a family room upstairs, a private lift, two side-by-side parking spaces, terraces and outdoor edges. Five were reported unbooked, without numbers or a size split. The comparison below remains useful for any offered direct-sale or resale villa.

House family	Number	Carpet	Saleable	Carpet / saleable
45 ft × 60 ft brochure type	35	237.16 sq m	3,463 sq ft	73.7%
50 ft × 60 ft brochure type	53	292.88 sq m	4,170 sq ft	75.6%



Figure 10. Smaller villa, east-facing brochure type: ground floor left, first floor right. Source: Brochure p. 8. The road/front is at the bottom of the ground-floor plan. Dimensions are clearer in the room comparison below.

The larger house adds 55.72 sq m carpet, or 23.5%, for 707 sq ft, or 20.4%, more saleable area. At an equal rate per saleable foot it gives a better carpet ratio, but the total outlay and upkeep are still greater. The nominal “45 × 60” and “50 × 60” names are brochure types; they do not replace the villa-specific land-share or exclusive-use boundary documents.

The smaller house's entrance-level bedroom is 12 ft 9 in × 13 ft 1 in. This makes staying downstairs a real option for an older family member, with the caveat that the room faces the arrival/car-porch side. A private three-person lift is helpful, but the capacity label does not prove wheelchair turning space, stretcher access or continuous operation during maintenance.

Sources: Brochure pp. 8–12; portal villa inventory, 88 rows, carpet and parking fields; Portal Q1 villa bookings.

Where the larger villa earns its space



Figure 11. Larger villa east-facing type, Brochure p. 10. The rear informal/dining zone and upper family room are the main expansion areas; the entrance bedroom is not simply a scaled-up version of the smaller house.

The larger home separates a front living room from a substantial rear informal/dining space. Its entrance bedroom is printed 11 ft 9 in × 14 ft 5 in, with an adjoining walk-in area. Upstairs, generous bedrooms and the family lounge suit a multigenerational household whose members need separate places to sit or work. If most daily life is one or two people downstairs, the smaller house may be the more rational choice.

Both plans keep kitchen, utility and staff accommodation towards the rear. This supports a service route away from the main arrival, but the compact staff room should be judged as its own working/sleeping space, not counted as a fifth family bedroom. Terraces create useful private outdoor living with an associated burden of waterproofing, drain cleaning and safe access.

East entrance and morning light are different questions

Brochure orientation	Front / entrance-level bedroom	Rear kitchen, dining and deck
East-facing villa	East exposure; more potential for morning light at the arrival side.	West exposure; afternoon light/heat at the rear family zone.
West-facing villa	West exposure; afternoon light at the front bedroom and arrival.	East exposure; more potential for morning light where breakfast and cooking happen.

The east/west villa sheets retain broadly the same internal arrangement while reversing the compass relative to the page. North is to the right on the east-facing sheets and to the left on west-facing sheets. An east entrance may satisfy a household preference; a west entrance may better suit a morning-lit rear dining/deck. Neither is universally superior, and neither establishes full Vastu compliance. Apply these directions to the specific home's access road on the site plan, not just its east/west location within the enclave.

Sources: Brochure pp. 8–11, original north arrows and entrance/room geometry. Light statements describe potential exposure, not a calculation of sun-hours or neighbour shading.

Villa finishes and long-term ownership

The villa specification is materially different from the ordinary apartment package. It promises imported marble to the principal interiors, bedrooms, toilets, family areas and internal stairs; mosquito mesh to sliding glazed doors and windows; a private elevator; individual water meters; an EV charging point; and solar hot water with an integrated geyser serving all toilets.

Kitchen floors are provided, with points for RO, dishwasher, washing machine and sink, but **no counter or dado**. Split air-conditioning is a provision. Generator support for common services and 100% villa backup is stated, with in-home backup at additional cost. Those distinctions should be part of the fit-out budget and the signed schedule rather than inferred from the furniture shown in the plan.

Owning a villa adds private lift servicing, roof/terrace waterproofing, exterior maintenance, solar-water equipment and garden care to the township's shared operating costs. Marble also rewards appropriate cleaning and periodic restoration. These are cost drivers, not grounds for inventing a monthly maintenance figure.

A better way to choose between two offered villas

First hold the house family constant, then compare its entrance road, the actual exclusive-use outdoor shape, adjoining buildings/reservations, and UDS. The portal's UDS differs sharply even where the carpet is identical. A larger share may be commercially attractive at a modest total-price difference, but it does not show whether the extra land is a useful side garden, a corner taper or simply a higher undivided allocation.

For older occupants, the entry bedroom/bathroom route and lift dimensions may outweigh a large upstairs suite. For a household that entertains, the rear dining/deck and upstairs family separation may justify the larger house. For a buyer who values an east entrance, compare two east-entry positions instead of accepting the first high-UDS home irrespective of road or clubhouse exposure.

A vertical relationship in the smaller villa

GROUND FLOOR



FIRST FLOOR



Figure 12. Corresponding bay of the 45 ft villa, Brochure p. 8. Red outlines show the upper Toilet 4 footprint and its approximate projection below, aligned by the lift/core and outside wall. The original drawings are translated, not rescaled relative to each other.

Upper Toilet 4 extends beyond the ground-floor bathroom over the wardrobe edge of the entrance-level bedroom. It is not a toilet over the whole sleeping room. This may matter to a household that avoids wet rooms over any bedroom area; physically, it calls for the correct plumbing, acoustic and waterproofing detail, not a prediction of leakage. Do not infer that choosing the larger villa automatically removes such overlaps; use its corresponding approved floor plans for that decision.

Sources: Brochure pp. 8–12; portal villa inventory; BDA sanctioned layout, sheet 1. The filing does not provide villa-specific exclusive garden conveyance drawings or final household maintenance allocations in the supplied contract material.

Chapter 8

Villas: position and all 88 land shares

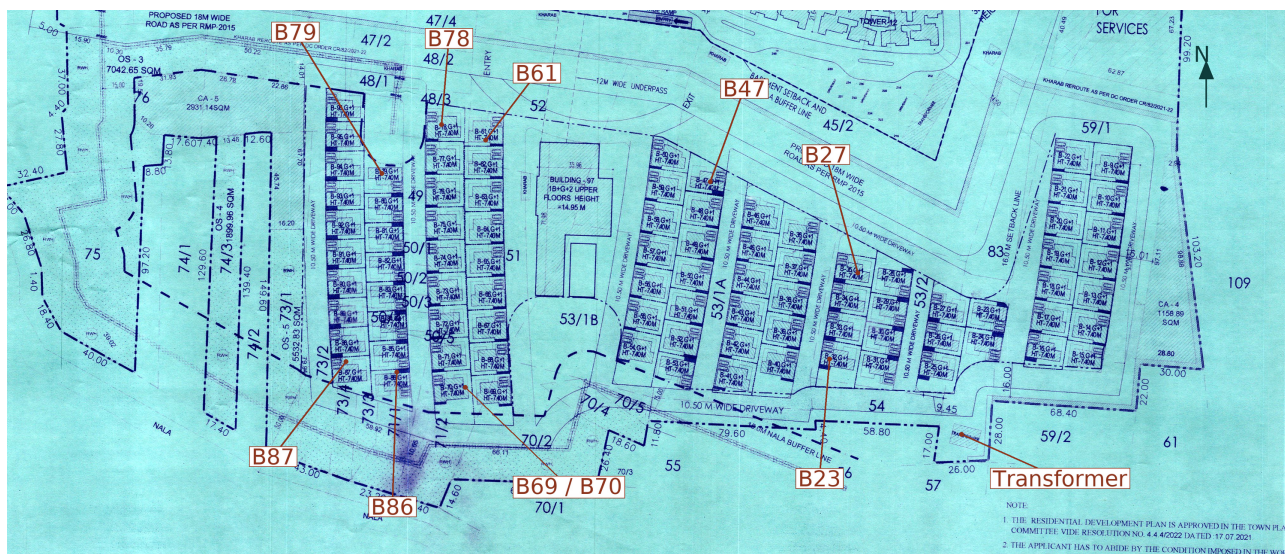


Figure 13. Annotated source crop: BDA sanctioned layout, sheet 1, villa district. North is up. B97 is the villa clubhouse; the proposed 18 m road runs across the top. The nala/buffer follows the lower and western edges. Callouts identify selected homes; their numbers are checked against the original drawing. The transformer is south of the far-eastern rows.

Position to compare	What the drawing supports	Who might prefer it
B79 / B78 at north ends	Near the proposed road/underpass approach; B79 has the largest UDS.	Buyer prioritising share of land and arrival convenience, accepting road-interface uncertainty.
B47 / B61 near the club district	Both large-house types with high UDS; different sides of the clubhouse setting.	Households that use the villa club often; compare activity and overlooking.
B27 / B23 / B35 / B28	Smaller houses with large UDS in the central/eastern rows.	A smaller interior with a high land share, if the actual exclusive garden and total quote are favourable.
B87 / B86 / B69 / B70	Southern ends near the nala and drawn buffer; B87 also by western open-space side.	A buyer who values edge separation and will assess the drain interface and upkeep.
B9–B15 and B16–B22	East rows: CA4 beside B9–B15, service parcel farther north; transformer south of B15/B16.	Compare a middle-row home with end homes instead of rejecting all fourteen for an undifferentiated “service zone”.

The westmost row is B96 at the north end down to B87 at the south. The next row starts B79 at the north and ends B86 at the south. This matters: B79 is not a secluded southern corner. Western open space is across a driveway, and civic-amenity land such as CA5 is not assured permanent private greenery. For a same-size facing comparison, B79's car porch/access frontage is east and B87's west; both are smaller houses. Among larger houses, B61 has east access frontage and B78 west. These road/porch relationships match the brochure's east/west house families, but the final offered entrance drawing should govern. B79/B61 therefore suit an east-entry preference; B87/B78 offer the rear-morning-light alternative, with the different road, club and drain settings described above.

Sources: BDA sanctioned layout, sheet 1, villa labels, roads, OS/CA reservations, transformer and nala; portal villa UDS. Adjacency identifies a comparison, not evidence of noise, odour or flooding.

Villa land-share register: B09–B52

S = smaller house, 237.16 sq m carpet / 3,463 sq ft saleable. L = larger house, 292.88 sq m / 4,170 sq ft. UDS is in square metres. Each villa has two parking spaces in the portal. No row identifies a live unsold villa.

Villa	House	UDS sq m	Villa	House	UDS sq m
B09	L	372.58	B31	S	398.44
B10	L	276.93	B32	S	420.04
B11	L	276.93	B33	S	252.59
B12	L	276.93	B34	S	252.59
B13	L	276.93	B35	S	464.26
B14	L	276.93	B36	L	463.41
B15	L	352.67	B37	L	276.74
B16	L	326.24	B38	L	276.74
B17	L	280.50	B39	L	276.74
B18	L	280.50	B40	L	415.52
B19	L	280.50	B41	L	300.51
B20	L	280.50	B42	L	280.73
B21	L	280.50	B43	L	280.73
B22	L	430.11	B44	L	280.73
B23	S	470.32	B45	L	280.73
B24	S	334.73	B46	L	315.02
B25	S	419.56	B47	L	489.02
B26	S	252.53	B48	L	276.67
B27	S	472.81	B49	L	276.67
B28	S	457.73	B50	L	276.67
B29	S	249.13	B51	S	249.00
B30	S	249.13	B52	S	249.00

Within a house family the carpet is fixed, while the land share varies. B47 has 489.02 sq m UDS and B36 463.41, both L; B27 has 472.81, B23 470.32, B35 464.26 and B28 457.73, all S. These are useful price-comparison candidates only after the particular garden rights and position are known.

Source: Portal unit inventory, villa rows B09–B52. UDS is the portal field, not a measurement of the garden drawn around the house.

Villa land-share register: B53–B96

Same basis: S = 237.16 sq m carpet; L = 292.88 sq m. UDS = undivided land share, in square metres. Read the position analysis with the numbers rather than ranking the homes on UDS alone.

Villa	House	UDS sq m	Villa	House	UDS sq m
B53	S	302.78	B75	L	276.85
B54	L	435.33	B76	L	276.85
B55	L	280.81	B77	L	276.85
B56	L	280.81	B78	L	441.62
B57	L	280.81	B79	S	509.01
B58	L	280.81	B80	S	252.49
B59	L	280.81	B81	S	252.49
B60	S	306.71	B82	S	252.49
B61	L	477.34	B83	S	252.49
B62	L	280.61	B84	S	252.49
B63	L	280.61	B85	S	252.49
B64	L	280.61	B86	S	388.30
B65	L	280.61	B87	S	431.92
B66	L	280.61	B88	S	249.22
B67	L	280.61	B89	S	249.22
B68	L	280.61	B90	S	249.22
B69	L	343.31	B91	S	249.22
B70	L	431.57	B92	S	249.22
B71	L	276.85	B93	S	249.22
B72	L	276.85	B94	S	249.22
B73	L	276.85	B95	S	249.22
B74	L	276.85	B96	S	347.18

B79's 509.01 sq m is the largest UDS despite the smaller house. B61 has 477.34 with the larger house; B78 441.62, B54 435.33 and B70 431.57 are other L comparisons. B87 has 431.92 with the smaller house, beside a different edge condition from B79. The smallest recorded UDS is 249.00 sq m. None of these numbers establishes an exclusive plot or extra sanctioned construction capacity.

Source: Portal unit inventory, villa rows B53–B96. All 88 rows are reproduced across these two pages; 35 S and 53 L reconcile to the registration's villa total.

Chapter 9

Use the filing in the negotiation

Negotiation issue	Concrete comparison or term to seek
Balcony and floor premiums	For T13 B1/B2 and T17/T18 D2, separate unchanged carpet from added outdoor area. Compare total consideration, not only rate per saleable foot.
Large three-bedroom pricing	Put T14 E2 beside E4/E6 in the same quote exercise. E4 adds only 0.46 sq m carpet over E2 despite 141 extra saleable sq ft. Pay for the outdoor plan only if it will be used.
Four-bedroom value	Compare T3's fourth family bathroom and extra 15.23 sq m carpet with T7's smaller price base and more advanced reported progress. Do not assume marble in either.
Scarcity claims	T13/T14/T17/T18 show material unbooked stock. T12's zero bookings create a possible comparison, but release status must be established. Do not turn project-wide 82.6% booking into proof of scarcity for every plan.
Villa land premium	Use the complete same-carpet UDS comparisons, then price exclusive garden shape and road/club/drain position. A high land share is not proof of a bigger private garden.
Handover and payment	Name working water supply, STP, lifts, fire systems, power, drainage and agreed amenities in the handover deliverables. Tie payment demands to the operative agreement and completed stages.
Seller and release	Match the unit to the seller's JDA allocation, current charge position and applicable lender release. T19 additionally needs the operative EWS allocation/eligibility/transfer terms.
Ongoing costs	Identify kitchen exclusions, backup charges, parking rights, club access and the apartment/villa maintenance split. A fixed amenity promise is more useful than an unexplained maintenance estimate.

A practical final shortlist

For a compact family flat, start with T13 B3 and compare B1 standard before buying a balcony premium. For three regular adult bedrooms, put T18 D2 ahead of the two-bathroom compact plans if the budget allows; compare the same D2 in T17 on total terms. For a work room, start the larger-home comparison with T14 E2. For four independent sleepers, T3 G2 is the stronger bathroom plan, while T7 is the construction-stage and smaller-area alternative.

For a villa, select the house size and entrance preference first, then compare the offered position against the high-UDS and ordinary middle-row alternatives in Chapter 8. The best purchase is the home whose space and obligations fit the household at a defensible total price. The supplied filing supports this shortlist; it supplies no basis for a valuation, promised rental yield or exact discount.

Sources: Comparisons and limitations are grounded in the cited plans, inventories, specifications, permissions and contract proforma in Chapters 2–8. No external market data is used.

Source guide

Evidence behind this report

Readable source title	Pages / portal record used
Karnataka RERA project detail record	Project name/number, promoter, unit inventory, complaints and Enquired Documents. Quarterly updates Q3 2025–26, Q4 2025–26 and Q1 2026–27; latest submitted 15 July 2026.
BDA sanctioned residential development layout	Single sheet: area/FAR/parking statements; towers, villas, roads, waterbody, nala, buffers, OS and CA reservations; T19 EWS designation.
BDA development-plan work order	15-page scan; pp. 10–12 especially for plan-approval scope and reservation/land-use conditions.
Prestige Park Grove sales brochure	100 pages. Master plan pp. 4–7; villas pp. 8–12; T3 pp. 21–22; T7 pp. 30–31; T12–14 pp. 39–44; T17–19 pp. 49–54; apartment interiors pp. 55–92.
Apartment specifications	2-page statement for The Residences: flooring threshold, kitchen exclusions, hot water, meters and backup.
Allotment letter proforma	8 pages; clauses 3–4, 8–10, 13–14 and Annexure A. Blanks and later agreement terms remain consequential.
Joint-development affidavit	6-page affidavit with party list, six JDA references, title undertakings, share liability, common amenities and escrow/completion undertakings.
CA Form 1	2 pages dated 12 July 2023: estimated project cost and registration-stage declarations.
Panchayat water NOC	1 page: arrangement of supply and conditional future local supply.
KSPCB consent to establish	16 pages; pp. 2, 11–12 for water source table, groundwater/tanker evidence and STP trains/operating conditions.
Environmental Clearance	13 pages; development scope, water balance, recycling and specific EV requirements.
Fire NOC	106 pages; pp. 4–5 basement services; pp. 59–61 lift schedule and use.
AAI height NOC	4 pages; assessed site elevation and permitted top elevation, with conditions.
No-litigation affidavit	2 pages; declaration, read alongside disclosed portal complaint records.

The documents describe proposed, permitted or reported conditions at their respective dates. This report does not convert them into completed-site measurements. Individual sanctioned plans and title/charge instruments named in the portal were not supplied as readable contents; the sales brochure is not their substitute. No site visit, independent title search, live price or current utility commissioning evidence is part of this review.