CODENAME
GOLDEN
GREENS

DON'T PAY FOR AIR: THE 2025 GUIDE TO REAL SPACE OWNERSHIP





THE MENTAL GYMNASTICS OF APARTMENT BUYING - SOLVED

Ever tried decoding what you're really paying for in an apartment? Between carpet area, super built-up, loading percentages, and land ownership (UDS), it's no wonder homebuyers feel overwhelmed.

This short, no-jargon guide will help you:

- ✅ Decode the hidden math behind "affordable" apartments
- ✅ Understand how much space you're truly getting
- ✅ Learn why plotted developments are winning hearts in 2025
- ✅ Discover why Codename Golden Greens is the no-nonsense choice for peace of mind

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Most homebuyers are paying for walls, not homes.
This guide shows what you're really getting — and why plotted developments like Codename Golden Greens are quietly becoming the smarter move in 2025.

WHAT YOU SEE ISN'T ALWAYS WHAT YOU GET

Let's say you book a **1,200 sq. ft. apartment** in Bangalore.
Sounds great... until you realize you're only getting around 720 sq. ft. of actual livable space. Why? **Loading.**

That extra **40%** you're paying for? It covers lift lobbies, corridors, clubhouses — everything but your home.

📍 In Bangalore, average apartment loading has climbed to **41% as of Q1 2025** — the highest among all metros.

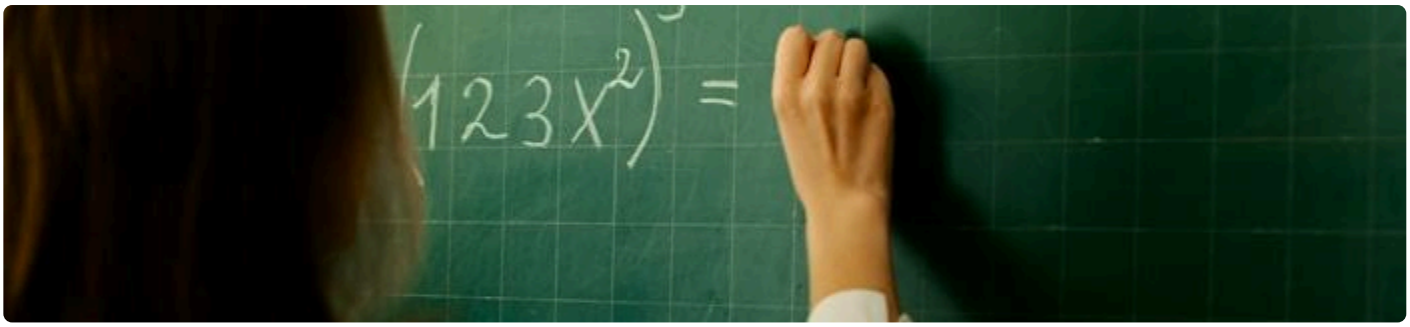
Source: **Research-Via The Free Press Journal**

CARPET VS BUILT-UP VS SUPER BUILT-UP

Here's the breakdown most buyers aren't told:

TERM	WHAT IT MEANS
CARPET AREA	ACTUAL SPACE INSIDE YOUR HOME (YOUR FURNITURE FITS HERE)
BUILT-UP AREA	CARPET + INNER WALLS
SUPER BUILT-UP (SBA)	BUILT-UP + A SHARE OF COMMON AREAS: LIFTS, LOBBY, CLUBHOUSE, ETC.

SBA is what's advertised.
But the **carpet area is what you live in.**



THE REAL MATH (THEY HOPE YOU DON'T ASK ABOUT)

How to Calculate Loading %

LOADING	=	{(SBA – Carpet) ÷ SBA} × 100

Example:

- SBA: **1,600 sq. ft.**
- Carpet: **950 sq. ft.**
- Loading = **41%** 🤯

What You Actually Pay for

If you're paying ₹1.4 Cr for a flat with 950 sq. ft. carpet: ₹1.4 Cr ÷ 950 = ₹14,736/sq. ft. of actual usable space. Still think it's "₹8,750 per sq. ft." like the ad said?

THE HASSLE THAT COMES WITH APARTMENT BUYING

To make a smart apartment decision, you'll need to:

- Ask for carpet, built-up, and SBA breakdowns
- Cross-check loading percentages
- Estimate resale value based on actual livable space
- Compare amenities you may never use but are still paying for

And even after all this, there's still that nagging fear:

"Am I getting what I paid for?"



WHY LAND IS THE SIMPLER, SMARTER MOVE

Plotted developments flip this entire script.

Here's what you don't need to worry about when buying a plot at **Codename Golden Greens:**

✅ No loading. You own the land — 100% yours
✅ No confusion over SBA vs carpet vs built-up
✅ No hidden costs for shared spaces you didn't ask for
✅ No limitations on design, layout, or future expansion
✅ No high-rise maintenance or shared ownership stress

All you need to care about?

- Can I design a ground-floor bedroom for my parents?
- Where can I plant a mango tree?
- Should I go with Indian or Spanish Architectural theme?
- What amenities am I getting together with my plot?

Everything else? Yours to shape.

WHY CODENAME GOLDEN GREENS STANDS OUT



Located in **Rajanukunte**, North Bangalore's fast-growing zone



Offers **full land ownership** with clear titles and no loading complications



Set inside a resort-style gated layout with **50+ lifestyle amenities**



Designed for **privacy, greenery, lifestyle,** and **long-term appreciation**

You're not just buying a **piece of land**.

You're buying the **freedom** to build, grow, and live life on your **terms**.

SMART BUYER CHECKLIST

(NO JARGON. JUST CLARITY.)

FOR APARTMENTS	FOR PLOTS
WHAT'S THE CARPET AREA?	WHAT AMENITIES ARE INCLUDED WITH THIS PROJECT?
HOW MUCH IS LOADING?	HOW MANY STOREYS CAN I BUILD AS PART OF MY VILLA PLAN?
AM I PAYING FOR SHARED AREAS?	IS THE LAYOUT DESIGNED TO SUPPORT BOTH PRIVACY AND COMMUNITY?
WHAT'S THE UDS?	WHAT DOES A TYPICAL WEEKDAY OR WEEKEND INSIDE THE LAYOUT FEEL LIKE?

FINAL THOUGHT

Buying an apartment means questioning every inch.
Buying a plot? It means owning every inch.

In 2025, the smartest buyers aren't just looking for square footage.
They're looking for clarity, control, and the kind of peace of mind you can't put a price on.

And that's exactly what **Codename Golden Greens** offers.

BOOK A SITE VISIT

