

— NAVNIRMAN · RESIDENT OWNERS OF PRESTIGE FALCON CITY

Our home. Our voice. Our responsibility.

A residents' manifesto for the PFCAOA Board — safe water every day, open books every quarter, and no big decision about our shared spaces without your consent.

Eight commitments.

Written down, so you can hold us to them.



PRESTIGE FALCON CITY

A thank you.

Prestige Falcon City is one of the finest addresses in South Bengaluru — around 2,500 homes across five buildings on thirty acres, with a metro station at our gate and a city's worth of amenities inside our walls. But what makes this place special was never the concrete.

Neighbours, before anything else

In every crisis, residents helped residents before any system did.

People who turn up

Festivals, sports, clubs and volunteers, run by residents for residents.

The ones who did not sell

People who chose to fix this place rather than leave it.

A metro station at our gate

Metro at the doorstep, everything else inside the gate.

It is the neighbours who ran to help when families had no water. The residents who drove each other to hospital at two in the morning. The volunteers who organise our festivals, coach our children, walk the dogs, run the sports leagues and answer the phone when someone needs help. The families who chose to stay and solve problems rather than sell and leave.

Whatever we have been through, this community held. That is the achievement. That is what we are standing to protect.

WHAT THIS IS

Not a list of promises. A standard we can be measured against.

Every commitment in this document has a date, a number or a published document attached to it. That is deliberate. A promise you cannot check is not a promise.

HOW A DECISION GETS MADE TODAY

Emergency appeals

No lab report shown

Decisions by notice

Accounts you cannot see

Contracts nobody can name

A rate nobody can explain

Answers when you chase



WHAT WE ARE COMMITTING TO

Published. Dated. Voted on.

One standard format, on a fixed day of the month, whether or not anybody asks.

What the name asks of us.

Not tearing anything down. Rebuilding how decisions get made — so that the next crisis is met by a system instead of a WhatsApp group.

01 Repair, not blame

Fix the way the association works, not just the thing that broke this week.

02 Nothing withheld

Books, water tests and contracts published on a date, in one standard format.

03 Asked, then done

Nothing big about our shared spaces without notice and a residents' vote.

04 Answerable, in writing

A scorecard at regular intervals, and a bye-law that lets you remove us.

2,500

homes, approximately

5

buildings

30

acres

1

metro station at our gate

We love this place. That is exactly why we must say this plainly.

These are not complaints. They are documented facts, and every one of them is fixable. No individual is named in this document, and none needs to be — these are failures of system, not of character.

MARCH 2024 · WATER SECURITY

Supply rationed to two windows a day.

Families were asked to help fund tankers. It made national news.

A township of 2,500 homes needs a written water plan, not an emergency appeal.

OCT-DEC 2025 · WATER QUALITY

More than 200 residents treated for gastroenteritis.

Civic medical teams were deployed and the association was formally directed to disinfect all water sources. Residents were never shown a lab report.

Illness must be disclosed in 24 hours, and test results must be published every month.

JULY 2025 · CONSENT

425 residents signed a petition.

They asked that a major proposal for our shared spaces be withdrawn and properly consulted on first.

Big decisions about common areas belong to the general body, not to a notice.

ONGOING · MONEY

The accounts are not readily visible.

Residents cannot readily see what is collected, what is spent, which vendor holds which contract, or how our maintenance rate is calculated.

Open books, every quarter, in one standard format.

Eight commitments. Open to challenge.

Built on powers the registered bye-laws already give the Board, so every commitment here is something it can actually do. Where one says *at regular intervals*, that is deliberate: the policy and standard operating procedure behind it — who does what, to which standard, and on which date — will be drafted, published and put to residents. We will commit to dates when we can commit to keeping them.

WATER

01

Water you can drink without asking

Independent testing at regular intervals, results published good or bad. A costed Cauvery plan put to your vote.

FINANCE

02

Accounts that arrive on a date

A finance dashboard every quarter. Every contract in a public register. Open tenders above ₹25 lakh.

CONSENT

03

No big spend without your say

Nothing above ₹50 lakh, no new structure on common land, no special levy without 21 days' notice and a residents' vote.

COMMON AREAS

04

The commons stay common

Every faith and every view respected. From now on, residents decide together.

FINANCE

05

Every rupee traceable

A forensic audit of three years of accounts. Every third-party rate re-negotiated. Payment plans before lawyers.

SAFETY

06

When something goes wrong at 2am

A 24×7 emergency helpline with an ambulance on standby, a senior citizens' care programme, illness disclosed within 24 hours.

ENVIRONMENT

07

Built for the next ten years

Sensor lighting, EV-ready basements, a plastic-free and water-wise campus, a mini pet park.

DAILY LIFE

08

The small things that wear you down

Faster gates, reliable lifts, quiet hours, a café, a humane plan for community dogs, and a grievance desk with deadlines.

Two and a half thousand homes drink from the same pipe.

The one thing here that reaches every flat every day, and the one where a failure gets measured in hospital visits rather than complaints. It deserves more than a line in a plan.

SOURCE

Where it comes from

Cauvery, borewells and tankers each carry a different risk, and we rarely know which one we are drinking. The share drawn from each source published, with what each costs. No tanker discharges into a sump without a current lab certificate. A costed Cauvery Stage V connection put to a residents' vote, set against what tankers cost us.

WTP

The treatment plant

A plant is only as good as its last service. Its operating log published: filter media age and replacement, backwash frequency, dosing records, and the outlet reading against the inlet. Third-party inspection of the plant itself, not only the water it produces, published in full. Media, membranes and UV lamps replaced on the manufacturer's schedule, not when something tastes wrong.

STP

What goes back

An under-performing STP is not just an odour complaint. Its output returns to our own landscaping and our own flush lines. Outlet results published against the KSPCB consent limits, running hours against design capacity, and how much treated water is genuinely reused rather than discharged. Sludge handling documented. Any bypass told to residents, not discovered at an AGM.

TESTING

More than one point

Testing the inlet tells you what arrived, not what you drank. NABL-accredited testing at three points — source, post-treatment, and a rotating sample of taps across all five buildings, so no tower is assumed to be the same as its neighbour. Results published in one format, good or bad, and kept online so a trend is visible rather than a single reading.

GROUND WATER

The ground beneath us

Borewells are a shared and finite asset. Yield and static water level published for every one of them, so depletion appears as a line on a chart instead of a surprise. Ground water tested for what matters here — hardness, TDS, nitrates and total coliform — not the cheapest available panel. Recharge pits and rainwater harvesting structures inspected, with the report published.

AUDIT

Done once, properly

Every borewell, sump, overhead tank and pump mapped, with 24 months of tanker spend alongside. Where the losses are, what is leaking, and what it costs. Done thoroughly, so that every number published after it means something.

SUMMER

When summer comes

In March 2024 the supply was rationed to two windows a day and families were asked to help fund tankers. Summer is not an emergency; it arrives every year. A written summer plan — projected demand against storage and borewell yield, the tanker rate agreed before the season rather than in the middle of it, and the rationing trigger published in advance, so nobody learns the rules on the day.

AGEING

Seven years in

Pumps, valves, pipework and tanks were installed together and reach the end of their first service life together. A condition survey of the water assets with remaining life and replacement cost against each, so the reserve is planned rather than discovered — and a failed main is a scheduled cost, not a special levy.

We are not promising to run the society. We are promising to hand it back to you.

Every line here is checkable.

Every commitment is specific enough to check, and published in this manifesto.

Powers the association already has.

Not wishes — the powers the association already has and has not been using.

A simple majority removes us.

The bye-laws let residents remove any Board member by simple majority. We will publish a scorecard at regular intervals so you always know whether we deserve to stay.



A scorecard at regular intervals

Against the commitments on this page, not against a new set of promises.



An open house, in person

The scorecard read out in front of you, with the misses named first.



A removal clause we are not hiding

Simple majority. It is in the bye-laws, and we are pointing at it ourselves.

WHO WE ARE

Fifteen owners who live on this campus.

Not a panel assembled for an election. Neighbours who drink the same water, pay the same maintenance and will still be here on the ninth of October.



Amar Kukke
Flat 21011 · Candidate



Shaswath Korishettar
Flat 12182 · Candidate



Kristipati Jayakumar
Flat 23091 · Candidate



Reshma Prakash Ajila
Flat 42273 · Candidate



Lakshmana Prabhu D
Flat 24052 · Candidate



Sudarshan S. Mantri
Flat 23011 · Candidate



Misuni Mankodi
Flat 23012 · Candidate



G. Manjunatha
Flat 11042 · Candidate



Nuthan Kumar NR
Flat 13211 · Candidate



T G Ramakrishnan
Flat 52032 · Candidate



Rajeshwar Swarup Saharia
Flat 23131 · Candidate



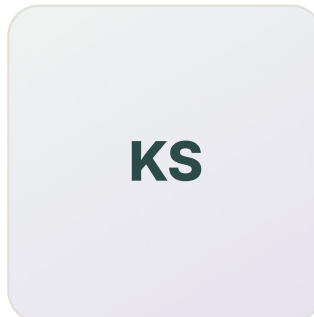
Sonia Sehgal
Flat 13214 · Candidate



Ananth Murthy
Flat 33162 · Candidate



Jayanth Ramesh Bhoopalam
Flat 11254 · Candidate



Karthik Shankar
Flat 13242 · Candidate

One meeting decides the year. Your vote decides that meeting.

The Prestige Falcon City Apartment Owners Association election is on **8 October 2026**.

01 Clear any dues

An owner with outstanding maintenance dues is not eligible to vote. Settle them before the AGM so your vote counts.

02 Attend the AGM

Come in person if you can. The decisions taken there bind all of us for the year ahead.

03 Or give your proxy

If you cannot attend, hand your proxy to a resident owner you trust. A resident may hold at most two proxies.

If you are a tenant, you are a neighbour too — join us from the website, and we will keep you and your owner on the same update list.

Stop hearing about it later. Start deciding it together.

Questions, corrections, or something we have missed — we would rather hear it.

WHATSAPP

[WhatsApp number]

EMAIL

[email]

RESIDENTS' GROUP

[ADDA/Telegram group link]

Issued by Navnirman, a voluntary group of resident owners of Prestige Falcon City. This is an independent residents' initiative and is not an official communication of PFCAOA or of Prestige Group. No individual, past or present office bearer, employee or vendor is named in this document.

Last updated: [DD Month YYYY]