

— NAVNIRMAN · RESIDENT OWNERS OF PRESTIGE FALCON CITY

Our home. Our voice. Our responsibility.

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

*Eight commitments. One hundred days.
Numbers you can hold us to.*



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 first

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

A community that shows up

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

Families who stayed

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

The best-connected address on Kanakapura Road

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 IT WORKS 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.

Navnirman means renewal.

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

Renewal

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

02

Openness

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

03

Consent

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

04

Accountability

A scorecard every quarter, 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 month, in one standard format.

THE STANDARD

Hold us to it.

Everything from here has a date attached, a rupee threshold, or a document that gets published whether or not anybody asks for it.

Eight commitments. One hundred days.

Built on the registered PFCAOA bye-laws, so every promise here is something the Board can actually do.

WATER

01

Safe water, every day

Independent monthly testing with results published in 48 hours. A costed Cauvery plan put to your vote.

FINANCE

02

Open books, every month

A finance dashboard by the 10th. Every contract in a public register. Open tenders above ₹25 lakh.

CONSENT

03

Your vote before big decisions

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

COMMON AREAS

04

Shared spaces, shared decisions

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

FINANCE

05

Fair finances

A forensic audit in 90 days. Every third-party rate re-negotiated. Payment plans before lawyers.

SAFETY

06

Health and safety first

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

ENVIRONMENT

07

A greener, future-ready PFC

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

DAILY LIFE

08

Everyday living

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

What lands, and when.

Published as each one happens, not summarised at the end of the year.

- 
- DAY 7**
Health-emergency protocol published
 - DAY 14**
First independent water test results published
 - DAY 21**
24×7 emergency helpline live, ambulance on standby
 - DAY 30**
Full water audit published
 - DAY 45**
First monthly finance dashboard
 - DAY 60**
Bereavement support protocol; payment plans offered to every owner in arrears
 - DAY 90**
Forensic audit and cost benchmark published
 - DAY 100**
Open house: our scorecard, in front of you

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

Nothing here is a slogan.

Every commitment has a date or a number attached, published in this manifesto.

We built this on the bye-laws.

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

You can fire us.

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



A scorecard every quarter

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



An open house on day 100

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

Your neighbours. Not a panel of strangers.

Owners who live here, use the same water and pay the same maintenance.



Amar Kukke

Flat 21011 · Candidate



**Shaswath
Korishettar**

Flat 12182 · Candidate

The AGM decides. Your vote decides the AGM.

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

Clear any dues 01

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

Attend the AGM 02

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

Or give your proxy 03

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.

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