

GREAT ACRES

CRAFT YOUR OWN STYLE OF LIVING

— @ —

THE PRESTIGE CITY

SARJAPUR

CHOOSE A SUPERIOR QUALITY OF LIFE

Great Acres is a well-planned community of villa plots spread over approximately 80 acres and located in Sarjapur, a rapidly developing region in East Bengaluru. It is a part of the upcoming “The Prestige City” Township, which comprises of villa plots, apartments, villas and a proposed Forum retail mall.

REACH HOME, GET ANYWHERE, ACCESS ANYTHING... AS EASY AS A BREEZE

Great Acres' location on Sarjapur Road puts it right in the centre of everything. Work hubs, schools, quality health care facilities, malls and hotels are all within close reach. It has excellent connectivity to Hosur Road, Whitefield, Koramangala and HSR Layout. The proposed Peripheral Ring Road (PRR) and Satellite Town Ring Road (STRR) are in close proximity and will further increase connectivity.



LOCATION MAP



A PARTNERSHIP OF THOUGHT LEADERS

In order to deliver truly premium quality of living, Prestige has chosen to partner with premier architects and design firms to conceptualise Great Acres and bring it to life.

Architect Hafeez Contractor (AHC) is India's leading architectural design consultancy firm, which has to its credit over 2500 clients and 7.2 billion square feet of ongoing projects in 100 cities and 5 countries.

RSP Architects is a global architecture and design firm with an enviable design portfolio of over 175 million square feet of offices, over 100,000 homes and over 40 million square feet of landscape.

Coopers Hill is a landscape architecture, urban design, landscape masterplanning and masterplanning consultancy, with offices in Singapore, Bangkok, Bali and Shanghai and an extensive portfolio of landmark projects in over 30 different countries.

AUM is an architecture firm with over seventeen years of experience in creating diverse, world-class commercial and residential interior spaces for some of India's best known corporate and real estate brands, using pioneering technology and global design methodologies.

DesignTree is a multi-disciplinary engineering consultancy company specializing in "Fast Track" projects, with over a decade of experience in building large scale residential and commercial projects for India's leading real estate brands.

**Architect
Hafeez
Contractor**

RSP

COOPERS HILL

**AUM
ARCHITECTS**

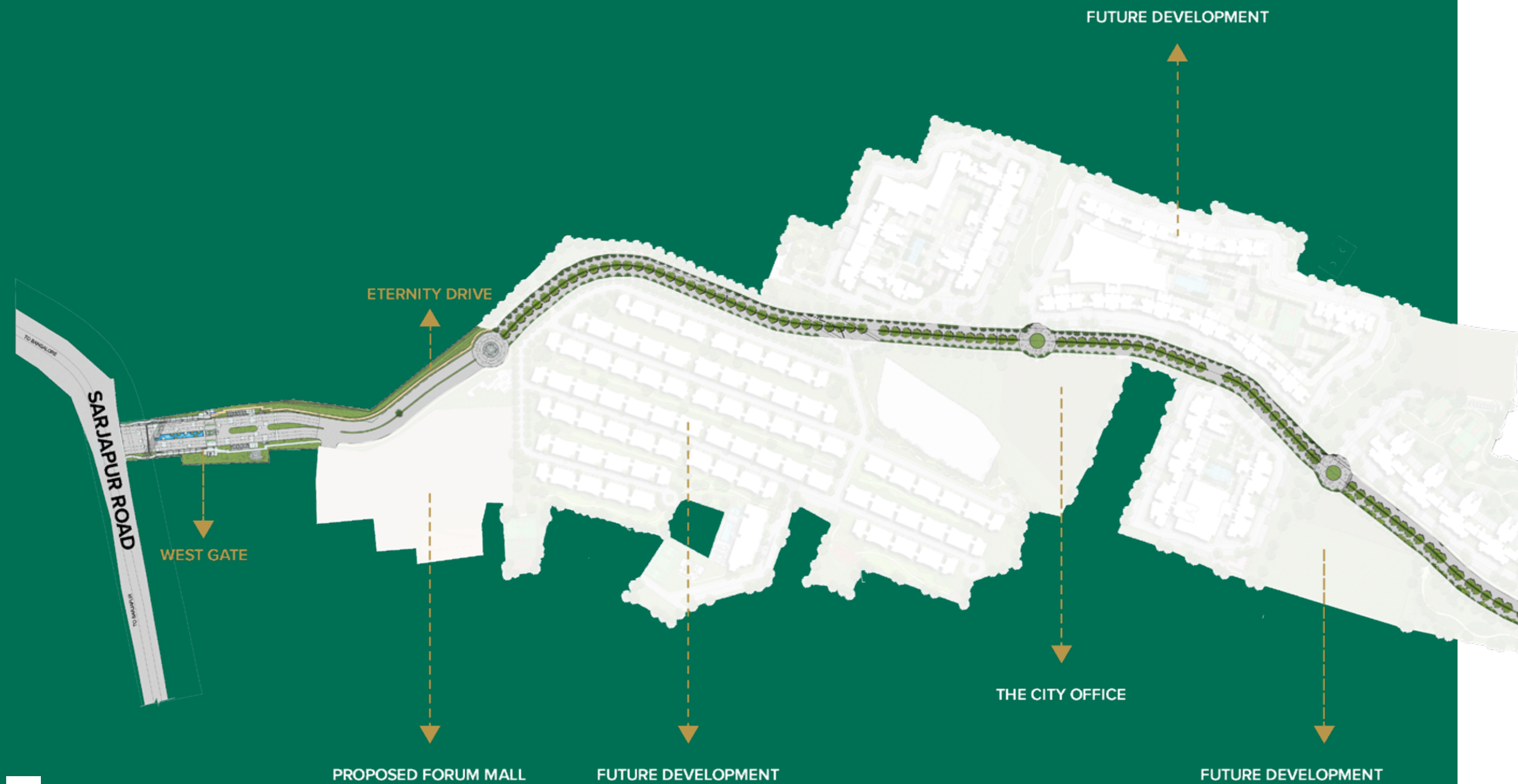
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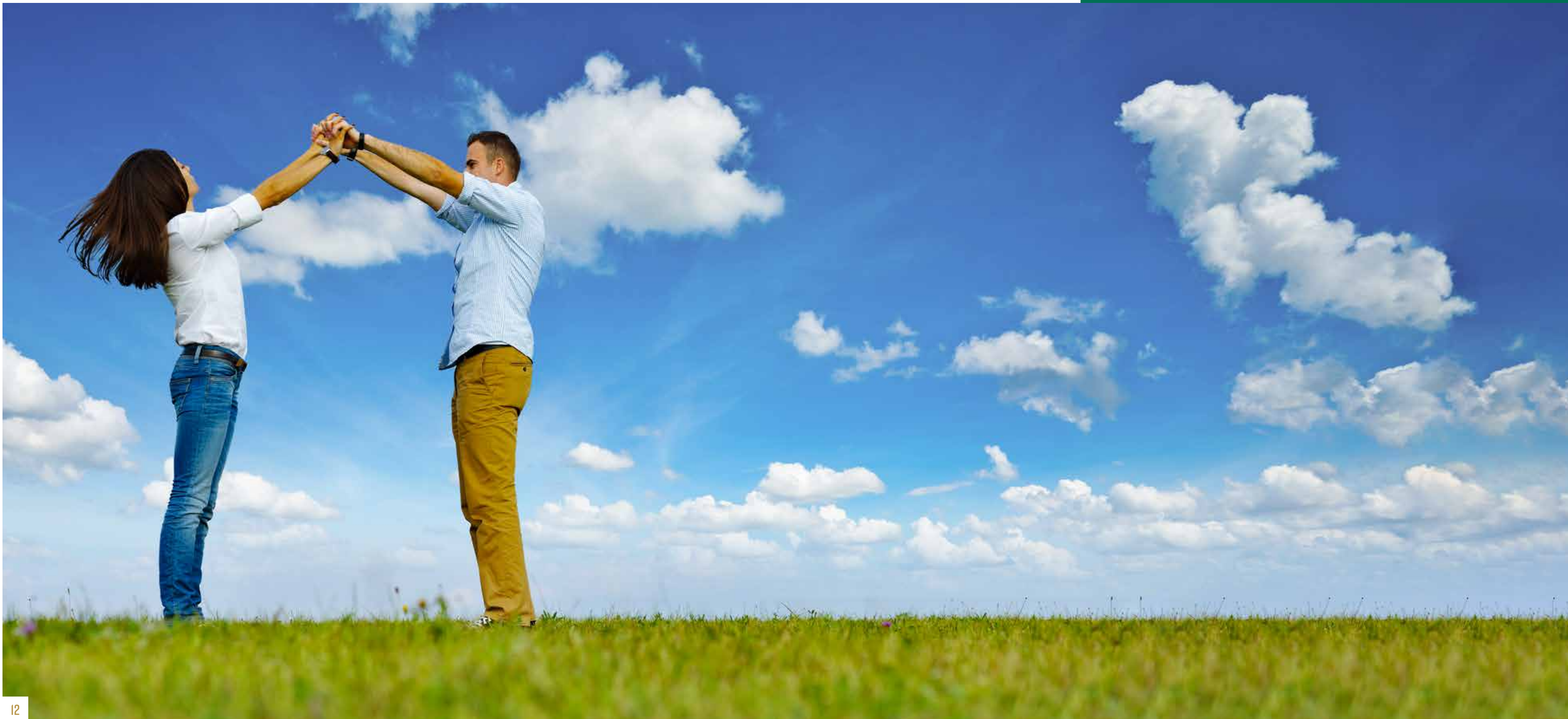
EAST GATE



Artist's Impression

THE PRESTIGE CITY: PROPOSED MASTER PLAN





EXERCISE YOUR FREEDOM OF CHOICE THE WAY ONLY VILLA PLOTS ALLOW

Investing in a planned villa plot community offers multiple advantages, most of which can be summed up in one word - **choice**. You can choose when you want to build your home, how much you want to spend on it, how you want it to look, how big it should be, how many rooms it should have, how it should be designed, and what materials, fittings and finishes you wish to use.

COMPLETE PEACE OF MIND

You will also enjoy all the benefits of living in a high quality, planned community – which is plenty of great socializing, a hassle-free daily life with all systems going like clockwork, and complete safety and security.





MASTERPLAN



9 x 12 M | Area: 108 sqm, 1163 sft | 84 plots

10 x 15 M | Area: 150 sqm, 1615 sft | 144 plots

10 x 18 M | Area: 180 sqm, 1938 sft | 235 plots

12 x 18 M | Area: 216 sqm, 2325 sft | 6 plots

15 x 18 M | Area: 270 sqm, 2906 sft | 79 plots

15 x 24 M | Area: 360 sqm, 3875 sft | 25 plots

SPECIAL SIZES | 235 plots

TOTAL - 808

All plots are not available for sale.
Please check on the availability with the Prestige sales team.

LEGEND

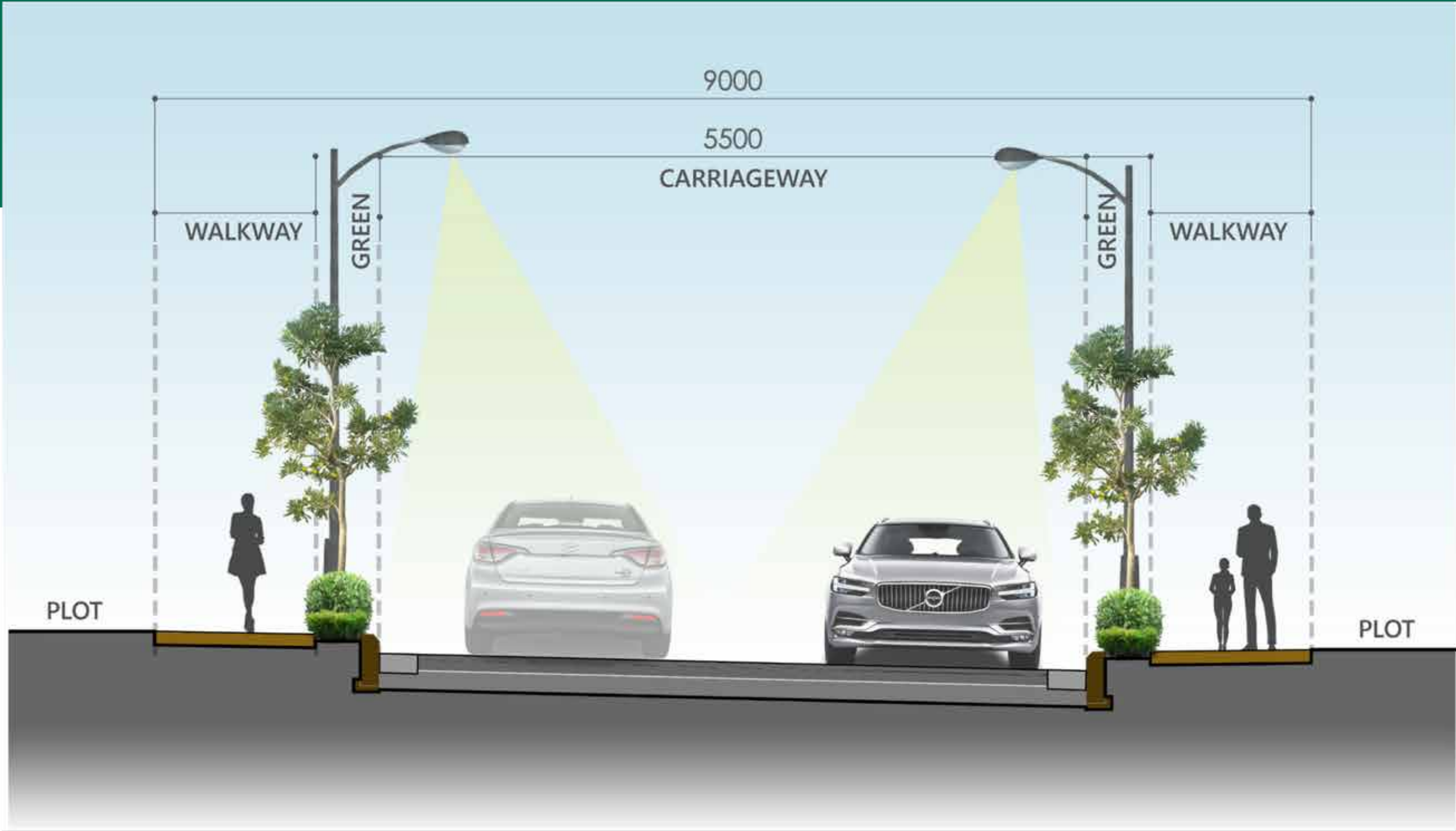
- 01** ENTRY/ EXIT
- 02** CLUBHOUSE
- 03** TRANSFORMER YARDS
- 04** STP
- 05** OWC
- 06** CIVIC AMENITIES
- 07** PARKS & OPEN SPACES
- 08** SPINE ROAD



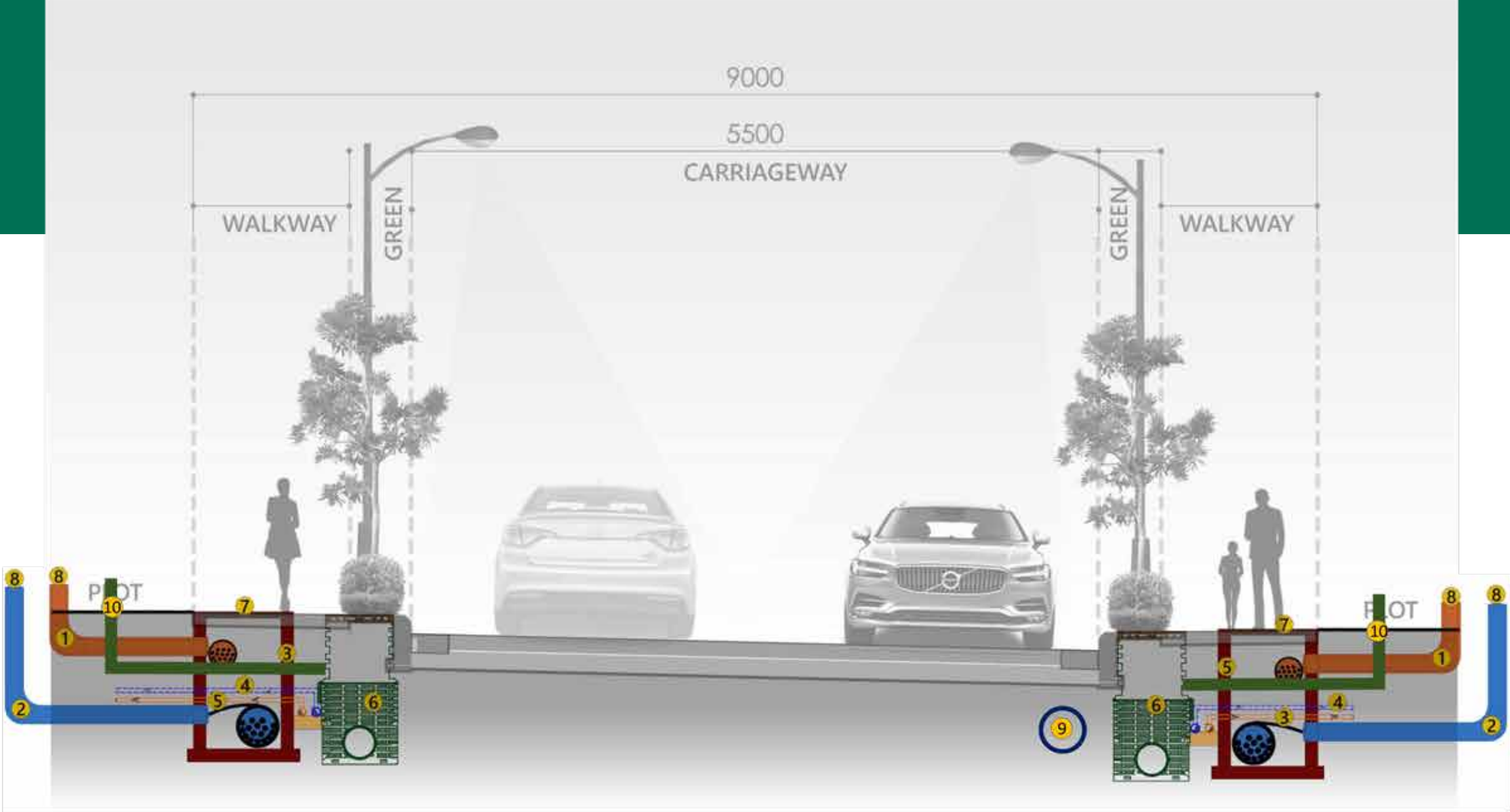
LIVE EASY THANKS TO SUPERB PLANNING AND MANAGEMENT

As part of The Prestige City, Great Acres is designed and managed to make life a smooth, bump-free ride. You can be up and running from day one with essential utilities such as power and water, as they are fully integrated and drawn underground to every villa plot. You will ride, drive and walk on a well-defined network of comfortably wide roads and well paved sidewalks, tree lined to keep the temperatures down, and connected by broad and safe intersections.

9M WIDE ROAD DETAIL



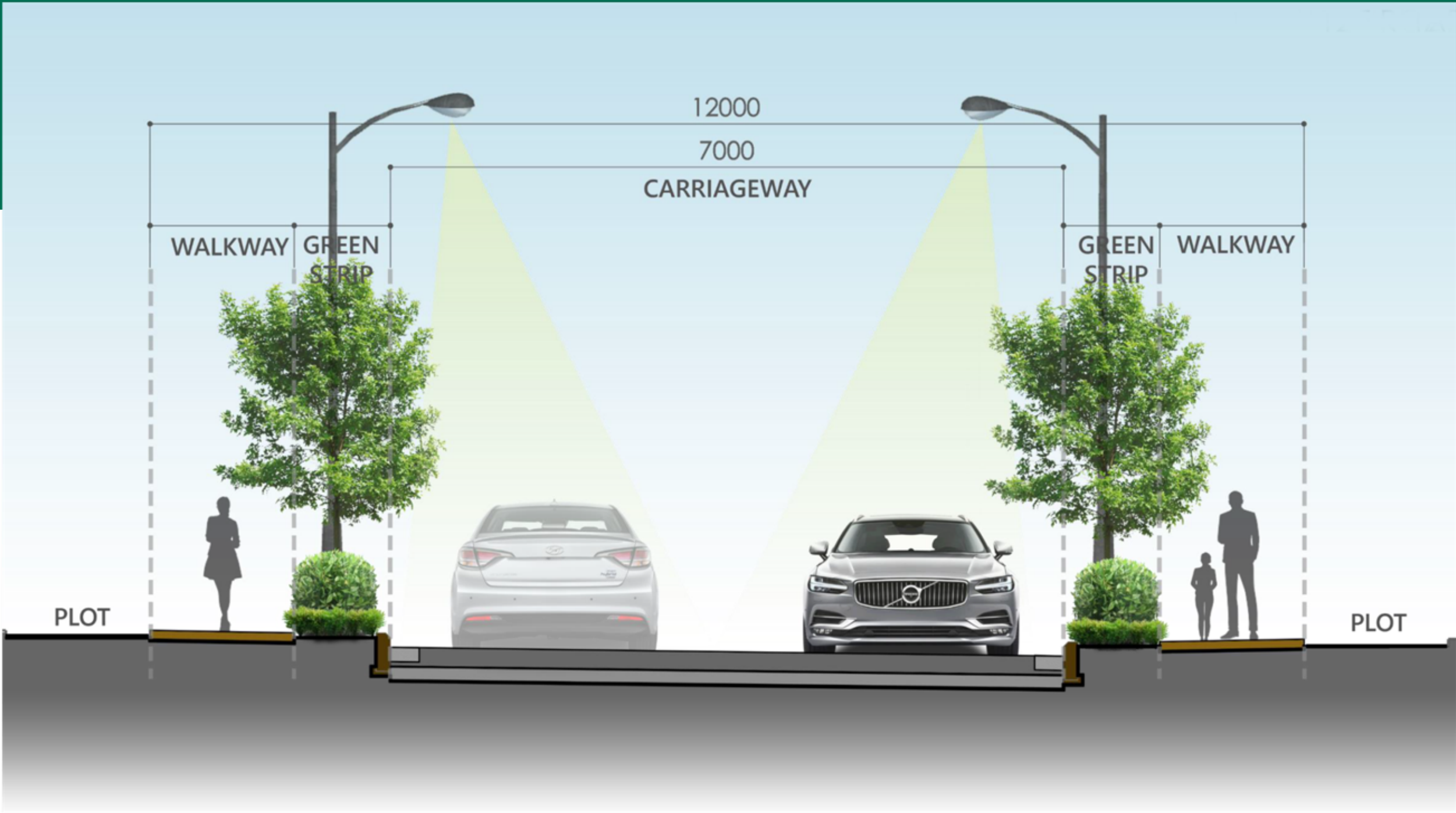
ROAD CROSS SECTION SHOWING UTILITY DUCTS



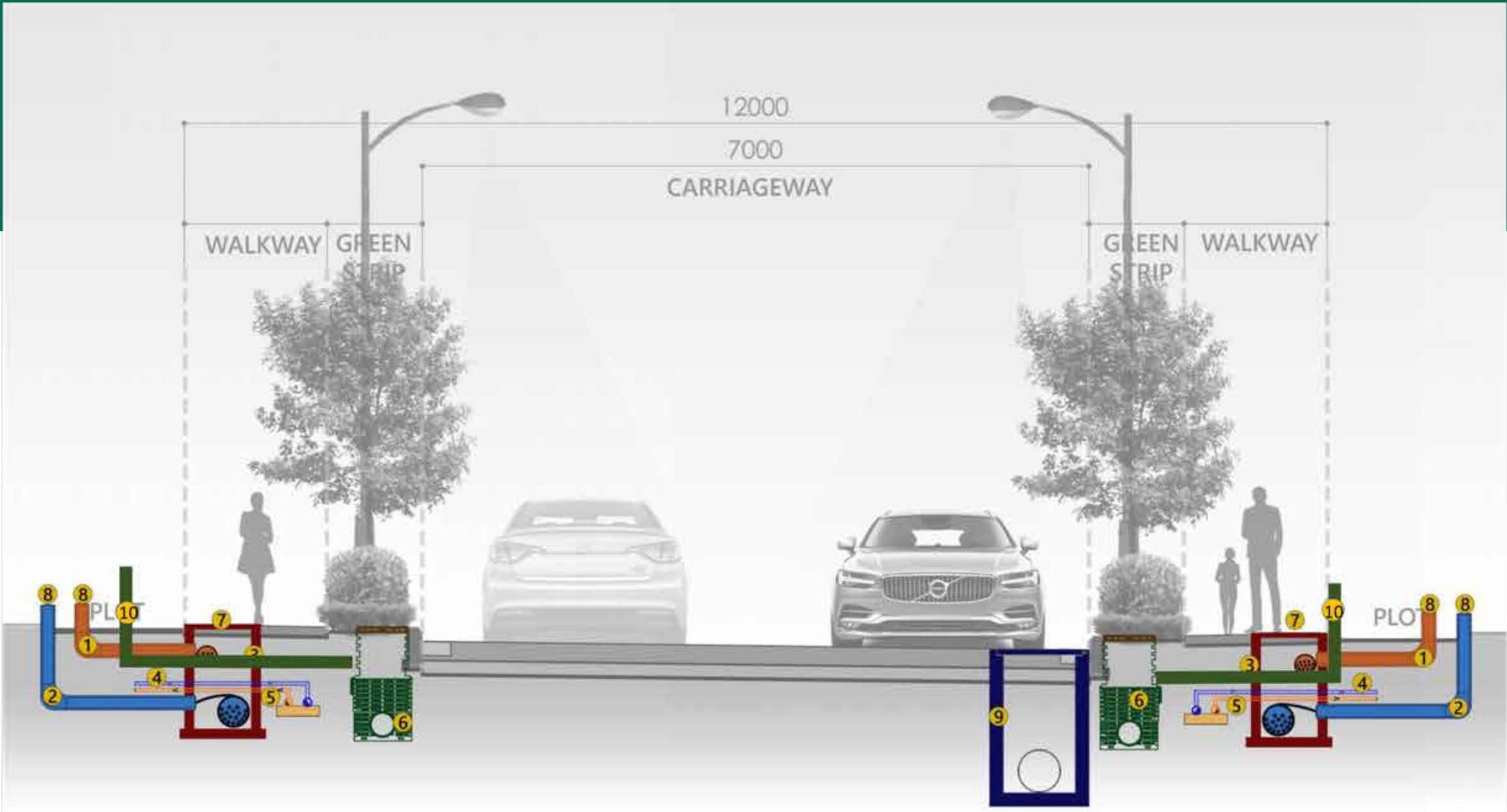
LEGEND

- 1. PIPE FOR COMMUNICATION CABLES
- 2. PIPE FOR ELECTRICAL CABLES
- 3. PLUMBING LINE GREY WATER SUPPLY
- 4. PLUMBING LINE DOMESTIC WATER SUPPLY
- 5. ELECTRICAL TRENCH
- 6. MANHOLE FOR SEWER DISPOSAL
- 7. RCC PRECAST COVER
- 8. ELECTRICAL AND COMMUNICATION CABLE TAPPING POINT
- 9. STORM DRAIN PIPE
- 10. SOIL PIPE

12M WIDE ROAD DETAIL



ROAD CROSS SECTION SHOWING UTILITY DUCTS



LEGEND

- 1. PIPE FOR COMMUNICATION CABLES
- 2. PIPE FOR ELECTRICAL CABLES
- 3. ELECTRICAL TRENCH
- 4. PLUMBING LINE DOMESTIC WATER SUPPLY
- 5. PLUMBING LINE GREY WATER SUPPLY
- 6. MANHOLE FOR SEWER DISPOSAL
- 7. RCC PRECAST COVER
- 8. ELECTRICAL AND COMMUNICATION CABLE TAPPING POINT
- 9. STORM DRAIN CHAMBER
- 10. SOIL PIPE

STREET VIEW



NOURISH YOURSELF WITH NATURE'S GOODNESS

Great Acres lives up to its name as Mother Nature embraces you at every turn. Whether in the form of broad, leafy canopies shading you from the sun, or lushly blooming, hedge-lined walkways to stroll down and a pleasantly flowing stream to spend dreamy hours by.



CHILDREN'S PLAY AREA



Artist's Impression



JOGGING TRACK



EXERCISE STATIONS



KIDS PLAYGROUND



CRICKET PRACTICE NETS



SPORTS HUB



EVENT LAWNS



BIKE TRAILS



TENNIS COURT



MULTIPURPOSE COURT



VOLLEYBALL COURT



SKATING PARK/RINK



AMPHITHEATER



FILL EVERY HOUR WITH FULL SIXTY MINUTES OF ACTION

Great Acres fosters an active and healthy lifestyle by providing you an array of facilities to engage in outdoor sports and physical activities of your choice. These include a jogging track, exercise stations, a kids playground, cricket practice nets, a sports hub pavilion, event lawns, bike trails, a tennis court, a multipurpose court, a skate park/rink, a volleyball court, and an amphitheater.

ELEVATE YOUR LEISURE TO THE NEXT LEVEL

The clubhouse at Great Acres further raises quality of living to the next level. It offers amenities such as a Party Hall, Gymnasium with Health Club, Swimming Pool, Badminton Court, Squash Court, Open Yoga Terrace, Open Party Terrace, Reading Room, Games Room etc. Its central location makes it easily accessible to all residents.

The ownership of the club house at Great Acres has been retained by the Developer and is not a common facility. The site owners in the project shall be entitled to make use of these facilities on an availability basis and by paying user/usage charges as prescribed by the Developer. It shall be non-exclusive and the Developer shall be entitled to allow any persons to use the clubhouse including outsiders and non-site owners in the project.



SPECIFICATIONS

INFRASTRUCTURE

ROADS AND PATHWAYS

- Imposing entrance designed to complement the modern style of architecture
- 12m wide internal road with a 7m carriageway laid with asphalted driveways
- 9m wide internal road with a 5.5m carriageway laid with asphalted driveways
- Concrete finish on all pedestrian pathways
- Landscaped avenue on either side of the road
- Each plot has a defined access finished in concrete from the approach road

ELECTRICAL

- LED Street Lighting
- All underground systems laid out in RCC hume pipes
- Underground conduits for fibre optic provision for data and voice
- Underground power lines to distribute power from transformer yards to individual feeder pillars
- Power drawn from the transformer to the feeder pillars with provision upto the plot
- Energy efficient street lighting system will be provided

PLUMBING

- Underground sanitary lines connected to an STP
- Underground piped water lines for domestic & flushing/ irrigation
- Irrigation network for common landscape
- Dual Water supply system through UPVC pipes to cater for domestic use and treated water for flushing purposes and Landscape
- OHT & UG sump of suitable capacity
- Water supplied through the central OHT meant for domestic and flushing/ irrigation
- Plumbing lines will be terminated within the plots for water supply & sewerage

SERVICES

- Sewage treatment plant
- Water treatment plant with underground sump tank
- Organic Waste Convertor

SAFETY AND SECURITY

- Security cabin at gate
- 24/7 security with RFID boom barriers
- CCTV cameras provided at the entrance & exit, service yards and children’s play area

WATER CONSERVATION

- Treated water used for landscape irrigation as well as flushing purposes in all homes
- Recharge pits for rainwater harvesting

LANDSCAPED FEATURES

- Urban garden areas.
- Avenue plantation for internal and public roads with low maintenance plants
- All landscape lights designed to enhance hardscape and soft scape

FREQUENTLY ASKED QUESTIONS

1. What is Great Acres and where is it located?

Great Acres is a plotted development, which forms a part of “The Prestige City” Township, located on Sarjapur Road in East Bangalore. The project is accessible from multiple roads.

2. How many plots does the project have?

The project has a total of 808 plots spread across approximately 80 Acres. All roads and other infrastructure will be common for the larger development-The Prestige City and any future development.

3. What are the different types of plots available?

The project has multiple standard plot sizes such as 9x12M, 10x15M, 10x18M, 12x18M, 15x18M, 15x24M and a few odd plot sizes.

4. What are the distinct advantages or the USPs of this project?

The project is located on Sarjapur Road with excellent social and civic infrastructure with close proximity to major Tech parks, the best schools in Bangalore, quality health care facilities, malls and hotels.

5. Who are the Architects/Master Planners of Great Acres?

The Architecture firm RSP are the key designers, the Infrastructure Consultants are AUM Technologies, the MEP Consultants are Design Tree and the Landscape Consultants are Coopers Hill, Singapore.

6. What is the construction status and when is the possession of Great Acres?

Infrastructure work is in progress and the project is scheduled to be completed by Aug’2022.

7. Is the project RERA registered?

Yes the project is registered with Karnataka RERA and the RERA registration number is PRM/KA/RERA/1251/308/PR/210824/004289

8. Who is the sanctioning authority for the Development?

Anekal Planning Authority (APA) under the Bangalore Metropolitan Region Development Authority (BMRDA) is the authorised sanctioning authority for this development.

9. Is the title of the property clear?

Legal due diligence has been done. The land is freehold, marketable and free from all encumbrances.

10. Which Khata category does the plotted development fall under? Who is the issuing authority?

E-Khata from Yamare Gram Panchayat shall be applicable for this development, post registration of the plot.

11. How do I book a plot at Great Acres?

Please identify your plot from the available options.

- Fill in the booking application form & provide your KYC documents.
- Pay the initial booking amount of 10% by way of cheque/DD favouring “Prestige Projects Pvt Limited” together with required supporting documents.
- Kindly ensure that you have deducted TDS as applicable from the booking amount before handing it over to the Sales Representative. (Kindly ensure to deduct TDS, whenever a payment is made towards the immovable property valued Rs. 50 Lakhs & above, and remit the balance. Also arrange to send duly signed form 16B (hard copy)
- Kindly contact your respective Sales/CRM for TDS Presentation.

12. What happens thereafter?

On realization of the initial payment of 10% on booking and 10% on allotment, you will be required to issue post-dated cheques (PDCs) for the balance instalments. Agreements will follow thereafter.

13. When do I get a confirmed allotment?

On payment of 20% of the sale value and submission of post-dated cheques for the remaining amount, the allotment will be confirmed.

14. How are instalments to be paid and is it time bound?

Instalments are to be paid by way of post-dated cheques which is a pre-condition of the allotment. This schedule of payment is on a time bound basis as mentioned in the payment schedule. In case of a home loan, these PDCs are held with us as a collateral & returned back at the time of possession.

15. What are the Documents that need to be signed?

The Documents that need to be signed are Agreement to Sell, followed by a Sale Deed upon completion of the development.

16. What is the process of registration and when does registration take place?

Registration will be done only on completion of the development and on payment of the entire sale consideration including the additional charges. The customer will need to register the plot within 60 days of the date of intimation of registration. The registration will be carried out by the agency/advocate identified by the Developer.

17. Is the Clubhouse a part of the common facilities? Do the plot owners of Great Acres become part-owners of the Clubhouse?

The ownership of the club house at Great Acres has been retained by the Developer and is not a common facility. The site owners in the project shall be entitled to make use of these facilities on an availability basis and by paying user/usage charges as prescribed by the Developer. It shall be non-exclusive and the Developer shall be entitled to allow any persons to use the clubhouse including outsiders and non-site owners in the project

18. Is the Clubhouse exclusive to the residents / owners of Great Acres?

The clubhouse shall be non-exclusive and the Developers shall be entitled to allow any

FREQUENTLY ASKED QUESTIONS

- persons to use the Clubhouse including outsiders and non-site owners in the Project. However, all the plot owners in the Project shall be entitled to make use of the facilities of the Clubhouse on availability basis and by paying user/ usage charges as may be prescribed by the Developer from time to time.
- 19. Will the Clubhouse be operational before the handing over of the plots?**
The clubhouse will be constructed by the Developer on a commercial plot earmarked on the Sanctioned Plan. The clubhouse will not be a common facility or a common amenity and will purely be a commercial venture by the Developer/ Seller. The Clubhouse shall be made available for use 24 months after the completion date of the project.
- 20. What are the additional amounts to be paid?**
Infrastructure charges, Clubhouse membership charges, Khata assessment & bifurcation charges, Agreement franking charges, Registration & Stamp duty charges, Sinking fund & Advance maintenance for 2 years, GST, TDS and any other statutory charges/ duties as applicable.
- GST will be collected along with booking amount and instalments spread till possession.
- 21. Can multiple residential houses be constructed on one plot? Can I register the floors independently?**
As per regulations, only one residential dwelling unit can be constructed and registered on a single plot.
- 22. Are there any guidelines to be followed for constructing my house after taking the handover of the plot?**
The general guidelines to be followed are as under –
- The plot may be used for residential purpose only
 - The owner shall take all requisite approvals from the relevant authorities before the start of construction.
 - The owner shall not encroach any common area or adjacent plots on either temporary or permanent basis during the construction. He/she shall restrict the extent of the construction, including boundary wall/ fence to the plot boundary.
 - The owner shall take responsibility of any damage(s) which may happen to the common area and amenities due to the construction related activities, in such case, appropriate measures including financial costs for rectification or the rectification responsibility itself can be imposed on the owner.
 - The owner shall ensure that all construction activity related guidelines of the community including access routes, noise-related restrictions, availability of common facilities and timelines for construction activities is adhered to fully.
 - The owner can contact the Developer for any assistance in case of a query. The Developer, shall make available certain design templates for reference purposes.

- 23. What are the infrastructure essentials which will be provided in Great Acres?**
The essential infrastructure elements provided are as follows-
- Motorable roads
 - Services laid under the roads, terminating into every plot –
 - Telecom Line
 - Water Line
 - Sewage Line
 - Power Line
 - Storm Water Disposal
 - Streetlights
 - Sewage Treatment Plant (STP)
 - Underground sump
 - Overhead Tank for Water Storage
 - Transformer Yard, electrical cabling from transformer yard till every plot
- 24. What are the common amenities provided in Great Acres?**
- Jogging Track
 - Exercise Stations
 - Kids’ Playground
 - Cricket Practice Nets
 - Sports Hub Pavilion
 - Event Lawns
 - Bike Trails
 - Tennis Court
 - Multi-purpose Court
 - Skate Park / Rink
 - Volleyball Court
 - Amphitheatre
- 25. Is there a time limit within which I will have to start and finish the construction of a residential unit on the purchased plot post the handing over of the plot?**
No, there is no time limit within which the construction needs to start or finish. However, the same is subject to change, as per the guidelines of the relevant statutory authorities.
- 26. What are the areas which are relinquished to the Government?**
Civic amenities, internal roads and parks.
- 27. What if I have any more questions/clarifications?**
Please email us at: prestigegreatacres@prestigeconstructions.com, or Contact us on Toll Free: 1800-313-0080, or Meet us at: Prestige Estates Projects Ltd., ‘The Falcon Towers’ No 19, Brunton Road, Bangalore – 560025.

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