Casagrand Tudor

Chanakyan Main Road,
Annamalai Avenue,
Nolambur,
Mogappair West,
Chennai – 600 095

Ground Level Assessment (GLA)

22-Nov-2025

Presentation Coverage

1. Introduction & Disclaimers

- **Primary Objective**
  - Document the Gaps / Discrepancies as on 11-Nov-2025 at CASAGRAND TUDOR Site
    Builder's Promises and Commitments made on Infrastructures & Amenities Provisions
    Versus
    Availability and/or Operational
  - Highlight the Identified Gaps / Discrepancies to the Notice of the Stakeholders for arriving at the resolutions in a time bound manner, towards moving to an Effective and Efficient Wellness Community. Hence, they are inclusive but not exhaustive.
- **Approach**
  - Exercise was carried out on the best-effort basis by Owners to protect their interest. Owner to confirm independently.
  - Owners are Major Stakeholders in the Project but not the specialists or subject experts.
  - References used are based on written documents like Brochures, Regulator/Public Authority's Communication/Letter,/Approval, Builder's email, etc.

2. Major Documents/ Materials Referred

1. Major Documents Referred

1.1 The Real Estate (Regulation and Development) Act, 2016 (RERA, 2016)

1.2 Chennai Metropolitan Development Authority (CMDA) Planning Permit No. 13201 dt.31-12-2019 and **Completion Certificate** Letter No. CMDA/CC/HRB/C/142/2023 dt.05-10-2023

1.3 Greater Chennai Corporation Building Plan No. CEBA/WDCN11/00021/2020 dt. 13-01-2020

1.4 Environmental Clerance (EC) Letter No. SEIAA-TN/F.6766/EC/8(a)/676/2019 dt.19-11-2019

1.5 Public Works Department Letter No. DB/T5(3)/F-Nolambur-Inundation/2019 dt. 27.03.4019

1.6 TN RERA Website having Project Registration No.: TN/29/Building/0312/2020 dated 26/08/2020

1.7 CASAGRAND TUDOR BROCHURE

2. Major Materials on TUDOR Project Hand Over/Possession Referred

2.1 CASAGRAND TUDOR You Tube Video October 2021 propagating 21 months handing over;

2.2 Construction Week Article dt. 08-02-2020 with tag line "The project will be handed over in 21 months";

2.3 https://www.propertywala.com/casagrand-tudor-chennai informing the Completion Date: Aug, 2022;

2.4 jllhomes.co.in/apartments-new/chennai/casagrand-tudor informing the Possession By Oct 2022;

2.5 CMDA Permit Expired on 30-12-2024;

2.6 Progress of Work updated on TN RERA Website and to Owners till Dec. 2023

2.7 TN RERA Extension expired on 24.04.2024 for Project Completion

3. Project Completion Status Disclosures

3.1 CASAGRAND Website (https://www.casagrand.co.in/residential/ongoing-projects-chennai-mogappair/casagrand-tudor/?srsltid=AfmBOoorVCZSOMcLSTfj0kXTNwsYuRGJb--gJxSp_RxkUCRQAA9Hzi2X) : 90% Construction Completed and 440 units sold.

3.2 TN RERA Website (https://www.casagrand.co.in/residential/ongoing-projects-chennai-mogappair/casagrand-tudor/?srsltid=AfmBOoorVCZSOMcLSTfj0kXTNwsYuRGJb--gJxSp_RxkUCRQAA9Hzi2X) : Not Completed

3. Major Provisions Summary in TUDOR

SN	Details	Assured/ Mandated	Status at the Site	Gap
1	FRESH WATER	332 KLD = Metro : 206 KLD + WTP/RO : 126 KLD	Not Available	Not Available
2	RAIN WATER HARVESTING	Roof Rain Water Collection with screens, filters and Settlers 128 cu.m. Tank and 46 pits to the capacity of 1.2m dia and 2.5 m depth		Not Visible
3	SEWERAGE	Sewage Treatment Plant (STP) of 200 KLD with 24x7 standby DG set	CG has combined GREY Water & Sewage generation and provided 350 KLD with 24/7 standby DG of 250 KVA	
		Grey Water Treatment Plant (GWTP) of 150 KLD		
		Organic Waste Convertor of 1,000 Kg/day	Not Visible	Not Available
		Solid Waste Management and Waste Segregation & Disposal	Not Visible	Not Operational
		Treated Water Disposal for 158 KLD & STP Dry Sludge of 20 Kg/day	Not Visible	Not Available
		Recyclable Waste Disposal of 547 Kg/day & Hazardous/E Wastes	Not Visible	Not Available
		Storm Water Drain by Mass Channel to SF No. 124, 125 and 126	Not Visible	Not Available
4	POWER	Direct Distribution : 4,057.2 KVA from TNPDCL	Transformer provided at site: A+B : 500 KVA, C+H: 500 KVA, D+E: 500 KVA+250 KVA, F +G+J: 500 KVA . Total : 2,250 KVA.	There is a shortage of 1,807.2 KVA to be provided
		Backup Power : DG sets of 2 Nos. of 400 KVA	CG has provided 250 kVA + 320 KVA	Shortage of 230 KVA to be provided
		Solar Energy Use mandated = 406 KVA	Installed ~ 60 KVA; Usage - Not Known	Deficit Installation ~346 KVA
5	CAR PARKING	Cars : 470 and Two Wheelers : 195; Visitors Parking ?	452 Parking slots available at site (10 NOS not found)	No inormation on Visitors Parking
6	SAFETY	Offsite Surveillance with adequate CCTVs Installation, Security, Housekeeping, Safe Drinking Water, Lifts, Fire Safety, Lightening Arrester, Amenities, etc.	Not Available/ Faulty Operations	Details Not Known
7	PROJECT COMPLETION	Websites: Casagrand : 90% with 440 units sold & TN RERA : Incomplete	---	---

4. Major Provisions Highlighted (1) from Environmental Clerance (EC) Letter No.SEIAA-TN/F.6766/EC/8(a)/676/2019 dt.19-11-2019, etc.

Affidavit Assurances submitted by the Builder to/ Conditions by State Level Environment Impact Assessment Authority – Tamil Nadu

1. WATER

1.1 FRESH WATER in Casagrand Tudor: Metro Water from CMWSSB and WTP/RO Water from usable Borewells/Wells

May be possible for CMWSSB to extend water supply to a single sump for Tudor for purpose of drinking and cooking only (441x5x100 lpcd=221 KLD). In respect of water for other use, the Builder has to ensure that he can make alternate arrangements (CMDA Permit Para 5/ Page 3)

Builder shall obtain required permission from the Competent Authority for supply of fresh water – 332 KLD (CMWSSB – 206 KLD and WTP/RO for Wells/ Borewells Water – 126 KLD) for entire period of operation, will be obtained before obtaining completion certificate from the Competent Authority (Para 2/ Page 5).

Builder shall furnish permission/ NOC of water supply from the CMWSSB to SEIAA-TN before obtaining CTO from TNPCB (Para 27/ Page 10).

Infrastructure Requirements: (1.1) Metro Water – Sump/s 250 KLD, Pumps 2, Pipelines Network, and OHTs 250 KLD; **(1.2) STP/RO Water –** STP/RO, Usable Borewells/Wells 200 KLD, Input Sump 200 KLD & Output Sump150 KLD, Pumps 12, Pipelines Network, and OHTs 175 KLD.

1.2 TREATED WATER in Casagrand Tudor: Grey Water Treatment Plant (GWTP) and Sewage Treatment Plant (STP)

1.2.1 GWTP Capacity 150 KLD & Output 119 KLD: 106 KLD will be used for flushing and 13 KLD for gardening.

Infrastructure Requirements: Input Sump 150 KLD & Output Sump125 KLD, Pumps 2, Pipelines Network, and OHTs 110 KLD

1.2.2 STP Capacity 200 KLD & Output 158 KLD: Necessary permission or NoC shall be obtained by the Builder from the Competent Authority and/or Local Body for the utilization of treated sewage of 100 KLD for roadside avenue plantation, 50 KLD for disposal in CMWSSB STP and 8 KLD for OSR area for gardening, before obtaining CTO from TNPCB. STP dry sludge of 20 kg/day co-composted with biodegradables will be used for garden as manure (Para 6 & 7/ Page 6).

Infrastructure Requirements: Input Sump 175 KLD & Output Sump175 KLD, Pumps 2, Tudor Pipelines Network, Pipelines Network for roadside avenue plantation, Sludge Pit 50 Kg, and Manure Pit 100 Kg.

Builder shall operate and maintain the Sewage treatment Plant effectively to meet out the standards prescribed by the CPCB and they are liable for the operation and maintenance of STP for a period of 10 years from the date of operation of the project (Para 8/ Page 6).

STP installed should be certified by an independent expert/ reputed Academic Institutions for its adequacy, before the project is commissioned for operation; Builder shall install STP as furnished and continuously operate and maintain STP to achieve the standards prescribed by the CPCB. Also ensure the complete recycling of treated sewage after achieving the standards prescribed by the CPCB (Para 14/ Page 18).

4. Major Provisions Highlighted (2) from Environmental Clerance (EC) Letter No.SEIAA-TN/F.6766/EC/8(a)/676/2019 dt.19-11-2019, etc.

Affidavit Assurances submitted by the Builder to/ Conditions by State Level Environment Impact Assessment Authority – Tamil Nadu

2. RAIN WATER Harvesting (1) Recharging and (2) Recycling & Reuse in Casagrand Tudor

Builder should provide Rain Water Harvesting Arrangements at their own cost after getting proper approval.(PWD Lr. Dt.27-03-2019 Para 3/ Page 4).

Builder has to provide rain water harvesting 46 pits to the capacity of 1.2m dia and 2.5 m depth & the rainwater collection sump of capacity 128 cu.m (130 KLD) in order to recover and reuse the rain water during normal rains as reported. (Para 22/ Page 10).

Builder shall ensure that roof rain water collected from the covered roof of the buildings, etc shall be harvested so as to ensure the maximum beneficiation of rain water harvesting by constructing adequate sumps so that 100% of the harvested water shall be reused. Builder to provide pre-treatment with screens, settlers, etc. to remove suspended matter, oil and grease, etc. before recharging. (Para 15/ Page 18).

Builder to provide rain water harvesting arrangements in the site at their own cost after getting proper approval from Competent Authority (Para 3/ Page 4 of Pwd Lr. Dt. 27-03-2019).

Rain water harvesting system, etc. shall be made available to Owners by the Builder (Para 13/ Page 12).

Builder should be responsible for the maintenance of rain water harvesting for a period of 3 years (Para 18/ Page 20).

Infrastructure Requirements: Sump 130 KLD, Filters, Pump, Pipelines Network.

3. STORM WATER Drainage (1) Management and (2) Disposal in Casagrand Tudor

Builder to engage the services of Anna University/IIT and obtain Storm water management plan for Casagrand Tudor. Builder to establish Storm Water Management around the site and on site as per the guidelines laid down by the storm water manual. (Para 10/ Page 16). Adequate harvesting of the storm water should also be ensured by the Builder (Para 29/ Page 22)

Builder to ensure that storm water drain provided at Tudor shall be maintained without choking or without causing stagnation and should also ensure that the storm water shall be properly disposed off in the natural drainage/ channels without disrupting the adjacent public. (Para 29/ Page 22)

Builder given assurance that the storm water drain would not carry any untreated or treated sewage. (Para 9/ Page 6)

Proper Internal Storm Water Drainage Channel of suitable size should be constructed all-round the site by the Builder at their own cost and this channel linked with nearest existing channel/local drain to drain out the rain water with prior approval. The existing channels running through Tudor land are not functioning, silted up, defunct because of non-cultivation and urbanisation. Hence, Builder should make necessary arrangements for storm water drain ultimately to discharge the rain water during rainy season by mass channel in S F No.124, 125 and 126 without fail. Builder should make drain networks at their own cost and the same is to be connected to the natural storm water drainage or channel/river. (PWD Lr. Dt.27-03-2019 Para 2&4/ Page 4).

4. Major Provisions Highlighted (3) from Environmental Clerance (EC) Letter No.SEIAA-TN/F.6766/EC/8(a)/676/2019 dt.19-11-2019, etc.

Affidavit Assurances submitted by the Builder to State Level Environment Impact Assessment Authority – Tamil Nadu

4. WASTE MANAGEMENT : Organic Waste Convertor and Use of Authorized Recyclers, Household Hazardous Waste, and E-Waste

Builder should be responsible for solid waste disposal and environmental monitoring for a period of 3 years (Para 18/ Page 20).

Builder should earmark the areas for Solid Waste Management Facility, E-waste Management Facility, etc. (Para 2/ Page 7).

Spent oil from DG sets should be stored in HDPE drums in an isolated covered facility and disposed as per Hazardous & other Wastes (Management & Transboundary Movement) Rules 2016, and should be disposed off through registered recyclers (Para 27/ Page 22).

Builder is required to provide a house hold hazardous waste/ E-waste collection and disposal mechanism (Para 28/ Page 22).

4.1 **Total Municipal Solid Waste** 1,367 Kg/day : (4.1.1) **Organic Waste Convertor (OWC)** Capacity 1,000 Kg/d & Output 820 Kg/d Compostable Waste shall be used in Tudor: (4.1.2) 547 Kg/d **Recyclable Waste** will be sold to Authorized Recyclers (Para 13/ Page 4 & Para 4/ Page 5).

4.2 **Household Hazardous Waste** such as batteries, small electronics, CFL bulbs, expired medicines and used cleaning solvent bottles should be segregated at source, collected once in a month from residences and disposed as per the SWM rules 2016.(Para 4/ Page 14).

4.3 **E-Waste** shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016 and subsequent amendment. (Para 4/ Page 14).

5. POWER

5.1 Direct Distribution - 4,057.2 KVA from TNPDCL (Para 14/ Page 4).

5.2 Backup – DG sets of 2 Nos. of 400 KVA (Para 14/ Page 4)**, and a Separate Standby DG for STP** (Para 21/ Page 21).

5.3 Solar Energy Saving should be increased to at least 10% of total energy utilization – 406 KVA (Para 8/ Page 19).

As per G.O.Ms. No. 152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic System shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the Builder (CMDA Permit No.13201 dt. 31/12/2019 Para 8/ Page 4).

6. SAFETY

6.1 Builder to raise the existing ground level minimum of (+) 13.940m (PWD Lr.dt. 27/03/2019

6.2 Builder to make necessary arrangements for storm water drain ultimately to discharge rain water by mass channel in SFNo. 124, 125 and126, without fail.

6.2 The safety measures proposed in the report should be strictly followed – Safe Drinking Water, Lightening Arrester, Lift, CCTV, etc.

6.2 Builder to obtain approval of the Competent Authority for structural safety of the buildings during earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc. before commencement of the work. (Page 11).

5. Builder's Major Responsibilities (1)
- Obtain Permission or Furnish/Conform/Confirm the Provisions

5.1 Obtaining Permission from the Competent Authority/ies or Furnish/Conform/Confirm on provisions in TUDOR lies with the Builder (Casagrand)

5.1.1 CMWSSB permission for supply of fresh water for entire period of operation will be obtained before obtaining Completion Certificate. (EC/Page 5)
Builder shall furnish the permission/ NOC of water supply from the CMWSSB before obtaining CTO from TNPCB. (EC/Page 10)

5.1.2 Necessary permission will be obtained for utilization of treated sewage of 8 KLD for OSR area, 100 KLD for avenue plantation and 50 KLD for disposal to CMWSSB STP, once Completion Certificate is obtained, but before obtaining CTO from TNPCB. (EC/Page 6 &19) & (PWD Lr/Page 4)

5.1.3 Builder to do compensation plantation in the ratio of 1:10 (i.e. planting of 10 trees for every one tree that is cut) and should be done with the obligation to continue maintenance. (EC/Page 9)

5.1.4 Builder to obtain approval of the Competent Authority for structural safety of the buildings during earthquake, adequacy of fire fighting equipments, etc as per National Building Code including protection measures from lightning etc. before commencement of the work. (EC/Page 11)

5.1.5 Builder shall obtain storm water management plan by engaging the services of Anna University/IIT. Storm water management around the site and on site shall be established by following the guidelines laid down by the storm water manual. (EC/Page 16)

5.1.6 Builder to provide Solar lights for illumination of common areas, lighting for gardens and street lighting. Hybrid system or fully solar system to a portion of the apartments. (EC/Page 16) Solar Energy saving shall be increased to at least 10% of total energy utilization. (EC/Page 19)

5.1.7 Builder to adopt all norms of Energy Conservation Building Code (ECBC) and National Building Code, 2005. (EC/Page 16)

5.1.8 Builder shall develop the green belt as per the plan furnished. (EC/Page 18)

5.1.9 Builder to install STP as furnished. STP, Solid Waste & E-Waste Management Facilities, DG sets, etc. should be in the earmarked area only. (EC/Page 7&18).

5.1.10 Builder to implement Wastes Management Plan in Tudor as per the concerned regulations (2016), and manage Solid, Household Hazardous, Electronic wastes collection and disposal mechanism in compliance with the concerned regulations.(EC/Page 19 & 22)

5.1.11 Builder has to furnish the certificate stating that the proposed site had not encroached any water body (rivers, canals, lakes, ponds, tanks, etc) from its original boundary shall be obtained before obtaining CTE from TNPCB. (EC/Page 19)

5.1.12 Builder to furnish the flood NOC from the PWD for the TUDOR Project. (EC/Page 19)

5.1.13 Builder shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for 5 years. (EC/Page 20)

5.1.14 Due permission from the Wetland Authority before the commencement of the work (EC/Page 20); Tudor land seems to be ryotwari land which would be classified as wet lands and these lands are to be converted into residential zone from the agricultural zone. Builder should get clearance certificate from the Revenue Department to make sure that the site is not an encroached property from the water body. (PWD Lr/Page 5)

5.1.15 Builder to conform that treated sewage shall conform to the noms and standards for bathing quality laid down by CPCB, irrespective of any use. Necessary mechanism should be there to mitigate the odour and mosquito problem from STP/ Solid Waste Processing Plant. (EC/Page 21)

5. Builder's Major Responsibilities (2) to Form and Maintain TUDOR Community

5.2 Doing Maintenance in TUDOR

5.2.1 Builder is liable for the operation and maintenance of STP for a period of **10 years** from the date of operation of the project. (EC/Page 6)

5.2.2 Builder shall do afforestation/ restoration programme contemplated to strengthen the open spaces shall preferably include native species along with the financial forecast for planting and maintenance for **5 years**. (EC/Page 20)

5.2.3 Builder should be responsible for the maintenance of common facilities including greening, rain water harvesting, sewage treatment and disposal, solid waste disposal and environmental monitoring including terrace gardening for a period of **3 years**. (EC/Page 20)

5.2.5 **Builder to maintain proper record** and made available at all the times, showing compliance of all the conditions of Environmental Clearance. (EC/Page 7)

5.2.6 **Builder to upload and update the status of compliance of stipulated EC conditions**, including results of monitored data on their website. (EC/Page 9)

5.2.7 Builder to provide First Aid Room during construction and operation phases. (EC/Page 12)

5.2.8 Builder shall provide car parking exclusively for the visiting guest in the proposed residential apartments as per CMDA norms (EC/Page 11)

5.2.8 Builder to designate a total of 15% of the plot area for green belt which should be raised along the boundaries of the plot and in between blocks in an organized manner. In green belt area, Builder shall plant with indigenous native trees. (EC/Page 12) Builder shall plant tree species with large potential for carbon capture in the proposed green belt area based on the recommendation of the Forest Department well before the project is completed. (EC/Page 17)

5.2.9 Builder to have prepared and submitted a report on the energy conservation measures conforming to energy conservation norms prescribed by the Bureau of Energy Efficiency incorporating details about building materials & technology, R & U factors etc. (EC/Page 17)

5.2.10 Builder to have Fire Fighting Plan and all required Safety Plan with free approach road and hold Regular Fire Drills to create awareness among Owners/ Residents (EC/Page 12) and make available adequate fire protection equipments and rescue arrangements as per the prescribed standards. (EC/Page 17)

5.2.11 Energy conservation measures like installation of CFLs/ TFLs for lighting the areas outside the building should be integral part of Builder's project design and should be in place before project commissioning. (EC/Page 17)

5.2.12 Builder to submit a report on Sewage Treatment Plant (STP) installed in Tudor to the SEIAA, TN with a certificate obtained from an independent expert/ reputed Academic Institutions for its adequacy, before the project is commissioned for operation. (EC/Page 18)

5.3 Builder shall oversee the maintenance at no extra cost to the Allottee(s) for the first six months from the date of delivery of Apartment and thereafter it is common date to all Apartments for both delivered / undelivered Apartments. The Allottee(s) agrees to this arrangement in the common interest of maintenance of the project and its related services that the maintenance will be appropriated for all the Apartments at one stroke with one start date and end date spanning for a period of six months. (Construction Agreement/ Page 8)

5.4 Within one year after handing over the flats to all allottees a viable society or an association among the allottees shall be formed to take responsibility of continuous maintenance of all facilities with required agreements for compliance of all conditions furnished in Environment Clearance (EC) order issued by the SEIAA-TN or the Builder himself shall maintain all the above facilities for the entire period. The copy of MOU between the Buyers Association and Builder shall be communicated to SEIAA-TN. (EC/Page 21)

6. Builder's Tudor Brochure Highlights (1)

1.1 Tudor is a Wellness Community with 441 Units on 6.31 acre, and offers a truly healthy lifestyle with 70% open space.

1.2 Tudor is a Kids and Senior Citizens Friendly Community, with a driveway of minimum 7.2 m (23 feet) with 2 entrances/ exits.

1.3 Secured living with controlled entry and exit with 24x7 security. Also, facilitated with CCTV surveillance at pivotal points across Tudor

1.4 Indoor Amenities

1	Oxygen Infused Gym	13	LEGO Room
2	Yoga Room	14	Creche
3	Oxygen Infused 18,000 sft Club House (S+4) having Party Hall with 5-star interiors	15	Salon
4	Eco-smart Rooftop Swimming Pool	16	Business Centre
5	Toddler's Pool	17	Association Room
6	Kids' Play Area	18	Guest Room with Toilet
7	Games Room (TT/Billiards)	19	Convenience Store
8	Board Games Room	20	Designed Entrance Lobby with furniture and interior elements with Name Directory, Letter Box and Digital Notice Board
9	Video Games Room	21	Intercom
10	AV Room	22	Elevators of 8-passenger and 13-passenger capacity automatic lifts
11	SPA/Steam/Sauna	23	100% power backup for common amenities such as lifts, water pump, STP, and selective common area lighting
12	Kids' Learning Centre	24	Power Backup for Elite (600 W for 2 BHK & 750 W for 3 BHK) and Signature (750 W for 2 BHK & 1000 W for 3 & 4 BHK)

6. Builder's Tudor Brochure Highlights (2)

1.5 Outdoor Amenities

1	Bus/Cab Waiting Zone	17	Seating Pavillion (Pergolas with Creepers)
2	Informal Sitting - Hammock	18	Trampoline
3	Chalkboard Wall	19	Landscapped Open Terrace (in alternate floors)
4	Interactive Water Feature	20	Half Basketball Court
5	Skating Ring	21	Open Space for Ball Games
6	Skating Ramp	22	Jogging Track
7	Outdoor Party Lawn	23	Reflexology Pathway
8	Tree House (Elevated)	24	Senior Citizens' Court
9	Rock Climbing Wall	25	Yoga Court
10	Amphitheatre	26	Herbal Garden
11	Outdoor Gym	27	Kids' Jungle Gym
12	Meditation Deck	28	Cricket Net
13	Hopscotch	29	Pergolas with Creepers
14	Interactive Floor Game	30	1.2 acre Green Podium with Air Purifying Plants
15	Sandpit	31	Mosquito Free Zone with Outdoor Mosquito Trap
16	Kids' Play Area	32	Covex Mirror for safe turning in driveway

6. Builder's Tudor Brochure Highlights (3)

1.6 Stilt/ Terrace Amenities

1	Dormitories (Men's/Driver's)	9	Lumbar Room
2	Dormitories (Women's/Maid's)	10	Driver's Bathroom
3	Bicycle Racks	11	Letter Box Room
4	Provision for ATM	12	Transformer Yard
5	Provision for Iron Shop	13	STP below
6	Provision for Convenience Store	14	WTP below
7	Electrical Room	15	Security Cabin
8	Communication Room	16	Landscaped Terrace in Alternate Floors of the Main Podium for extending leisure activity

1.7 Others

1	Grand Entrance Archway	6	OHT&UG Sump with WTP (RO Plant)
2	Premium Finish for common areas – designed flooring and lift wall cladding along with lighting features	7	Rain Water Harvesting Site
3	Safety Inside Blocks – 2 staircases for easy accessibility and movement	8	Centralized Sewage Treatment Plant
4	Well-lit and Well Ventilated Corridors	9	Mosquito Trap in the landscape areas
5	Apartment Security and Visitor Management System		

7. Important Communications made to Casagrand & status

S.No	Email Subject	Last Reminder sent on
1	Re: Frequent malfunctioning of lifts installed in Casagrand Tudor, posing panics and life threats to residents	10th Nov 2025
2	Re: Reg. Follow-Up for Update on Car Parking Allocation & Lumber Room Issues	10th Nov 2025
3	Re: Reg. Request for Confirmation on Pending Compliance, Maintenance & Infrastructure Issues Prior to IFM Takeover	10th Nov 2025
4	Re: Reg. Clarification on Borewell TDS Levels and WTP Connectivity	10th Nov 2025
5	Re: Reg. Request for Access Solution to F Block Stilt Car Parking	10th Nov 2025
6	Re: Reg. Urgent Attention Required – Rainwater Seepage, Drainage & RWH Issues	10th Nov 2025
7	Re: Reg. Request for Latest Borewell TDS Report	10th Nov 2025
8	Re: Reg. Request for Update on EV Charging Point Near A Block	10th Nov 2025
9	Re: Reg. Urgent: Encroachment of Open Terrace Area in Tudor Premises	10th Nov 2025
10	Reg. Urgent: Request for Mosquito and Snake Control Measures in the Premises	10th Nov 2025
11	Reg. Request for Management Meeting Prior to Clubhouse Inauguration on 22-Nov-2025 – Casagrand Tudor (	20th Nov 2025 **- First Email initiated**

Thank You to OWNERS
in remaining UNITY
for asserting OUR RIGHTS with Builder