

Minutes of Meeting (MoM) – Tudor Project Updates

Location: 6th Floor, Conference Room, Casagrand Office, Thiruvanmiyur

CG & Tudor Collaborative Meeting

Date: 28-June-2025

Location: Casagrand Office, Thiruvanmiyur

Attendees

CG Team:

- Mr. Moorthy
- Mr. Mohammed Javeed
- Mr. Arun
- Mr. Saravanan

Tudor Team:

- Mr. Vivek
- Mr. Ramaswamy
- Mr. Gopi SN
- Mr. Jitendra Prasad
- Mr. Parameswaran
- Mr. Thirumaran
- Mr. Balamurugan
- Mr. Kathaperumal
- Mr. Saravanan G
- Mr. Saravanan S
- Mrs. Indumathi
- Mrs. Thenmozhi
- Mr. Prabhu
- Mr. Prasad
- Mr. Satheesh YT
- Mr. Premnath
- Mr. Vinayagam
- Mrs. Meenakumari
- Mr. Balaji Narashiman
- Mr. Ilamvazhuthi
- Mr. Victor James
- Mr. Manivannan

1. Owners' Meeting - 05 July 2025

The upcoming Owners' Meeting has been officially confirmed for 5th July 2025. Mr. Mangal Raj has confirmed the date and Mr. Javeed has sent the formal email confirmation. This meeting is expected to address key unresolved issues and pending updates that have accumulated over recent months to the owners.

2. Car Parking Allotment Issues

According to Mr. Hariprabhu, there is currently a shortfall of 14 car parking slots. The car parking allocation is expected to be completed by the second week of July. However, there are no provisions available for visitor parking, club house parking, or two-wheeler parking. In contrast, Mr. Arun mentioned that the parking allocation will only take place after the IFM is initiated, citing maintenance-related constraints. This reflects a lack of alignment between the CRM team, which is ready to proceed, and the Customer Delight team, which appears unprepared. Despite these differences, Mr. Hariprabhu reiterated CRM's commitment via email. Furthermore, while CMDA's approved layout mandates the provision of visitor and two-wheeler parking, Mr. Saravanan (AVP) clarified on behalf of CG that no such commitment was made in the agreement, and hence two-wheeler parking has not been planned. Additionally, parking spaces in front of the lobbies of Blocks B, D, E, and F have been excluded from allocation due to emergency access and entrance constraints. Efforts are still ongoing to identify viable solutions for the shortfall of 14 car parking slots.

3. Lumber Room Issue

7 lumber rooms that were sold to residents are now under a proposed surrender and refund plan. Mr. Hariprabhu conveyed that higher-level discussions have taken place and the preferred approach is to convert these rooms into community amenities. One final meeting with CG directors is scheduled, after which each buyer will be contacted individually for surrender confirmation and refund processing. This initiative is expected to begin after the second week of July, subject to director-level approval.

4. ISP (ACT) Approval

The ACT ISP approval remains pending. Mr. Javeed clarified that internal discussions and validation are in progress, but no final approval has been granted yet. The community awaits a formal timeline and resolution.

5. EV Charging Points

One EV charging point has been finalized for installation near the left corner of A Block, as confirmed by Mr. Moorthy. Residents have requested additional EV points and alternate location assessments. CG has acknowledged the request and agreed to examine feasibility before reverting with a detailed plan.

6. Millenia DG Exhaust Issue

Despite prior commitments for completion by the end of June, there has been no physical progress on resolving the Millenia DG Exhaust issue. Mr. Javeed reported that the vendor has visited the site and submitted a quotation, which is currently under internal review. Execution timelines remain unclear.

7. Water Wells

Three potential locations for water wells have been identified 2 near J Block and 1 near the STP. Mr. Moorthy shared that the design team has sent a formal request for structural stability certification to the structural team. It is expected that this certificate will be received before 5th July. Additionally, residents requested further site evaluation with a diviner, which Mr. Moorthy agreed to coordinate.

8. Borewell Status

Mr. Arun shared a detailed status of 9 drilled borewells: 4 are functional, 3 require flushing, 1 is unusable, and the remaining 1 will be rechecked post-flushing. Notably, the J Block borewell has been connected and is currently used exclusively for gardening due to its low TDS level.

9. OSR & Back Gate Construction

The OSR and back gate construction works are stalled due to unresolved issues with local authorities. Although compound wall approval has been granted and work has begun, the broader construction efforts for OSR and the back gate remain on hold. No clear ETA was provided during the meeting.

10. STP (Sewage Treatment Plant) Readiness

CG emphasized that STP operations cannot commence until the IFM team is formally deployed, as continuous supervision is essential for proper functioning. Mr. Arun added that filter bacteria, once introduced, will require a 45-day incubation period. During this time, fabrication and patch works will continue. Once operational, a three-shift vendor arrangement will be established for sustainable maintenance. Mr. Moorthy is responsible for confirming current completion status.

11. WTP (Water Treatment Plant) Update

Mr. Arun confirmed that essential vessels have arrived onsite, with a few additional parts still awaited. After the remaining components arrive, assembly and welding will begin. The WTP is expected to begin functioning by mid-August and be fully operational by the end of August. Residents also requested fluoride level checks based on borewell reports.

12. Lift - B Block Issue

The lift in B Block is facing a delay due to a damaged 7th-floor glass panel button. As per Mr. Moorthy and Mr. Arun, the replacement panel of the same make is awaited, and the estimated time for resolution is approximately two weeks.

13. OHT (Overhead Tank) Cleaning

Although Mr. Mangal Raj had confirmed during the previous meeting that all OHTs across blocks would be cleaned by June-end, no update has been provided yet. Mr. Moorthy has been tasked with checking and providing a definitive schedule for this task.

14. Solar Power Concerns

There is a serious gap between the solar power capacity delivered (60kW) and the actual requirement (400kW). No responsible representative was available during the meeting to clarify the situation. This discrepancy will significantly affect maintenance costs and must be resolved during the upcoming 5th July meeting.

15. Storm Water Channel

As per the Muggapair PWD documentation, the existing stormwater channel should be rectified. However, Mr. Moorthy confirmed that this topic has already been addressed in earlier discussions with the concerned local authorities and the decision taken was that rectification cannot be pursued.

16. Rainwater Harvesting

There were no updates provided regarding the rainwater harvesting system. This topic will be carried forward to the next meeting on 5th July for a more in-depth discussion.

17. Metro Water Connection & Sump

No developments or timelines were shared during the meeting concerning the metro water application and sump implementation. This will be a key agenda item for the 5th July follow-up meeting.

General Resident Requests

Residents made a clear request that CG should refrain from providing templated or vague responses such as “will check and update” during the 5th July meeting. Instead, they expect concrete updates supported by internal discussions. Additionally, residents urged for pest and snake control measures to be implemented, including spraying repellents and planting snake-repelling vegetation across podiums and open areas.

Discussion with Mr. Anszary – IFM (Integrated Facility Management) Updates

- Mr. Anszary emphasized that the current helpdesk setup at site is insufficient for delivering full-scale facility management. For a proper start, a complete deployment of security, housekeeping, and technical operators for STP/WTP is required.
- He clarified that the project team must finish all essential pending work before IFM operations can begin. Post-handover, IFM will take full responsibility for ongoing maintenance and deploy a permanent facility manager on-site.
- Although the IFM team is ready (following six months of internal review and planning), the delay in project readiness is holding back deployment. A joint site review is scheduled for 30th June, after which timelines for each pending task will be set.
- Once IFM is launched, all maintenance-related gaps will be addressed, and CG's project team will be held accountable for construction-related lapses.
- Mr. Anszary committed to resolving all open complaints within the first four months of IFM operation. Following this, a door-to-door campaign will be conducted to identify and rectify any remaining issues within two additional months.
- Legal clearance for OSR and back gate construction is expected within ten days.
- Regarding resident safety and communication, Mr. Anszary suggested implementing the "MyGate" community app. Its setup has already been initiated with enhanced security protocols.