

MOM 15th Mar 2025

Casagrand Team - Mr. Ramesh, Mr. Arun, Mr. Silambarasan, Mr. Moorthy, Mr. Mahesh, Mr. Thibin, Mr. Madhavan, Mr. Gopal

Tudor Owners – Mr. Guru, Mr. Fredrick, Mr. Dinesh, Mr. Govindarajan, Ms. Anu, Ms. Vaishnavi, Ms. Kavitha, Mr. Saravanan, Mr. Saravanan, Mr. Saravanan (F Block), Mr. Suresh, Mr. Victor, Mr. Balaji Raman, Mr. Suhail, Mr. Sathish, Mr. Manoj, Mr. Abilash, Mr. Emkepe , Mr. Prem, Mr.Ram, Mr. Lionel & Mr. Abilash and Other owners.

S.No	Point discussed	Response by CG
1	Dog Menace – Dinesh spoke about the issues faced by owners. Dog menace concerns were discussed, highlighting issues faced by owners. Some owners and CG workers regularly feed the dogs, requiring intervention from both residents and CG. Following police visit on March 14th regarding an incident (Mr. Manoj's daughter was attacked by a dog last evening, Mr. Manoj urged CG to take firm action. Additionally, a significant gap between the security room and the compound/gate was noted at the main gate, similarly there is wide gap on the north side where labours stay. Owners collectively requested a swift response.	<ol style="list-style-type: none">1. Relocate all Block Bins near the back entrance (D block – back gate area) and install green net fencing accordingly. Security to ensure dogs do not enter. With effect from 16th March 2025.2. Establish designated zones for construction workers to eat and wash.3. Security to monitor and keep lobby/lift access doors closed.4. Close the gap in the front gate security area by today (March 15th). Done.5. Assign one security guard per podium starting Monday.6. Cover all gaps/open areas around the entrance with sheets to prevent dog entry. Complete by week of 17th March7. Clear the shed area near H and E blocks where construction materials are stored.
2	Sump cleaning. Issues of sump cleaning was raised by Prem Nath and pressure pump raised by Mr. Saravanan (F Block) and Mr. Victor	<ol style="list-style-type: none">1. Complete sump cleaning by March 25, 2025, as confirmed by Ramesh.2. Address pressure pump and sedimentation issues—Mr. Victor to discuss with CG and await an action plan. Pipeline correction needed in all OHTs for clearer water flow; further discussion required. (Issues of Pressure pump & sedimentation was discussed with CG. It was decided that Mr. Victor will discuss with CG about the issue and enlighten the understanding and CG to get back with action plan. Mr. Victor shared technical diagram of the A block OHT – Fire OHT connect with domestic use tank. In section AA the pipeline was connected 300 mm from bottom of the tank. It should be connected from the top of

		<p>300 mm. This would allow sedimentation particles settle in the fire OHT, clear water will flow to domestic OHT. Correction in the pipeline in all the other OHT is required for clearer water flow. This needs further discussion with CG team)</p> <ol style="list-style-type: none"> 3. CG to provide a solution for the foul smell issue. 4. Resolve 70 pending iCare tickets due to app malfunction—Ramesh (CG) to ensure closure.
3	Segregation of wastes	Only possible after IFM entry as per Ramesh's confirmation.
4	Daily Mopping & Cleaning <ul style="list-style-type: none"> • Not happening daily • Not happening effectively • Workers asking for soap solution from residents • Staircase cleaning not done • Cleaners sweep dirt into the lift corridor 	<ol style="list-style-type: none"> 1. From March 17th, floor cleaning and maintenance will be handled by Silambarsan; block engineers will not be responsible. 2. Sweeping to be done daily, mopping on alternate days—block volunteers to monitor and report any lapses. 3. CG to supply adequate cleaning liquid from the storehouse; owners need not provide. 4. Workers to include staircases in sweeping and mopping. 5. Maintain a floor-wise register, signed by owners, for cleaning verification.
5	Staircase rails & Grills	<ol style="list-style-type: none"> 1. Replace E Block staircase rails and common area grills by the first week of April 2025. 2. CG to visit other blocks with respective block volunteers for inspection of the rails and grills and plan for rectification work.
6	Lift Issues: Abilash (B604) from B Block emphasized the risks of lift failures, causing difficulties for senior citizens and children. He urged CG to take proactive measures to prevent fatal incidents and resolve the issue within a set timeline.	<ol style="list-style-type: none"> 1. Regular lift issues reported in A, B, C, E, F, and G blocks; J block unaffected due to no ongoing interior work. 2. CG Ramesh identified issues as 50% technical and 50% user-related. 3. Overloading by CG laborers, interior workers, and shifting teams strains lift capacity and damages electronics due to prolonged shaft door openings. 4. Lack of dust clearance on shafts, cables, and internal units contributes to lift issues.

		<p>5. Technical teams to inspect the site on March 18th.</p> <p>6. B Block lift parts replacement is in progress; Ramesh to provide updates after internal discussions.</p> <p>7. Since lift alarms are non-functional across blocks, residents suggest implementing a walkie-talkie system. CG to actively consider this option and get back ASAP.</p>
7	<p>Narrow Block Lobby Entry – B, D, F & E:</p> <p>Parking slots near entrance glass doors create inconvenience. These blocks lack a proper lobby, posing risks during emergencies and challenges for seniors, persons with special needs, and ambulance stretchers. C Block's lobby and entrance can serve as a reference for improvements.</p>	<p>1. Ramesh to provide solutions for parking issues by the 31st of March.</p> <p>2. To address the problem, CG to cancel four car parking slots near glass doors and reallocate them.</p> <p>3. Any parking shortfalls to be managed by CG without impacting existing allottees.</p> <p>4. Validate the availability of two-wheeler parking as mentioned in the brochure.</p> <p>5. Complete parking markings by March 31st.</p> <p>6. Finalize car park allotments by April 15th.</p> <p>7. Allocate 41 visitor parking slots and 15 clubhouse parking slots.</p> <p>8. C Block's lobby and entrance can serve as a reference for improvements.</p>
8	Power fluctuations	CG to get back. DG buttons were broken, rectification to be completed by 17 th March 2025.
9	Expansion, Joints & Seepage in car parking areas	<p>1. Stabilization to take approximately 45 days as per Ramesh.</p> <p>2. Any seepage issues to be addressed and fixed promptly.</p> <p>3. Project completion deadline set for April 15th</p> <p>4. Block volunteers requested CG to consider gypsum closure of the drain pipes that are projecting at the main entrance and lobby area of all blocks and prominent areas.</p>
10	<p>Internet Connectivity Issues:</p> <p>Frequent FOFO connectivity problems persist, with no alternative provider for the past four months. Residents, especially WFH owners, expressed frustration over CG's inaction.</p>	<p>1. Ramesh to discuss internally and provide an update by March 21, 2025.</p> <p>2. FOFO contract termination restricted by clauses, but residents demand an alternative provider.</p>

	Emphasized the need for immediate action as reliable internet is essential.	<ul style="list-style-type: none"> 3. Immediate action required to bring in Jio, ACT, and AIRTEL whom the owners consider reliable service providers. 4. TATA play connections rejected by owners due to poor service quality.
11	Overall project cleaning for completion of external work	<ul style="list-style-type: none"> 1. CG has set March 31st as the deadline for overall external cleaning. 2. This will mark the completion of external project work and amenities.
12	Internal unit completion status	<ul style="list-style-type: none"> • CG to update list of pending as on 15th March and confirm – Focal person – CG Murthi. Numbers need to be confirmed by CG by 17th March 2025 <ul style="list-style-type: none"> a. completion of units status b. QC pending – 63 units c. CQC pending - d. NOC pending - e. NDC pending - f. Handover pending - g. Occupied As on date - h. Not handover - i. Priority units for March – 70 units
13	Guidelines for all external projections and materials affecting the external elevation	<ul style="list-style-type: none"> 1. As per the 10D clause, owners cannot place external projections (e.g., dish cables, hanging rods) on Tudor buildings, as it may impact the completion certificate. 2. CG to inspect Tudor premises by the end of the week of March 17th and assess violations. 3. Final notification of violations to be sent via email by March 21st. 4. CG to explore alternative options for private terrace units, ensuring safety, uniformity, and alignment with overall design.
14	Other major topics – Water, WTP, STP, Wells and EB connection	These topics were discussed in previous meetings CG owners meeting in January and with CG at CG HQ on the 26 th of February, the MoM actionable would use for follow-up.
15	Next fortnightly meeting with CG due on the 5th of April	Anticipating completion of committed work as per the MoM by CG within the actionable dates.