

Minutes of Meeting (MoM) – Tudor Project Updates

Location: Casagrand Tudor, Mogappair, Chennai

CG & Tudor Owners Meeting

Date: 05-Jul-2025

Location: Casagrand Tudor, Mogappair Chennai.

Attendees

CG Team:

- Mr. Mangalraj
- Mr. Rajeev
- Mr. Saravanan
- Mr. Arun
- Mr. Moorthy
- Mr. Silambarasan

Casagrand Owners (As per attendance sheet)

Points discussed during the meeting

1. Wells:

Mr.Mangalraj confirmed that 5 locations have been reviewed by Casagrand out of which 3 were identified to produce good water yield for wells. 2 near J block near the compound wall and 1 near STP unit. He assured that the stability certificate will be shared with the Owners by Casagrand. Few Owners from J block insisted to provide stability certificate and an assurance letter from CG regarding stability of J block. Getting consent from all 441 was not a feasibility and owners objected to this. Mr.Mangalraj assured that he will provide the stability letter along with assurance letter which may take time. He confirmed that the digging work / commencement will happen for one of the location near STPs from 11th July, 2025 (Friday). Depending upon the yield the other one will be taken up. This was accepted by all owners present in the meeting.

2. RO Water:

There has not been any communication / update from Casagrand about providing RO water as promised in the Sales brochure. Mr.Mangalraj said that this is an open issue and will be taken up later with the consent of all the owners.

3. OSR:

Currently OSR activity is kept pending due to local government issues as confirmed by Mr. Mangalraj. Revised timelines for resuming the activity and ETA to be done by Project team.

4. Metro Water:

Mr. Manglraj confirmed that application to the authorities for METRO water has been done. Owners requested to share a copy of the application submitted for Metro water. Once application is processed, CMWSSB will recommend the sump area and capacity and based on the recommendation, sump will be built. Currently, no separate OHT is planned for METRO water as confirmed by Mr. Mangalraj. He said that the water coming

in to the sump will be passed on to WTP. However, Owners have requested for a separate OHT as METRO should ideally not be mixed along with BORE water.

5. Storm Water:

Mr. Moorthy had confirmed orally earlier that the same has been discussed and closed with local authorities. Owners asked for a written confirmation for the same. Mr. Mangalraj said that the necessary communication will be done at the time of handing over of amenities to the Association.

6. CG MILLENIA generator:

Mr. Mangalraj confirmed that work is already in progress to elevate the height of the exhaust pipe of the generator. This will be completed within 2 months time.

7. Lobby access:

Owners insisted that lobby access along with furniture be provided to all blocks similar to C Block which is committed as per the brochure. Mr. Mangalraj initially said it is difficult to accommodate. However, Owners took reference of the content provided by CG in the brochure and read out the promises given in the same. Later Mr. Mangalraj said he will check with the architect / planning team and get back.

8. STP & WTP:

Mr. Mangalraj said STP and WTP will be ready for commissioning by end of next week, 12th July 2025.

Podium Access:

All podiums currently don't have access for wheelchairs.(which is mandatory requirement)

Podium 1(near B block) can be reached only by climbing one floor(approx 20 steps) which is inconvenient for the elderly and the differently-abled. This actually reduces the usability of the podium. Mr. Mangalraj understood the problem and told he will check with the architect and get back.

Podium glass door opening for other podiums is less than 3' which is inconvenient for wheel chair access. Door stopper to be kept a little farther so that door opens wider.

9. Solar Power:

Mr. Mangalraj confirmed that 80% of the LOAD for lighting alone will come from SOLAR power. However, the owners raised concerns / clarification stating that the capacity is not up to the requirement. Mr. Victor (F Block) discussed this in length and also mentioned that necessary clarification has been sought from Mr. Krishnaprabhu and there has not been any response on the same. Mr. Mangalraj assured to set up a meeting with MES team of CG with Owners for obtaining clarification of the same.

10. Car Parking:

No satisfactory response was provided WRT 41 Visitor, 15 club house parking & 195 2-wheeler parking. Mr. Mangalraj said that CRM is working on it and will get back. Mr. Arun also said that the allotment of parking will be done only after IFM entry.

11. Tudor Emblem affixed in A Block 7th floor:

Earlier TUDOR emblem was affixed and later removed from 7th floor, A Block. This has resulted in severe cracks in the BED ROOM pertaining to A703. This was highlighted to Mr. Arun and Mr. Silambarasan during the meeting. They have promised action / resolution in less than 10 days' time.

12. Seepage issues:

Seepage issues were raised by a lot of owners during the meeting. A list of unit numbers is currently being prepared and will be shared with CG.

13. SPOC:

CG confirmed that they will provide contact of a person who will be the first point of contact for all plumbing and lift related issues.

14. C block car parking entry:

Mr. Mangalraj reviewed the car parking entry of the C block. He advised Mr. Rajiv to discuss with Mr. Lenin for alternative arrangement along with Podium access and get back with the recommendations.

15. Sign boards:

Owners requested sign boards near D, F, and G Blocks. Mr. Mangalraj confirmed to provide the same.

16. Garbage bins and segregation unit near back entrance:

Owners raised concern having the Garbage bins near the back gate. Segregation room built in the back entrance will generate foul smell and so the Owners recommended to relocate to some other area from the entrance gate. Mr. Mangalraj assured that Garbage bins will be removed and the CG will explore alternate place for segregation unit.
