

MINUTES OF MEETING

Quest for Safe Mezzaria organized a meeting on Fire Safety with the Mezzaria Facility executives at the Facility Conference Room at 11:30 am on 4th August, 2025.

Participants on behalf of **Quest for Safe Mezzaria**:

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| 1. Arun Mehra | 2919, Valencia |
| 2. Arun Sethi | 2311, Osimo |
| 3. Capt. Jhamb | 2711, Osimo |
| 4. Gurudeo Sinha | 2109, Milano |
| 5. Narender Kumar | 2211, Osimo |
| 6. Pradeep Jain | 3208, Mantova |
| 7. Rahoul Mundra | 1921, Ferrara |
| 8. Subhash Bhatnagar | 823, Ferrara |
| 9. Vandana Mathur | 3307, Mantova |

The **Mezzaria Facility** was represented by:

1. Ashish Narula
2. Pradeep Upadhyay
3. Amrit Yadav
4. Mukesh Malik

The meeting took place in a cordial and productive manner. **Quest for Safe Mezzaria** sought replies from the Facility Team on previously shared 30 Point Questionnaire.

Following is the abstract of the discussions in the meeting.

◆ **B1. Questions for the Facility Management – General**

- **B1-a:** *When will a certified Fire Officer be appointed? Share his credentials with the Residents.*
 - ◆ The Fire Officer will be appointed within August 2025. Vendors for maintaining Fire Equipment and P.A. Systems will also be finalized this month.

- **B1-b:** *Has the Facility received UP Fire Department's approval for all installed Fire-Fighting equipment?*
 - ◆ Facility confirmed that all required NOCs are available and will be arranged for inspection before the next meeting.
- **B1-c:** *When was the Fire Safety Audit conducted and NOC last renewed from UP Fire Department? Certificate be shared with the Residents.*
- **B1-e:** *What deficiencies in Fire Safety Infrastructure have been identified and what is the plan/timeline to address those?*
 - ◆ Facility was not ready with answers. They requested time to trace related files and will present them in the next meeting.
- **B1-d:** *Can you confirm compliance status with National Building Code NBC 2016 - Part 4 - Fire and Life Safety? Share gap assessment and your resolution plan.*
 - ◆ Facility will check compliance and has sought help from Quest for Safe Mezzaria to assess gaps and plan resolution.

◆ **B2. Questions for the Facility Management – Fire Readiness**

- **B2-a:** *Are all smoke detectors in Flats and Lift Lobbies connected to the Central Fire Command Station? If not, which units remain pending?*
- **B2-b:** *Is a unified floor-wise mapping of all smoke detectors and sprinklers maintained along with connectivity status?*
 - ◆ Facility admitted lack of updated records. New records will be completed and matched with old ones before the next meeting. Floor-wise mapping and connectivity status will also be shared.

Quest for Safe Mezzaria strongly opposed an idea to permit any resident to opt-out of any Fire Safety requirement and that idea was abandoned for ensuring collective safety of the residents. **Quest for Safe Mezzaria** urged the Facility to enforce all the requirements wrt Fire Safety without any compromise and the Facility agreed completely.

- **B2-c:** *What is your plan/time schedule for clearing Stairwells of all obstructions to ensure smooth evacuation during a major fire?*
 - ◆ All stairwell obstructions will be cleared by 15th August 2025. Notices will be sent to non-compliant residents through **E-mails**, and removal costs recovered if necessary.
- **B2-d:** *What emergency-lighting solutions are currently in place in Lift Lobbies, Stairwells, Lobbies and common areas?*
 - ◆ Current wiring doesn't support emergency lighting. Facility will explore special bulbs for lobbies and stairwells. Reflective tapes will be installed on stairs.
- **B2-e:** *Is unrestricted rooftop access available in case of fire? If not, what are your plans to ensure that?*
 - ◆ Facility acknowledged the need and will examine rules and provide an update in the next meeting.
- **B2-f:** *Has the Facility made provision for a "Fireman's Lift"? If not, what is the alternate strategy?*
 - ◆ No Fireman's Lift currently. Facility will discuss alternatives with Noida Fire Officer.
- **B2-g:** *Has fire trained staff been provided with Fire-proof clothing and other necessary tools?*
 - ◆ No fire-proof gear yet. Facility agreed to consider provisioning.
- **B2-h:** *What is the status of Basement Ducting and Ventilation work and its completion date?*
 - ◆ Ducting is damaged; vendor search is ongoing. Facility will demonstrate system functionality and share SOPs in the next meeting. Ventilation fans lack SOPs and are mostly non-functional. SOPs will be created and systems made operational before the next meeting. The Quest Group alerted the Facility for not budging to pressures from any quarters in this regard.

- **B2-i:** *What is the protocol for Facility's immediate response in case of FIRE – including escalation chain, notifications and SOP?*
- **B2-j:** *What mechanism is planned to inform/display the status of affected floors during a Fire?*
- **B2-k:** *What is the designated communication protocol to alert all Residents during a major fire?*
 - ◆ Communication lines must be operational, both ways, at all times.
 - ◆ All alarms (true/false) must be verified, recorded, and escalated properly.
 - ◆ False alarms should be addressed scientifically.
 - ◆ Fire alarms in tower lobbies were found weak; Facility will demonstrate their efficacy.
 - ◆ Security Supervisor must respond immediately during fire incidents and manage manpower, rescue, coordination with emergency services and his superiors, and crowd control.
 - ◆ Fire tender movement assessment will be undertaken.
- **B2-l:** *Are emergency assembly areas clearly marked throughout the premises?*
 - ◆ Facility agreed to mark two emergency assembly areas with clear signage.
- **B2-m:** *What First Aid facilities are available onsite and where are they located?*
 - ◆ Only one First Aid Box and Oxygen Cylinder currently available. Facility agreed to provide one each in every tower lobby. Quest requested a defibrillator and CPR training with volunteers and in-house doctors.
- **B2-n:** *Who is officially designated emergency point of contact for Fire situations and is the contact information displayed across all towers?*
 - ◆ Emergency contact details will be displayed across all towers.
- **B2-o:** *Has a hotline been successfully established with nearby Fire Stations (Noida, Ghaziabad, Delhi)?*
 - ◆ No hotline exists. Emergency numbers will be prominently displayed at strategic locations.
- **B2-p:** *What fire tender access plan is in place to ensure smooth entry and maneuvering on the premises during emergencies?*

◆ Quest emphasized rechecking fire tender access across the complex, especially near the Mart Area. Facility was advised to create an 8-foot slope alongside the stairs and designate the front road as a No Parking Zone with proper signage.

◆ C. Residents' Requirements

- **C-1:** *Water and Foam type Fire Extinguisher should be labeled as: Not to be used for Electrical Fires.*
- **C-2:** *CO₂ Fire Extinguisher to be provided on each floor for Electrical Fires and labeled as: For Electrical Fires.*
 - ◆ Quest urged for guide stickers on fire extinguishers to prevent mishap.
- **C-3:** *LOUD Power-independent Fire Warning Sirens should be installed at strategic points.*
- **C-4:** *Provide light-reflective tapes on stairs edges on each floor to aid visibility during evacuation.*
 - ◆ Facility agreed to install power-independent fire warning sirens and reflective tapes on stairs.
- **C-5:** *Provide a full shift-wise roster of facility staff trained to manage fire incidents.*
- **C-6:** *Provide a list with certifications of additional support staff with certified fire safety training.*
 - ◆ Facility will share shift-wise roster of fire-trained staff and list of certified support staff.
- **C-7:** *Devise a plan to involve Resident Volunteers in the entire process of Awareness – Training – Logistic Support during FIRE.*
 - ◆ Facility will devise a plan to involve Resident Volunteers. Quest will support this initiative.

- **C-8:** *Plan for a comprehensive fire-evacuation drill. Please share plan of action and timeline.*
 - ◆ Facility will address all deficiencies in equipment, training, and SOPs before planning a comprehensive fire drill with active resident participation.

During talks, it was noticed with pain that there is a huge reporting gap between the subordinates and their superiors in the Facility. It was brought to the notice of the Facility Team with some recent instances. **Quest for Safe Mezzaria** has urged the Facility Management to remove the bottlenecks and make the Facility a fully responsive and vibrant one.

The Facility Team needed more time for evaluation and implementation on some issues and will come out with a detailed implementation plan on 15th September, 2025. In between another meeting will be held on 25th August, 2025 when the Facility will share the progress made by then.

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Mezzaria Flat Buyers Welfare Association

Established in 2017 and registered in 2018, we've grown to 250+ members.
We seek to represent every flat owner.