



Urgent Appeal for Fire Safety Intervention at Mahagun Mezzaria, Sector 78, Noida

1 message

Mezzaria Flat Buyers Welfare Association <mezzariafbwa@gmail.com> Tue, Sep 16, 2025 at 09:00
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Contact us
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To, Date:

16 Sept 2025

**Noida Authority Grievance Cell - Building Safety
Nodal Officer, Grievance Redressal Committee (Cell)**

Subject: *Urgent Appeal for Fire Safety Intervention at Mahagun Mezzaria, Sector 78, Noida*

Respected Sir,

We, the undersigned residents of **Mahagun Mezzaria, Sector 78, Plot no GH-01A Noida**, Developed by **Nexgen Infracon Pvt. Ltd** write to you with grave concern and utmost urgency regarding the compromised fire safety infrastructure across our residential complex.

Under the banner of “*Quest for Safe Mezzaria*”, a volunteer group of residents undertook a comprehensive floor-by-floor inspection of fire safety systems across four (4) Towers—**Catania, Eternia, Valencia, and Ferrara**—after repeated evasive responses from the Facility Management team. Our findings, documented in the attached report dated **12 September 2025**, reveal a deeply alarming state of neglect:

- **Smoke Detectors in Lift Lobbies:** Not a single floor (Lift Corridor) had working detectors. 140 were installed but non-functional, and 2 were missing..
NBC Code Part 4, Cl. 4.1.7, 4.1.8; Cl. 5.1.2; Annex E-2.1(b)
- **Smoke Detectors- Inside the Flats:** In the survey conducted across the four towers, the Residents reported more than 80% non-functional Smoke Detectors inside their flats.
NBC Code Part 4, Cl. 5.1.2; Annex E-2.1(a)

- **Fire Hoses:** Only 5 out of 142 floors had hoses open for use. 132 were locked and 5 entirely missing.
NBC Code Part 4, Cl. 5.1.6, 5.1.7; Annex E-2.1(d)
- **Escape Routes:** 92 floors had obstructed escape paths (Stairwells), posing a direct threat during emergencies. Only 50 were found clear.
NBC Code Part 4, Cl. 4.7.2, 4.7.3; Annex E-2.2
- **Illumination:** Escape Routes for 93 floors were found dark, severely compromising visibility during evacuation at night.
NBC Code Part 4, Cl. 4.10.2, 4.10.3; Annex E-2.3
- **Call / Alarm Buttons:** 120 floors had non-functional emergency call buttons, with 16 completely missing. No of working call buttons was only 6.
NBC Code Part 4, Cl. 5.1.9; Annex E-2.4
- **PA Systems and data loggers:** The PA and data logger systems are defunct and not being maintained or tested.
NBC Code Part 4, Cl. 5.1.10; Annex E-2.5
- **Grossly Undertrained and Understaffed Facility Team:** Building maintenance and security personnel lack even basic fire safety training or readiness for emergencies.
NBC Code Part 4, Cl. 3.4.6; Annex E-3.1
- **No Drills or Evacuation Awareness:** Residents and staff receive no instruction, notices, or drills regarding fire protocol—contrary to mandatory rules.
NBC Code Annex D, Cl. D-1 to D-5; Annex E-3.2Yu

Despite presenting these findings to the **Facility Head** and detailed discussions in a meeting with the Facility Management, the Facility Management later on responded by issuing a notice and **refusing further dialogue with resident representatives** thereby closing all communication channels. This breakdown in communication, coupled with the systemic safety failures, leaves over 700 families—including children, elderly, and persons with disabilities—at unacceptable risk.

We therefore request your **immediate intervention** to:

1. Conduct an **independent fire safety audit** of Mahagun Mezzaria.
2. **Issue binding directions to the builder** and facility team to rectify all deficiencies within a time-bound framework.
3. **Ensure accountability** for non-compliance under the *Uttar Pradesh Fire Prevention and Fire Safety Act* and relevant National Building Code provisions.
4. Facilitate a joint meeting with residents, builder, and **fire officials** to establish a transparent action plan.

We are committed to supporting all efforts to restore safety and compliance. Lives are at stake, and delay is no longer an option.

Kindly grant us a formal hearing on fire-safety lapses at Mahagun Mezzaria

Enclosure:

- 1. This Letter with Below Enclosures.**
- 2. 12-Sep-25 Summary of Fire Safety Equipment for T1,T4,T5,T6 in brief**
- 3. 20-AUG-25 Notice by Facility Team Refusing All Interactions on Fire Safety**

Sincerely,

Arun Kumar Mehra, Capt J Jhamb & Team [Quest for Safe Mezzaria]

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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

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Sector 78, Noida - Google Docs.pdf**
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