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## From the Editor's Desk

**Dear Friends:**

At the outset we are grateful to reach you through the Fourth Volume of our Newsletter. We would like to keep you informed and updated with relevant and timely news of our area.

The Association is pursuing various measures and co-ordinating with the Government to develop and transform Nariman Point into a world class business district. It is working in tandem with Ministers and Government Bureaucrats for its multiple projects. NPA requests its members to proactively support and participate in its activities. We invite your valuable suggestion towards this.

We are ensuring that all offices in Nariman Point get a copy of this newsletter. If you have any query or suggestion about the newsletter or if you wish to make a contribution, please contact or email to npa\_society@yahoo.co.in.

*Editor*

### Chairman's Speech



It gives me immense pleasure to greet and welcome the society members. I am grateful for the privilege given to me to chair the affairs of the Association.

At the outset, I offer my sincere thanks to the Past Managing Committee for their efforts in developing the area. I wish to state that ever since its inception in 1985,

the Association has stood for its remarkable progress and development. Amidst all the odds, the Managing Committee has been striving to sustain the glory of the area for the past 30 years by facilitating and improving its infrastructure. I give all honour and reverence to the Past Presidents and the Managing Committee members for their thoughtful initiatives in various areas.

Ever since it was built, Nariman Point has been eyed by investors and industrialists for their commercial set up. Akin to most renowned places in the world, Nariman Point too is well known across the globe. The legacy and prominence continues for its prime location, for being sited at the southernmost tip of Mumbai. The classy hotels, skyscraping towers, industrial houses, political head office, tourist destination etc. adds

sheen to the area. It gives ample opportunity for business tycoons and corporate czars to excel and expand, as rightly designated as the 'Manhattan of Mumbai'.

The year that passed by saw many progressive activities viz., Road construction, Beautification etc. Nariman Point is glad to envisage numerous developmental projects like 'Coastal Road from Nariman Point to Kandivali', 'Nariman Point Celebration', 'CCTV cameras across Mumbai', 'Re-launch of NPA website', 'Deployment of Personnel to Monitor Nariman Point'.

After the approval from the Centre's Environment Minister, the coastal road is in its initial stage of execution. The Chief Minister proposes to complete the project in 3-5 years time, which will be an additional corridor to decongest traffic in Mumbai and will create 91 hectares of green spaces.

As earmarked, the project of monitoring Nariman Point has been deployed. Six Security Personnel have been deputed to instill decorum by regulating the traffic, hawking and cleanliness in the area through this project. Besides, the case on Capital Value System of property tax will be brought before Justice M. S. Sanklecha and Justice G. S. Kulkarni, which will be heard on 8th October. We can anticipate further relief in the property tax system. Besides, Nariman Point Association is also pursuing BMC for the Rateable value tax matter prior to 2010.

In an initiative to add value to the area, the Association has proposed to host Nariman Point Celebration Event with the support of MTDC, featuring Tourism, Commerce & Amusement etc.

We invite your participation for making Nariman Point a developed and most preferred location.

**Dr. E. John,  
Chairman**

### Responsibility for the Safety of Occupiers

The Building Code provides minimum standards for compliance in order to qualify for "SAFE FOR OCCUPATION" certification, also known as "OCCUPATION CERTIFICATE".

What often happens is that compliance is sometimes cosmetic. At the same time, unfortunately, the occupiers don't seem to care enough, and even where devices are provided for safety of occupants, there is neglect of basic maintenance,

creating conditions that could lead to a disaster. Instances of fires without a casualty seem to justify this callousness. Everyone seems to think: "tragedy will not visit me".

The simple truth is that tragedy will visit those who do not care for themselves. With multi dwelling units in each building, callousness of just one person is sufficient to put all occupants in danger.

**FIRE PREPAREDNESS:** For examples of selfish and callous behavior, just look at the loss of life and property in the fires of modern buildings such as Carlton Towers, (Bangalore), AMRI Hospital, (Kolkata), and Mantralaya (Mumbai). Older buildings are at greater risks, such as Stephen's Court, (Kolkata). These fires affected continuity of business, loss of property, and many lives, which in turn affected the well being of their family members.



SAFETY OF OCCUPIERS IS PRIMARILY THE RESPONSIBILITY OF THE OWNER OR MANAGER. HOWEVER, OCCUPIERS CANNOT ESCAPE RESPONSIBILITY, IF THEY HAVE FAILED IN THEIR OWN "DUTY OF CARE".

A fatality in any building, where the owner or manager failed to provide and maintain safe living or working conditions, are accepted as grounds for charging owners and managers with culpable homicide. Yet, there is no escape from an occupier's individual responsibility. It is common sense that every person must use safe practices, and comply with Safety Rules specified by law. This applies to electrical wiring and appliances, and gas services and appliances. Careless smoking is another regular cause for fires. These are the major causes of fires. Failure to support management in regular maintenance, with funding and cooperation, will inevitably lead to a calamity. Thus occupants must share responsibility and cooperate with management for providing and maintaining safe living and working conditions at all times.

The NFPA recognizes that the Building Code cannot provide for all circumstances that may affect the safety of individuals. It also recognizes that lack of exercise in modern life, results in occupiers needing frequent rests when obliged to walk down from more than 10 floors. The Code therefore specifies Refuge Areas at 7 floor intervals, and provisions to Defend in Place.

The NFPA further encourages investment in SUPPLEMENTARY EVACUATION DEVICES for safe evacuation from premises, particularly high rise buildings. These devices offer an alternate escape route in the event of the stairwells getting overloaded, or blocked; or if the occupants are physically unable to take the stress. Such circumstances can occur in both short and tall buildings.

The simplest, most effective and economical SUPPLEMENTARY EVACUATION DEVICE is the EMERGENCY

ESCAPE VERTICAL CHUTE. The evacuation rate is close to the realistic evacuation rate from any typical stairwell. There are two basic designs available, in lengths from 2.75m and up. The older and cheaper design uses an open ended multilayer sock, in which the user slides down vertically, with ACTION REQUIRED BY THE USER to control descent speed, that vary from 5 to 7mps. The Standard Operating Procedure requires positioning an assistant at the bottom of EACH escape chute, whose duty is to close the open bottom end, and stop the user falling straight to the ground at a speed of 5 to 7mps. After arresting the descent speed, the assistant releases the escape chute allowing the user to drop free fall for the remaining 1m distance to the ground. The newer and superior design, that is inherently safer, is an Escape Chute with a spiral slide inside the escape chute, and a cushion capsule at the closed bottom end, suspended about 400mm above the ground. The flexible spiral slide supports the user throughout the descent, and allows a slower descent speed varying from 2.1mps to 2.65mps, without the user actively controlling descent speeds. The actual descent speed is independent of the user weight, and varies with the friction value of the clothing worn by the user. The user simply sits down on the spiral slide, and slides at a near constant speed, and remains in a sitting posture until he/she reaches the cushion capsule suspended 400mm above the ground. The user simply extends his/her feet out of the capsule, touches the ground without any free fall, gets up and walks away. A quick exit allows the next user space in the cushion capsule. The combination of the slower descent speed, and a suspended cushion capsule, eliminates the need for any assistance at the bottom of the escape chute. Special bag accessories are provided for dealing with casualties or patients.

A responsible prospective occupier of new premises, or an occupier of existing premises, must insist on a guided tour of the premises and will ask Building Management for a copy of the Disaster Management Plan prepared by the Management. Occupiers should also check the following services with professional guidance if required:

1. Electrical Meter Room (ensure correct rating of cables to match applied loads, installed with compliance to safety standards, and properly dressed and draped, provision of MCB and ELCB to prevent overloading, with automatic tripping when required for safety, fire sealing of all openings to adjacent levels, smoke detectors, fire alarms, and fire suppression systems ;
2. Fire Detection Systems, Fire Alarms, Fire Fighting systems, including water storage tanks, pumps, hydrants and hose reels to be in place and in working condition;
3. 2 hour Fire rating and Pressurization of escape routes (designated stairwells);
4. Evacuation routes are maintained in clean and clear condition at all times, with sufficient emergency lighting and ventilation;
5. Emergency Public Address system to warn and guide occupants in an emergency;
6. Route signs for guiding occupants for quick and safe evacuation;
7. Good Management Practices such as regular tests of equipment and frequent mock drills for evacuation.

**Ashok Kumar**

Chairman, Bakhtawar Co-op. Soc.

## List of meetings with the Government Officials

### 1. Meeting with the Assessor and Collector (07.09.15)

Dr. John had a meeting with Mr. Adesh Bhangle, Assessor and Collector on 7th September and discussed that the property tax for many societies are pending for the period from 2000 to 2010 due to the disputable tax rate for the period from 2008 to 2010. If the Corporation can settle the rate by fixing a feasible rate for the said period, the societies can pay the outstanding tax at once. Mr. Bhangle informed that he would have a meeting with the 'A' ward officers and resolve this issue.

### 2. Meeting with the Minister for Housing, Labour and Mining (5.02.15)

Dr. John had a meeting with Mr. Prakash Mehta, Minister for Housing, Labour and Mining on 5th February, 2015 for unauthorized occupation of the land approaching the sea near Free Press Journal Road by the slum dwellers. Mr. Mehta mentioned that he would solve this issue on priority.

### 3. Meeting with the Managing Director, MTDC (3.02.15)

Dr. John had a meeting with Mr. Paraag Jaiin, Managing Director of MTDC (Maharashtra Tourism Development Corporation) on 3rd February, 2015 and discussed about the Nariman Point Celebration. Mr. Paraag mentioned that MTDC will extend its support in organizing the event.

### 4. Meeting with the Dy. Collector Encroachment Removal & Competent Authority - (19.01.15)

Mr. Parag Udani and Mrs. Kunti Oza met Dr. (Mrs.) Padmashri Bainade, Dy. Collector - Encroachment on 19th January '15 and informed about the unauthorized occupation of land approaching the sea near Free Press Journal Road by the slum dwellers. Mrs. Bainade assured that she will take necessary step in this matter.

### 5. Meeting with the Collector (18.11.14)

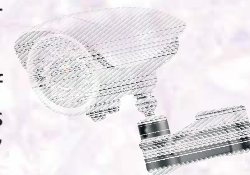
Dr. Earnest John, Chairman; Mr. R. R. Gupta, Hon. Secretary and Mr. Parag Udani, EC Member had a meeting with Mrs. Shaila A., Collector of Mumbai on 18.11.14 regarding the transfer of conveyance to societies. Mrs. Shaila mentioned that she would pursue the matter with the Chief Minister and will convey the progress on the same.

### 6. Meeting with the Jt. Commissioner of Traffic Police (15.11.14)

Dr. John had a meeting with Dr. B. K. Upadhyay, Jt. Commissioner of Traffic on 15th November, 2014 and discussed regarding deployment of Home Guards and the parking issue. Mr. Upadhyay mentioned that he would support the project of 'Home Guard monitoring Nariman Point' by providing the required training and supervision.

## News in Brief

1. The Ministry of Environment gave its in principle approval for Coastal Road from Nariman Point to Kandivali. The 35.6 km road is proposed to be completed in 3-5 years.
2. In order to bring decorum in Nariman Point, NPA has deputed six private personnel to monitor the issues of traffic and hawking.
3. In accordance to the Supreme Court's order, the BMC has proposed 206 hawkers in Jamnalal Bajaj Road and Vidhan Bhawan Road of Nariman Point. NPA as well as other NGOs protested against the same. BMC's decision on the same is pending.
4. The junction of V. K. Shah Road and N. S. Road is being named as 'Murli Deora Chowk' after Mr. Murli Deora, Sr. Congress Leader.
5. The development of Marine Drive Road from N. S. Road began since February, 2014. The Dividers were re-done from NCPA Theatre to Air India Bldg and was completed by March 2015.
6. The High Court passed a judgment to ban the Horse Riding in Mumbai within one year, as they are used for joyrides and not for public transport.
7. The NPA is in the process of re-launching its website.
8. The L&T Infotech is in process of installing 6000 CCTVs cameras across Mumbai. At 437 locations surveyed in the south Mumbai, 556 poles will be erected. The installation of cameras in the south zone of Mumbai can be completed by this year.
9. NPA managed to sponsor 135 plants of *Red Ginger* and *Exhora* with 8 planters, which were placed in various locations of Nariman Point.
10. The Traffic Police Dept. has arranged to install 13 new sign boards in Nariman Point.
11. The concretization of Jamnalal Bajaj and V. K. Shah road, which began on 9th October, 2014 through RPS Infraproject Ltd was completed by March, 2015. Besides, the construction of Ramnath Goenka Road and



## Highlights of AGM

Brief Highlights of Annual General Meeting held on 26th August are as under:

1. **Coastal Road** : The Committee unanimously decided to support the Coastal Road Project.
2. **Property Tax** : The Committee decided to pursue the Assessor's dept for relief in property tax rate prior to 2010.
3. **SRA in Free Press Road** : It was decided to monitor the illegal construction at free press journal road and get the relevant details through RTI.
4. **NPA Website** : The new website-www.npaonline.net was demonstrated to the committee for their views and suggestion.

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