

The EV Charger Society Kit

Keyword: CHARGER

For: EV owners, flat buyers and RWA members dealing with a private charger, a society refusal, a fire-NOC renewal or a separate EV electricity connection.

75 chargers ukhadwa diye - aur do mahine baad sarkar boli: basement charging allowed hai, norms ke saath.

You saw the reel because a charger was removed, a fire NOC was questioned, or your society is saying "allowed nahi hai" without showing the paper. This kit gives you the exact paper to ask for tonight, the state split, a fire-safe pre-check, the separate-connection route and ready-to-send letters.

General information, not legal advice - confirm your specific case with an independent property lawyer.

The 30-second version

What happened. In April 2026, reporting from a Gurugram society described a fire-NOC renewal dispute while roughly 75 owner-paid basement chargers remained. A seven-day notice followed and the chargers were removed. This is a reported incident, not a nationwide rule.

What the papers say. On 5 June 2026, Haryana's Town and Country Planning Department was reported to have notified amendments to the Haryana Building Code, 2017. Basement and stilt charging was reported as allowed with fire and electrical norms, with one point per five parking spaces for new or renovated residential projects. That does not retroactively declare old chargers compliant or promise a refund. The Ministry of Power's 17 September 2024 guidelines cover private parking and group housing, while the 22 February 2024 Electricity (Rights of Consumers) Amendment Rules provide for a separate EV-charging connection.

What you do. Ask the society for the current fire NOC, renewal date and every deficiency note mentioning EV charging. Ask the distribution licensee for a separate EV connection in writing. Keep the rule, approval, installer and load papers together. Do not energise, remove or relocate a charger on a verbal instruction alone.

The receipt: find this paper tonight

TONIGHT: FIND THIS PAPER

Ask for: the current fire NOC or renewal certificate, its issue and expiry dates, every inspection or deficiency note mentioning EV charging, and the written rule relied on for any direction to install, remove, disconnect or relocate the charger at Parking [NO.].

Read: the tower or phase covered, the exact words used for EV charging, basement, parking, wiring, load, ventilation, access or sprinklers, and every annexure or photograph referred to.

Good answer: a dated certificate, identifiable deficiency note, authority name and written corrective action. **Bad answer:** "officer ne bola", a WhatsApp message, "committee mein hai" or removal without the paper.

A fire NOC is a building-level safety record. Whether an insurance claim is affected depends on the policy, facts and insurer process. Get the paper first; do not turn that risk into a certainty.

The four papers that control the answer

Paper	What it can answer	What it cannot answer
Fire NOC / deficiency note	Recorded fire condition or deficiency	Automatic permission in every location
MoP EV guidelines, 17 Sep 2024	Central framework for private parking, group housing and metering options	Final state fire siting approval
Consumer Rules amendment, 22 Feb 2024	Separate EV-charging connection can be requested	Unsafe cable or common-area permission
State rule and written approval	Where and how charging may be installed	Automatic refund for a removed charger

Guideline is not the same thing as a statute, and a central electricity-connection right is not the same thing as permission to install in a particular basement bay.

State routing - do not copy another society's answer

Haryana. The 5 June 2026 amendment is reported to permit basement and stilt charging with fire and electrical norms. The one-per-five requirement is for new or renovated residential projects - not an automatic retrofit claim for every existing society.

Paper route: obtain the official DTCP notification text, project approval, fire review and discom / electrical sign-off.

Maharashtra. MFS/51/2024/1140 dated 18 July 2024 says no EV charging point or station shall be allowed in automated, puzzle or basement car parking.

Paper route: treat basement placement as a no-go under that circular. Ask about a compliant stilt, podium or open-parking design.

Other states. Do not assume either answer travels with you.

Paper route: start with open or stilt parking, then get the local written rule, load approval and fire review.

Fire-safe setup checklist

This is a pre-checklist, not a self-certification. Get the design and load reviewed by a qualified electrical professional and the authority required in your state.

- ☐ Ask for applicable BIS / Indian Standard compliance documents, model, rating, serial number and invoice.
- ☐ Get a written load assessment and dedicated circuit plan.
- ☐ Confirm circuit protection, residual-current protection, earthing and surge protection.
- ☐ Never use a domestic extension cord.
- ☐ Keep fire-tender access, escape routes, hydrants, extinguishers, electrical rooms and ventilation clear.
- ☐ Provide emergency isolation that the society and fire team can find.
- ☐ Do not improvise in an automated, stacked or puzzle bay.
- ☐ Protect the charger from impact, water, flooding and combustible storage.
- ☐ Keep the single-line diagram, test report, fire note, discom papers, photographs and maintenance contact.

The separate EV connection

The Electricity (Rights of Consumers) Amendment Rules, notified on 22 February 2024, provide for a separate connection for EV charging. The Ministry of Power's explanation gives new-connection timelines of 3 days in metropolitan areas, 7 days in other municipal areas and 15 days in rural areas, with 30 days for rural hilly terrain.

THE FINE PRINT. The timelines assume a complete application and remain subject to statutory permissions, network work and the applicable supply code. Ask for an acknowledgement number, document list, tariff and written reason for any refusal or delay. The connection right does not override a state fire restriction on the charger location.

Does this apply to you?

- ☐ Do you have the current fire NOC and every EV-related deficiency note?
- ☐ Is the slot private, stilt, podium, surface, basement or a stacker / puzzle bay?
- ☐ Which state's building and fire rule applies?
- ☐ Is common-area permission for the wall, cable route and meter documented?
- ☐ Is there a written load assessment and protection plan?
- ☐ Is there a discom acknowledgement?
- ☐ Is the charger installed already, or are you deciding whether to install it?

If the location is prohibited under the applicable fire rule, this is not a fight for that location. Ask for a compliant alternative. If nobody will show the rule, send the paper request and ask for the written basis.

The five-step paper play

1. **Request the NOC file.** Give the society 7 working days for a copy or written reason.
2. **Map the installation.** Photograph the slot and cable route; record the rating, meter source, installer and permission.
3. **Apply to the discom.** Request the separate EV connection and save the acknowledgement.
4. **Put a compliant option before the RWA.** Offer a shared open or stilt layout with dedicated metering, per-kWh billing and access controls.
5. **Escalate the paper trail.** Ask the local fire / building authority for the written position and use the state route.

Template A - request the society's NOC file

COPY, FILL THE [BRACKETS], SEND

To: The Secretary / Authorised Representative, [SOCIETY / RWA NAME]
[FULL ADDRESS]

Date: [DD/MM/YYYY]

Sent by: Email + physical submission with acknowledgement

Subject: Request for fire NOC, renewal and deficiency records relating to EV charging
– Flat [NO.] / Parking [NO.]

Dear Sir/Madam,

I am the owner / occupier of Flat [NO.], Tower [NO.], and the user of Parking [NO.].
I request copies of:

1. The current fire NOC / fire-safety renewal certificate, with issue date, expiry date and scope.
2. Every inspection note, deficiency note, email or notice mentioning EV charging, basement parking, load, cabling, ventilation or fire access.
3. The written decision directing installation, removal, disconnection or relocation of the charger.
4. The rule, notification or approval relied on for that decision.
5. The society's policy for private and shared EV charging.

Please provide the records or the written reason for withholding any item within 7 working days. If the society believes the installation is unsafe, identify the specific condition and corrective action proposed by a qualified professional. I am willing to cooperate with a documented safety inspection. This request is not a refusal to comply with a lawful safety direction; it is a request for the paper on which the direction is based.

Yours faithfully,
[NAME]

Flat [NO.] | Parking [NO.]
[PHONE] | [EMAIL]

Enclosures: [PHOTO / INSTALLER NOTE / PRIOR NOTICE, IF ANY]

Template B - separate EV connection request

COPY, FILL THE [BRACKETS], SEND

To: The Nodal Officer / Customer Service Officer, [DISTRIBUTION LICENSEE]
[OFFICIAL ADDRESS / PORTAL REFERENCE]

Date: [DD/MM/YYYY]

Sent by: Official portal + email, retaining the acknowledgement

Subject: Request for separate electricity connection for EV charging under the Electricity (Rights of Consumers) Amendment Rules, 2024

Dear Sir/Madam,

I am the owner / occupier of [FLAT / HOUSE ADDRESS] and request a separate metered electricity connection for an EV charging system at [PARKING LOCATION]. Charger details: make [], model [], rating [] kW, installer [], proposed load [] kW.

Please register this request, provide the application number, confirm the documents and load assessment required, confirm the tariff, and process the request under the Electricity (Rights of Consumers) Amendment Rules, 2024, notified on 22 February 2024. If there is a refusal or delay, give the written reason tied to the applicable supply code and state the service timeline after the application is complete.

The society's written position on the cable route / parking location is enclosed. I will not energise the charger until the required electrical and fire-safety approvals are in place.

Yours faithfully,

[NAME]

[ADDRESS]

[CONSUMER NUMBER, IF ANY]

[PHONE] | [EMAIL]

Enclosures: identity / address proof as required; ownership or occupancy proof; society permission; load assessment; charger and installer details; site photograph.

Template C - RWA community-charging resolution

COPY, FILL THE [BRACKETS], PASS AND RECORD

RESOLUTION OF [SOCIETY / RWA NAME]

Date: [DD/MM/YYYY]

It is resolved that the Association will obtain a written fire-safety and electrical review for EV charging at [OPEN / STILT / PODIUM LOCATION], subject to the sanctioned plan, applicable state rules and competent-authority approval.

It is further resolved that:

1. The Association will seek a separate EV-charging connection or other lawful metering arrangement.
2. Chargers and installation work must have applicable compliance documents and a qualified installer.
3. The layout will preserve fire-tender access, escape routes, ventilation, firefighting equipment and emergency isolation.
4. Users will be billed on a transparent per-kWh basis plus approved operating cost, with meter and maintenance records.
5. No owner will be directed to install, remove or relocate a charger without a written reason and applicable rule, except where an immediate safety risk requires urgent isolation.
6. The Secretary is authorised to submit the discom application and ask the fire / building authority for written guidance.

This resolution does not treat a Ministry guideline as a substitute for state approval and does not permit charging in a prohibited location.

Signed: [CHAIRPERSON] | [SECRETARY] | [TREASURER]
[SOCIETY / RWA SEAL]

Template D - escalation complaint skeleton

COPY, FILL THE [BRACKETS], SEND TO THE AUTHORITY THAT CONTROLS YOUR ISSUE

To: [STATE RERA / FIRE AUTHORITY / DISCOM GRIEVANCE OFFICER / OTHER COMPETENT AUTHORITY]

Date: [DD/MM/YYYY]

Subject: Written decision and safe EV-charging route requested – [SOCIETY / PROJECT]

I am [NAME], [owner / allottee / resident] at [ADDRESS]. On [DATE], [SOCIETY / AUTHORITY] directed [installation / removal / disconnection / relocation] of the EV charger at [LOCATION]. I requested the NOC, deficiency note and applicable rule on [DATE]. The response was [SUMMARY].

I request:

1. A written statement of the rule and authority relied on.
2. A copy of the relevant approval, inspection note or deficiency note.
3. A documented safety inspection and a compliant alternative where the current location is not permitted.
4. A written decision on the separate EV-connection application dated [DATE], if applicable.
5. Any other relief available under the applicable state law or supply code.

I am not asking for permission to operate an unsafe installation. I am asking for the lawful, documented route and a decision on the papers.

Enclosures: NOC request and reply; notice; photographs; installer and load documents; discom application; identity / ownership proof; society policy.

What to expect, honestly

The first response is often a verbal instruction, a generic safety email or a request to wait for a committee meeting. Ask for the specific written rule, document number and corrective action. A process can take weeks or months where a building-wide fire review or network augmentation is involved.

A lawyer becomes important when the society threatens coercive removal, the slot or cable crosses common property, the building is leasehold, there is an injury or fire incident, the discom rejects a complete application, or you need a state-specific complaint. A weak case is one with no dated notice, no permission proof, no charger or load documents and no evidence that the requested safety correction was offered.

Sources and fact-check notes

- Ministry of Power, EV Charging Infrastructure-2024, dated 17 September 2024. Official PDF: powermin.gov.in/sites/default/files/Guidelines_and_Standards_for_EVCI_dated_17_09_2024.pdf
- Ministry of Power / PIB, Electricity (Rights of Consumers) Amendment Rules, 2024, notified 22 February 2024; separate EV connection and connection timelines explained in release ID 2008289.
- Government of Maharashtra, Directorate of Maharashtra Fire Service, Circular MFS/51/2024/1140 dated 18 July 2024. Official PDF: mahafireservice.gov.in/circular/Guidelines%20of%20Parking.pdf

- Haryana Building Code amendment dated 5 June 2026: the reported permission and one-per-five requirement must be checked against the official DTCP notification text before reliance.
- The Gurugram charger-removal incident and approximate count are treated as a reported news case, not a universal rule.

CHARGER I General information, not legal advice - confirm your specific case with an independent property lawyer.

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Related kits: SOCIETY, PARKING, VERIFY, RIGHTS