



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### Certificate of supplementary registration

Registration Certificate No HRERA-PKL-PKL-735-2025 dated 23.07.2025 valid upto  
31.12.2029

- Project:** "Arman Residency" an Affordable Residential plotted colony (under DDJAY-2016) on additional land measuring 6.225 acres having licence no. 31 of 2026 dated 17.02.2026 valid upto 16.02.2031 (in addition to licence no. 5 of 2025 dated 10.01.2025 measuring 5.11875 acres) situated in the revenue estate of Village Kailash, Sector 27, Karnal.
- Promoter:** Arman Residency Plot No. 31, Avenue-29, Alpha City, Village Baldi, Sector 29, Karnal, Haryana-132001.

The application of the promoter for registration of additional area measuring 6.225 acres was placed before the Authority in its meeting held on 13.05.2026 vide Item No. 322.03 (xii) wherein the Authority decided to grant registration for the additional area. Revised proforma A to H, REP II and the revised layout plan, zoning plan and Payment Plan are annexed herewith. Following special conditions are being imposed upon the promoter: -


- I. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account which was opened at the time of earlier registration no. HRERA-PKL-PKL-735-2025. The Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. The payment plan approved by the Authority having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.235 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- V. Promoter shall submit a copy of revised NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- VII. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VIII. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- IX. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- X. Sh. Gurdeep Singh (Designated Partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-PKL-735-2025 dated 23.07.2025 valid upto 31.12.2029 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman

**HRERA  
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-2007-  
2026**

**Submission Date : 01-05-2026**

**Applicant Type : Firm**

**Project Type: ONGOING**

**Forwarding letter and Index**

From

\_\_\_\_\_

\_\_\_\_\_

To

The Haryana Real Estate Regulatory  
Authority,  
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named .....  
.....  
located at .....

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for  
consideration of the Authority. Index of all the documents is as follows:-

**Index**

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: \_\_\_\_\_

For Arman Residency

Auth. Signatory  
Signature of the Applicant  
Mobile No. \_\_\_\_\_  
Email ID \_\_\_\_\_

**FORM REP-I**

**Part -A**

1. Name of the firm

**ARMAN RESIDENCY**

2. Address of the firm for correspondence  
**(Annex a copy in Folder A)**

**PLOT NO 31, AVENUE-39, ALPHA CITY, VILLAGE BALDI, SECTOR 29 KARNAL, HARYANA, 132001**

Phone(Landline)

Phone(Mobile)

Email ID

**9813527276** (Number Shared by Promoter in Public)

**armaanresidency2025@gmail.com**

3. Registration number/Details of the firm  
**(Annex a copy in Folder A)**

**06006202300338**

4. PAN of the firm  
**(Annex a copy in Folder A)**

**ACDFA9216F**

5. Name and address of the partners:

Partner 1

Name : **BHARAT MUNJAL**

Residential Address : **HOUSE NO 1034 NEW HOUSING BOARD COLONY KARNAL RURAL PART 1 KARNAL HARYANA 132001**

Phone (landline)

Phone (Mobile) **9896302309** (Number Shared by Promoter in Public)

Email ID **BMUNJAL11@GMAIL.COM**

PAN No. **XXXX736E**  
**(Annex a copy in Folder A)**



Partner 2

Name : **RIMPI**

Residential Address : **HOUSE NO 31 SECTOR 6 HUDA PANIPAT HARYANA 132103**

Phone (landline)

Phone (Mobile) **9813527276** (Number Shared by Promoter in Public)

Email ID **GURDEEPSOHI4866@GMAIL.COM**

PAN No. **XXXX606M**  
**(Annex a copy in Folder A)**



Partner 3

Name : **AMIT KUMAR SHARMA**

Residential Address : **HOUSE NO 243 SECTOR 13 EXTENTION KARNAL HARYANA 132001**

Phone (landline)

Phone (Mobile) **9896332500** (Number Shared by Promoter in Public)


Email ID **AMIT.7000@REDIFFMAIL.COM**

PAN No. **XXXX017J**  
**(Annex a copy in Folder A)**



Partner 4

Name : **SHALINDER SINGH**

For Arman Residency  
  
Auth. Signatory



Residential Address : **VILLAGE BALDI BALDHI PART 4 KARNAL HARYANA 132001**

Phone (landline)

Phone (Mobile) **9812430000** (Number Shared by Promoter in Public)

Email ID **SHALLY.SANDHU@GMAIL.COM**

PAN No. **XXXX147H**  
(Annex a copy in Folder A)

Partner 5



Name : **GURDEEP SINGH**

Residential Address : **HOUSE NO 65B GALI NO 3 BASANT VIHAR KAMAL RURAL PART 1 HARYANA 132001**

Phone (landline)

Phone (Mobile) **9813527276** (Number Shared by Promoter in Public)

Email ID **GURDEEPSOHI4866@GMAIL.COM**

PAN No. **XXXX995K**  
(Annex a copy in Folder A)

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:



Name : **GURDEEP SINGH**

Residential Address : **HOUSE NO 65B GALI NO 3 BASANT VIHAR KAMAL RURAL PART 1 HARYANA 132001**

Phone (landline)

Phone (Mobile) **9813527276** (Number Shared by Promoter in Public)

Email ID **GURDEEPSOHI4866@GMAIL.COM**

PAN No. **XXXX995K**  
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant/  
Authorised representative  
Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
For Arman Residency  
Auth. Signatory

**FORM REP-I**

**Part - A**

**Location and Address of the project:**

1. Name of the project

**ARMAN RESIDENCY**

2. Address of the site of the project  
**(Annex a copy in Folder A)**

**VILLAGE KAILASH, SECTOR 27**

Tehsil

**KARNAL**

District

**KARNAL**

3. Contact details of the site office of the project:

Phone(Landline)

Phone(Mobile)

Email

**9813527276** (Number Shared by Promoter in Public)

**ARMAANRESIDENCY2025@GMAIL.COM**

4. Contact person at the site office:

Name

Phone(Landline)

Phone(Mobile)

Email

**GURDEEP SINGH**

**9813527276** (Number Shared by Promoter in Public)

**GURDEEPSOHI4866@GMAIL.COM**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

For Arman Residency

Auth. Signatory

**FORM REP-I****Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

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2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	1928	11-06-2025	115000	AU SMALL FINANCE BANK	HRERA Panchkula
2	51131	16-03-2026	131200	AXIS BANK LTD	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. \_\_\_\_\_

Email ID \_\_\_\_\_

For Arman Residency

Auth. Signatory



**FORM REP-I**


**Part - B**

**Information relating to the project land and license:**

- |  |  |
|--|--|
| 1. Land area of the project  | 11.34375 (Acre)  |
| 2. Permissible FAR   | 1.0 FOR<br>RESIDENTIAL AND<br>1.5 FOR<br>COMMERCIAL  |
| 3. FAR proposed to be utilized in the project  | 1.0  |
| 4. Total licensed area,<br>if the land area of the present project is a part<br>thereof  | 11.34375 (Acre)  |
| 5. License number granted by the Town &<br>Country Planning Department for the<br>project/Allotted By Municipal<br>Corporation/Permission by Local Bodies<br><b>(Annex copy in folder B)</b> | <b>LICENSE NO. 31 OF<br/>2026 GRANTED BY<br/>DTCP HARYANA(In<br/>addition to License<br/>No. 5 of 2025 dated<br/>10.1.2025) on dated<br/>17.2.2026 which is<br/>valid upto<br/>16.02.2031.</b> |
| 6. Is the applicant owner-licensee of the land<br>for which the registration is being sought.  | Yes  |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Arman Residency

  
Auth. Signatory  
Signature of the  
Applicant /  
Authorised  
Representative  
Stamp

Date \_\_\_\_\_

**FORM REP-I****Part - C****Project Details:**

1. Estimated cost of the project: <b>(Annex a copy of the project in Folder C)</b>	<b>5728.44 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>3723.72 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>0.00 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>1417.9 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>586.82 Lakhs</b>


2. The total land of the project measuring **11.34375 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	5.980
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	3.10675
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.887
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.135
12	ANY OTHER	0
13	AREA UNDER COMMERCIAL	0.235
	<b>Total</b>	<b>11.34375</b>

For Arman Residency


Auth. Signatory

For Arman Residency  
Auth. Signatory

A handwritten signature in black ink is written over the text. The signature is stylized and appears to be a name, possibly 'Arman', written in a cursive or semi-cursive style.

**3.Approvals/ NOCs from various agencies for connecting external services.**

<b>Facility</b>	<b>External/ connecting service to be provided by (Name the agency)</b>	<b>Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)</b>
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVNL	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No

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4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (in Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	257.93	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	399.66	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	209.25	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	103.51	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	309.08	AS PER PROJECT REPORT
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	50.25	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	88.22	AS PER PROJECT REPORT

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

18-02-2026 (date)

6. Date of approval of Building Plans

NA (date)

For Arman Residency

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**(i) Details of the plots/apartments in the project:**

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	APARTMENT/SHOPS/OTHER BUILDINGS Type DSS	19.117	16	305.872	0	16	0
2	PLOT Type A1	149.516	1	149.516	0	0	0
3	PLOT Type B	111.380	1	111.38	1	0	0
4	PLOT Type B1	112.975	1	112.975	1	0	0
5	PLOT Type B2	111.390	1	111.39	1	0	0
6	PLOT Type B3	109.818	1	109.818	0	0	0
7	PLOT Type B4	93.762	1	93.762	0	0	0
8	PLOT Type B5	92.880	1	92.88	0	0	0
9	PLOT Type C	136.048	7	952.336	6	1	0
10	PLOT Type C1	104.078	6	624.468	4	2	0
11	PLOT Type D	131.450	5	657.25	4	1	0
12	PLOT Type D1	74.140	1	74.14	1	0	0
13	PLOT Type E	149.850	5	749.25	3	2	0
14	PLOT Type E1	149.073	1	149.073	1	0	0
15	PLOT Type E2	149.684	1	149.684	0	0	0
16	PLOT Type E3	149.070	1	149.07	1	0	0
17	PLOT Type F	114.544	5	572.72	4	1	0
18	PLOT Type F1	102.968	1	102.968	1	0	0
19	PLOT Type F2	128.504	1	128.504	0	0	0
20	PLOT Type F3	98.874	1	98.874	0	0	0
21	PLOT Type F4	127.072	1	127.072	1	0	0
22	PLOT Type F5	132.176	1	132.176	1	0	0
23	PLOT Type F6	120.592	4	482.368	4	0	0
24	PLOT Type G	86.461	1	86.461	1	0	0
25	PLOT Type G1	90.045	1	90.045	1	0	0
26	PLOT Type G2	83.816	1	83.816	1	0	0
27	PLOT Type G3	107.615	1	107.615	0	0	0
28	PLOT Type G4	73.709	1	73.709	0	0	0
29	PLOT Type G5	50.170	1	50.17	0	0	0
30	PLOT Type H	74.441	1	74.441	0	0	0
31	PLOT Type H1	74.778	1	74.778	1	0	0
32	PLOT Type H2	74.760	1	74.76	0	0	0
33	PLOT Type H3	74.309	1	74.309	0	0	0
34	PLOT Type H4	113.058	1	113.058	0	0	0

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35	PLOT Type H5	121.702	1	121.702	1	0	0
36	PLOT Type H6	127.532	1	127.532	1	0	0
37	PLOT Type H7	133.370	1	133.37	0	0	0
38	PLOT Type H8	139.203	1	139.203	0	0	0
39	PLOT Type J	148.083	1	148.083	0	0	0
40	PLOT Type J1	146.520	1	146.52	0	1	0
41	PLOT Type J2	143.390	1	143.39	0	1	0
42	PLOT Type J3	141.260	1	141.26	0	1	0
43	PLOT Type J4	126.730	1	126.73	0	1	0
44	PLOT Type J5	116.834	1	116.834	0	1	0
45	PLOT Type J6	111.470	1	111.47	0	1	0
46	PLOT Type J7	105.900	1	105.9	0	1	0
47	PLOT Type J8	99.820	1	99.82	0	1	0
48	PLOT Type J9	93.630	1	93.63	0	1	0
49	PLOT Type J10	87.436	1	87.436	0	1	0
50	PLOT Type J11	81.246	1	81.246	0	1	0
51	PLOT Type J12	68.490	1	68.49	0	1	0
52	PLOT Type J13	63.380	1	63.38	0	1	0
53	PLOT Type J14	58.270	1	58.27	0	1	0
54	PLOT Type J15	53.160	1	53.16	0	1	0
55	PLOT Type J16	113.120	1	113.12	0	1	0
56	PLOT Type K	125.453	15	1881.795	0	15	0
57	PLOT Type L	125.741	22	2766.302	0	22	0
58	PLOT Type L1	95.282	2	190.564	0	2	0
59	PLOT Type L2	118.509	1	118.509	0	1	0
60	PLOT Type L3	114.526	1	114.526	0	1	0
61	PLOT Type M	142.873	5	714.365	0	5	0
62	PLOT Type M1	148.350	1	148.35	0	1	0
63	PLOT Type N	130.528	12	1566.336	0	12	0
64	PLOT Type A	137.670	9	1239.03	6	3	0
65	PLOT Type P	131.232	17	2230.944	0	17	0
66	PLOT Type Q1	88.117	1	88.117	0	1	0
67	PLOT Type R	150.00	15	2250	0	15	0
68	PLOT Type R1	149.780	1	149.78	0	1	0
69	PLOT Type R2	116.090	1	116.09	0	1	0
70	PLOT Type R3	97.880	1	97.88	0	1	0
71	PLOT Type R4	63.560	1	63.56	0	1	0
72	PLOT Type R5	51.890	1	51.89	0	1	0
73	PLOT Type O	129.639	10	1296.39	0	10	0
	<b>Total</b>		<b>212</b>	<b>24505.682</b>	<b>46</b>	<b>149</b>	<b>0</b>

For Armar Residency

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**(ii) Apartments/Shops/Other Buildings:-**

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0

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**(b) Time schedule of completion of already booked apartments:**

Start Date	N/A
Earlier date of completion	N/A
Revised date of completion	N/A

**(c) Time schedule for development of infrastructure:**

Start Date	01-07-2025
Percentage completion Upto the date of application	14.49
Projected date of completion	31-12-2029

(d) Provide further details in the proforma REP-I Part-C-X.

**DETAIL FILLED  
IN REP I PART -  
C-X**

(e) Plan of action for completing the Project along with requisite infrastructure.

**DETAIL FILLED  
IN REP I PART  
C**

**(iii) Status in respect of plotted colony:-**

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT 51		POSSESSION WILL BE INITIATED AFTER COMPLETION OF THE PROJECT, WITHIN THE VALIDITY PERIOD OF PROJECT REGISTRATION. FINAL POSSESSION SHALL BE DELIVERED UPON COMPLETION OF ALL STATUTORY FORMALITIES.

**(b) Schedule for development of infrastructure:**

Start Date	01-07-2025
Percentage completion	14.59
Projected date of completion	31-12-2029


(c) Provide further details in the proforma REP-I Part-C-X.

**DETAIL FILLED  
IN REP I PART -  
C-X**

(d) Schedule of completing the project and handing over possession of the plots.

**POSSESSION  
WILL BE  
INITIATED  
AFTER  
COMPLETION  
OF THE  
PROJECT,  
WITHIN THE  
VALIDITY  
PERIOD OF  
PROJECT  
REGISTRATION.  
FINAL**

**(iv) Vehicle parkings details of the project-**

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a) Underground parking	0
b) Silt parking	0
c) Covered parking	0
d) Open parking	0


**(v) Quarterly schedule of development of whole/remaining part of the project:****(a) Apartments/Shops/Other Buildings**

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter (i)			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

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 Auth. Signatory

**(b) Infrastructure**

**Expenditure incurred till the date of application (In Lakhs)**

<b>Particulars</b>	<b>Expenditure</b>
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

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**Expenditure to be made in each quarter (In Lakhs)**

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			0	
Water Supply System			0	
Sewerage treatment & garbage disposal			0	
Electricity Supply System			0	
Storm Water Drainage			0	
Parks and Playgrounds			0	
Clubhouse/community centres			0	
Shopping area			0	
Other			0	

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		0	0	0
Water Supply System		0	18.71	15.5
Sewerage treatment & garbage disposal		0	9.31	8.70
Electricity Supply System		0	2.00	3.36
Storm Water Drainage		0	10.7	10.26
Parks and Playgrounds		0	1.75	2.82
Clubhouse/community centres		0	0	0
Shopping area		0	0	0
Other		51.94	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	10.33	14.38	14.97	14.72
Water Supply System	8.8	33.92	34.86	34.75
Sewerage treatment & garbage disposal	7.60	24.05	21.69	21.05
Electricity Supply System	2.50	7.23	8.34	8.78
Storm Water Drainage	10.04	25.23	21.22	20.78
Parks and Playgrounds	0	5.87	3.58	6.07
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	3.15	3.16	3.14

For Armani Residency

Auth. Signatory

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	17.07	14.24	13.12	20.80
Water Supply System	34.06	30.9	33.36	32.32
Sewerage treatment & garbage disposal	21.16	22.89	25.21	27.86
Electricity Supply System	6.42	6.08	7.16	6.80
Storm Water Drainage	20.76	15.18	10.95	9.65
Parks and Playgrounds	3.46	3.12	3.35	3.14
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	3.11	3.42	2.15	2.13

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	19.44	15.08	14.70	13.20
Water Supply System	28.82	27.43	24.68	15.55
Sewerage treatment & garbage disposal	22.85	19.48	18.75	20.96
Electricity Supply System	8.57	4.31	6.14	9.63
Storm Water Drainage	9.32	9.1	9.53	9.41
Parks and Playgrounds	3.24	3.26	3.13	3.64
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	2.14	2.13	2.14	2.33

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	24.80	19.72	13.46	17.90
Water Supply System	14.12	11.88	0	0
Sewerage treatment & garbage disposal	18.15	12.14	7.23	0
Electricity Supply System	5.12	5.07	6.00	0
Storm Water Drainage	9.42	7.7	0	0
Parks and Playgrounds	3.82	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	2.52	2.26	0	0

For Arman Residency

Auth. Signatory

5/27/26, 3:38 PM

For Armar Residency

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Auth. Signatory

Signature of the Applicant / Authorised Representative

Stamp \_\_\_\_\_

Date \_\_\_\_\_

**FORM REP-I****Part - C-X****1.Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	0	0
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	2204.38 Lakhs	0
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	1639.56 Lakhs	0
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	564.81 Lakhs	0
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	564.81 Lakhs	0
vii. Amount invested in the project upto the date of application	3816.44 Lakhs	0
Land cost (if any)	3723.72 Lakhs	0
Apartments	0 Lakhs	0
Infrastructure	1417.9 Lakhs	0
EDC/ Taxes Etc.	586.82 Lakhs	0
viii. Balance cost to be incurred for completion of the project and delivery of possession	1325.18 Lakhs	00
(a) In respect of existing allottees	0 Lakhs	00
(b) In respect of rest of the project	0 Lakhs	0
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project <b>Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C</b>	0 Lakhs	00
x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	00

For Arman Residency

Auth. Signatory

**2.Additional information:**

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	257.93	28.25
II. WATER SUPPLY SYSTEM	399.66	20.09
III. STORM WATER DRAINAGE	209.25	10.38
IV. ELECTRICITY SUPPLY SYSTEM	103.51	2.53
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	309.08	24.64
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	88.22	6.23
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	50.25	0.56
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	0

For Arman Residency

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Auth. Signatory

Signature of the Applicant / Authorised Representative

Stamp \_\_\_\_\_

Date \_\_\_\_\_

**FORM REP-I**

**Part - D**

**Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**
3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**AXIS BANK, 3/250,1,SHAKTI COLONY, MALL ROAD,KARNAL**

Bank Account number

**925020004840354**

IFSC code

**UTIB0000394**

MICR code

**132211102**

Branch code

**000394**

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**GURDEEP SINGH S/o SUCHA SINGH R/o HOUSE NO 65-B GALI NO 3 BASANT VIHARKAMAL RURAL PART 1 KARNAL.**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

**NON DEFAULT CERTIFICATE. ATTACHED IN UPLOAD SECTION**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**For Arman Residency**

**Auth. Signatory**

**Signature of the Applicant / Authorised Representative**

**Stamp \_\_\_\_\_**

**Date \_\_\_\_\_**

**FORM REP-1**

**Part - E**

**Details of the statutory approvals:**

**1. Annex copies of the following in Folder E:**


I. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

For Arman Residency  
Auth. Signatory

**2. Annex copies of the following in Folder E:**

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STORM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Arman Residency  
Auth. Signatory



**3. Statutory Approvals Status**

<b>Statutory Approvals</b>	<b>Statutory Approvals Status</b>	<b>Date</b>
I. REVISED LAYOUT PLAN	<b>ALREADY BEEN OBTAINED</b>	18-02-2026
II. DEMARCATION CUM ZONING PLAN	<b>ALREADY BEEN OBTAINED</b>	28-04-2026
III. STANDARD DESIGNS OF COMMERCIAL SITE	<b>ALREADY BEEN OBTAINED</b>	28-04-2026

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for non- receipt of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

~~For Arman Residency~~

**Auth. Signatory**

Signature \_\_\_\_\_

Seal \_\_\_\_\_

Date \_\_\_\_\_

**FORM REP-I**

**Part - F**

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.  
**(Annex a copy in Folder F)** **Yes**

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)  
**(Annex a copy in Folder F)** **Yes**

3. Gist of the important provisions of the Draft Agreement  
**(Annex a copy in Folder F)**

**The provision of RERA Act and Rules shall be incorporated in the draft agreements.**

I hereby declare that the above information and particulars are based on records and are true to the best of my knowledge and belief and nothing has been concealed.

**For Arman Residency**

**Auth. Signatory**

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

**FORM REP-I**

**Part - G**

**Projects launched by the promoter in last five years: (No Projects)**

**For Arman Residency**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Auth. Signatory**


**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

**FORM REP-I****Part - H**

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOWS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For Armar Residency  
  
 Auth. Signatory

<b>SPECIFICATION UNIT WISE</b>		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1 .	FLOOR	NA
1 . 2 .	WALLS	NA
1 . 3 .	CEILING	NA
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1 .	FLOOR	NA
2 . 2 .	WALLS	NA
2 . 3 .	CEILING	NA
2 . 4 .	MODULAR WARDROBES	NA
<b>3 . MASTER TOILET</b>		
3 . 1 .	FLOOR	NA
3 . 2 .	WALLS	NA
3 . 3 .	CEILING	NA
3 . 4 .	COUNTERS	NA
3 . 5 .	SANITARY WARE/CP FITTINGS	NA
3 . 6 .	FITTING/FIXTURES	NA
<b>4 . BED ROOMS</b>		
4 . 1 .	FLOOR	NA
4 . 2 .	WALLS	NA
4 . 3 .	CEILING	NA
4 . 4 .	WARDROBES	NA
<b>5 . TOILET</b>		
5 . 1 .	FLOOR	NA
5 . 2 .	WALLS	NA
5 . 3 .	CEILING	NA
5 . 4 .	COUNTERS	NA
5 . 5 .	SANITARY WARE/CP FITTINGS	NA
5 . 6 .	FIXTURES	NA
<b>6 . KITCHEN</b>		
6 . 1 .	FLOOR	NA
6 . 2 .	WALLS	NA
6 . 3 .	CEILING	NA
6 . 4 .	COUNTERS	NA
6 . 5 .	FIXTURES	NA
6 . 6 .	KITCHEN APPLIANCES	NA
<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>		
7 . 1 .	FLOOR	NA
7 . 2 .	WALLS & CEILING	NA

For Arman Residency

Auth. Signatory

7.3	TOILET	NA
7.4	BALCONY	NA
<b>8. SIT-OUTS</b>		
8.1	FLOOR	NA
8.2	WALLS & CEILING	NA
8.3	RAILINGS	NA
8.4	FIXTURES	NA

**For Arman Residency**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Auth. Signatory**

**Signature of the Applicant / Authorised Representative**

**Stamp** \_\_\_\_\_

**Date** \_\_\_\_\_

**List of Uploaded Documents**

<b>Sr. No.</b>	<b>Document Description</b>	<b>Date of Document Upload</b>	<b>View Document</b>
1	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	25-03-2026	<a href="#">View Document</a>
2	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	25-03-2026	<a href="#">View Document</a>
3	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	25-03-2026	<a href="#">View Document</a>
4	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	25-03-2026	<a href="#">View Document</a>
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	25-03-2026	<a href="#">View Document</a>

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**For Arman Residency**

**Auth. Signatory**

Signature of the Applicant / Authorised Representative

Stamp \_\_\_\_\_

Date \_\_\_\_\_

Affidavit



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 16/03/2026

Certificate No. MOP2026C2



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 148585669



Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Arman residency

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Karnal

District : Karnal

State : Haryana

Phone : 96\*\*\*\*\*84



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Hrera panchkula



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashr.nic.in>

**FORM 'REP-II'**

[See rule 3(3)]

**Affidavit cum Declaration**

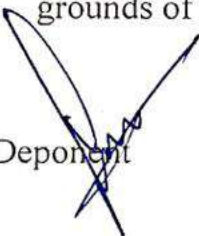
I, Gurdeep Singh, S/o Sh. Sucha Singh, R/o H. No. 65-B, Gali No. 3, Basant Vihar, Karnal-132001, Haryana (Aadhaar No. 9714-2090-0512), Partner-cum-Authorized Signatory of the Promoter M/s Arman Residency (Partnership Firm) for the proposed project "ARMAN RESIDENCY", over land measuring 6.225 acres under License No. 31 of 2026 (in addition to the existing License No. 05 of 2025 dated 10.01.2025, admeasuring 5.11875 acres) thereby totaling to 11.34375 Acres situated at Village Kailash, Sector-27, Karnal, Haryana, do hereby solemnly affirm and declare as under:

I, Gurdeep Singh, Duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31-12-2029.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of

construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

  
Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_.

  
Deponent



ATTEST  
  
Notary Public  
Karnataka

2

17-3-2016

GREEN AREA DETAIL		
SR. NO.	AREA (SQ.M.)	AREA (IN ACRE)
1	1530.390	0.378
2	1838.190	0.454
3	221.300	0.055
<b>TOTAL</b>	<b>3589.880</b>	<b>0.887</b>

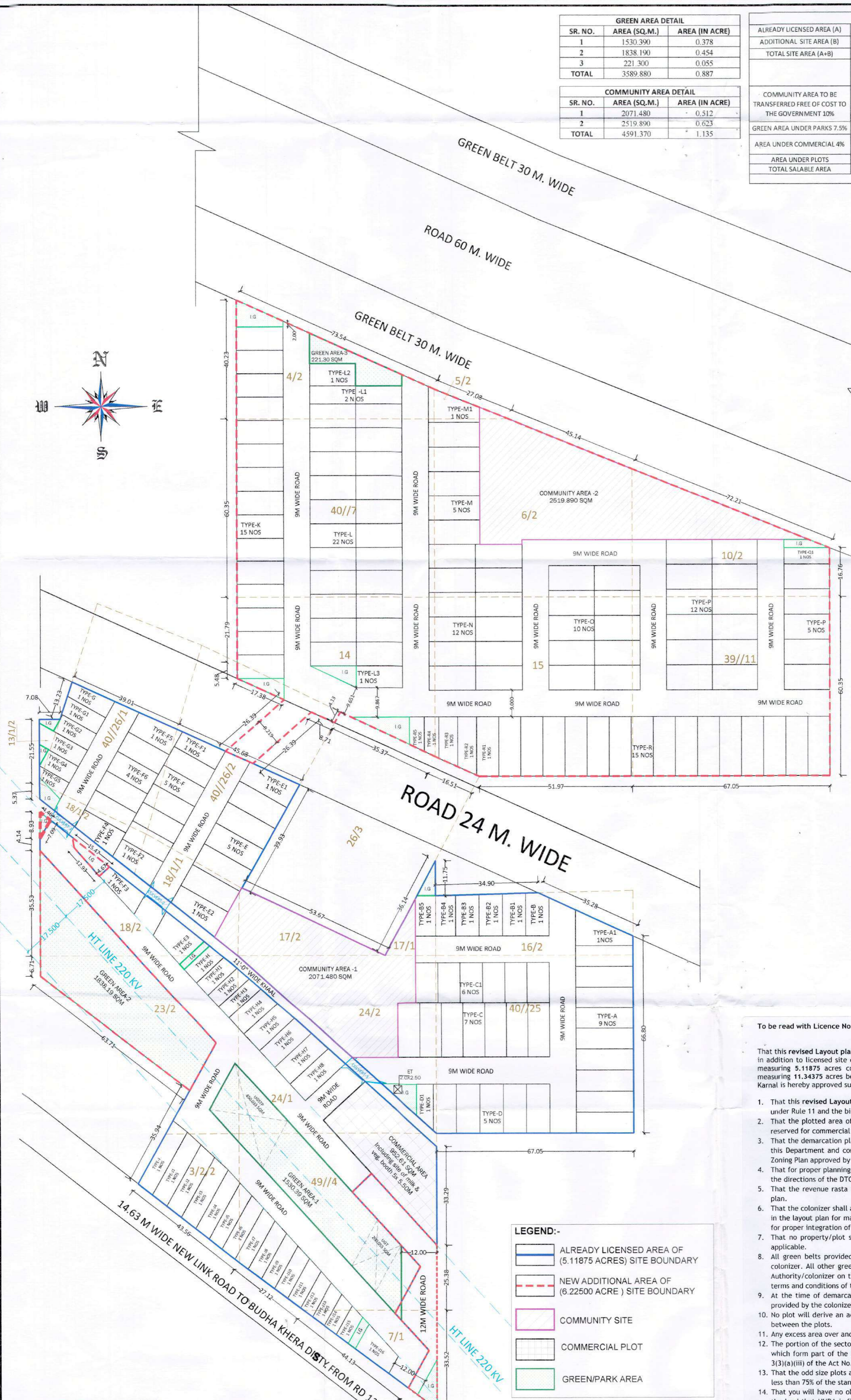
COMMUNITY AREA DETAIL		
SR. NO.	AREA (SQ.M.)	AREA (IN ACRE)
1	2071.480	0.512
2	2519.890	0.623
<b>TOTAL</b>	<b>4591.370</b>	<b>1.135</b>

AREA STATEMENT									
	ALREADY LICENSED AREA (A)	ADDITIONAL SITE AREA (B)	TOTAL SITE AREA (A+B)	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQMT)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
	5.11875	6.22500	11.34375	1.134	4590.645	10.00	4591.370	1.135	10.002%
	0.851	0.454	1.305	0.851	3442.984	7.50	3589.880	0.887	7.820%
	0.025	0.025	0.050	0.025	99.216	0.22	99.216	0.025	0.220%
	6.920	28002.94	24199.802	6.920	28002.94	61.00	24199.802	5.980	52.715%
<b>TOTAL SALABLE AREA</b>	<b>7.373</b>	<b>29839.196</b>	<b>65.00</b>	<b>25152.412</b>	<b>6.215</b>	<b>54.791%</b>			

DETAIL OF PLOTS IN OLD LICENSE AREA (LICENSE NO. 05 OF 2025) (5.11875 ACRES)				
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	7.060	19.500	137.670	1,239.030
A1	AS PER DETAIL	149.516	1	149.516
B	AS PER DETAIL	111.380	1	111.380
B1	AS PER DETAIL	112.975	1	112.975
B2	AS PER DETAIL	111.390	1	111.390
B3	AS PER DETAIL	109.818	1	109.818
B4	AS PER DETAIL	93.762	1	93.762
B5	AS PER DETAIL	92.880	1	92.880
C	7.346	18.520	136.048	952.335
C1	7.566	13.756	104.078	624.467
D	7.923	16.591	131.450	657.252
D1	AS PER DETAIL	74.140	1	74.140
E	8.100	18.500	149.850	749.250
E1	AS PER DETAIL	149.073	1	149.073
E2	AS PER DETAIL	149.584	1	149.584
E3	AS PER DETAIL	149.070	1	149.070
F	7.159	16.000	114.544	572.720
F1	AS PER DETAIL	102.968	1	102.968
F2	AS PER DETAIL	128.504	1	128.504
F3	AS PER DETAIL	98.874	1	98.874
F4	AS PER DETAIL	127.072	1	127.072
F5	AS PER DETAIL	132.176	1	132.176
F6	7.537	16.000	120.592	482.368
G	AS PER DETAIL	86.461	1	86.461
G1	AS PER DETAIL	90.045	1	90.045
G2	6.321	13.260	83.816	83.816
G3	AS PER DETAIL	107.615	1	107.615
G4	6.321	11.661	73.709	73.709
G5	AS PER DETAIL	50.170	1	50.170
H	AS PER DETAIL	74.441	1	74.441
H1	AS PER DETAIL	74.778	1	74.778
H2	AS PER DETAIL	74.760	1	74.760
H3	AS PER DETAIL	74.309	1	74.309
H4	AS PER DETAIL	113.058	1	113.058
H5	AS PER DETAIL	121.702	1	121.702
H6	AS PER DETAIL	127.532	1	127.532
H7	AS PER DETAIL	133.370	1	133.370
H8	AS PER DETAIL	139.209	1	139.209
J	AS PER DETAIL	148.083	1	148.083
J1	AS PER DETAIL	146.520	1	146.520
J2	AS PER DETAIL	143.390	1	143.390
J3	AS PER DETAIL	141.260	1	141.260
J4	AS PER DETAIL	126.730	1	126.730
J5	AS PER DETAIL	116.834	1	116.834
J6	AS PER DETAIL	111.470	1	111.470
J7	AS PER DETAIL	105.900	1	105.900
J8	AS PER DETAIL	99.820	1	99.820
J9	AS PER DETAIL	93.630	1	93.630
J10	AS PER DETAIL	87.436	1	87.436
J11	AS PER DETAIL	81.246	1	81.246
J12	AS PER DETAIL	68.490	1	68.490
J13	AS PER DETAIL	63.380	1	63.380
J14	AS PER DETAIL	58.270	1	58.270
J15	AS PER DETAIL	53.160	1	53.160
J16	AS PER DETAIL	113.120	1	113.120
<b>TOTAL (A)</b>			<b>89.000</b>	<b>10,954.414</b>

DETAIL OF PLOTS IN NEW ADDITIONAL AREA (6.22500 ACRES)				
K	L	M	N	O
7.920	15.840	125.453	15	1,881.792
8.050	15.620	125.741	22	2,766.302
6.100	15.620	95.282	2	190.564
7.587	15.620	118.509	1	118.509
7.332	15.620	114.525	1	114.525
8.230	17.360	142.873	5	714.364
AS PER DETAIL		148.350	1	148.350
8.130	15.860	130.528	12	1,566.334
8.380	15.470	129.639	10	1,296.386
8.483	15.470	131.232	17	2,230.944
5.696	15.470	88.117	1	88.117
7.500	20.000	150.000	15	2,250.000
AS PER DETAIL		149.780	1	149.780
AS PER DETAIL		116.090	1	116.090
AS PER DETAIL		97.880	1	97.880
AS PER DETAIL		63.560	1	63.560
AS PER DETAIL		51.890	1	51.890
<b>TOTAL (B)</b>			<b>107.000</b>	<b>13,845.388</b>
<b>TOTAL (A+B)</b>			<b>196.000</b>	<b>24,199.802</b>

DENSITY			
TOTAL POPULATION	196.000	X 18	3528
DENSITY PERMISSIBLE	240 TO 400		PPA
ACHIEVED DENSITY	311.01		PPA



**LEGEND:-**

- ALREADY LICENSED AREA OF (5.11875 ACRES) SITE BOUNDARY
- NEW ADDITIONAL AREA OF (6.22500 ACRE) SITE BOUNDARY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA

**VASTU DECORE**  
Trust us we'll save your money

ARCHITECTS, INTERIORS, CONSTRUCTION

SCO-72nd FLOOR PRIME SQUARE, OPPO COSMO MALL  
CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR, PUNJAB

E-mail:- vastudecore@hotmail.com

MOB. +91-7015875179, 9915725569

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**LAYOUT PLAN**

OWNER:- M/S ARMAN RESIDENCY

ARCHITECT :- Ar. Vikas Dubey  
M.Arch, B.Arch  
CA/2014/66168  
Mob.-9915725569

LAYOUT PLAN OF ADDITIONAL LICENSE FOR SETTING UP AFFORDABLE RESIDENTIAL PLOTTED COLONY DDJAY POLICY -2016 OVER AN AREA MEASURING 6.225 ACRES IN ADDITION TO ALREADY LICENSED LAND BEARING LICENSE NO. 05 OF 2025 DATED 10.01.2025 FOR AN AREA MEASURING 5.11875 ACRE TOTALING OF THE AREA 11.34375 ACRES OF VILLAGE KAILASH, SECTOR - 27, TEHSIL & DISTRICT - KARNAL.

To be read with Licence No. 31 of 2026 Dated: 17/02/2026 and L. No. 05 of 2025 dated 10.01.2025

This revised Layout plan for an additional area measuring 6.225 acres (Drawing No/1903 Dated: 18-02-26 ) in addition to licensed site of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna -2016) area measuring 5.11875 acres comprising of License No. 05 of 2025 dated 10.01.2025, thereby total scheme area measuring 11.34375 acres being developed by Arman Residency in the revenue estate of Village-Kailash, in Sector-27, Karnal is hereby approved subject to the following conditions:-

- That this revised Layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMAN KUMAR) ATP(HQ)

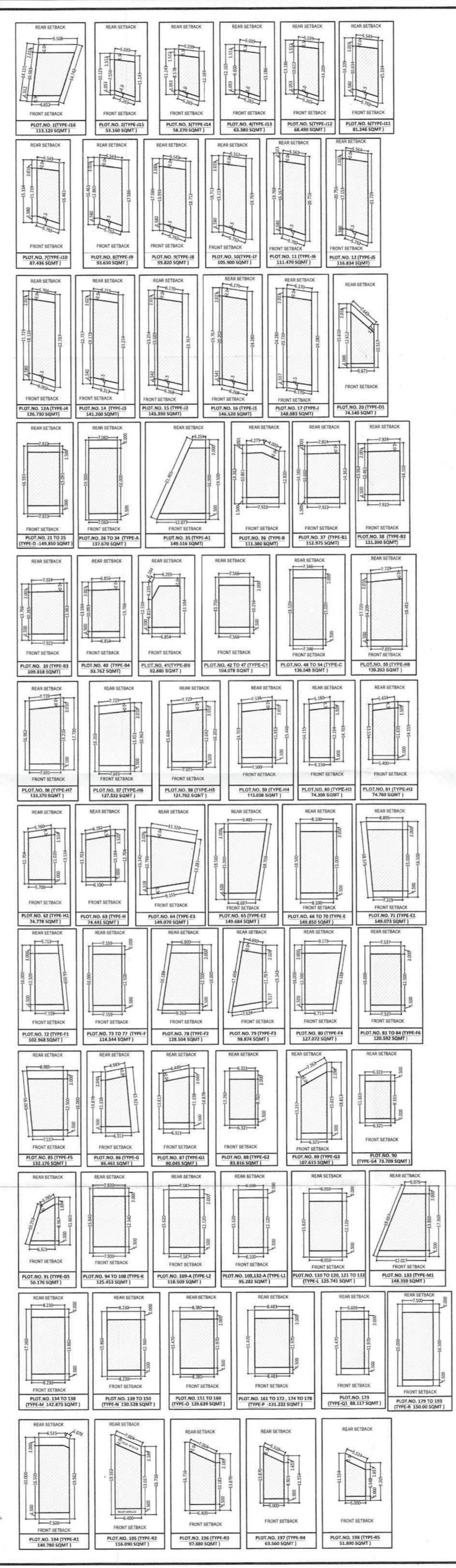
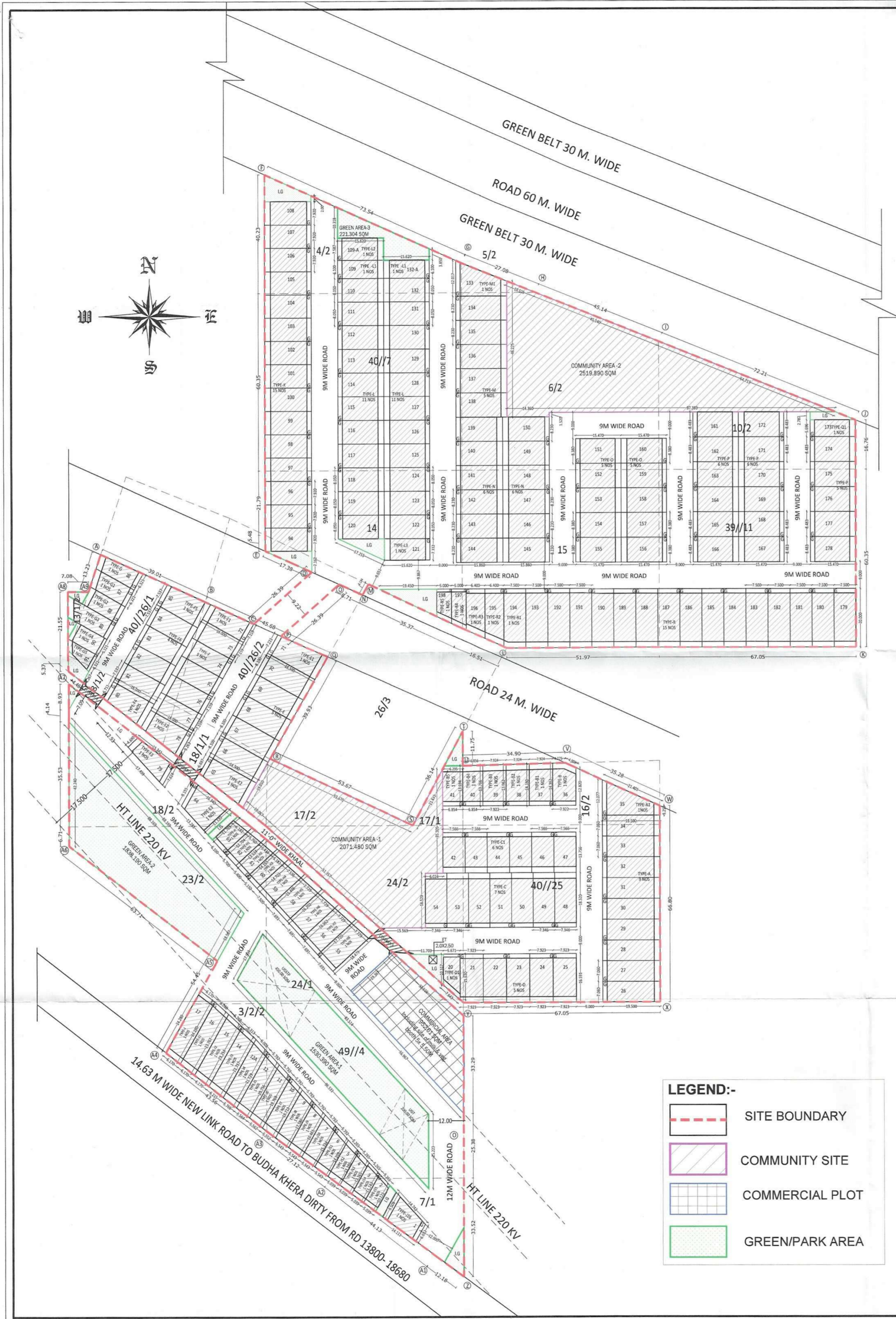
(SATYA PAL) JD(HQ)

(BABITA GUPTA) DTP(HQ)

(HITESH SHARMA) STP(HQ)

(BHUNESH KUMAR) CTP(HR)

(AMIT KHATRI, IAS) DTCP (HR)



**DEMARCATON CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) OVER AN AREA MEASURING 5.11875 ACRES FALLING (LICENSE NO. 05 OF 2025 DATED 10.01.2025) & OVER AN AREA MEASURING 6.225 ACRE (LICENSE NO. 31 OF 2026 DATED 17.02.2026) TOTALING OF THE AREA 11.34375 ACRES OF VILLAGE KAILASH, SECTOR-27, TEHSIL & DISTRICT -KARNAL. BEING DEVELOPED BY- ARMAN RESIDENCY.**

FOR PURPOSE OF CODE 1.2 (xevi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- USE ZONE**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:  

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1	Road	Road furniture as approved places.
2	Public open space	To be used only for landscape features.
3	Residential Buildable Zone	Residential building.
4	Commercial	As per supplementary zoning plan to be approved separately for each site.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT /INCLUDING STILT PARKING**  

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height
Upto 150 square metres	75%	Single Level	200%	16.5
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
No. of Dwelling unit permitted on each plot :3(Three). 4th floor shall be permitted only after clearance from Hon'ble Court in CWP-PIL No. - 212 of 2024 and review of office order dated - 03.04.2026.
- BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted any circumstances.
- BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. Balcony of width of maximum 1.80 mtr in front and rear side of a plot can be permitted with in the plot. No balcony beyond the rear zoning shall be permitted.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.
- STILT PARKING**  
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be maximum 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.
- PARKING**  
a. Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .  
b. In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
- PLINTH LEVEL**  
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**  
Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
- BOUNDARY WALL**  
  - The boundary wall shall be constructed as per Code 7.5.
  - The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
  - In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
    - 0.5 meters Radius for plots opening to an open space.
    - 1.0 meters Radius for plots up to 125 sqm.
    - 1.5 meters radius for plot above 125 sqm up to 150 sqm.
  - The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.
- GATE AND GATE POST**  
  - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
  - An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.
- DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.
- GARBAGE COLLECTION POINT**  
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.
- ACCESS**  
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**  
  - That the coloniser/owner shall use only light- Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
  - That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, If applicable.
  - Fire safety protection measures shall be regulated by Haryana fire service Act,2009, as amended from time to time .
  - Rain water harvesting shall be provided as per Haryana building Code - 2017 if applicable.

Note.  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Karnal vide Endst no- 1537 Dated : 03.03.2026

DRG. NO DTCP 1213 DATED 28-04-2026

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# M/s ARMAN RESIDENCY

M.No: 9813527276

Plot No-31, Avenue-29, Alpha City, Karnal – 132001 (Haryana)

## PAYMENT PLAN

Sr. No.	Stages of Payment	Amount Due (%)
1	On Booking / Allotment	5%
2	On BBA (BBA Execute within 30 days from the date of allotment)	5%
3	Commencement of Water Supply	15%
4	Commencement of Sewerage & Storm water System	15%
5	Commencement of Internal Rainwater Harvesting	10%
6	Commencement of Roads and Footpaths	15%
7	Commencement of Electrical Works & Street Lighting	15%
8	Commencement of Sewage Treatment Plant (STP)	10%
9	Offer of Possession	10%
Total		100%

### Other Charges\*

S. No.	Particulars / Head	Rate
1.	Interest Free Maintenance Security Deposit ("IFMSD")	₹100/- per Sq. Yards (approx.)
2.	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
3.	Maintenance Charges	₹15/- per Sq. Yards per month (approx.)
4.	Stamp Duty Charges	As per actuals, as applicable
5.	Registration Charges	As per actuals, as applicable
6.	Preferential Location Charges, if any	a. Corner Plot: 5% of BSP b. Park / Green Belt Facing: 5% of BSP

M/s ARMAN RESIDENCY • Plot No-31, Avenue-29, Alpha City, Karnal – 132001 (Haryana) • M.No: 9813527276

For Arman Residency

Auth. Signatory