



Dholera Special Investment Region (SIR)

India's First Greenfield Smart City – Investment & Development Overview

**Project: LRK Vistara (Premium Residential Plots)
by M/s LRK Developers**

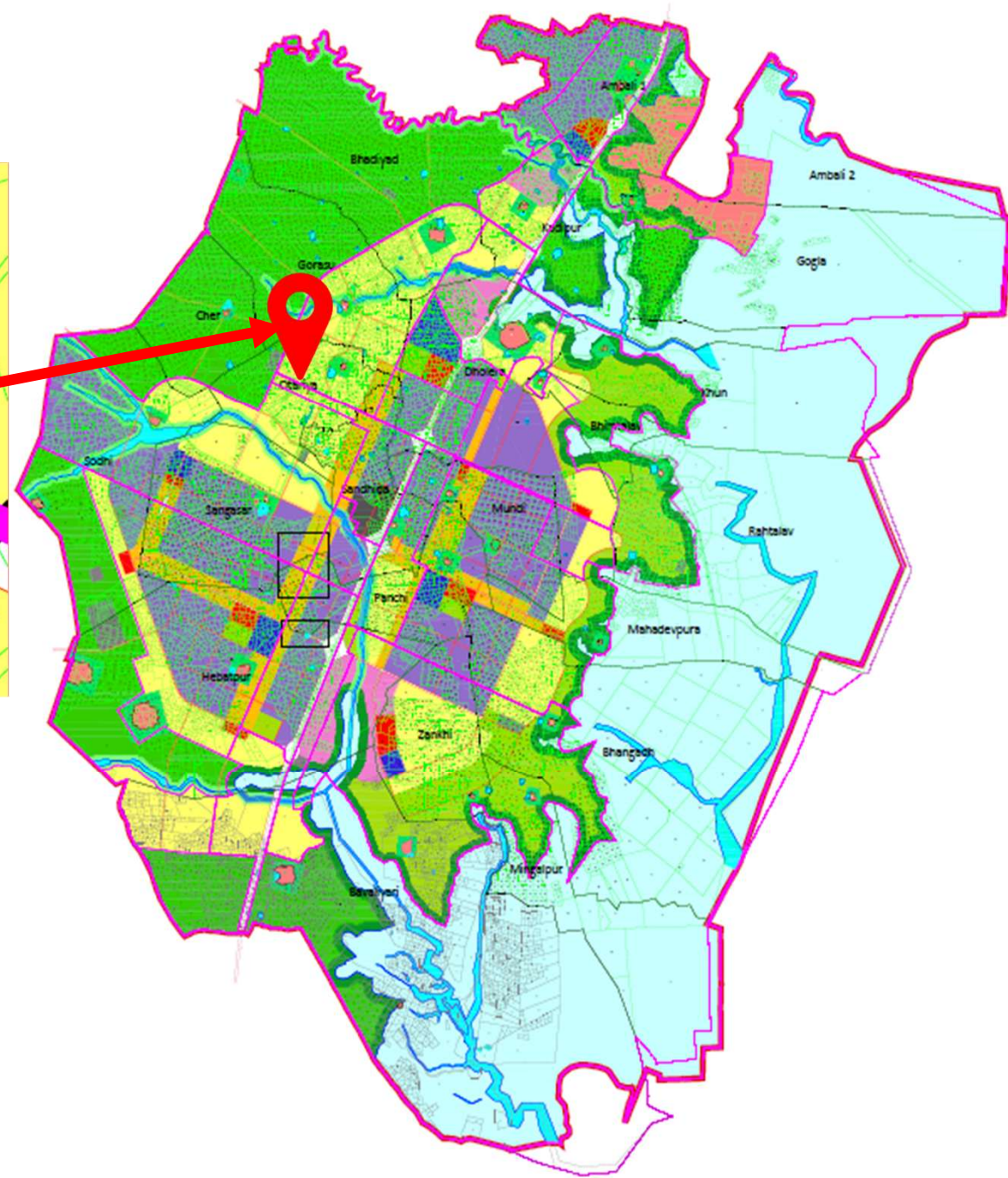
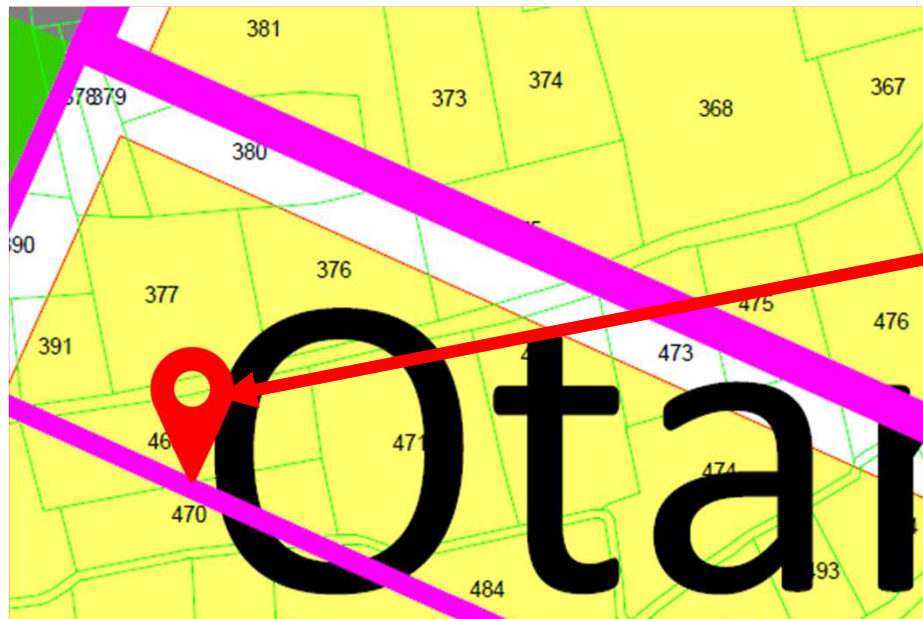


Project Name – “LRK Vistara” (Property details)

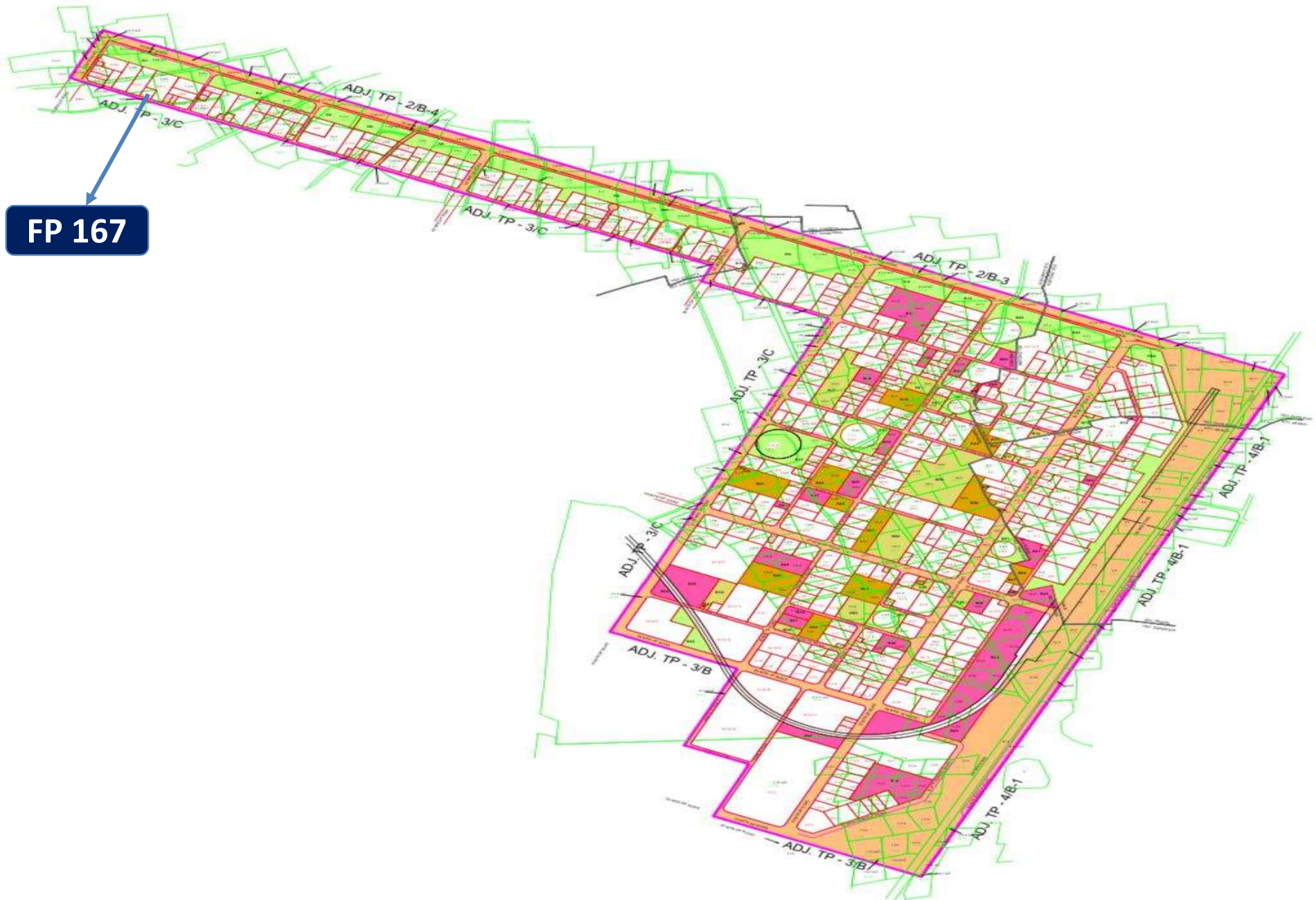


- Zone: Residential
- Village: Otariya, Dholera SIR
- TP – 3A (Location – Linear)
- New Survey No 470 (Single FP)
- Old Survey No: 193
- Final Plot No - 167 (Size 58 M x 71.5 M)
- TP Road – 60 Feet Wide Road
- Total Area of Land : 4959.62 Sqyd
- Total No of Plots : 12 (Draft Plan Layout as per RERA & GDCR guidelines)
- Super Built-up Area (Sqyd) of each Plot: 413.21 approx.
- Max Building Height: G+2 or 10M *whichever is less*
- Land documents in Place: Title clearance Report, Public Notice, NA Certificate, Zoning Certificate, Registered Sale Deed, Mutation Certificate

Survey No 470 📍 Showing on Dholera SIR Map



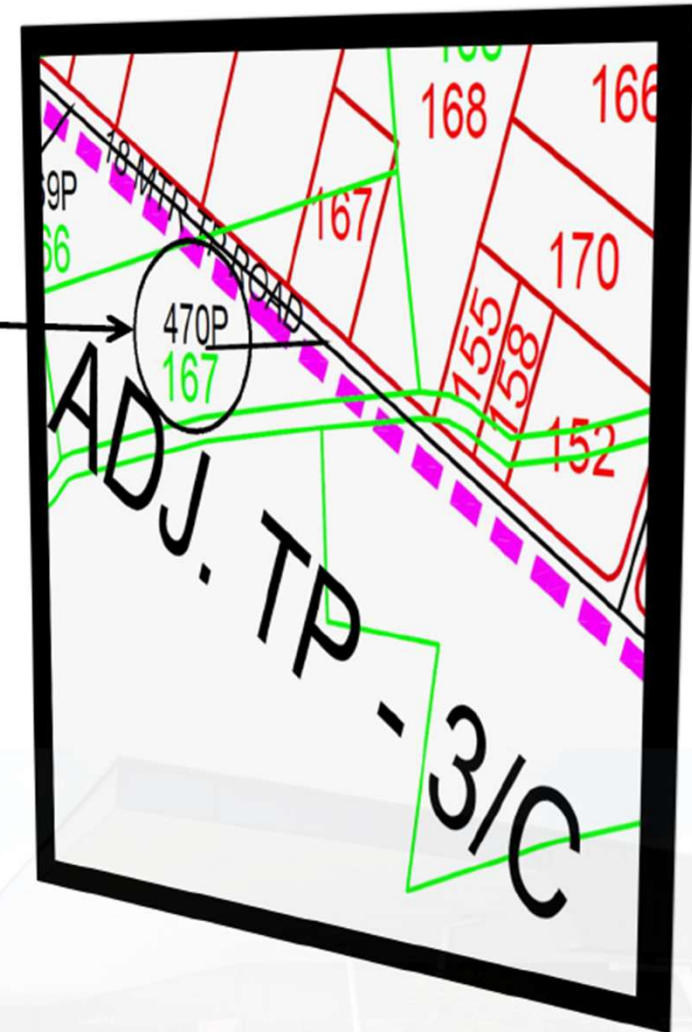
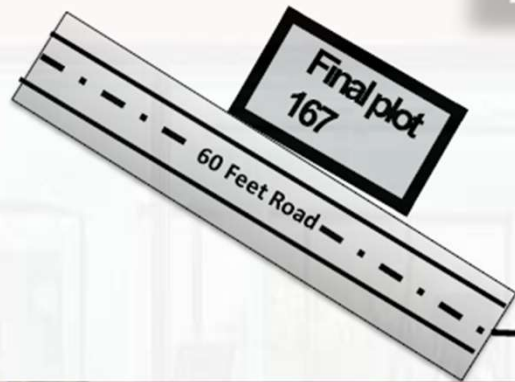
Final Plot No 167-Showing on TP3A Approved Layout Plan



Final Plot No 167-Showing on TP3A Approved Layout Plan

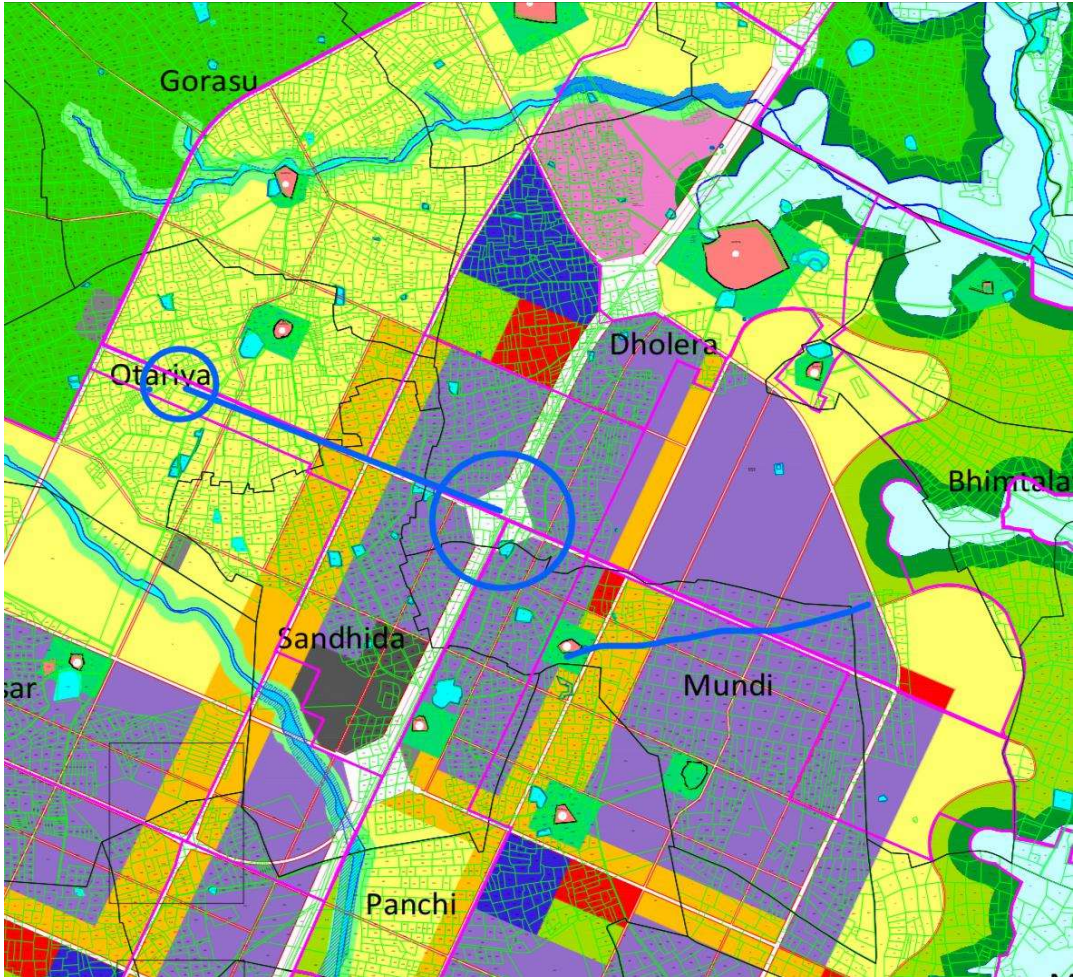
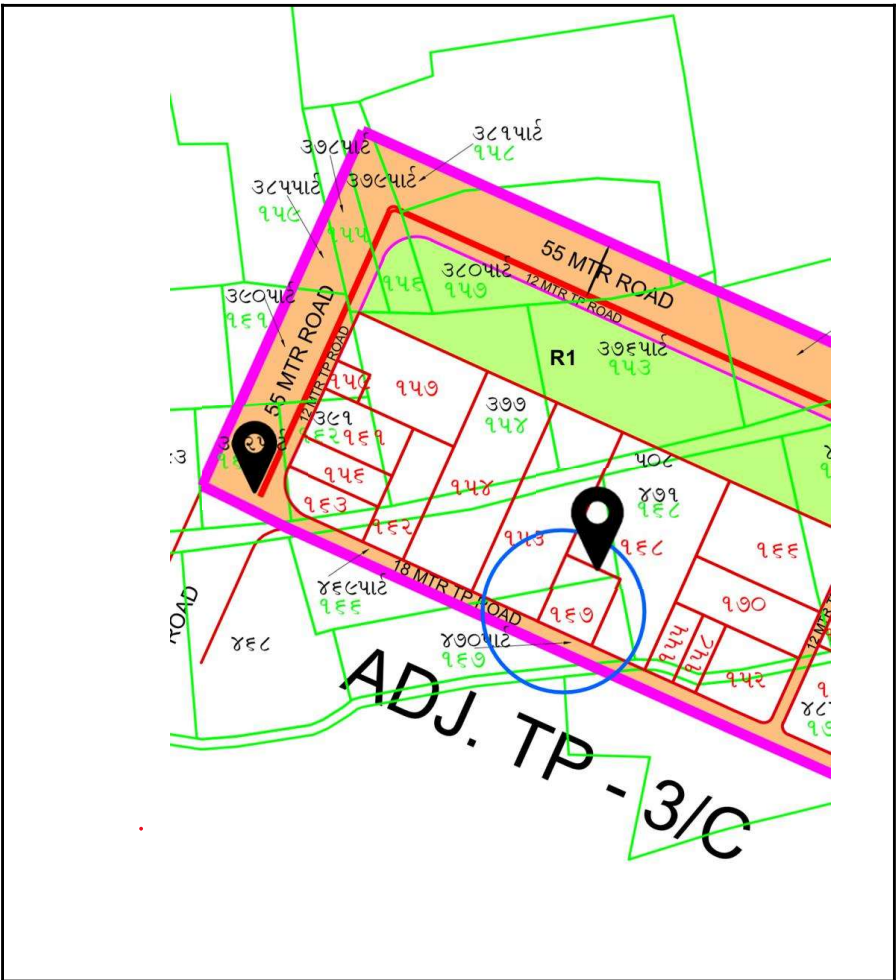
TP SCHEME IN FINAL PLOT

RESIDENTIAL



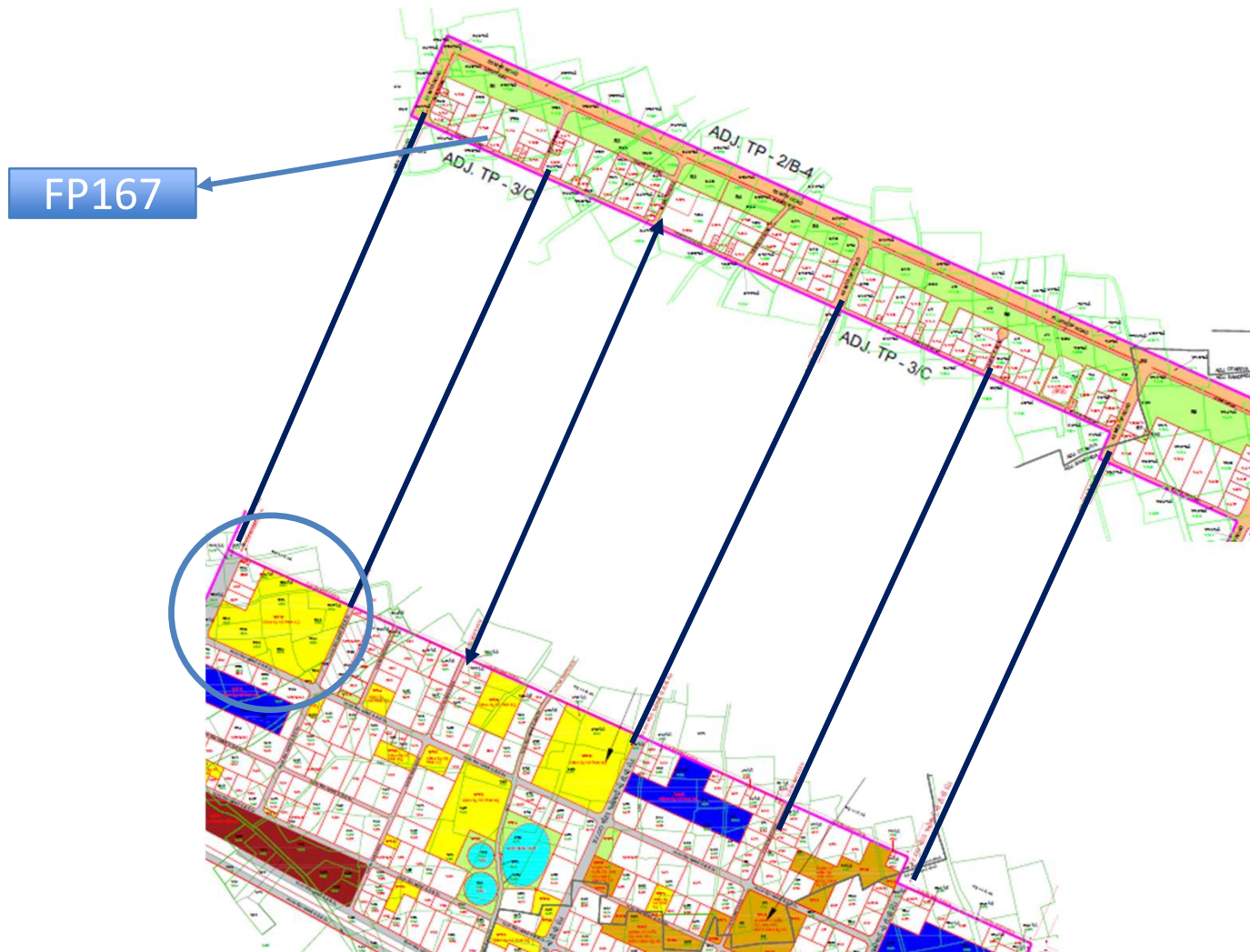
PREMIUM LOCATION (FP 167, TP 3A, Linear, TP Road – 18 M):

- * Opposite Activation Area; direct access via Diamond Circle (70M Road) - see blue circle
- * Approx 3.5 km from 250m Expressway, City Centre, Knowledge city & ABCD Building
- * Large Green Park at rear of the project (~ 3.5 km long stretch started from Expressway)
- * Project located ~ 300 M 📍 distance from direct 55 M TP Road
- * Excellent Metro & Rail Connectivity *nearby*



Prime Location Benefit: Common Road Intersection of TP3A & TP3C1

- * Large Govt Residential Land Parcel located in front of the Project (see blue circle)
- * Positioned sizable Residential (Yellow) & Commercial (Blue) Government Land parcels located on the common road between TP 3A & TP 3C1 (see below maps snapshot).
- * Future potential: Likely open-market auction to major developers.



Residential Plot Plan – 12 Nos (Size ~ 413.21 Sqyd each)



PLOT SOLD OUT STATUS – 12/04/2026

Why choose LRK Developers- Your Gateway to Smart Investments



- Golden opportunity for an Investment in Greenfield City (Dholera SIR)
- Future tie-ups with green construction firms to build eco-friendly villas/flats for rental income.
- Guaranteed exit options for trust & liquidity.
- End-to-end transparent real estate investing with a sustainable future.
- Led by seasoned professionals with deep industry knowledge and proven market insight in real estate.
- 100% clarity in pricing, legal documents, and project details — no hidden surprises.
- Investments designed for both short-term gains and long-term wealth creation.
- Personalized investment strategies tailored to your budget and goals.
- End-to-End Support , Legal & Compliance Assurance
- LRK Developers Promise – Excellence, trust, and results that stand the test of time. Long Term Goal – **upcoming ~100 Plots township in near future**
- Indian Real Estate Market projected to reach **\$1 trillion by 2030** – the perfect time to invest and build lasting wealth with us.



Thank you

Let's build the future together

