



DOLLARS COLONY

A SPK ESTATES PROJECT

www.spkestates.com



OUR STORY

SPK Estates is located in Bangalore, Karnataka. We are one of the biggest land developers, real estate consultants and builders. With more than a decade of experience we have expertise in every aspect of these businesses and deliver only the best to our customers.



OUR PRINCIPLES



"Home is where life
begins, fill it with
memories"

We are proficient in all legal matters related to land development, real estate and construction business and can offer real time solutions for any issue that our customers may have.



WHAT WE DO

CONSTRUCTION

We have a dedicated team for construction who take up both the commercial and the residential buildings projects. Our experience and talented team will provide you with unique proposals and delivers the projects well within the stipulated time for you to enjoy. We have network with suppliers for all aspects of construction which means the building owners do not have to worry about finding anything that is necessary for construction. We provide competitive pricing and pride ourselves to deliver only the best in terms of quality and looks.

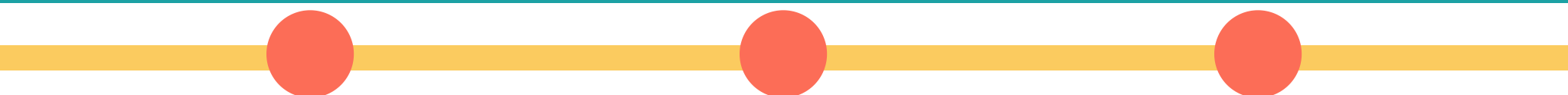


REAL ESTATE CONSULTANCY




We have a great rapport with landowners, building owners both commercial and resident. We help our clients find houses, office spaces, storage spaces and many more on rent and for lease as well. If you're looking to buy any property in and around us don't look any further we're here to make your life simpler. We do background check, calculate the estimates based on many factors such as location, population, popularity and rules compliance and get you the best estimates that anyone can come up with.

LAND DEVELOPMENT



We have developed and delivered layouts in and around Bangalore for the past decade and are in the process of developing many more. We provide sites of different dimensions based on the customers need. We also have many projects which means that we can offer sites in different layouts which the customers find it attractive. All our layouts are immaculately planned, approved from the government bodies and are designed to make lives easier for our customers from every aspect of their lives.



DOLLARS COLONY

Plots for 5.5 Lakh (30x40) and 6.5 lakh (30x50)



SPK ESTATES PRESENTS DOLLARS COLONY

Located in Guilalu village, Aimangala hobli, Hiriyr Taluk and Chitradurga district, is a 21.21 acre of land which is being developed by the SPK estates. The sites are mostly 30x40 and 30x50 in dimensions, however, some of them are smaller and bigger in size for people looking for different dimensions.



SPK ESTATES PRESENTS DOLLARS COLONY



Customer Site Visit - DOLLARS COLONY



Plot Construction at - DOLLARS COLONY



Sy. 140, 90



SPK DOLLARS COLONY LAYOUT MAP



LAND USE ANALYSIS

Sl.No	Land Use	Area Sq.m	%
1	Residential	45421.35	52.14
2	Commercial	1801.66	2.07
3	Civic Amenities	2657.58	3.05
4	Park & Open space	7901.78	9.07
5	Road	29325.00	33.67
TOTAL		87107.37	100.00

TOTAL EXTENT : 8.71 ha (21 A - 21G)
(B' Kharab : 08 Guntas excluded for calculation)

INDEX

— Layout Boundary

SITE DETAILS

Sl.No	Dimension	Nos
1	9m X 15m	102
2	9m X 12m	242
3	Odd Sites (●)	41
4	Commercial sites	01
TOTAL		386

Note:

- The Layout Boundary and Kharab is considered as per the Revenue sketch attested by Tahasildar Hiriya Taluk.
- All Dimensions are in metre.



GOVERNMENT OF KARNATAKA
DEPARTMENT OF TOWN & COUNTRY PLANNING
OFFICE OF THE DIRECTOR OF TOWN & COUNTRY PLANNING, BANGALORE

Director Town & Country Planning		
Dn : Title	Ckt :	Date : October 2015
PROPOSED RESIDENTIAL LAYOUT IN SY.No.121/1 & 121/2 OF GITYALALI VILLAGE, MANGALA HOBLI, HIRIYA TALUK, CHITRADURGA DISTRICT TOTAL EXTENT: 8.71 ha (21 A-21 GUNTAS) IN FAVOUR OF 1) Sh. SYED ABUL PARVEZ, S/o Sh. SYED KALIM 2) Sh. RAVIPRASAD SHETTY, S/o Sh. B.A. SHETTY		
Scale : 1:1000		Org.No : 4175/Chitradurga/306

SPK ESTATES PRESENTS DOLLARS COLONY

Hurry Now!

**5 Assured Winners will get KIA Car,
ALTO Car & 3 Honda Activa**



First 200 Buyers Will Get a Chance to Win*

DC Conversion Number :
ALNCR278/2013-14
ಎ.ಎಲ್.ಎಸ್.ಸಿ.ಆರ್.278/2013-14
ALNCR11/2014-15
ಎ.ಎಲ್.ಎಸ್.ಸಿ.ಆರ್.11/2014-15

21.21 Acres Sy. No. 121
Village : Guilal
Hobli : Imangala
Taluk : Hiriyur
Dist. : Chithradurga

	30x40 (242 Sites)
	30x50 (102 Sites)
	ODD Sites (40 Sites)
	Commercial

SPK DREAM CITY

You can watch Route Map @ YouTube

SPK DREAM CITY

You Tube

SPK ESTATES

Guital

Hiriyur City

IRB Toll

Bellary Road

Sira historical city

IRB Toll

Mysore Road

Vasatha Narasapura Industrial Area

NH-7

Tumkur City

Siddaganga matt

NHAI Toll

Shivaganga Hills

Dabaspete Industrial Estates

NHAI Toll

Nelamangala

Nice Road

Bangalore International Exhibition center

NHAI Toll

Hasaraghatta main road

Doodaballapur

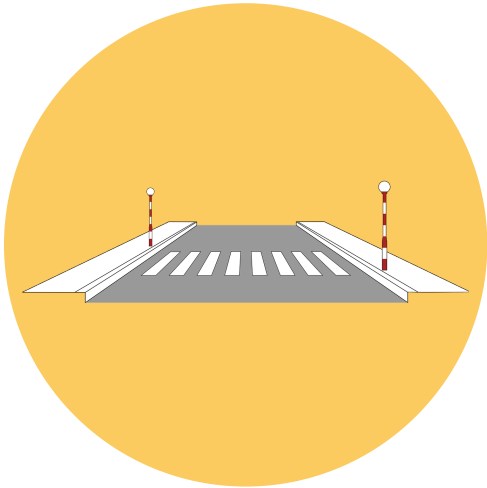
Harahalli

No. 19, KK Road, 2nd Cross, T. Dasarahalli,
Bangalore - 560057, Contact : 9916846726
Web. : www.spkestates.com
Email : spk.dreamcity14@gmail.com

SPK ESTATES

For more details : Yuvaraj Naidu : 9986097347, Pramod Nahata : 9886024258

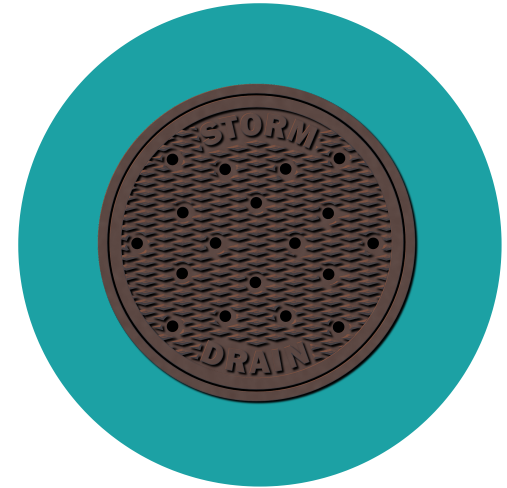
AMENITIES



**60 FEET MAIN
ROAD WITH
STREET LIGHTS**



**30 FEET SUB
ROAD WITH
TAR**

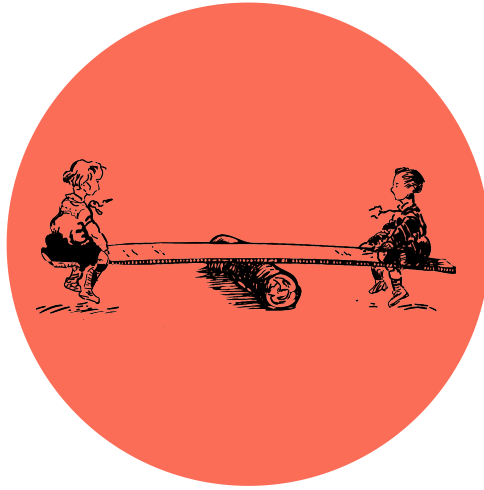


**BOX TYPE
SANITARY &
DRAINAGE**

CONTINUED...



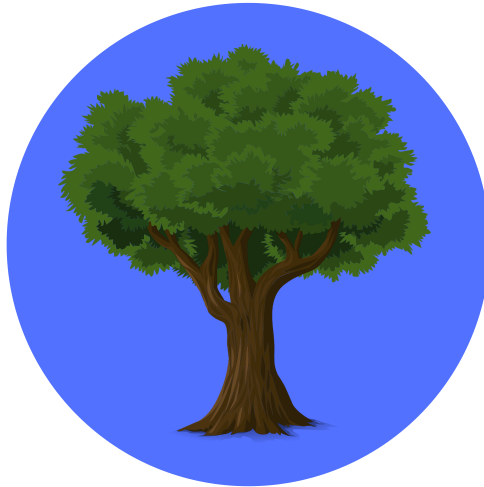
**ELECTRICAL
FACILITIES**



**PLAY AREA FOR
KIDS**



**ECO FRIENDLY,
WELL MAINTAINED
PARK & LAWN**



TREE GUARDS

GOVERNMENT UPCOMING PROJECTS

In & Around Up Coming Projects

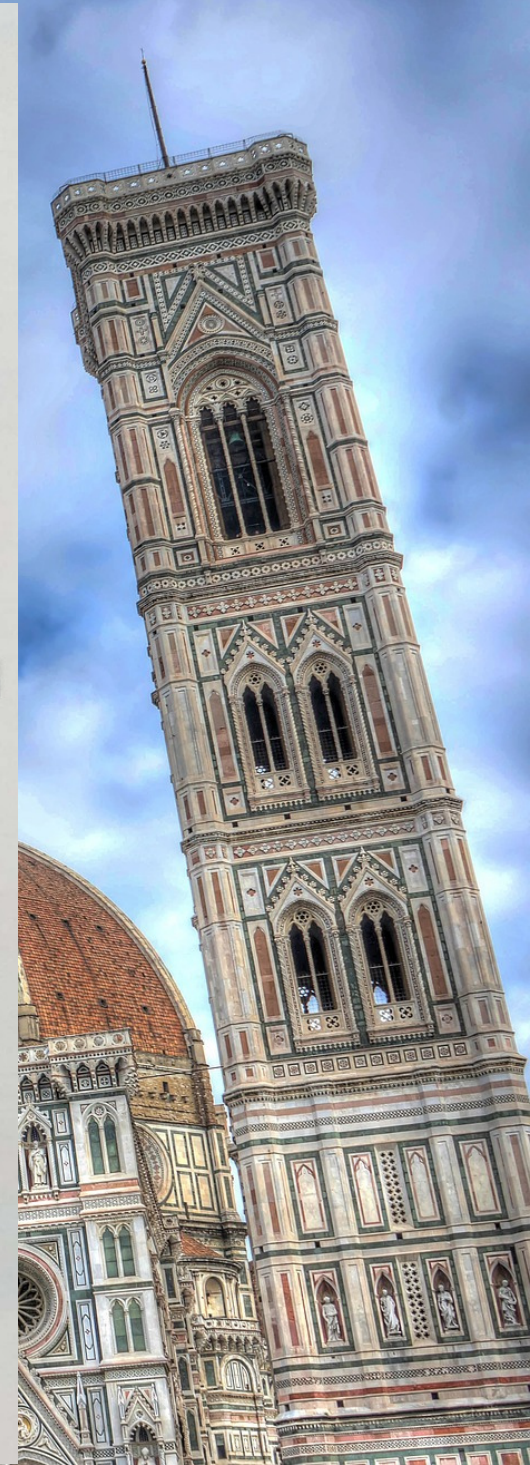
1. ISRO (Indian Space Research Organization) Is Setting An Advance R&D Center In Space Craft Technology.
 - ★ Proposed Smart City from modi Government
 - ★ Food Park
 - ★ Hatti Gold Mine
 - ★ DRDO (Defense Research & Development Organization) has Set up an Aeronautical Test Range @ Voru Kaval Challakere
 - ★ BARC (Baba Atomic Research) Center Is Setting Up A Rare - Earth Facility & A Uranium Enrichment Plant.
 - ★ IISC (Indian Institute of science) has acquired 1500 Acres Of Land To Set Up a Talent Development center which is to include School , Shopping Complex & A Residential Township observatory at Kundapur - Challakere.In challakere "The Science City" Involves An Investment Of
 - ★ Rs 10000 Crore In Initial Phase at Chitradurga.
2. Atria Power Corp Ltd Is Setting Up 25ww Solar Thermal Plant
3. Sri Jayadeva Cardiology Institute To Set Up There Branches In Chitradurga.
4. Chitradurga Steel & Power Pvt Limited Is Setting Up A Mini Steel Plant
5. Prakash Sponge Iron & Power Pvt Ltd Is Setting Up A Gas Based Power Plant.
6. VSI Steel To Expend Their Industry At Hiriya



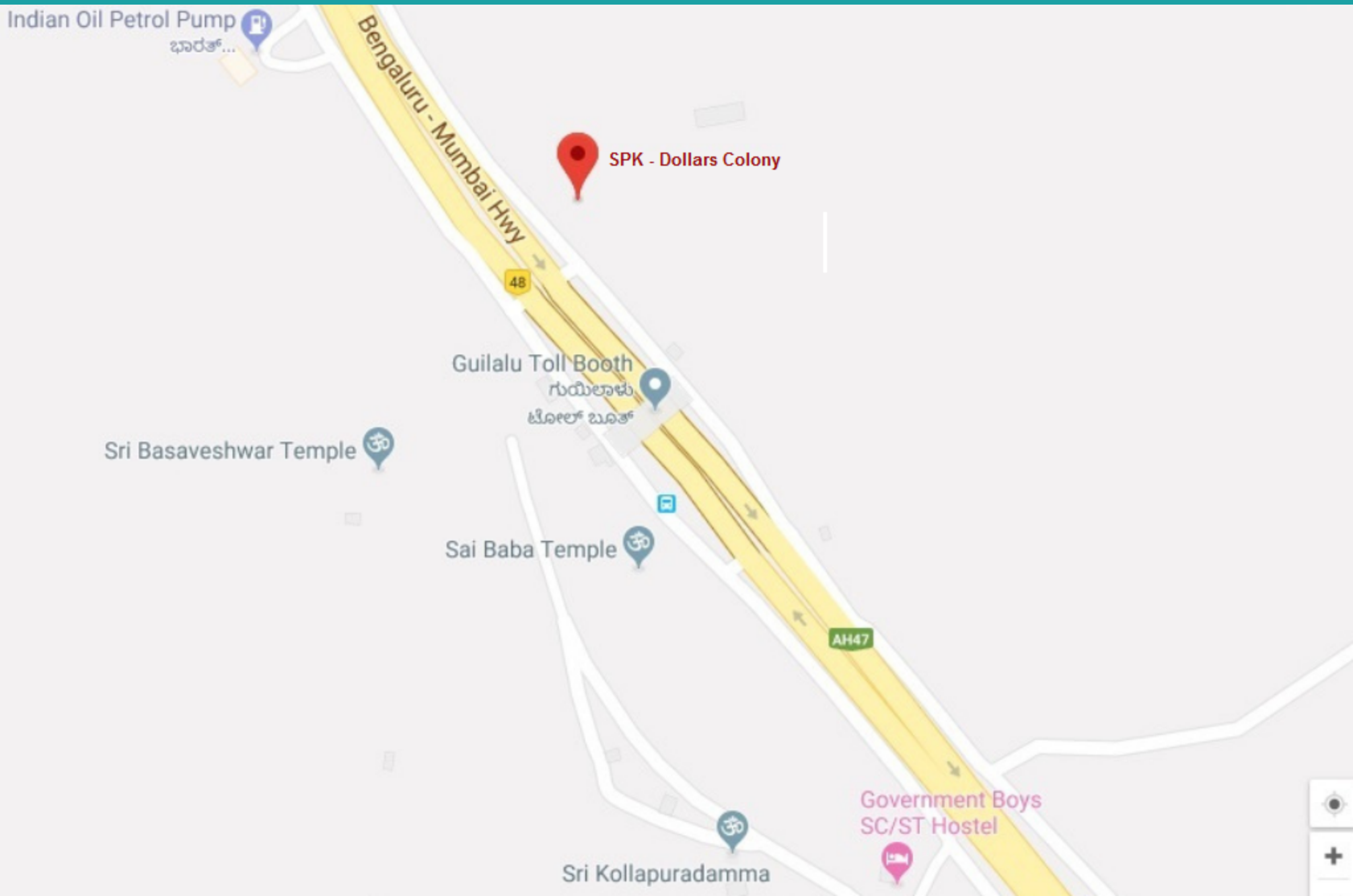
WHY CHITRADURGA AND HIRIYUR?

Tourism

1. Hiriyr - Vanivilas Sagar Also Know As Mari Kanive
An Artificial Lake From Medival Period.
2. Gayathri Jalashya Dam Is A Famous Picnic Spot.
3. 500+ Year Old Teru Malleshwara Temple.
4. Chitradurga - Jogimatti Hill Resort Includes
A Water Falls (himavat)
5. Kedre Water Fall & A Natural Cave Temple.
6. Halurameshwara Also Known As Vara Koda Bhavi or Wishing Well
7. Dasharatha Rameshwara A Popular Religious Tourist Centre
8. Kallina Kote Another Stone Monument.
9. Kogue Bande Echoing Stone Famous Tourist Spot.
10. Chandravalli Famous Archeological Site.
11. Aadu Malleshwara Cave Mines.
12. Ingaladu Copper Mines
13. Thamate Kallu A Monolithic Statue
14. Ramagiri Hills Has Famous Veerabadra Swamy Temple
& Kari Siddeshwara Mutt



GOOGLE MAP



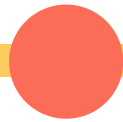
CONNECTIVITY

5 MIN



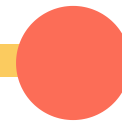
**Drive to
Hiriyur City**

10 MIN



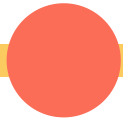
**Drive to
Chithradurga**

30 MIN



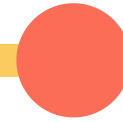
**Drive from
Sira Town**

45 MIN



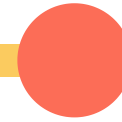
**Drive from
Davanagere**

45 MIN



**Drive from
Tumkur**

120 MIN



**Drive from
Bengaluru**

“

CONTACT

+91-9916846726

SPK Estates

**No. 19, KK Road, 2nd Cross,
T. Dasaraahalli, Bengaluru - 560057**

”

www.spkestates.com

THANK YOU

for your time!



SPK ESTATES