



COLDWELL BANKER
SAMYAK

“Stay in Peace, Be in Peace”



SAMYAK HILLS

Location: Savane
Tal: Panvel
District : Raigad

www.samyak21.com

Samyak : +91 99303 31505



WELCOME TO
SAMYAKHILLS

Reserve Your Slice of Nature Near Mumbai



ABOUT THE PLOT :

Located just 2.5 KM from the new JNPT Chowk 6 lane highway, Samyak Hills offers peaceful, scenic hilltop residential plots with excellent future appreciation potential.



“Stay in Peace
be in Peace”

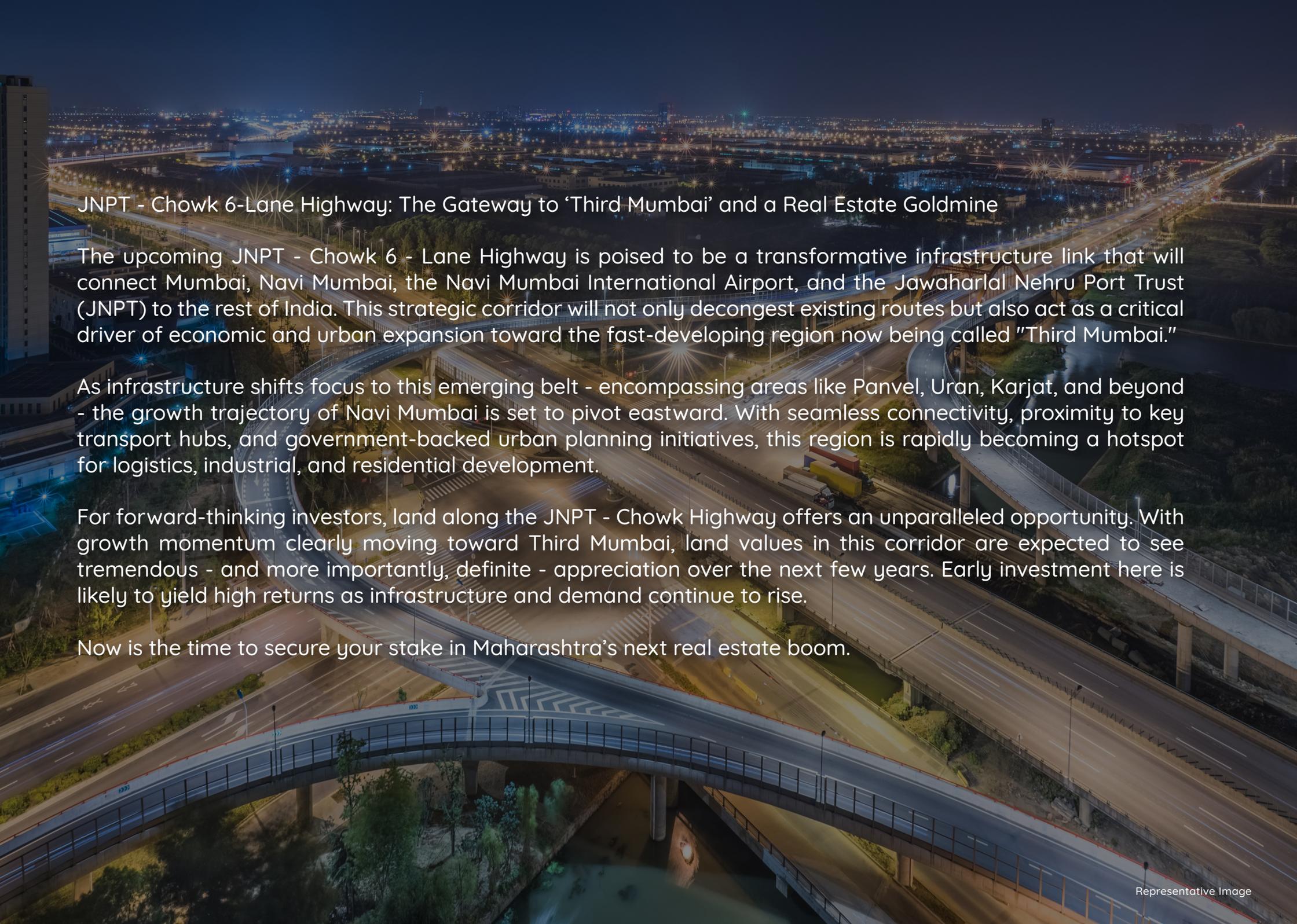
VIEW TOWARDS THE CLUBHOUSE, BUNGALOWS,
& REFERENCE LANDSCAPE

Representative Image

"FROM MUMBAI TO NAVI MUMBAI...
AND NOW TO THIRD MUMBAI
- WITNESS THE EVOLUTION OF
GROWTH.

DON'T MISS THE WAVE;
INVEST EARLY AND GROW
EXPONENTIALLY."





JNPT - Chowk 6-Lane Highway: The Gateway to 'Third Mumbai' and a Real Estate Goldmine

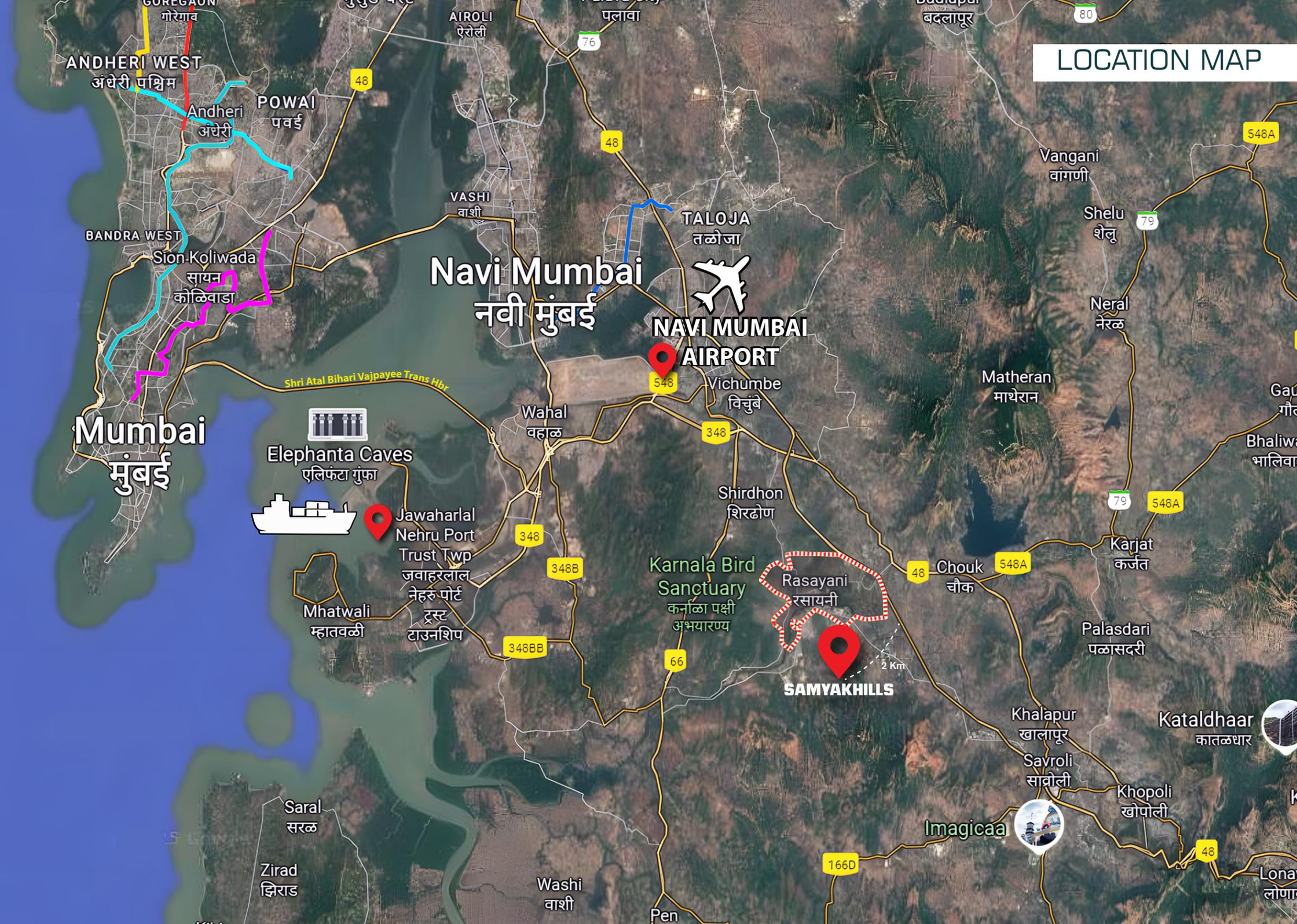
The upcoming JNPT - Chowk 6 - Lane Highway is poised to be a transformative infrastructure link that will connect Mumbai, Navi Mumbai, the Navi Mumbai International Airport, and the Jawaharlal Nehru Port Trust (JNPT) to the rest of India. This strategic corridor will not only decongest existing routes but also act as a critical driver of economic and urban expansion toward the fast-developing region now being called "Third Mumbai."

As infrastructure shifts focus to this emerging belt - encompassing areas like Panvel, Uran, Karjat, and beyond - the growth trajectory of Navi Mumbai is set to pivot eastward. With seamless connectivity, proximity to key transport hubs, and government-backed urban planning initiatives, this region is rapidly becoming a hotspot for logistics, industrial, and residential development.

For forward-thinking investors, land along the JNPT - Chowk Highway offers an unparalleled opportunity. With growth momentum clearly moving toward Third Mumbai, land values in this corridor are expected to see tremendous - and more importantly, definite - appreciation over the next few years. Early investment here is likely to yield high returns as infrastructure and demand continue to rise.

Now is the time to secure your stake in Maharashtra's next real estate boom.

LOCATION MAP



Navi Mumbai
नवी मुंबई

NAVI MUMBAI AIRPORT

Mumbai
मुंबई

SAMYAKHILLS

Elephanta Caves
एलिफंटा गुंफा

Jawaharlal Nehru Port Trust Twp
जवाहरलाल नेहरू पोर्ट ट्रस्ट टाउनशिप

Karnala Bird Sanctuary
कर्नाळा पक्षी अभयारण्य

Rasayani
रसायनी

Imagicaa

Kataldhaar
कातळधार

Khopoli
खोपोली

Savroli
सावरोली

Khalapur
खालापूर

Palasdari
पळासदरी

Karjat
करजत

Chouk
चौक

Shirdhon
शिरदोण

Vichumbe
विचुंबे

Wahal
वहाळ

TALOJA
तळोजा

VASHI
वाशी

POWAI
पवई

Andheri
अंधेरी

ANDHERI WEST
अंधेरी पश्चिम

BANDRA WEST

Sion-Koliwada
सायन कोळिवाडा

Vangani
वांगणी

Shelu
शेलु

Neral
नेरळ

Matheran
माथेरान

548A

79

76

48

48

80

548

348

348

348B

348BB

66

48

548A

79

548A

2 Km

166D

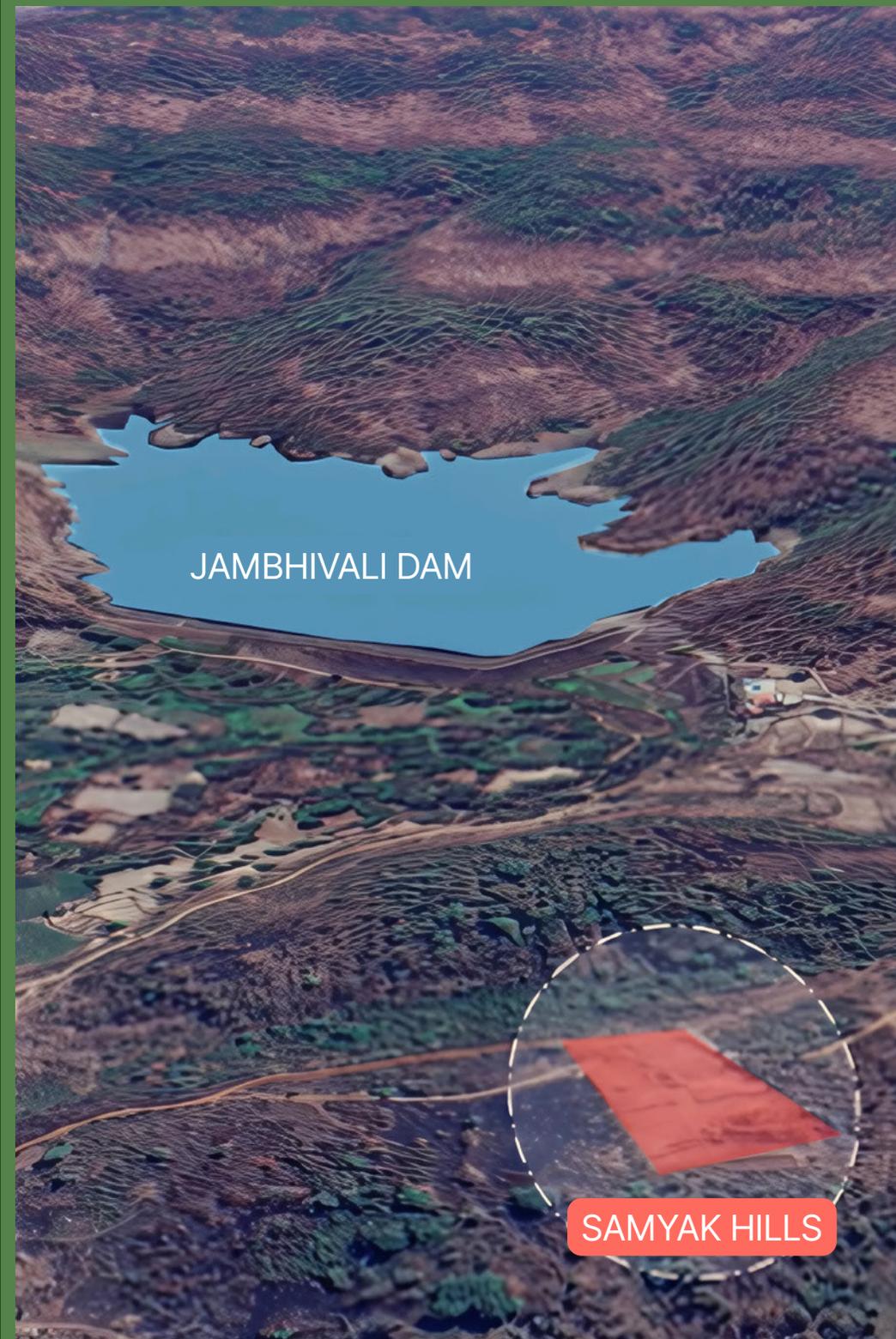
48

Lona

लोणा

PROJECT HIGHLIGHTS

- HILLTOP PLOTS IN A SERENE, GREEN SETTING
- JUST 2.5 KM FROM THE JNPT-CHOWK 6-LANE HIGHWAY
- EASY ACCESS TO MUMBAI, NAVI MUMBAI, JNPT & THE NEW AIRPORT
- PLOT SIZES: 2,700 TO 3,300 SQ. FT.
- PRICING: ₹60-70 LAKHS (PRE-LAUNCH OFFER)
- IDEAL FOR YOUR DREAM HOME, WEEK-END RETREAT, OR HIGH-RETURN INVESTMENT



SAMYAK HILLS

Your Future. Your Plot.
Your Green Getaway.

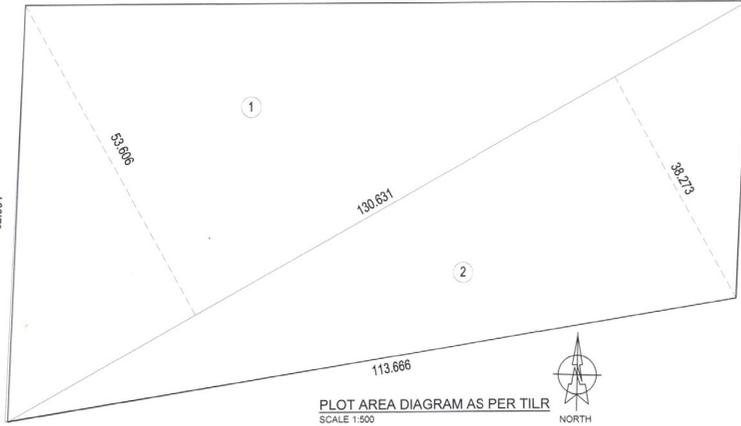




106.245
AREA DIAGRAM FOR INTERNAL ROAD
SCALE 1:500

INTERNAL ROAD AREA CALCULATION				
Block Description (1)	Length (meter) (2)	Breadth (meter) (3)	Area (sqm) (4)	Area (sqm) (5) = (2)x(3)x(4)
1	107.070	8.922	0.500	477.613
2	107.070	8.922	0.500	477.613
TOTAL AREA				955.225

ADJ G NO 138/A
111.304

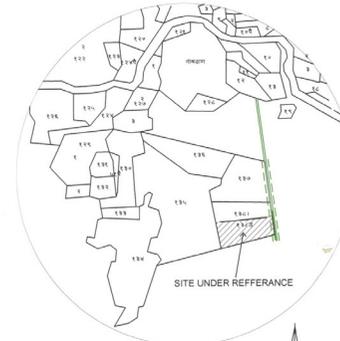


PLOT AREA DIAGRAM AS PER TILR
SCALE 1:500

PLOT AREA CALCULATION AS PER TILR					
LENGTH	HEIGHT			AREA IN SQ. M	
1	130.631	X	53.606	X 0.5	3501.303
2	130.631	X	38.273	X 0.5	2499.820
TOTAL					6001.123

AREA UNDER ROAD WIDENING					
LENGTH	HEIGHT			AREA IN SQ.	
1	46.326	X	4.954	X 0.5	114.750
2	46.326	X	4.939	X 0.5	114.402
TOTAL					229.152

PLOT SUPERIMPOSING ON GOOGLE LOCATION MAP



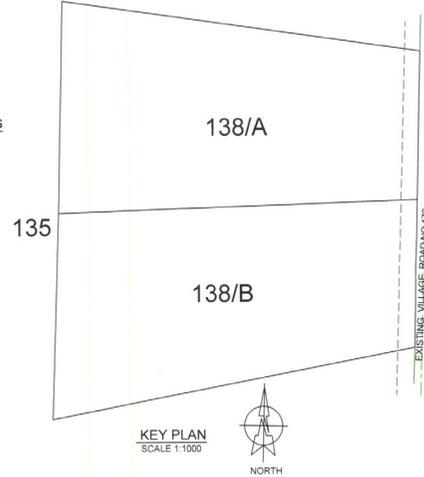
LOCATION PLAN
SCALE 1:4000



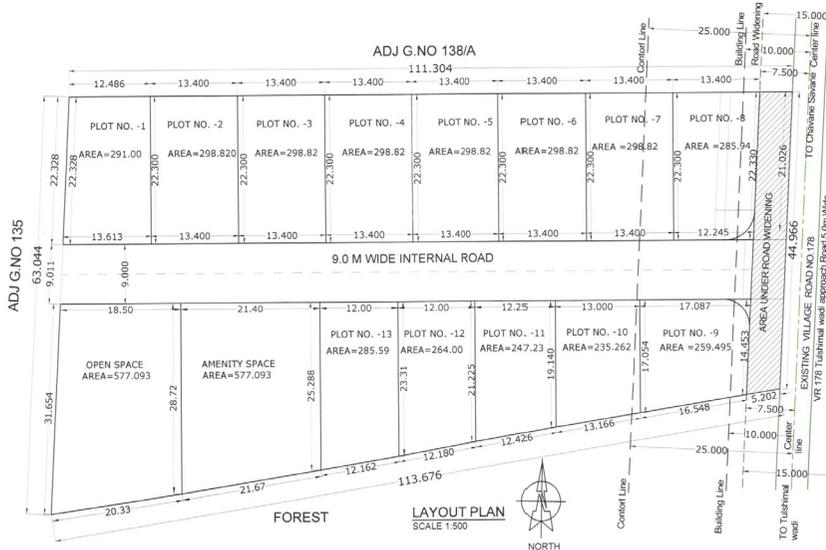
ADJ G NO 135
62.994



AREA DIAGRAM FOR
AREA UNDER ROAD WIDENING
SCALE 1:500



KEY PLAN
SCALE 1:1000



LAYOUT PLAN
SCALE 1:500

PLOT AREA STATEMENT								
PLOT NO.	PLOT AREA	CURVE AREA	NET AREA	BUILT UP AREA PRO RATA BASIS I.e. (Dx Factor of FSI) i.e. D x 1.418	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA ON NORMAL FSI (ExG) (SQ.M.)	TYPES OF PLOT
A	B	C	D	E	F	G	H	I
1	291.000	0.00	291.000	412.64	9.00	1.10	453.90	DETACHED
2	298.820	0.00	298.820	423.73	9.00	1.10	466.10	DETACHED
3	298.820	0.00	298.820	423.73	9.00	1.10	466.10	DETACHED
4	298.820	0.00	298.820	423.73	9.00	1.10	466.10	DETACHED
5	298.820	0.00	298.820	423.73	9.00	1.10	466.10	DETACHED
6	298.820	0.00	298.820	423.73	9.00	1.10	466.10	DETACHED
7	298.820	0.00	298.820	423.73	9.00	1.10	466.10	DETACHED
8	285.940	4.00	281.940	399.79	9.0 / 15.0	1.10	439.77	DETACHED
9	259.495	4.00	255.495	362.29	9.0 / 15.0	1.10	398.52	DETACHED
10	235.262	0.00	235.262	333.60	9.00	1.10	366.96	DETACHED
11	247.230	0.00	247.230	350.57	9.00	1.10	385.63	DETACHED
12	264.000	0.00	264.000	374.35	9.00	1.10	411.79	DETACHED
13	285.590	0.00	285.590	404.97	9.00	1.10	445.46	DETACHED
TOTAL				5180.57				

STAMP OF APPROVAL

PROPOSED LAYOUT PLAN ON PLOT BEARING ON S.NO. 138/B, AT VILLAGE SAVANE, TALUKA - PANVEL, DIST - RAIGAD

रेखांकनाला साधुली / अतिम संकृतीची शिफारस पत्र क्र. सवने-राज/2/1918 दिनांक 22/01/2023 सा.अ.प्र. 1-107/2023 दिनांक 22/01/2023 अन्वये त्यातील शाहीन प्रतिलिपि राखून व नकाशावर छिद्रय रंगाने कुसुती प्रमाणे शिफारस

सहाय्यक संचालक, नगर स्वयं, रायगड-पानवेल
 22/01/2023
 अधेश क्र. मस/सलन-1/स.अ.प्र. 1-107/2023 दिनांक 22/01/2023 अन्वये अवेरतीत शाहीन राखून व नकाशावर छिद्रय रंगाने केलेल्या कुसुती प्रमाणे अकृती/सहाय्यक संचालक रेखांकनाला साधुली राखून व नकाशावर छिद्रय रंगाने कुसुती प्रमाणे शिफारस
 सहाय्यक संचालक, नगर स्वयं, रायगड-पानवेल
 17-01-2024

PROFORMA	
AREA STATEMENT	SQ. M.
AREA OF PLOT (MINIMUM AREA OF 8.0% TO BE CONSIDERED)	
AS PER OWNERSHIP DOCUMENT (T/1) CTR EXTRACT	6000.00
AS PER MEASUREMENT SHEET	6001.12
AS PER SITE	6000.00
2 DEDUCTIONS FOR	
a) PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD/HIGHWAY ROAD WIDENING	229.152
b) ANY D.P. RESERVATION	NEL
TOTAL AREA (a+b)	229.152
3 BALANCE AREA OF PLOT (1-2)	577.003
4 AMENITY SPACE (IF APPLICABLE)	
a) REQUIRED	577.003
b) ADJUSTMENT OF (2) IF ANY	NEL
c) BALANCE PROPOSED	577.003
5 NET PLOT AREA (3-4C)	577.003
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED	577.003
b) PROPOSED	577.003
7 INTERNAL ROAD AREA	955.225
8 SERVICE ROAD AND HIGHWAY WIDENING	---
9 PLOTTABLE AREA	3661.44
10 PRO-RATA FACTOR FOR FSI CALCULATION	1.418
11 AREA UNDER PLOTS (a+b)	
a) REQUIRED	N.A.
b) PROPOSED	
c) PROPOSE	

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 17/01/2024 and the dimensions of sides etc. of plot stated on this as measured on site and the area so worked out tallies with stated in document of Ownership/T.P. Scheme records/Land Records Department/city survey records.

OWNERS DECLARATION:
 I/WE UNDER SIGNED HERE BY CONFIRM THAT I/WE WOULD ABIDE BY PLAN APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLAN. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

MR. PRADEEP KRISHNA DESHMUKH
 NAME AND SIGN OF LICENCEE
 REGD. NO. CA / 2008 / 43846

डिजाईन कन्सेप्ट
 DESIGN CONCEPT
 DATE 14.12.2022 Job No. 145 SCALE As Shown In 01 DRAWN BY CHECKED BY

SITE PLAN



9.00 M WIDE ROAD



EXISTING VILLAGE ROAD

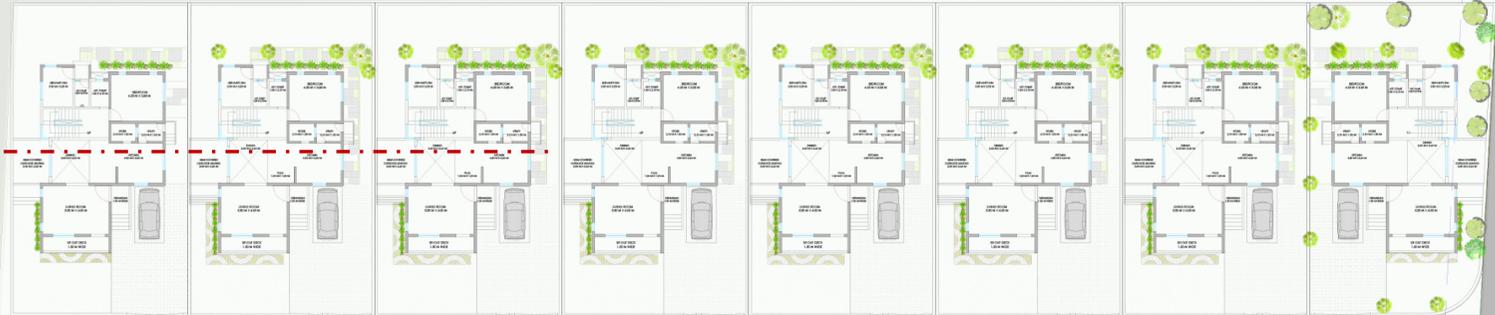
TULSHIMALWADI APPROACH ROAD

CENTER LINE

BUILDING

SITE LAYOUT AND AMENITIES

BUNGLOWS



----- 9.00 M WIDE ROAD -----

SWIMMING POOL



MULTIPURPOSE HALL

OPEN LAWN

EXISTING VILLAGE ROAD

TULSHIMALWADI APPROACH ROAD

15.00

BUILDING LINE

CENTER LINE

NOTE- BUNGALOWS AND VIEWS ARE ONLY FOR THE REFERENCE.



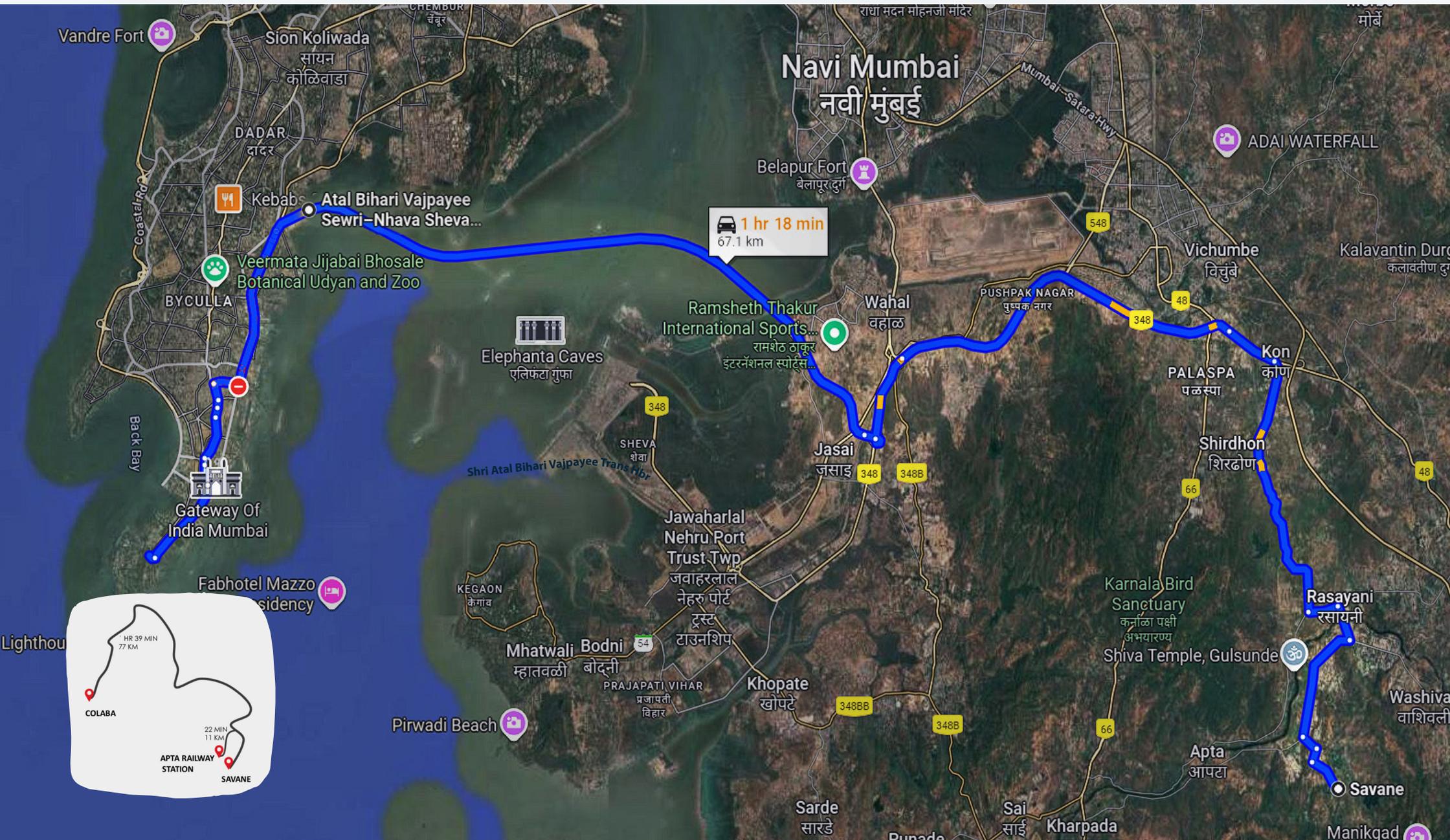
Fresh Air, Open Spaces



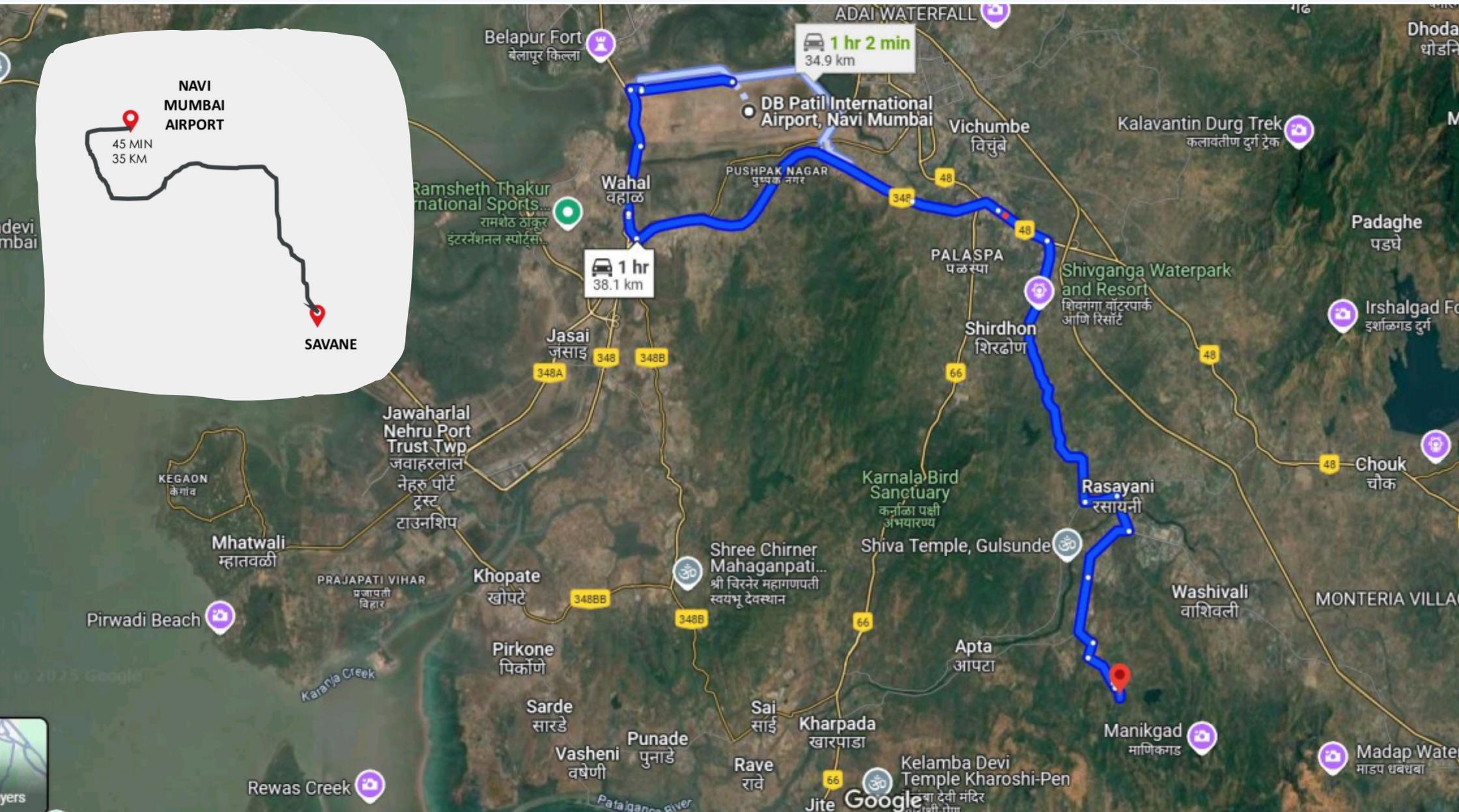
ROAD CONNECTIVITY

Mumbai - 1 HR 18 min - Savane

Apta Railway station - 15 min - Savane

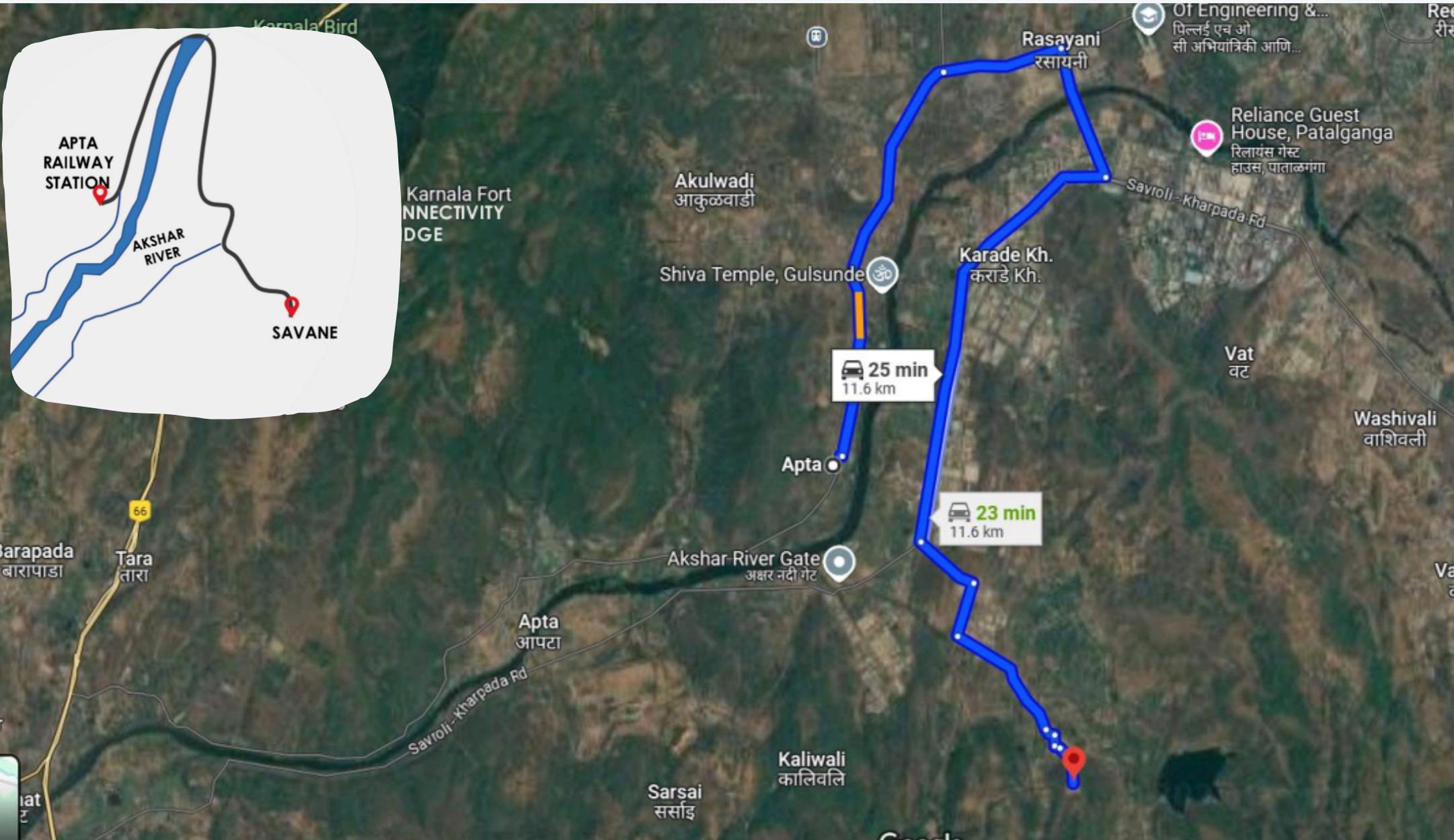


Mumbai - 45 min - Savane



PRESENT CONNECTIVITY

Apta railway station - 11 km - Savane | Expected Time - 11 to 15 Min

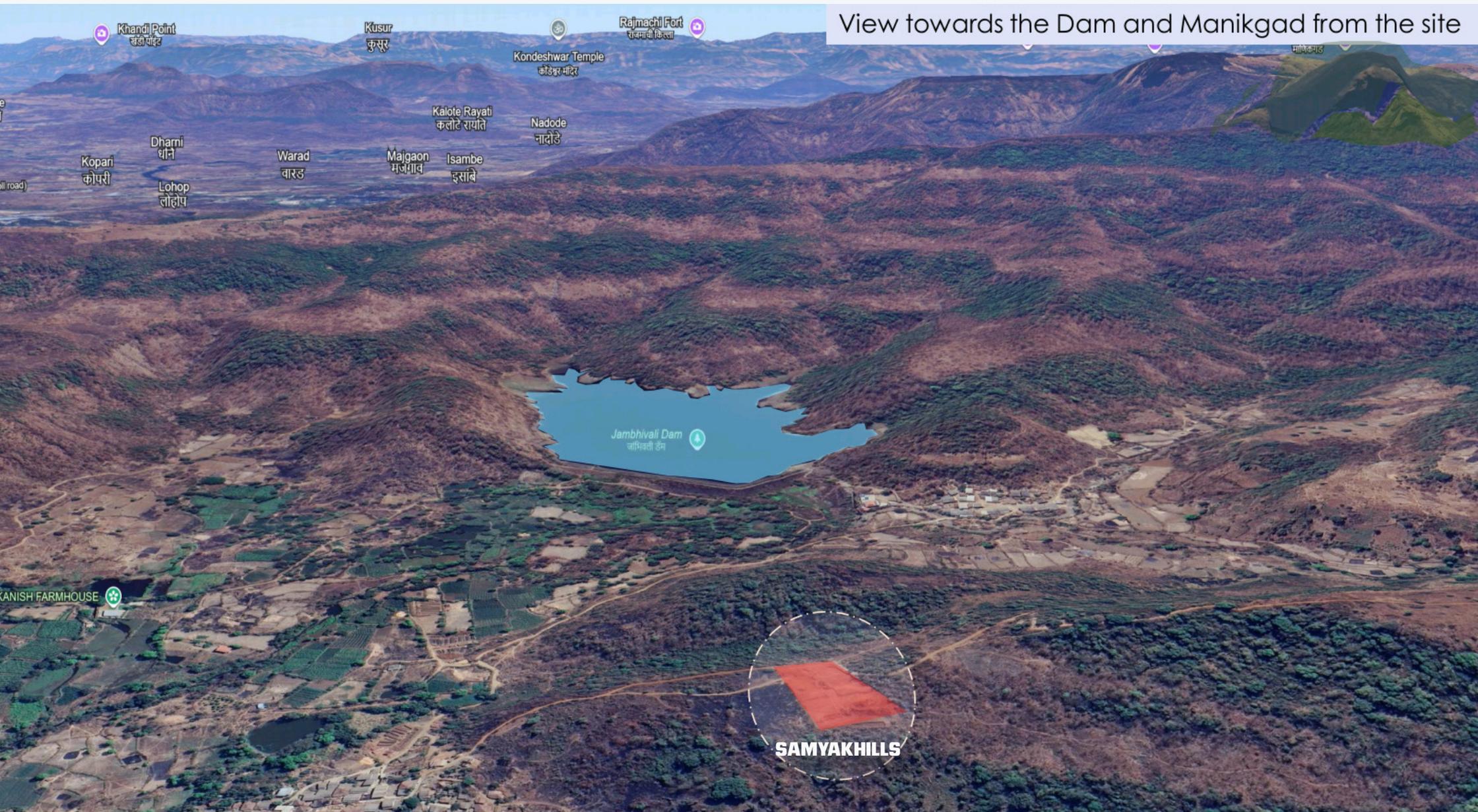


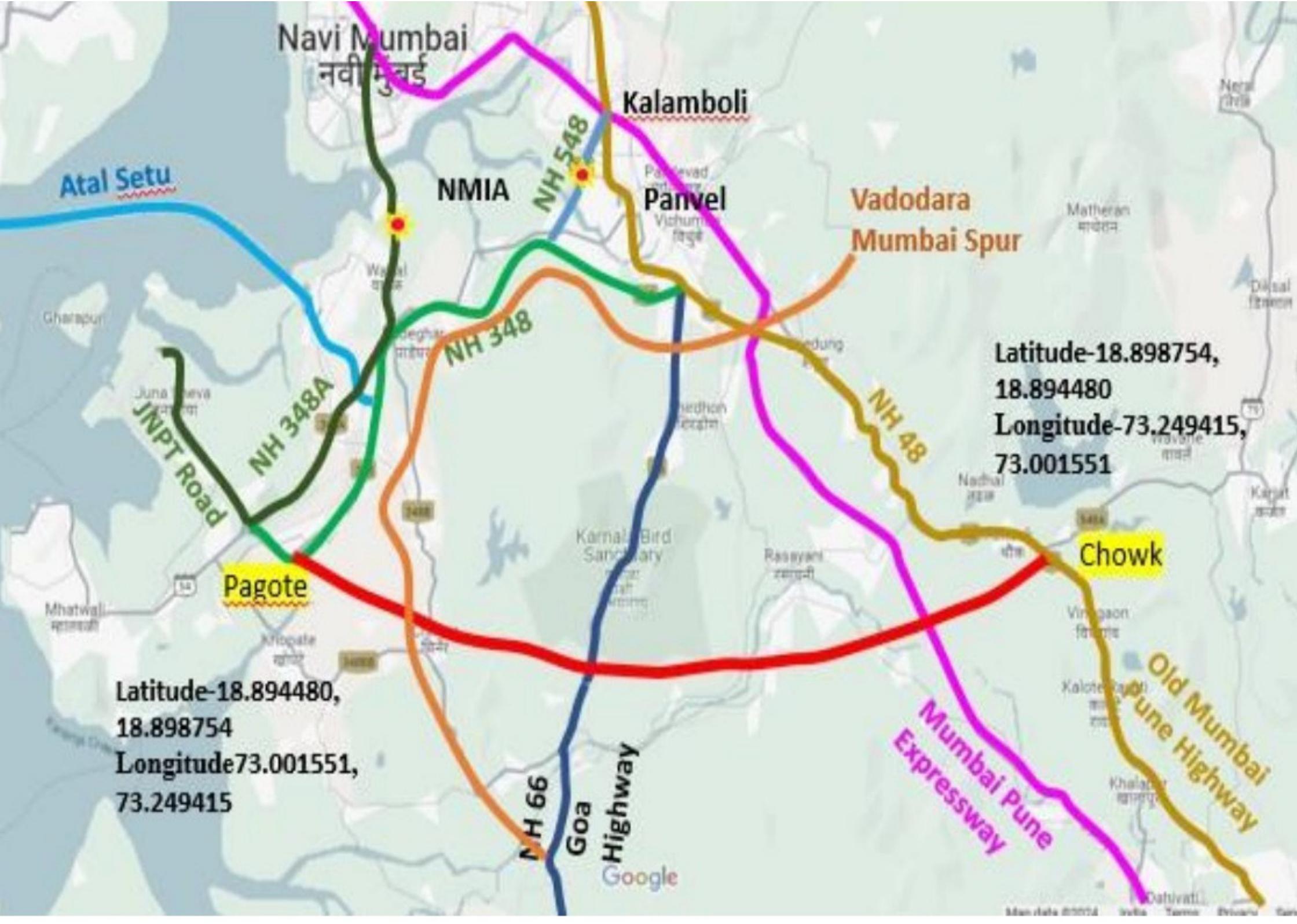
UPCOMING CONNECTIVITY : Location - Savane, Panvel, Navi Mumbai

Located Just 2.5 km from the upcoming National Highway, which will offers seamless connectivity within 5 minutes this JNPT Chowk NH will connect to the existing Atal bridge.



VIEW TOWARDS THE DAM AND MANIKGAD FROM THE SITE





Navi Mumbai
नवी मुंबई

Kalamboli

Atal Setu

NMIA

NH 548

Panvel

Vadodara
Mumbai Spur

NH 348

NH 48

Latitude-18.898754,
18.894480
Longitude-73.249415,
73.001551

JNPT Road

NH 348A

Pagote

Chowk

Latitude-18.894480,
18.898754
Longitude 73.001551,
73.249415

NH 66

Goa
Highway

Mumbai Pune
Expressway

Old Mumbai
Pune Highway

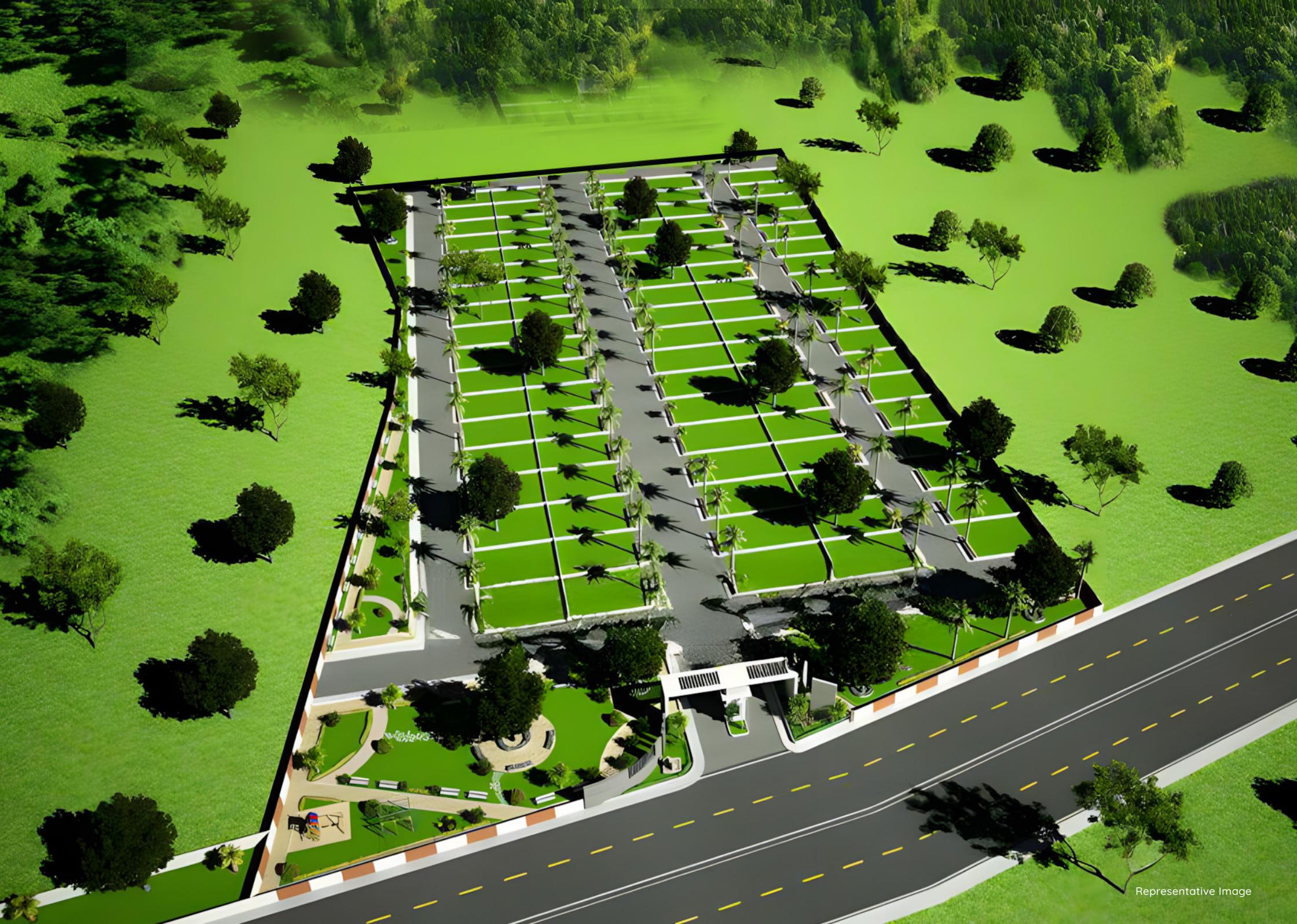
Google

The Green Gateway Awaits - Reserve Your Plot



WELCOME TO
SAMYAKHILLS





Representative Image



Actual Plot Photo



Actual Plot Photo



Actual Plot Photo



Actual Plot Photo

Where Nature Meets Your Dream Plot
- Book Today!





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 suhas@samyak21.com

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