

**PALAR**  
*Farms*  
WALAJABAD

Be a  
proud owner  
for reducing  
**carbon**  
footprint



Your gateway to a Successful  
Investment Opportunity

# VISION STATEMENT

To be reckoned as one of the premier farmland promoters, showcasing sustainable farming practices and providing a serene, nature-based getaway for families, while fostering a deeper connection between people, nature, and nutritious food. Cultivate a diverse range of high-quality fruits and produce, using eco-friendly methods that promote soil health, bio-diversity, and efficient water use.

Provide a unique, rejuvenating experience for families, offering a tranquil escape from urban life. Foster a sense of community among our guests, staff, and local partners and events that celebrate sustainable living. Continuously innovate and improve our operations, ensuring the long-term viability of our farm, resort, and surrounding ecosystem, while maintaining the highest standards of quality, safety, and customer satisfaction.



## CONNEMARA PRESENTS – PALAR FARMS @ WALAJABAD

We are happy to launch our new project – Palar Farms. It is a gated community offering premium farm land plots, along with complimentary access to a luxury resort. The project is located in the peaceful and green surroundings of Walajabad.



## Why own a Managed Farmland?

**Palar Farms** managed farmland allows you to sit back and relax and watch your investment grow without the hassles of managing it yourself. Compared to other forms of real estate investments, managed farmlands are stress-free investment options. In real estate, your land value may appreciate over time but the plot will remain just land and nothing more. However, with farmland, you benefit not just by the appreciating value of the land but also by the returns from the farmland produce and also a family getaway spot to enjoy with your family every year.

## PALAR FARMS...

### is a new-age asset for a lasting legacy...

Palar Managed farmlands are farmlands owned by individuals and taken care of by an experienced farmland management company. Since business professionals and agricultural experts would handle your farmland, the level of risk is nil, and the chances of greater returns are extremely high. Owning farmland not only brings you closer to nature but it's a risk-free asset with assured benefits under all economic circumstances and making you a proud owner for reducing carbon footprint by Afforestation of your land.

## Advantages of Investing in Agricultural Lands

- Productive investment with high wealth appreciation
- Resale value is high
- Guaranteed and good return on investment.
- A great hedge against inflation
- Income earned and profit made from selling the farmland are free from taxation.

## Leisure Outdoors

- Cottages
- Club House
- Outdoor Sitting
- Forest Garden
- Vegetation

## 25 Valuable Trees - Inside Each Farm Plots

- Mango Trees - 9 Nos
- Orange Trees - 2 Nos
- Sapota Trees - 2 Nos
- Guava Trees - 2 Nos
- Coconut Trees - 2 Nos
- Red Sander Tree - 4 Nos
- Teak Tree - 4 Nos



Plants irrigation by renowned  
**JAINS Drip Irrigation**



**FREE !!**  
Registration

25 VALUABLE  
TREES

7 YEAR FREE  
MAINTANANCE

7 DAYS / YEAR  
RESORT STAY

130 22 CENT  
PLOTS

Book your  
free site visit



# PLOT LAYOUT



**FREE !!**  
Registration

ARPAKKAM TO KAVANTHANDALAM ROAD



Enjoy  
Tax  
Benefits



Each Plot  
With 25  
Valuable Trees



Luxury Resorts  
High Class  
Amenities



Luxury &  
Elegant  
Clubhouse



7 Years  
Free  
Maintenance

AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
1	9592	22
2	9679	22.2
3	9701	22.25
4	9723	22.3
5	9679	22.2
6	9723	22.3
7	16001	36.7
8	10377	23.8
9	9330	21.4
10	9330	21.4
11	9810	22.5
12	9592	22
13	9592	22
14	9592	22
15	9592	22
16	9592	22
17	9592	22
18	9330	21.4
19	7848	18
20	10813	24.8
21	13080	30
22	12775	29.3
23	10987	25.2
24	10900	25
25	9854	22.6
26	9810	22.5
27	9919	22.75
28	9592	22
29	9483	21.75
30	9418	21.6
31	9418	21.6
32	9374	21.5
33	9636	22.1

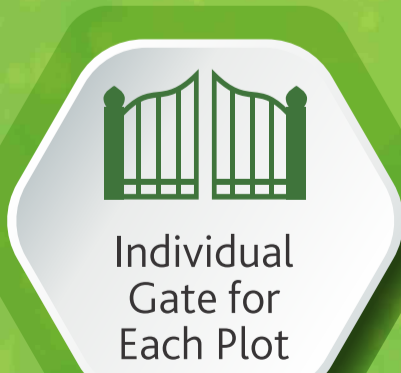
AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
34	9679	22.2
35	9723	22.3
36	10159	23.3
37	9897	22.7
38	9636	21.1
39	9592	22
40	9592	22
41	9592	22
42	9679	22.2
43	9723	22.3
44	9679	22.2
45	10159	23.3
46	11990	27.5
47	10900	25
48	10290	23.6
49	10900	25
50	9592	22
51	10682	24.5
52	10115	23.2
53	9592	22
54	9592	22
55	9592	22
56	9592	22
57	9592	22
58	9592	22
59	9592	22
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63	9592	22
64	11118	25.5
65	9592	22
66	9592	22

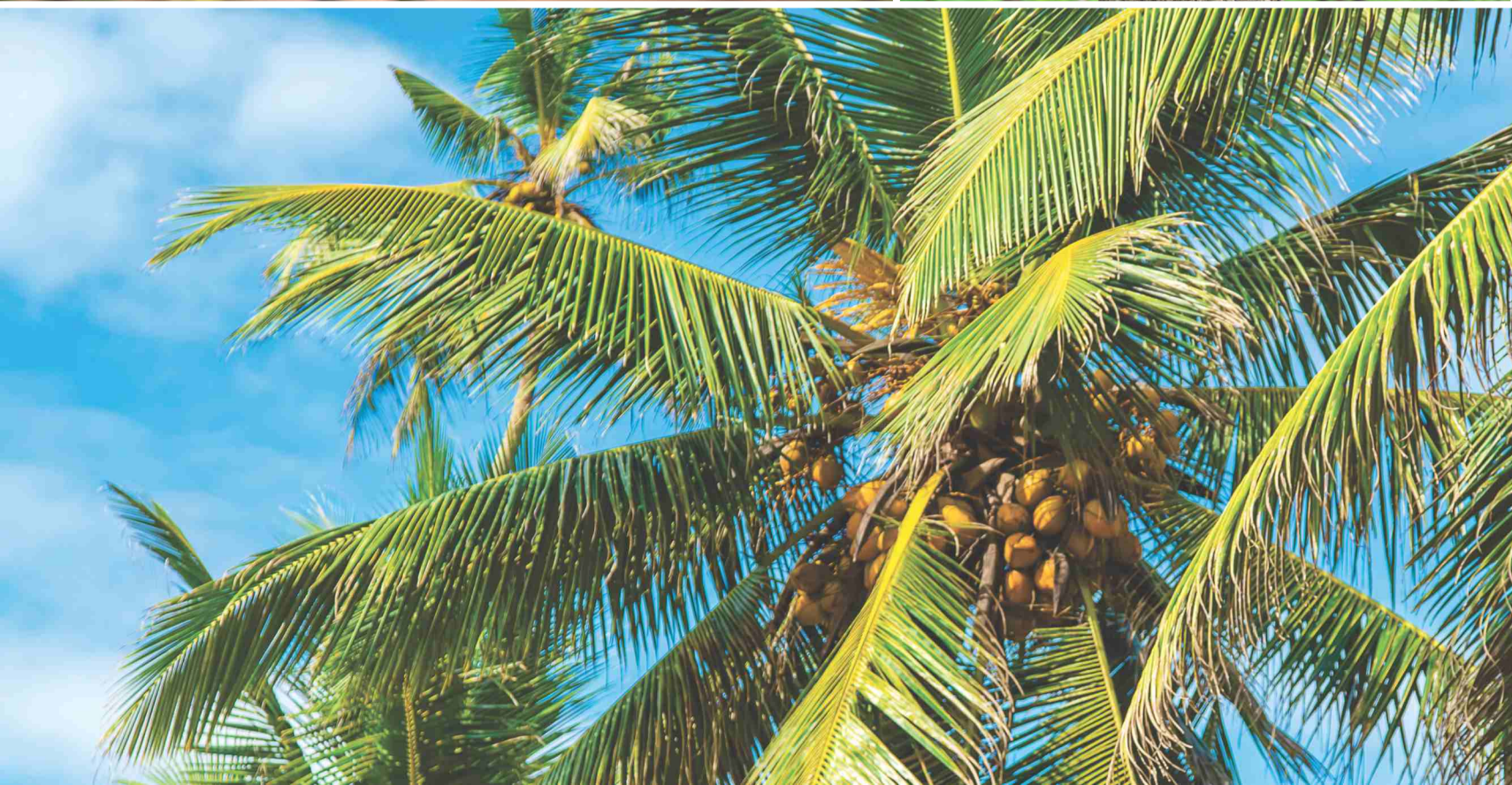
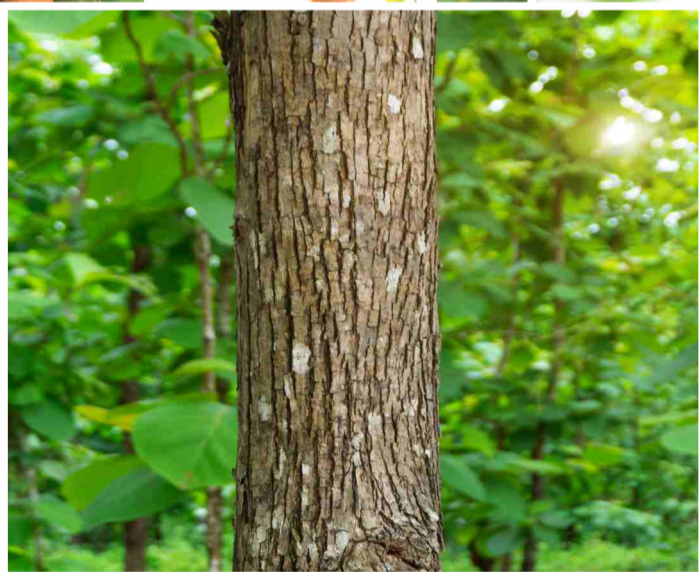
AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
67	12513	28.7
68	9592	22
69	9592	22
70	10333	23.7
71	11205	25.7
72	9592	22
73	9592	22
74	12557	28.8
75	9592	22
76	9592	22
77	9854	22.6
78	11162	25.6
79	11205	25.7
80	11205	25.7
81	15129	34.7
82	9592	22
83	9592	22
84	9330	21.4
85	9374	21.5
86	9156	21
87	9243	21.2
88	9243	21.2
89	9592	22
90	9679	22.2
91	11162	25.6
92	11162	25.6
93	11859	27.2
94	13952	32
95	10573	24.25
96	9243	21.2
97	9592	22
98	9592	22
99	9592	22

AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
100	9592	22
101	9592	22
102	9592	22
103	9592	22
104	9941	22.8
105	10987	25.2
106	10900	25
107	10900	25
108	10028	23
109	11118	25.5
110	9766	22.4
111	9592	22
112	9592	22
113	10115	23.2
114	10115	23.2
115	10115	23.2
116	9592	22
117	9592	22
118	10638	24.4
119	10290	23.6
120	9592	22
121	9592	22
122	9592	22
123	9592	22
124	7063	16.2
125	9505	21.8
126	9592	22
127	9505	21.8
128	9374	21.5
129	10028	23
Owner Use		

# RED SANDAL TREE FARMLAND

Invest & watch  
your wealth grow...







*Take home your  
unforgettable  
memories and  
leave back  
your stress*



Community  
Hall  
100 Members  
Capacity



Kids  
Play Area



Open  
Party Area



Club  
House

PALAR  
*Serenity*  
RESORT

by CONNEMARA  
Realty



Swimming  
Pool



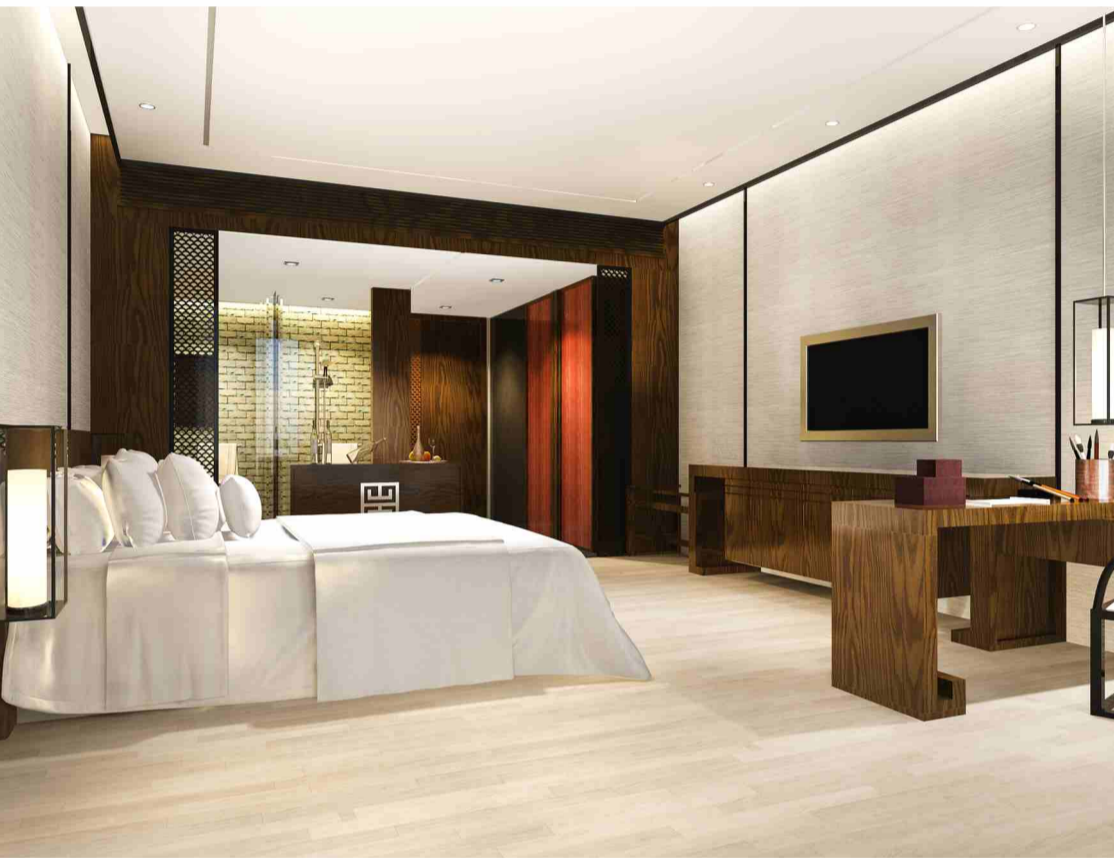
Luxury  
Cottages



7 Days Free  
(Per Year)



Outdoor  
Sitting



# 25 VALUABLE TREES PLANTED IN EACH FARM PLOT

\* Our plantation method allows you to pluck fruits easily.

## MANGO TREES

### Varieties of Tree Planted

Banganapalli	- 4 Nos
Imam Pasand	- 2 Nos
Other Varieties	- 3 Nos
Trees Height (While Planting)	- 5 Feet
After 2 Years	- 25 Feet*



## SAPOTTA TREES

No. of Plants	- 2 Nos
Trees Height (While Planting)	- 5 Feet
After 2 Years	- 20Feet*
Yearly Harvest	- Sufficient



## COCONUT TREES

Chandrakalpa	- 2 Nos
Trees Height (While Planting)	- 5 Feet
After 2 Years (Max. Height)	- 20 Feet*
Yearly Harvest	- Sufficient



## ORANGE TREES

No. of Trees	- 2 Nos
Trees Height (While Planting)	- 5 Feet
After 2 Years	- 7 Feet*
Yearly Harvest	- Sufficient



## GUAVA TREES

No. of Trees	- 2 Nos
Trees Height (While Planting)	- 5 Feet
After 2 Years (Max. Height)	- 7 Feet*



# 25 VALUABLE TREES PLANTED IN EACH FARM PLOT

\* Our plantation method allows you to pluck fruits easily.

## TEAK TREES



**Characteristics:** Teak's natural oils make it useful in exposed locations and make the wood termite and pest-resistant. Teak is durable and strong.



**Value:** The price of teak wood has been increasing year after year, due to its high demand in furniture and construction field.



**Uses:** Manufacture of furniture and sculpture. It is also used for indoor flooring and as a veneer for interior finishing.



**Farming:** Teakwood tree farming, from the root to its growth, the promoters maintain and give assist the landowners to sell the produce.

## RED SANDER TREES



**Characteristics:** The Heartwood of Red Sander can accumulate various earth elements like strontium cadmium, zinc, copper and uranium.



**Value:** Estimated current value per ton, will fetch 20-60 lakhs, after 15 years it appreciates 3 to 5 time of its present value.



**Uses:** The wood at the center of the trunk is used as medicine. Also treating digestive tract problems, fluid retention coughs and for "blood purification."



**Licensed Farming:** License not required to engage in RED Sander Tree farming. Arrangements will be made to sell the wood from the land owner.



## ADVANTAGES OF INVESTING IN AGRICULTURAL LANDS

- Productive investment with high wealth appreciation
- Resale value is high
- Guaranteed and good return on investment.
- A great hedge against inflation
- Income earned and profit made from selling the farmland are free from taxation.



## LOCATION HIGHLIGHTS

- ▶ 15 min. Kanchipuram Temple Town
- ▶ 10 min. Walajabad
- ▶ 45 min. Chennai Airport
- ▶ 20 min. (Upcoming) Parandur Airport
- ▶ 15 min. Uthiramerur Bus Stand
- ▶ 30 min. Chengalpattu Bus Stand
- ▶ 20 min. Oragadam
- ▶ 30 min. Meenakshi Medical College
- ▶ The Cheyyar River is 2 kms away from our land.
- ▶ 2.5 kms 1000 years old Balasubramaniam Temple
- ▶ The Palar river is 7 kms away from our land.

**Palar River:** The Palar River, flowing near our land, adds to the lush greenery and serene atmosphere of the region.”

**Beautiful Pond and Waterfalls:** The region has several ponds and small waterfalls. These spots provide opportunities for relaxation and peaceful outings.

**Cultural Significance:** Near our land, there is a rich Tamil heritage, and it is home to several temples and cultural landmarks that reflect traditional South Indian architecture and practices.”

**Agriculture and Rural Life:** The surrounding rural areas are lush with agricultural fields, offering an insight into the agrarian lifestyle. Visitors can enjoy the calm, peaceful environment.



# CHENNAI'S Second INTERNATIONAL AIRPORT, Coming Up in PARANDUR Near Our Site

## ON PLANNING BOARD

As the Chennai Metropolitan Area (CMA) expands, connectivity is going to be one of the focus areas.

Chennai Metropolitan Area (CMA) to grow seven-fold from 1,189 sq.km to **8,878sq.km**

**190KM** SATELLITE TOWN RING ROAD (STR) linking



To include Chennai, Kancheepuram, Tiruvallur districts and Arakkonam taluk in Vellore

Exciting News!

### PROBABABLE NEW INFRA PROJECTS

- ▶ A 190km satellite town ring road (STR) linking Mamallapuram and Gummidiipoondi
- ▶ It will cut across Chengalpeta, Kancheepuram, Arakkonam and Uthukkottai covering the contours of the extended CMA
- ▶ Rail links connecting Chengalpeta with Gummidiipoondi via Tiruvallur
- ▶ Earmarking a few areas within the extended CMA for establishing and airport in constitution with AAI

### AREAS TO BE CONSIDERED

- ▶ Identification of new townships, agricultural zones and ecologically sensitive areas
- ▶ Locating the right place for establishing bus terminus facilities



**Proposed Airport**

**RAIL LINK**





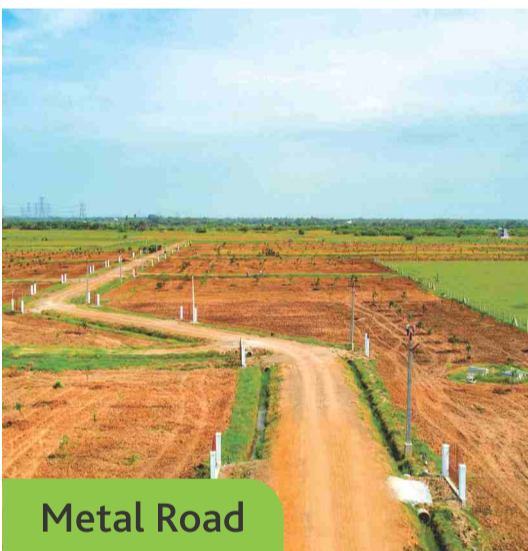
Farm Front View



Tree Planting



Tree Planting



Metal Road



Gate



Resort / Clubhouse



Top View



# CONNEMARA

Realty



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free site visit*

