

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, biodiversity, 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
and Patta

Book your
free site visit



Call: 72 00 00 76 76

25 VALUABLE
TREES

7 YEAR FREE
MAINTANANCE

7 DAYS / YEAR
RESORT STAY

130 22 CENT
PLOTS

Your Gateway to a Successful Investment Opportunity

25 VALUABLE TREES
Free Maintenance



Fertile Soil



Free Registration and Patta



Plants irrigation by renowned JAINS Drip Irrigation



Gated Community Farm Lands

PALAR
Farms
WALAJABAD

by CONNEMARA Realty



7 Years Free Maintenance



Well Laid Metal Roads & Solar Street Lights



24x7 Security



Individual Gate for Each Plot



MANGO TREES - 9 NOS



SAPOTTA TREES - 2 NOS



GUAVA TREES - 2 NOS



ORANGE TREES - 2 NOS



RED SANDER TREES - 4 NOS



TEAK TREES - 4 NOS



COCONUT TREES - 2 NOS

Take Home your unforgettable memories
and leave back your stress...

7 DAYS / YEAR
RESORT STAY



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



COMMUNITY HALL



CHILDREN'S PLAY AREA



LUXURY COTTAGE



OPEN PARTY AREA



SWIMMING POOL

PLOT LAYOUT



FREE !!
Registration
and Patta

--- 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	9873	22.5
2	9643	22.0
3	9625	22.0
4	9603	22.0
5	9669	22.0
6	9545	22.0
7	15639	36.0
8	9643	22.0
9	9617	22.0
10	9726	22.25
11	9856	22.5
12	9598	22.0
13	9598	22.0
14	9590	22.0
15	9590	22.0
16	9590	22.0
17	9687	22.25
18	9633	22.0
19	9592	22.0
20	9586	22.0
21	13923	32.0
22	12863	29.5
23	10486	24.0
24	10574	24.25
25	9656	22.0
26	9592	22.0
27	10128	23.25
28	9585	22.0
29	9619	22.0
30	9625	22.0
31	9633	22.0
32	9633	22.0
33	10499	24.0

AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
34	9588	22.0
35	9588	22.0
36	10091	23.0
37	9647	22.0
38	9630	22.0
39	9614	22.0
40	9620	22.0
41	5576	12.75
42	8473	19.5
43	9647	22.0
44	9660	22.0
45	10062	23.0
46	11662	26.75
47	10921	25.0
48	10318	23.5
49	10921	25.0
50	9600	22.0
51	10707	24.5
52	10147	23.25
53	9600	22.0
54	9600	22.0
55	9600	22.0
56	9600	22.0
57	9600	22.0
58	9600	22.0
59	9600	22.0
60	9600	22.0
61	9600	22.0
62	9600	22.0
63	9600	22.0
64	11254	26.0
65	9603	22.0
66	9600	22.0

AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
67	12540	28.75
68	9600	22.0
69	9600	22.0
70	10228	23.5
71	10927	25.0
72	9600	22.0
73	9600	22.0
74	12540	28.75
75	9636	22.0
76	9636	22.0
77	9594	22.0
78	10948	25.0
79	10952	25.0
80	10924	25.0
81	15411	35.25
82	9588	22.0
83	9633	22.0
84	8745	20.0
85	9649	22.0
86	9567	22.0
87	9633	22.0
88	9558	22.0
89	9706	22.25
90	9628	22.0
91	11343	26.0
92	11306	26.0
93	11701	26.75
94	14940	34.25
95	10418	24.0
96	9299	21.25
97	9600	22.0
98	9600	22.0
99	9600	22.0

AREA STATEMENT		
PLOT No.	SQ.FT	CENTS
100	9600	22.0
101	9600	22.0
102	9600	22.0
103	9600	22.0
104	9810	22.5
105	10963	25.0
106	10925	25.0
107	10882	25.0
108	9931	22.75
109	11179	25.5
110	9850	22.5
111	9600	22.0
112	9600	22.0
113	9600	22.0
114	9600	22.0
115	9600	22.0
116	9600	22.0
117	9600	22.0
118	10837	25.0
119	9592	22.0
120	9605	22.0
121	9581	22.0
122	9619	22.0
123	9672	22.25
124	6904	16.0
125	9611	22.0
126	9699	22.25
127	9665	22.0
128	9638	22.0
129	10620	24.25
Owner Use	3508	8.0

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.



High Appreciation

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 (STRR)



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

- ### PROBABALE NEW INFRA PROJECTS
- A 190km satellite town ring road (STRR) linking Mamallapuram and Gummidiipoondi
 - It will cut across 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

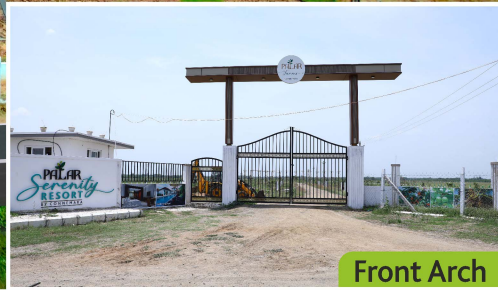
- ### AREAS TO BE CONSIDERED
- Identification of new townships, agricultural zones and ecologically sensitive areas
 - Locating the right place for establishing bus terminus facilities

Exciting News!





Farm Front View



Front Arch



Tree Planting



Tree Planting



Individual Fencing For Each Plot



Metal Road



Resort



Resort / Clubhouse





Top View




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