

RIVER GARDEN

15 MINS. FROM MAHINDRA WORLD CITY, CHENNAI



HOME KONNECT[®]
Connecting to your dream home

02



About



Sai Ashwin is a reputed Promoter having decades of experience in promoting layouts and developing projects



18 Pristine Acres Fully Fenced
~10,000 Sq.ft. each
54 Plots
60% SOLD



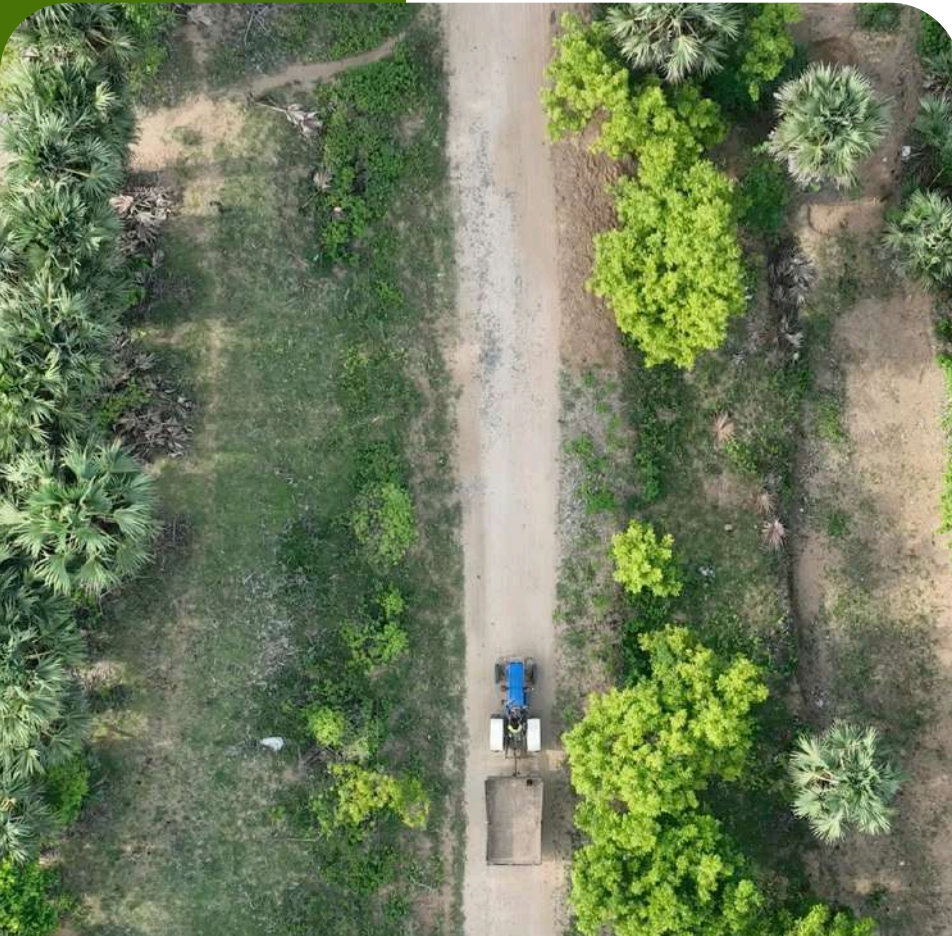
Marketed By:

- 7G Property Private Limited
- Dinesh Realty
- Home Konnect



03

At a Glance



Air / Water / Nature / Calm

USP's

- Grand Entrance Arch
- 4BHK **Guest Suites**
- **Highway Standard** (30 feet) black top internal roads
- Swimming pool with imported motors from Spain
- Located at the banks of the **Palar** River
- Unmatched **Courtallam** style experience
- Underground EB Provisioning
- Street Lights
- CCTV Surveillance



USP's

- **Fully fenced** Farm
- **20 year** old fully grown Mango (Banganapalli) & Teak trees (INR 5 Lakhs* worth)
- Fertile soil
- *Sweet Potable water*
- **Peacock** sightings
- **Caretaker** with family (locals) reside at the property to ensure 100% safety & security
- Children's Play Area
- Cricket Net
- Shuttle Court
- Mooligai Garden

Why Buy?



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Trust

Judges/
Advocates/Diamond
merchants and the like
have bought here

Vetted by leading
lawyers such as
Seshadri & Co.

Secure your Future

Invest in farmland to
safeguard your
future/generations

Price Comparison

Residential DTCP plots are
priced @ Rs.2000 per
sq.ft. in the vicinity

At Mamandur, almost 16
Km away, DTCP plots are
priced @ Rs.1111 per sq.ft.

Over a 5 Year Horizon - **2X
Returns** on your
Investment is possible!



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Chengalpet Vs. Marakkanam

Where to Invest in Farmland?

Criteria	Chengalpet	Marakkanam (ECR)
Appreciation Potential	High – Due to rapid infrastructure growth (metro, ring road, MWC proximity).	Moderate – Scenic, but price appreciation is slower due to limited urban spillover.
Infrastructure	Well-connected – NH-32, GST Road, ORR, upcoming logistics hub.	Limited – Less infrastructure outside ECR highway itself.
Proximity to City	15–30 mins from Mahindra City & outer Chennai suburbs.	2–3 hours from Chennai; mostly suited for weekend homes.
Farming Viability	Red fertile soil, water availability better in most belts.	Sandy coastal soil – limited crops unless you invest heavily in soil conditioning.



Chengalpet Vs. Marakkanam

Where to Invest in Farmland?

Criteria	Chengalpet	Marakkanam (ECR)
Water Table & Soil	Moderate water table, cultivable red soil in most pockets.	Coastal saltwater intrusion in parts; farming limited to hardy crops.
Lifestyle/Scenic Value	Green & peaceful, but not beachfront.	Sea breeze, scenic beaches – perfect for retreats/weekend stays.
Community & Development	Farm communities, gated agro-projects, weekend farming culture growing.	Scattered plots; fewer well-planned farm layouts.
ROI & Rental Potential	Growing demand for agri-experiences and weekend getaways.	Only tourism-centric use cases; limited tenant demand otherwise.




In the News

Chengalpattu Bus Terminus opening by
Dec 2025

1SHOT NEWS

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EVERYTHING WORKS




Chengalpattu Bus Terminus Opening By Year-End

The new Chengalpattu bus terminus, spread over 10 acres with a capacity for 60 buses and parking for 57, is set to open by the end of this year, confirmed Minister Sekar Babu. Built by the CMDA, the terminus aims to ease traffic congestion along the busy GST Road. Facilities include free drinking water, food courts, a medical room, and a feeding room for mothers. The government also plans low-cost canteens at upcoming bus stands in Chengalpattu, Avadi, and Mahabalipuram to benefit daily commuters.





Source : DT Next


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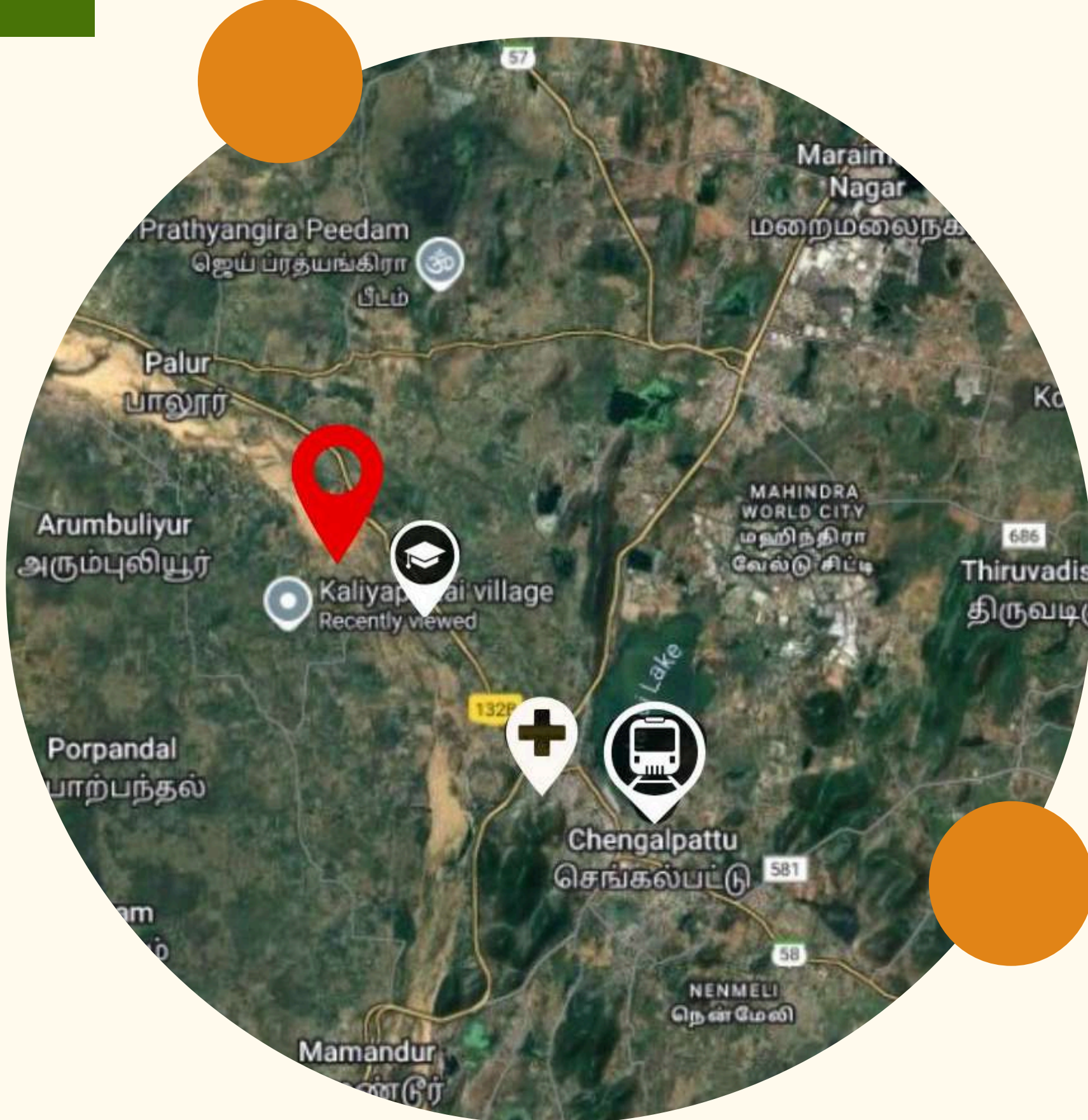


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04.07.2025




 For Advertisements Whatsapp 'AD' to 9080572585

Social Infra

- Medway JSP Hospital (6.5 Km)
- Mahindra World City Canopy Mall (15 Km)
- St.Paul's School (3.7 Km)
- Maharishi Vidya Mandir (CBSE) Athur, Chengalpattu (~4 Km)
- Chennais Amirta IIHM (4 Km)
- Kolavai Lake (~9 Km)
- Chengalpet Railway Station (7.5 Km)





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Price



Price ₹ 699/sq.ft.



An aerial photograph of a dirt road winding through a lush, green landscape. A blue tractor is visible on the road, moving away from the viewer. The surrounding area is filled with dense vegetation, including palm trees and various shrubs. The text "Thank You!" is overlaid in a large, white, sans-serif font, enclosed in a thin white rectangular border.

Thank You!

This isn't just land.

It's freedom.

It's finally yours.