

An Investment Opportunity

Tranquil 26-Acre Agricultural Land, towards Vedanthangal road,

3Kms from the GST Road

Ideal for Farm Estates, Eco-Living, and Senior Wellness Communities

We are pleased to present a unique opportunity to acquire a freehold 26-acre agricultural land parcel situated on Uthramerur road, Vedavakkam, near Melavalampettai, in Madhurantakam Taluk, Chengalpattu District, Tamil Nadu.

Strategically located 3 km from GST Road, this pristine stretch of land lies towards the Vedanthangal Bird Sanctuary Road, combining excellent connectivity to Chennai, Chengalpattu, and southern Tamil Nadu with the serene charm of an unspoiled rural landscape.

Ideal for those seeking long-term value as well as those setting up projects in a well-connected yet tranquil setting.

It is ideally suited for:

- HNIs looking to build **farmhouses, weekend homes, or private retreats**
- Real estate developers focusing on **eco-communities and sustainable gated layouts**
- Promoters of **senior citizen wellness projects** or **age-in-place concepts**
- Builders with focus on **green real estate and low-density development**
- **Agri-entrepreneurs** and food business investors
- Schools/NGOs interested in **experiential learning spaces or nature schools**

[Google Maps Location \(Click on the link for the location\)](#)

Key Advantages

- **Excellent Road Frontage:** 60 feet wide approach road
- **Seamless Connectivity:** Only 3 km from GST Road with access to key urban centres
- **Natural Terrain:** Level land, ideal for eco-conscious development

- **Utilities in Vicinity:** Electricity and water supply available nearby
- **Peaceful Surroundings:** Far from industrial zones, offering clean air and greenery
- **Accessibility:** 6 km from Madhurantakam town, railway access nearby
- **Water Source:** As it is near the bird sanctuary, there is adequate water source for the neighbourhood areas
- **Neighbourhood:** Sun Pharma, Royal Welding wires Pvt.Ltd., Balaji Enterprises (Tirupathi Foods)

Legal & Infrastructure Highlights

- **Ownership:** Private, with clear title and complete documentation
- **Land Use:** Agricultural (with scope for farm-based construction and activities)
- **Topography:** Flat and buildable with suitable soil conditions
- **Tax Receipts & EC:** Available and can be shared under NDA

Detailed Property Description

Land Area: 26 acres (vacant)

Built-Up Area: Nil (currently open land)

Open Space: Entire parcel is currently open land with natural terrain with trees

Zoning Status: Under Andavakkam Gram Panchayat and Madurantakam Block Panchayat

Catchment & Potential

- **Nearby Towns:** Madhurantakam (6 km), Chengalpattu (30 km)
- **Air Connectivity:** Chennai International Airport (75 km)
- **Population (10–15 km radius):** Growing demand from families, retired professionals, and urban migrants seeking nature-based living
- **Trend:** Increasing preference for weekend retreats, remote working hubs, and farm plots among urban HNIs

Investment Highlights

- **High Appreciation Potential** in a rising green development corridor
- **Flexible Use Cases:** From private use to sustainable community development
- **Serene Landscape** ideal for wellness, recreation, and mindful living

- **Long-Term Value:** Suitable for end-use or capital appreciation

Next Steps

We will be happy to arrange:

- Site Visit
- Documentation Review (under NDA) Commercial Discussion & Structuring





For details please contact:

Praveena – 8939812145

Praveena.r@matextech.com