



UTOPIAA
Your future is in your hands



SMART SCIENTIFIC FARMING

FOR FUTURE INVESTMENTS



ABOUT KAIG GROUP

KAIG Group of Companies are a team of path-breaking entrepreneurs inspired by real life experiences, fuelled by passion and expert knowledge. Headquartered in Bangalore, it has ventured into various domains including Information and Infrastructure Technology, Digital Marketing, Academics, Consultancy, Hiring and Placements, Real Estate and Agro - Farming projects aiming Afforestation and Below is the list of Companies of the above mentioned domains that come under the umbrella of KAIG Group of Companies:

**Metro Mindz | Qskills | Udyog Bharat |
BRC | Utopiaa | Live and Love Foundation**

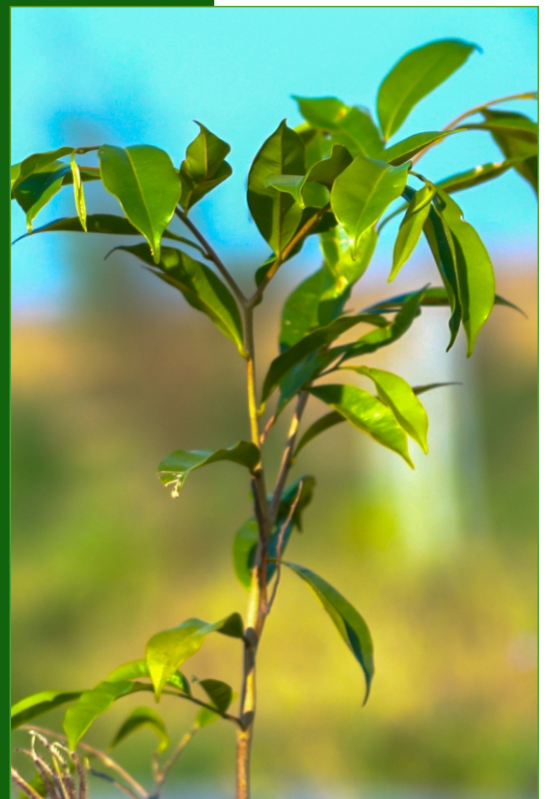


Introduction to **GREENTOUCH**

Green Touch, an agriculture enterprise company, is here to ensure that your plantation is in good hands and your produce gets the market it deserves.

Green Touch can avail all the facilities and support provided by the state and central government for farming and agriculture, which might go unnoticed in the case of individuals. The organization has enlisted well qualified and experienced personal for round-the-clock advice and support, and will introduce Smart Scientific methods of farming to your land.

With BRC as its lead land sourcing partner, Green Touch will also handle the security of the plantation.



WHY UTOPIAA?

UTOPIAA, a coming-of-age agricultural land with world class amenities, will provide you an escape from the hustle-bustle from the city and transport you to a green paradise.

Located in North Bangalore, UTOPIAA will be at the forefront of agriculture, timber, holiday world and innovation. It will offer you the best luxuries just miles away from the city life and at the same time offer you the tranquility of a country life.

UTOPIAA, name sake of Sir. Thomas More's book's fictional island society that possesses nearly perfect qualities for its citizens stays true to its name and welcomes you and your family into a natural habitat like never before.

It provides you serene water bodies, walking boulevards, cultivated greenery, but accompanied by a lifestyle of luxuries and smiles.

You can spend your free summer time relaxing by the pool and your winters grilling barbeque with your loved ones. The children will have their own dedicated play area, while the seniors will have a place to hang out with friends. Spa, resorts, and club house are just some of the amenities UTOPIAA plans to offer.

OUR MISSION

Our mission is to provide world class lush green environment that in tributes in maintaining flora and fauna. This natural habitat in-corporates amazing amenities and life time tax free income with outstanding ROI.

OUR VISION

To reach out maximum people and provide benefits from agriculture. We also aim to provide ample number employments in our farmland thus encouraging citizens for a green environment

INTRODUCTION to AGRICULTURE

Agriculture is the art or science of cultivating the ground, including the harvesting of crops and the rearing and managing livestock and animal husbandry.

Majority of the Indian population are into agriculture. It is not only the livelihood, but also provides raw material to numerous industries that provide employment to a large sector of people and in turn ensures overall development.

From producing to harvesting, many technological advancement have been used in agriculture like modern scientific farming which can potentially increase the quality and quantity of the produce while reducing the impacts of climate change.





INTRODUCTION TO AGRO FORESTRY & FORESTRY SPECIES

Agroforestry is a land-use management system that combines agriculture and forestry in a symbiotic relationship. This approach to land use integrates trees with crops and/or livestock in a way that creates a more sustainable, productive, and diverse system than either agriculture or forestry alone.

In agroforestry systems, trees play a variety of roles, such as providing shade and wind protection for crops, improving soil fertility, conserving water, and reducing erosion. They also provide food, fuel, and other products, and can help to improve the biodiversity and ecological health of the landscape.

Forestry species are trees and other woody plants that are grown for commercial or ecological purposes. Forestry species can be used for a variety of purposes, such as producing lumber, paper, and other wood products, or for providing habitat and food for wildlife. Some common forestry species include pine, eucalyptus, oak, and teak.

When selecting forestry species for agroforestry systems, it is important to consider factors such as the climate and soil conditions, the intended use of the trees, and the compatibility of the species with other components of the system. Some forestry species are fast-growing and can be harvested in a relatively short period of time, while others are slower-growing but provide a longer-lasting source of wood products and other benefits.

Overall, agroforestry is a promising approach to land use that offers many benefits for both agriculture and forestry. By integrating trees with crops and livestock, agroforestry can help to improve the sustainability, productivity, and biodiversity of the landscape, while also providing food, fuel, and other products for local communities.

AGRICULTURE & BENEFITS:

Agriculture is the art or science of cultivating the ground, including the harvesting of crops and the rearing and managing livestock and animal husbandry.

Majority of the Indian population are into agriculture. It is not only the livelihood, but also provides raw material to numerous industries that provide employment to a large sector of people and in turn ensures overall development. From producing to harvesting, many technological advancement have been used in agriculture like modern scientific farming which can potentially increase the quality and quantity of the produce while reducing the impacts of climate change.

SMART SCIENTIFIC FARMING:

This is the combination of both Organic and Scientific methods of farming for faster growth and also is a cost effective technique.

ADVANTAGES:

Increase of underground water level due to plantation
Green revolution, increase of green cover
Smart and scientific methods of farming.

Plantation cover contributes towards minimizing the pollution content in the air.
The more the trees, the lesser the soil erosion.

TECHNIQUES USED

Soil testing
Newly developed seed helped in proficient crop growth
Drip irrigation
Bhūngroo technique
Rain water harvesting
Plants hosting method

SOIL TESTING

To gain knowledge about the soil condition and how to improve it.

It is the first step into the soil fertility management

Minimize fertilizer expenditure

Avoid over fertilization

Avoid soil degradation

Newly developed seed helped in proficient crop growth

Better yield, pest resistance, drought tolerance, herbicide tolerance

Most preferred pesticides would be organic pesticides, for example neem oil, calotropis extraction spary, eucalyptus oil, mild soap spray, onion and garlic spray.

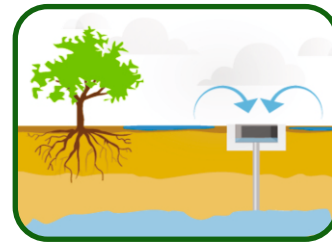


DRIP IRRIGATION



It is a type of micro irrigation system that has the potential to save water and nutrients by allowing water to drip slowly to the roots of plants, either from above the soil surface or buried below the surface.

BHUNGROO TECHNIQUE



It is an innovative water harvesting technique for irrigation introduced by Indian women farmers. It frees excess water from flood prone and waterlogged farmland by drawing all the excess water underground and making land accessible for farming.

RAIN WATER HARVESTING



It is a method to collect and store rain rather than allowing it run off. The harvested water can also be committed to longer term storage or ground water recharge.

BENEFITS OF SCIENTIFIC FARMING



Improve soil fertility
Kill harmful pests
Protect the crops from bad weather
Increase the productivity

PLANTS HOSTING METHOD

It is a method used to extract nutrients from the host plant to the parasitic plant.

For example Sandalwood is a parasitic plant deriving its nutritional requirement from other plants. It has modified roots called haustoria which penetrate host plants and draw nutrition from them. Not just this, an individual tree can form a network with several hosts including the grass around them.

SOLAR ELECTRIC FENCING

Safety and security for the crop.

It works like an electric fence.

Highly reliable as it functions irrespective of grid failure.

No major harm to animals and humans.

Makes use of renewable solar





WHY BAGEPALLI?

Bagepalli, Karnataka.

The location is 79 mins drive from airport surrounded by, Kaustubha Kalpatharu Green City, Hospitals, BGS Public School, Shanthinikethan Educational trust, National Degree College.

Our location is best suitable for the growth of Sandalwood and Agar wood which has been advised and certified by the Sandalwood Society of India and Vanadurgi Agar wood India Association based on the soil test reports. The value of Sandalwood and Agar wood mainly depends on their core wood and Bagepalli soil supports best for these plantations.

SANDAL WOOD

Sandalwood is a slow-growing evergreen tree that is native to South Asia, but is also found in other tropical regions of the world. The tree is highly valued for its fragrant heartwood, which is used in a variety of products, including incense, perfumes, and traditional medicines.

One of the key challenges of growing sandalwood is that it is a long-lived tree, with a lifespan of up to 100 years or more. This means that it can take many years to begin seeing a return on investment, and that careful planning and management are essential for success.

Overall, sandalwood is a valuable and highly sought-after species, but it is also one of the more challenging species to grow and manage due to its slow growth rate and long lifespan. Despite these challenges, sandalwood is an important part of many cultures and has a rich history of use in perfumes, incense, and traditional medicines.



AGARWOOD



Agar wood is called as Woods of God. The scientific name of Agarwood is Aquilaria and the scientific name of Aquilaria is resinous heartwood.

It is a forest tree and reaches a height of 40 meters and 80 centimetres wide approximately

Agar wood is approximate Rs 5-6 lakh per kg, in India. In the international market, the price goes up by 2-3 times depending on the market. The tree produces a dark aromatic resin, called aloes. Fragrant dark resinous

wood used in incense, perfume and small carvings. Formation of agarwood occurs in the trunk and roots of trees that have been penetrated by an insect feeding on wood and oily resin, the Ambrosia beetle (*Dinoplatypus chevrolati*).

A common method in artificial forestry is to inoculate trees with the fungus.

Cost of one sapling Rs.45 + Transportation.

Inoculation process will start from the tree trunk circumference reaches 15 inches.

After inoculation process those tree will be left of 3 years to get infected by fungus in large number.

Plantation will be done in 8ft length * 8ft width.

The sapling could grow in temperature of 20-33 °C, relative humidity ranging from 77-85% and intensity of light 56-75% in between.

AVOCADO

Avocado, popularly known as 'butter fruit', which was grown along the fences erected to protect other crops in farms, has now emerged as a prime cash crop in the hill station, thanks to low production costs and high returns.

The scientific name or Botanical Name of Avocado Fruit is "Persea Americana" and it belongs to the family "Lauraceae" and genus "Persea".

Avocados also have 60 per cent more potassium than bananas and are rich in vitamins B, E and K. Its juice acts as an antioxidant and its seeds are used to manufacture paper.

Avocado fruit contains high fatty acid content, but it has very little cholesterol levels. Many people avoid eating avocado because of high calcium content in them and assume that they can gain weight by consuming it. However, compared to butter, the amount of calories in it is very low. The Sugar content is below 1% and is considered as one of the healthiest fruits.

It grows up to 20m height. They have horizontal branches and the root doesn't go far deep.



DRAGON FRUIT PLANT



Dragon fruit, also known as pitahaya or strawberry pear, is a tropical cactus plant that produces sweet and juicy fruit. The plant is native to Central and South America and is now grown in many parts of the world, including Southeast Asia and Australia.

The growing time for dragon fruit depends on a number of factors, including the variety of the plant, the climate, and the method of cultivation. In general, dragon fruit plants take about 3 to 5 years to start producing fruit, and the fruiting season typically lasts from June to August.

Dragon fruit plants prefer warm, humid climates and well-draining soil. They can be grown in pots or in the ground, and they need to be trained and pruned regularly to maintain their shape and encourage fruiting. Dragon fruit plants also need to be protected from frost, as even a light frost can damage or kill the plant.

Dragon fruit plants require plenty of sunlight and water, and they benefit from regular fertilization. It is also important to keep an eye out for pests and diseases, such as mealybugs and fungal infections, which can harm the plant and reduce the yield of fruit.

Overall, growing dragon fruit can be a rewarding experience for those with a green thumb, and the sweet and juicy fruit that the plant produces is a delicious and healthy treat.

INTER PLANTATIONS

Passion Fruit



Passion fruit is a tropical fruit that is native to South America but is now grown in many parts of the world, including Africa, Australia, and the Caribbean. The plant is a fast-growing, woody vine that produces sweet and juicy fruit with a distinctive, pulpy texture.

The growing time for passion fruit depends on the variety of the plant, the climate, and the method of cultivation. On average, passion fruit plants take about 1 to 2 years to start producing fruit, and the fruiting season

Lemon trees, prized for their tangy fruit, thrive in sunny climates. Plant them in well-draining, slightly acidic soil. Regular watering and proper care yield healthy trees. Consider varieties like Eureka, Lisbon, or Meyer for your lemon orchard. Lemons start producing fruits from the 4th year and sustain a productive life of 15-20 years.

They're rich in minerals, antioxidants, and phytonutrients. High-density plantations maximize land use, fitting more plants in the same space, resulting in increased yield per acre.

lemon



BENEFITS OF FARMING

1.	Environmental benefits	Increase of underground water level, green revolution (increase of green cover). Smart and scientific method of mixed farming, organic & chemical free farming maintains the quality of the soil. Plantation cover contributes to less pollution level. The more the trees, the lesser the soil erosion.
2.	Employment benefits	Prime concern of unemployment can be tackled as we provide end-end employment from the ground level staff to involve in basic plantation to mid-level to maintain the plantation & senior most experienced personnel to support & advice on plantation techniques and methods. This will also include analysts for marketing, sales etc.
3.	Investment benefits	The appreciation of the land value is higher than any other investments available in the market. Returns from plantation like sandalwood, agar wood, and avocado also add to the income unlike other investments.
4.	Tax benefit	Any income generated from agricultural activities is tax free. Whilst you can sit back and enjoy this benefit, you also can contribute towards boosting the agriculture sector.
5.	Security & assurance	Immediate land registration in the individual name with agreements, signed lease period as agreed and all the terms & conditions are specified and discussed at the time of booking.

Additional Benefits & Income

Seed oil and powder used for cosmetics.

Seed pulp used for wine.

Sapwood powder used for cosmetics.

Tender leaves of Sandalwood is used for tea.

Agar wood bark and wood is used for making paper, ropes and clothes.

Agar Leaves used for tea.

Avocado seeds are used for skin care, hair care and health benefits.

Avocado leaves are used for diabetes, high blood pressure, and inflammation and weight management.

Dried avocado leaves are used in food as well.

Avocado oil is used in cosmetics and hair products.

T&C applied .

Registration & Lease Agreement

Each unit will be registered in the clients name after full payment is done. Green touch and client will sign a MOU/Lease agreement for maintaining property, crop safety and security of the land and marketing the yield.

Revenue will be shared in 50:50 basis where 50% of the revenue from yield will be given to customer and remaining to the company.

Lease period can be extended if you wish to or it can be a freehold land. Minimum number of years for lease is 15 years it cannot be cancelled in between.

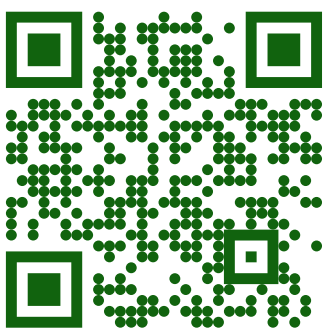
Cancellation can be done before the registration and based on cancellation policy of the Company.





“The greatest threat to our
PLANET is the belief that
SOMEONE else will save it”

- Robert Swan



No. 42, Shiranga Ravishankar Residency,
2nd Cross, Sanjeevini Nagar,
Kodigehalli, Bangalore - 560 092.

080 4163 0572 / 97391 21211

enquire@utopiaa.in

www.utopiaa.in

**LET US BE THE SOMEONE
TO GROW A TREE & SAVE NATURE.**