

Ganga County





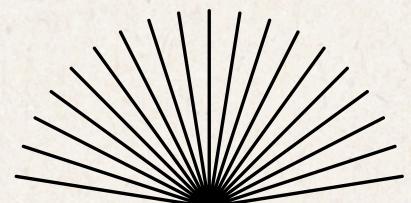
Developer

Led by
Navneet Singh
an IIM, Ahmedabad alumnus
World Bank (IFC)
Serial Entrepreneur

Vision

**Unlocking value in
Tier III and Tier IV
towns**

- Already delivered two industrial parks near Modinagar, Gzb
- Already developed over 2 million sq. ft.
- Another 1.8 million sq. ft. under development
- Now focusing on **small town opportunities**





Small towns - lagging in quality real estate development

Narrow streets, no amenities, sewerage, parks, or playing areas - not much has changed

a project by

atomoney



Ganga County

Garhmukteshwar's
Most Premium Township
LUXURY RESIDENTIAL PLOTS



24-HOUR
GATED
SECURITY

LUSH GREEN
PARKS

NEAR
NH-9

150 TO 500
SQ.YDS. PLOT SIZES

30, 40, AND
60 FEET
WIDE ROAD

5-STAR
CLUBHOUSE
FACILITIES



Ganga
County



atomoney
Garhmukteshwar's
Most Premium
Township
LUXURY
RESIDENTIAL
PLOTS

Only an hour away from Noida,
near NH-9 and Brij Ghat

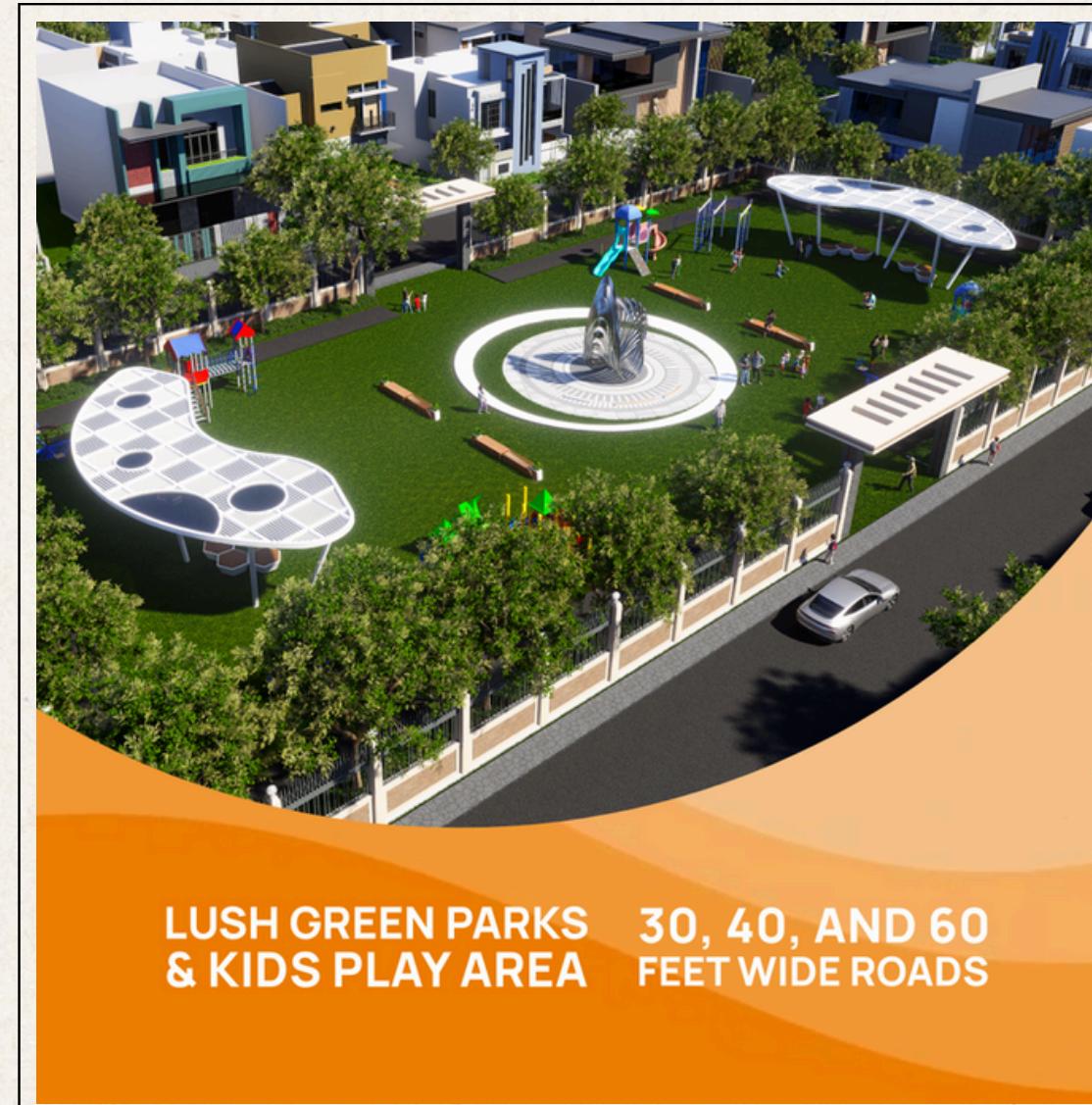
Ganga County

**34.3 acres plotted township - with all metro class amenities
in Garhmukteshwar, Hapur**

471 plots ranging from 150 sq yds to 500 sq yds



**Swimming Pool, Gymnasium,
Yoga Room, Games**

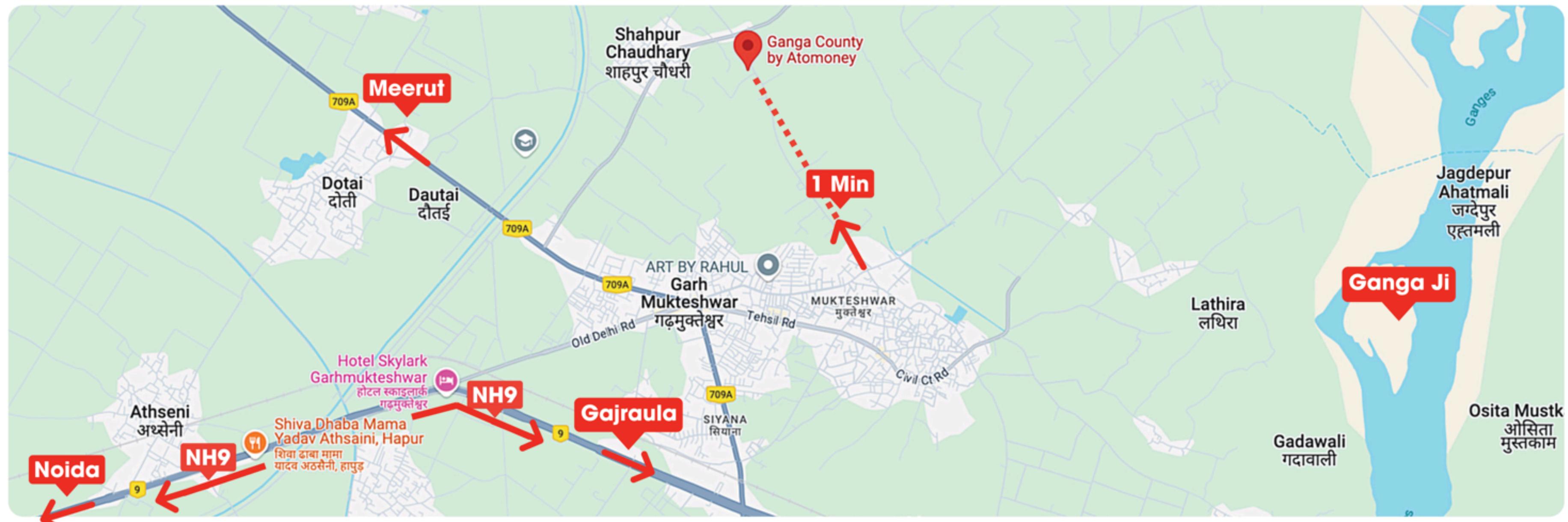


**8+ Parks, Broad streets,
Playing areas**



**24x7 security
Gated compound**

Location



1 hour from
Noida

5 minutes from
town centre

15 minutes from
Ganga Expressway

20 minutes
from Gajraula

Garhmukteshwar, on the banks of Ganga is regarded as one the most sacred places for Hindus. The UP Government also plans to develop the area as a holy pilgrimage destination. With a population of over 3 lakhs in the sub-district, it's an apt town for the project

Why invest in Garhmukteshwar

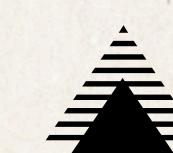
New Developments



Ganga
Expressway



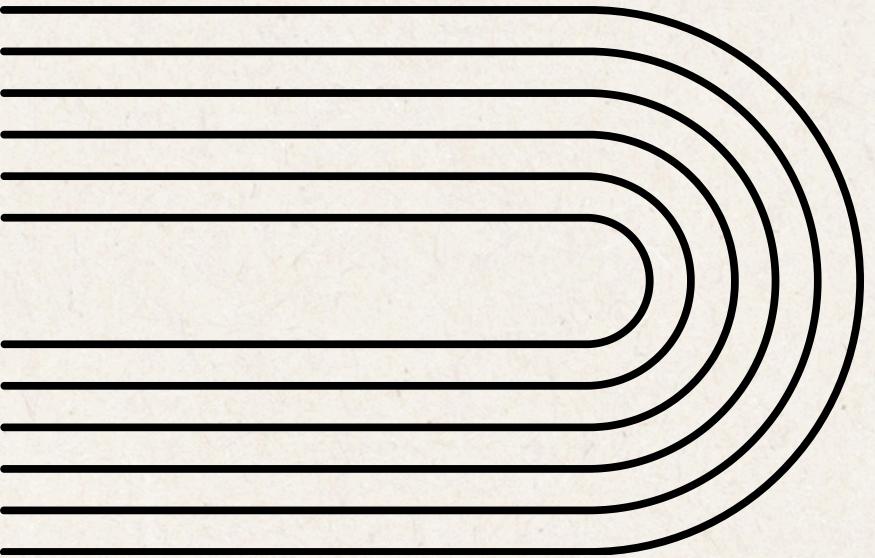
Rapid
Rail



Tourism
Developments



Why invest in Ganga County



- Great location (adjacent to population)
- New modes of connectivity
- Quality development
- Great investment exit opportunities

Pent-up demand for quality real estate in small towns

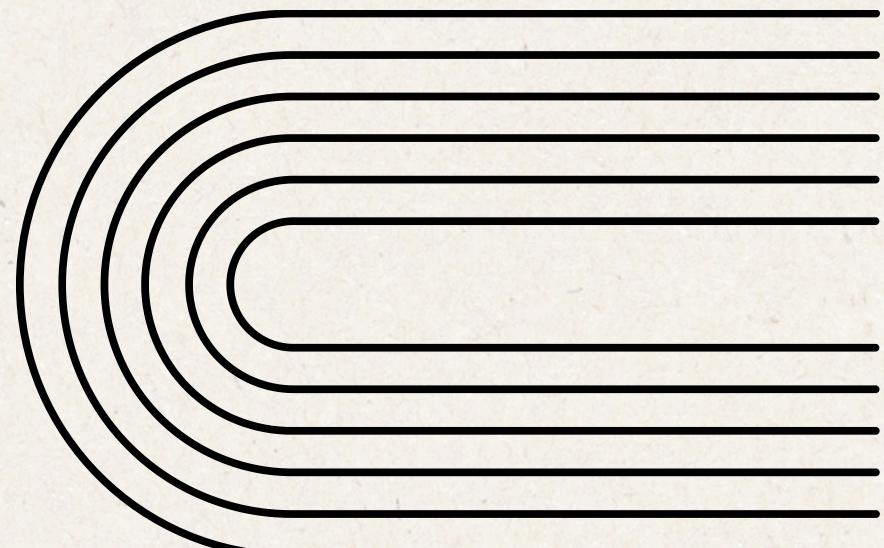
Well-to-do people in towns want amenities like those of metros. They want security, parks, broad streets. But no developer caters to such small towns.

Limited premium inventory around the town

As the development progresses, end-users will start buying out the investors. Already 20% sales happening to local end-users.

Simple Demand-Supply should drive the prices up

Prices have already gone up by around 40% since launch. We expect the prices go up to 2-3x in 3 to 4 years.



Great time to invest right now





Past projects



Industrial Park 2 - Delivered



Industrial Park 1 - Delivered



Ganga County

Upcoming Government Projects &
Development in Garhmukteshwar –
Hapur

Presented by: Atomoney
Location: Garhmukteshwar (Garh
Ganga), District Hapur, Uttar Pradesh

Introduction to Garhmukteshwar – Hapur

- Garhmukteshwar (Garh Ganga) – nearest Ganga city from Delhi-NCR (~110–120 km).
- District: Hapur, Uttar Pradesh.
- Identity: Major religious and spiritual destination (Garh Ganga Snan, Kartik Purnima Mela, Mini-Kumbh concept).
- Rapidly emerging tourism + residential + investment hub.
- Connectivity: Direct via NH-9 / NH-24 from Delhi, Ghaziabad, Hapur; proposed/ongoing Ganga Expressway to further enhance connectivity.

Vision: Garhmukteshwar as the Next Big Ganga City

- UP Government's vision to develop Garhmukteshwar as a major Ganga city and spiritual tourism destination.
- Focus areas: religious tourism, rural & eco-tourism, and weekend destination for Delhi-NCR.
- Expected impact: high tourist footfall, growth in hotels, homestays, eateries, commercial markets and residential demand.

Garhmukteshwar–Brijghat Master Plan 2031 – Highlights

- Approx. 143.39 sq km area identified for planned development.
- Zoning focus: residential sectors, tourism & hospitality zones, industrial & logistics pockets.
- Projects worth ₹7,000+ crore in pipeline (roads, bridges, tourism, power, etc.).
- Objectives: planned urban growth, clean & green Ganga riverfront, better roads, power, water, sewerage and solid waste management.

Ganga Expressway: Game Changer for Garhmukteshwar

- Approx. 594 km long expressway from Meerut (NH-334) to Prayagraj.
- Route passes near Garhmukteshwar (Hapur) along with Amroha, Sambhal, Badaun, Shahjahanpur, etc.
- Construction in progress; expected to sharply reduce travel time from Delhi-NCR to eastern UP.
- Near Garhmukteshwar: new interchanges, service roads, and industrial/logistics cluster potential.

New Multi-Lane Ganga Bridge & NH-709 Upgradation

- Approx. 960-meter multi-lane Ganga river bridge near Garhmukteshwar/Brijghat on the expressway alignment.
- Estimated project cost in hundreds of crores with major focus on traffic decongestion.
- NH-709 (Garh–Meerut Highway) widening and upgradation project (~₹955 crore).
- Benefits: smoother access for pilgrims and tourists, better movement of cargo and industries, improved connectivity for real estate projects like Ganga County.

Tourism Redevelopment: Braj Ghat & Garh Ganga

- Comprehensive redevelopment of Braj Ghat (~300+ meter ghat stretch).
- Modern ghats, lighting, and water/laser shows depicting mythological stories.
- Vending zones, food courts, craft markets, promenades and boating facilities.
- Focus on making Garhmukteshwar a spiritual, rural and cultural tourism hub.
- Impact on real estate: increased demand for hotels, homestays, guest houses, retail spaces and plotted developments.

Sewerage & Ghat Infrastructure (Namami Gange & STP Projects)

- Town-level sewerage network and Sewage Treatment Plant (STP) projects for Garhmukteshwar–Brijghat region.
- Part of Namami Gange and state-level riverfront improvement initiatives.
- Focus areas: Ghat beautification, solid waste management, public amenities (toilets, changing rooms, drinking water, parking).
- Benefits: cleaner and better-managed riverfront, improved perception of livability.
- Positive impact for projects like Ganga County in terms of environment-friendly development.

Smart Infrastructure & Urban Facilities in Pipeline

- Smart parking systems and traffic management for peak festival seasons (Kartik Purnima, Mini-Kumbh).
- Enhanced street lighting, CCTV surveillance and better policing for safety.
- Upgradation of electricity network and public utilities with multi-crore investments.
- Development of better educational and health infrastructure.
- Overall improvement in quality of life, boosting attractiveness for residential projects.

Industrial, Logistics & SEZ Opportunities

- Ganga Expressway corridor planned as an emerging industrial and logistics belt.
- Potential for pharma parks, textile/garment units, plastic moulding and light engineering industries.
- Scope for food processing clusters and agro-based industries due to surrounding rural belt.
- Identification of land parcels for logistics parks and warehouses near Garhmukteshwar–Hapur region.
- Impact: new employment opportunities, migration inflow and rising demand for residential and commercial real estate.

Religious & Cultural Events: Mini-Kumbh & Major Fairs

- Garhmukteshwar Mela being positioned as a “Mini-Kumbh” with lakhs of pilgrims.
- Government focus on traffic control, sanitation, health services and security (CCTV, drones, etc.).
- Awareness stalls for government schemes and welfare programs during fairs.
- Short-term impact: spike in demand for hotels, dharamshalas, tent cities and parking.
- Long-term impact: national-level branding of Garhmukteshwar, increasing visibility for projects like Ganga County.

Why Garhmukteshwar–Hapur is a Future-Ready Investment Destination

- Strong connectivity: Ganga Expressway, NH-9 and NH-709 together create a powerful transport network.
- Tourism and spiritual capital: Mini-Kumbh, Braj Ghat redevelopment, Namami Gange projects.
- Industrial and logistics growth: proposed industrial clusters, SEZs and warehouses.
- Planned urban development: Master Plan 2031 focusing on residential and tourism zones.
- Proximity to Delhi-NCR: ideal for weekend homes, second homes and retirement living with rising demand.

Positioning of “Ganga County by Atomoney”

- Strategically located within the Garhmukteshwar–Brijghat growth belt.
- Excellent access to Ganga Expressway, NH-9 and the new Ganga bridge.
- Planned gated community / plotted development with internal infrastructure (roads, parks, clubhouse, security etc. – to be detailed as per actual project).
- Investment story: current prices reflect pre-expressway and pre-full-redevelopment stage.

Key Takeaways

- Garhmukteshwar–Hapur is set to become a major connectivity hub with expressways, highways and a new Ganga bridge.
- It is evolving into a spiritual and tourism capital with Mini-Kumbh, Braj Ghat redevelopment and Namami Gange projects.
- Industrial and logistics growth along the Ganga Expressway will drive employment and housing demand.
- Planned urban development under Master Plan 2031 will improve infrastructure and quality of life.
- In this transformation journey, “Ganga County by Atomoney” is well-positioned, offering strong long-term appreciation potential for early investors.



संकेतिका

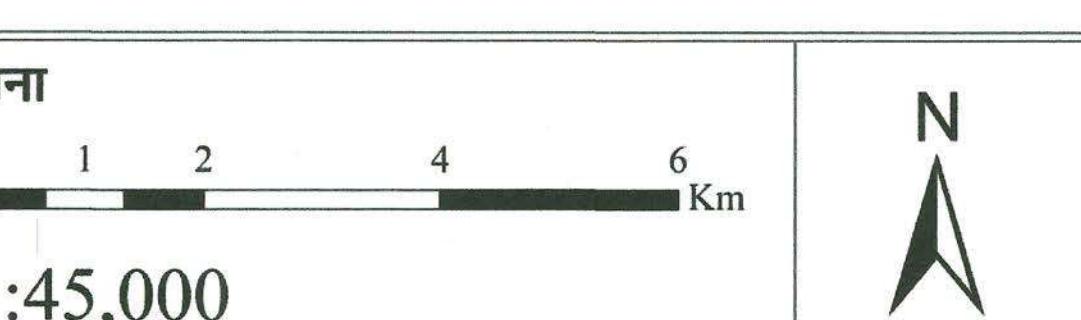
आवासीय	मनोरंजन
निर्मित क्षेत्र	मनोरंजन क्षेत्र
ग्रामीण /आबादी	पार्क और खुले क्षेत्र
ग्रामीण आबादी विस्तार	क्षेत्रीय पार्क
आवासीय	हरित पट्टी
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व्यवसायिक	परिवहन
व्यवसायिक	बस टर्मिनल
व्यापार केन्द्र	ट्रांसपोर्ट नगर
लेटर मंडी	रेलवे भूमि
बाजार स्ट्रीट	इनलैंड केंटरर सर्विस
कार्यालय	टीएफसी यार्ड
कार्यालय	वर्तमान मार्ग
खनिज साइडिंग	सड़क चौड़ीकरण
औद्योगिक	प्रस्तावित मार्ग
औद्योगिक	
कृषि	कृषि
	जलाशय
अन्य	राजमार्ग सुविधा क्षेत्र
	बाग
	कबिस्तान
	अपरिभाषित क्षेत्र
	छावनी क्षेत्र
मिश्रित	
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सार्वजनिक एवं अर्द्ध -सार्वजनिक	
सार्वजनिक एवं अर्द्ध -सार्वजनिक	
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सार्वजनिक सुविधाये	
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विकास क्षेत्र	
ग्राम सीमा	
रेलवे लाइन	
हाई ट्रैफ़न लाइन	
उच्च ताव बिंदु	
पुल	
अन्यिकृत विकास	



क्रमांक	नाम	पद	सदस्य	हस्ताक्षर
1	श्रीमती सेत्ता कुमारी जे.	आयुक्त, मेरठ मण्डल, मेरठ	अध्यक्ष/आयुक्त	
2	श्रीमती प्रेरा शर्मा	सदस्य		
3	डॉ नितिन गोड	उपायकारी, एचपी०डी०ए०, हापुड़	सदस्य	
4	श्री अंतुल कुमार सिंह	आपर नियेक, कोषागार एवं पेंजान, मेरठ मण्डल, मेरठ	सदस्य	
5	श्री आर के. पंकज	उ०प्र० जल निगम, गाजियाबाद	सदस्य	
6	श्री एस०सी० गोड	मुख्य समन्वय नियोजक, एन.सी.आर. सेल, गाजियाबाद	सदस्य	
7	श्री कृष्ण मोहन	सहयुक्त नियोजक, नगर एवं ग्राम नियोजन विभाग (प्रतिनिधि: मुख्य नगर एवं ग्राम नियोजक, लखनऊ)	सदस्य	
8	श्री नरेश कुमार	अधिकारी अधिकारी, लोक निर्माण विभाग, हापुड़।	सदस्य	
9	श्री विमु बंसल	अध्यक्ष, नगर पालिका परिषद, पिलखुवा	सदस्य	
10	श्रीमती पुष्पा देवी	अध्यक्ष, नगर पालिका परिषद, हापुड़	सदस्य	
11	श्री अशोक पाल	उपायकारी, नगर, जैन गांवी, गढ़मुक्तेश्वर	सदस्य	
12	श्री महेश अग्रवाल	02, वैष्णव कालोनी, निकट एच. डी.एफ.सी. बैंक, पिलखुवा, जिला हापुड़	नामित सदस्य	
13	श्री मुनेश त्यागी	ग्राम धनोरा, पोस्ट- खास, जिला हापुड़	नामित सदस्य	

- हापुड़ महायोजना-2031 में जिन स्थानों पर भू-उपयोग उच्चीकृत किया गया है उनपर शासन द्वारा धारा-38(ख) में निर्धारित शुल्क देय होने के उपरान्त ही उच्चीकृत भू-उपयोग अनुमन्य होगा।

प्रस्तावित भू-उपयोग हापुड़ - 2031



Ganga

County

Price List – Downpayment

Approved residential plots at Garhmukteshwar, Hapur, UP

#	Plan	DP
1	Basic Sale Price	Rs. 20,000 /sq. yard
2	PLCs (as applicable)	10% - Corner 10% - 60 Ft Road 5% - Park Facing/Adjacent

Possession Charges:

1	Club Membership Charges	Rs. 30,000 + GST (one-time)
2	IFMS	Rs. 240/sq. yard (one-time)

Payment Schedule

Payment Plan	
25%	Application Money at booking
50%	Within 1 month of booking
25%	On Offer of Possession

Terms & Conditions*

- Legal fee / Government charges i.e., stamp duty, authority charges or any other government levied charges will be extra.
- Applicable PLCs are Park Facing/adjacent/60Ft Road/Corner and only two maximum PLCs will be applicable on any plot.
- Electricity connection paid by the buyer.
- Mandatory documents required for booking Pancard, Adharcards and photos.
- Possession expected to start in January 2026; offer of possession to be made once all payments have been received.
- Cheque in favor of WEWEALTH TECHNOLOGIES PVT LTD.
- Price can be revised without notice at the company discretion.
- For any questions, please email at hello@atomoney.com

Ganga County

Price List – Flexi

Approved residential plots at Garhmukteshwar, Hapur, UP

#	Items	Price
1	Basic Sale Price	Rs. 20,000 / sq. yard
2	PLCs (as applicable)	10% Corner 10% 60 Ft Road 5% Park Facing/Adjacent

Possession Charges:

1	Club Membership Charges	Rs. 30,000 + GST (one – time)
2	IFMS	Rs. 240 / sq. yard (one – time)

Payment Schedule

Flexi Plan	
10%	Application Money at booking
40%	Within 2 months of application
25%	Within 5 months of application
25%	On possession

Terms & Conditions*

- Legal charges, Government charges i.e., stamp duty, authority charges or any other government levied charges will be extra.
- Applicable PLCs are Park Facing/adjacent/60Ft Road/Corner and only two maximum PLCs will be applicable on any plot.
- Electricity connection paid by the buyer.
- Mandatory documents required for booking Pancard, Adharcard and photos.
- Possession expected to start in March 2026; offer of possession to be made once all payments have been received.
- Cheque in favor of WEWEALTH TECHNOLOGIES PVT LTD.
- Price can be revised without notice at the company discretion.
- For any questions, please email at hello@atomoney.com