

Ganga County



Developer

Led by
Navneet Singh

an IIM, Ahmedabad alumnus

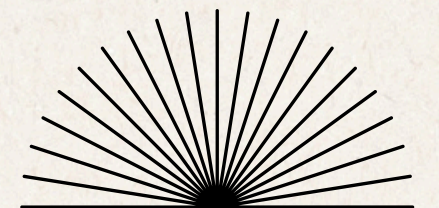
World Bank (IFC)

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**

atomoney



Garhmukteshwar's Most Premium Township

LUXURY RESIDENTIAL PLOTS

Ganga

County

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



5-STAR CLUBHOUSE
FITNESS CENTER, SWIMMING POOL, YOGA & SPORTS

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



LUSH GREEN PARKS & KIDS PLAY AREA **30, 40, AND 60
FEET WIDE ROADS**

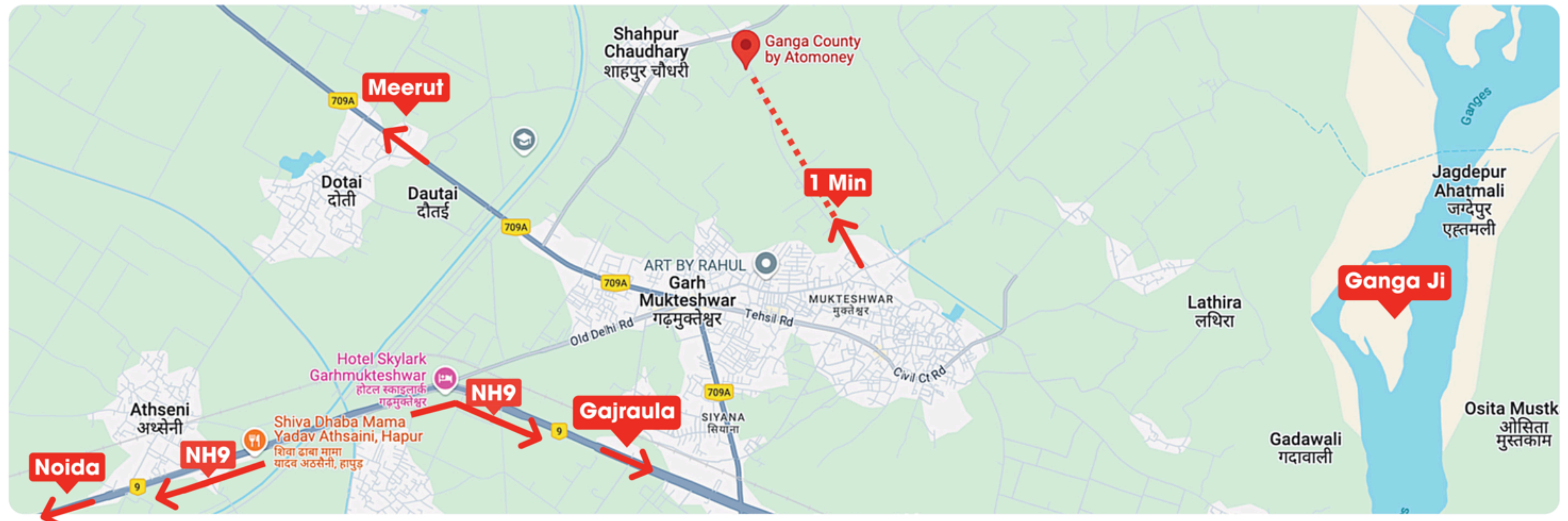
**8+ Parks, Broad streets,
Playing areas**



GATED TOWNSHIP NEAR NH-24 **24/7 GATED
SECURITY**

**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

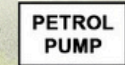
As the development progresses, end-users will start buying out the investors. Already 20% sales happening to local end-users.

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





**POLICE
CHOWKI**



| | |
|--|-------------------------|
| | TYPE A- 150 SQ.YD. PLOT |
| | TYPE B- 183 SQ.YD. PLOT |
| | TYPE C- 300 SQ.YD. PLOT |
| | TYPE D- 225 SQ.YD. PLOT |
| | TYPE E- 152 SQ.YD. PLOT |
| | TYPE F- 500 SQ.YD. PLOT |



Past projects



Industrial Park 1 - Delivered



Industrial Park 2 - Delivered



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

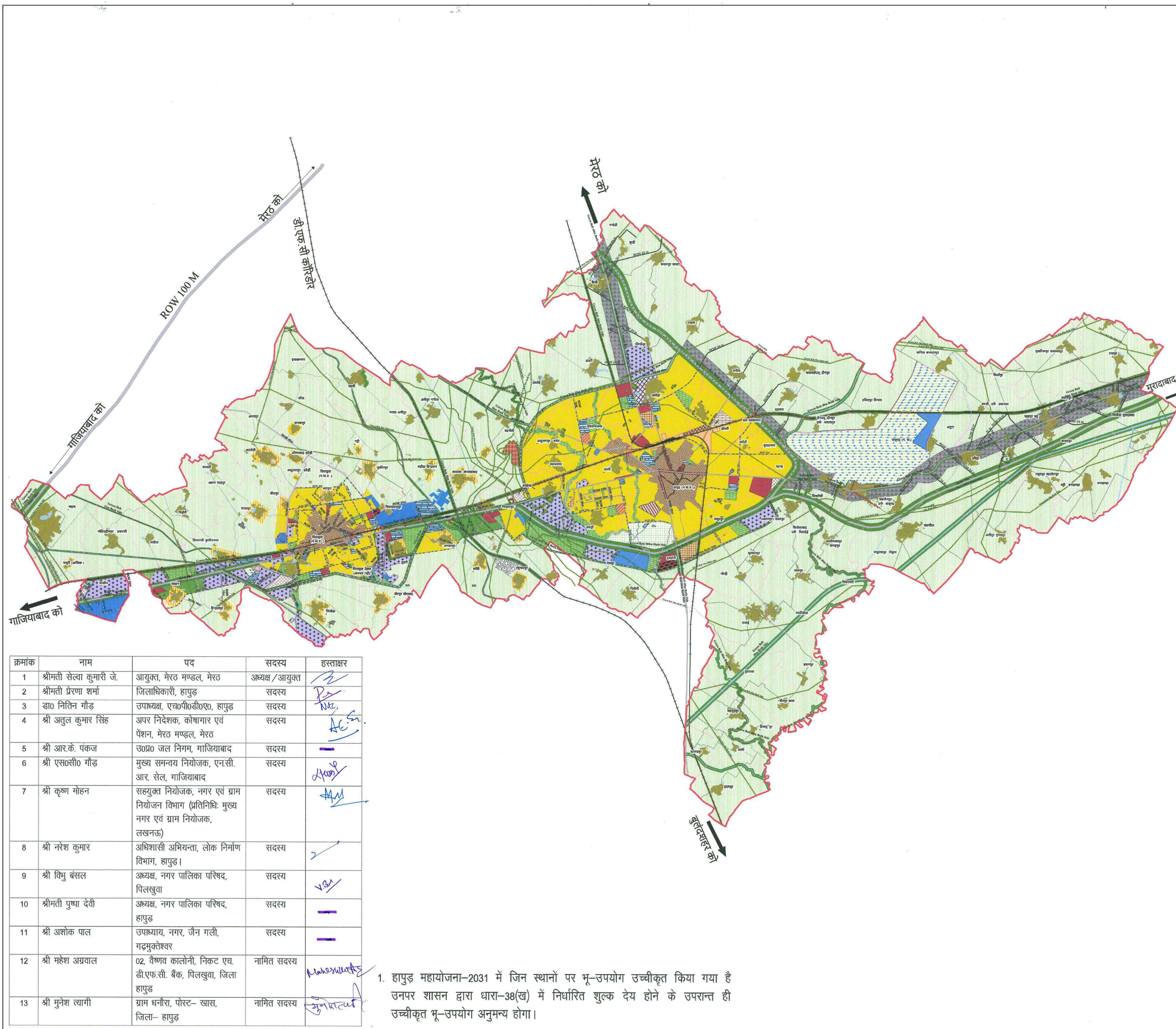
- Strong connectivity: Ganga Expressway, NH-9 and NH-709 together create a powerful transport network.
- Tourism and spiritual capital: Mini-Kumbh, Braj Ghat redevelopment, Namami Gange projects.
- Industrial and logistics growth: proposed industrial clusters, SEZs and warehouses.
- Planned urban development: 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.



| क्रमांक | नाम | पद | सदस्य | हस्ताक्षर |
|---------|---------------------------|--|------------------|-----------|
| 1 | श्रीमती सेल्वा कुमारी जे. | आयुक्त, मेरठ मण्डल, मेरठ | अध्यक्ष / आयुक्त | |
| 2 | श्रीमती प्रेरणा शर्मा | जिलाधिकारी, हापुड़ | सदस्य | |
| 3 | डा० नितिन गौड़ | उपाध्यक्ष, एच०पी०डी०ए०, हापुड़ | सदस्य | |
| 4 | श्री अतुल कुमार सिंह | अपर निदेशक, कोषागार एवं पेंशन, मेरठ मण्डल, मेरठ | सदस्य | |
| 5 | श्री आर.के. पंकज | उ०प्र० जल निगम, गाजियाबाद | सदस्य | |
| 6 | श्री एस०सी० गौड़ | 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 | अधेशासी अभियन्ता, 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 | उपाध्याय, नगर, जैन गली, 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 धनौरा, पोस्ट- खास, जिला- हापुड़ | नामित सदस्य | |

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

जी . आई . एस . आधारित महायोजना
" हापुड़ "

मुख्य मानचित्र

संकेतिका

आवासीय

निर्मित क्षेत्र

ग्रामीण /आबादी

ग्रामीण आबादी विस्तार

आवासीय

धारा-13(पी०एम०ए०वाई०)

व्यवसायिक

व्यापार केन्द्र

लेदर मंडी

बाजार स्ट्रीट

कार्यालय

कार्यालय

खनिज साईडिंग

औद्योगिक

औद्योगिक

मिश्रित

आवास सह कार्यशाला

सार्वजनिक एवं अर्द्ध -सार्वजनिक

सार्वजनिक एवं अर्द्ध -सार्वजनिक

सामुदायिक सुविधाये

सार्वजनिक सुविधाये

एस. टी . पी. / सी . ई . टी . पी .

विकास क्षेत्र

ग्राम सीमा

रेलवे लाइन

हाई टेशन लाइन

उच्च तनाव बिंदु

पुल

अनधिकृत विकास

मनोरंजन

मनोरंजन क्षेत्र

पार्क और खुले क्षेत्र

क्षेत्रीय पार्क

हरित पट्टी

परिवहन

बस टर्मिनल

ट्रांसपोर्ट नगर

रेलवे भूमि

इनलैंड कंटेनर सर्विस

डीएफसी यार्ड

वर्तमान मार्ग

सड़क चौड़ीकरण

प्रस्तावित मार्ग

कृषि

कृषि

अन्य

जलाशय

राजमार्ग सुविधा क्षेत्र

बाग

कब्रिस्तान

अपरिभाषित क्षेत्र

छावनी क्षेत्र

प्रस्तावित भू - उपयोग हापुड़ - 2031

पैमाना

0 1 2 4 6 Km

1:45,000

N

क्लाइंट

नगर एवं ग्राम नियोजन विभाग , उत्तर प्रदेश
उत्तर प्रदेश सरकार

हापुड़ पिलखुवा विकास प्राधिकरण

सलाहकार

डी . डी . एफ . कंसल्टेंट्स प्राइवेट लिमिटेड

अवर अभियंता नियोजन,
ह.पि.वि.प्र .

नगर नियोजक ,
ह.पि.वि.प्र .

सचिव ,
ह.पि.वि.प्र .

उपाध्यक्ष ,
ह.पि.वि.प्र .

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, Adharcad 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



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, Adharcad 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