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88 Bigha Land Proposal - Palwada Road Brijghat, Hapur (Near Ganga Expressway)





Property Details:

- Total Area: 88 Bigha (1 Bigha = 756 Sq.Yd)
- Frontage: 300 meters wide
- Road Width: 24 Ft wide road
- Location:
 - 3 Km from Ganga Expressway
 - 7 Km from Delhi-Moradabad Highway
 - Near Brijghat, District Hapur
- Google Maps: https://maps.google.com/?q=28.705482,78.164665

P Key Features:

• Road-touch property - Ideal for farmhouses, Wellness Center, Organic Farming or Poly House, Mushroom Farming Etc. Other Any **Agriculture Activities**

- Clear Title All ownership papers available
- Chakbandi Land
- Mutation Done (Khasra Numbers -
- 94,64,69,24,62)
- Village Name- Navada Khurd / Tehsil -Garh
- District- Hapur (Region -NCR)
- Electricity & Water facilities available
- White portion Lucrative potential

• Surrounded by fast-developing infrastructure due to Ganga Expressway

• Nearby Properties: Farmhouses (Luxury Kothis) Already Developed along with Poly Houses, Organic Farming, Mushroom Farming etc. Agriculture Activities.





- Asking Rate: ₹20 Lakh Per Bigha
- Market Rate Nearby: ₹25 Lakh Per Bigha

His Land Ideal for Investors?

Arking Delhi Connaught Place (CP) as the Center, there is **no other region in Delhi-NCR** that offers such a vast land parcel at this price point.

✓ Unmatched Affordability - At just ₹20 Lakh per Bigha, this is among the lowest land acquisition costs within a 1.5-hour radius of Delhi.

✓ Price Appreciation Potential - With the rapid development of the Ganga Expressway, land rates in this area are expected to grow significantly in the next 1-2 years.

Infrastructure-Driven Growth - The proximity to
Delhi-Moradabad Highway, Ganga Expressway, and
upcoming logistics & residential hubs enhances
demand for such properties.

Clean & Non-Polluted Environment - Unlike industrial zones in Noida, Ghaziabad or Bhiwadi, this area offers a greener and healthier setting, attracting wellness and hospitality developers.

 Low Entry Point, High Return Possibility - Ideal for plotting projects, farmhouses, logistic parks, or future resale.

Connectivity & Investment Potential:

- Ganga Expressway Development A 1,047 km expressway that enhances connectivity across Uttar Pradesh.
- Delhi-Moradabad Highway provides great access to Delhi and Western UP.

• Great appreciation potential due to infrastructural boom.





