

Ganga Expressway to introduce new geography of value creation in North India: Knight Frank India

Grade A warehousing facilities within 5 kms of 18 interchange nodes

April 29, 2026: According to **Knight Frank India**, the leading international property consultancy highlighted that the **Ganga Expressway will create value at different timescales and for different asset classes, in three concentric rings around each of the 18 interchange nodes across 12 districts.** Warehousing projects to get developed within three years, followed by residential and other real estate assets between 2nd and 5th year of the operation.

Development potential along the expressway

- Meerut, due to NCR spillover, is likely to grow as an anchor residential hub along the Ganga Expressway, while agro-processing nodes such as Pratapgarh (amla), Shahjahanpur (rose/botanical) and Hardoi (dairy) stand to benefit from augmented connectivity.
- Cold chain development potential holds in Pratapgarh, Unnao and Hapur, while Amroha, Badaun, Shahjahanpur and Hardoi are likely to witness manufacturing-led growth.

Uttar Pradesh's real estate story for two decades was the story of four cities – Lucknow, Ghaziabad, Noida and Greater Noida. The Ganga Expressway does not merely add a fifth location to that list. It introduces a new geography of value creation that operates on a different logic: corridor-based, node-anchored and industrially driven rather than capital-city-adjacent and speculative.

Uttar Pradesh accounts for nearly 60% of India's operational expressway network, reinforcing its position as a key infrastructure-led growth driver. According to Knight Frank India's District Readiness Index, which evaluates ecosystem preparedness across the Ganga Expressway corridor, Meerut and Prayagraj emerge as high-readiness anchors, well placed to capture early gains from connectivity improvements. In contrast, Hardoi and Unnao, classified under moderate readiness, are evolving as emerging growth centres with strong near-term industrial and economic potential, supported by improving infrastructure and rising investment interest along the corridor.

The District Readiness Index is a proprietary qualitative framework designed to compare relative ecosystem readiness across the twelve districts of the Ganga Expressway corridor. Districts are assessed across four variables such as SME Maturity, Node Quality, Government Intent and Labour Supply and classified into three readiness bands: High, Moderate and Early Stage.

District Readiness Index

District	Score	Lead asset class
Meerut	High	Industrial and logistics; residential (NCR spillover)
Prayagraj	High	Commercial; hospitality; education infrastructure
Hardoi	Moderate	Industrial plots; warehousing; agri-processing
Hapur	Moderate	Grade A warehousing; cold chain logistics
Rae Bareli	Moderate	Industrial (rail components); commercial
Unnao	Moderate	Industrial (leather finishing); chemicals
Shahjahanpur	Moderate	Strategic industrial; botanical processing

Amroha	Moderate	SME export cluster; manufacturing
Bulandshahr	Moderate	Dairy processing; residential
Pratapgarh	Early	Agri-processing; cold chain; tourism
Badaun	Early	Land banking; long-term industrial
Sambhal	Early	Early-mover land opportunity; craft exports

Note: District readiness classifications are derived from published government sources as at April 2026 and are directional in nature.

Source: Knight Frank Research

The Three Rings of Value Creation

Ring 1: Immediate post inauguration

Within the first three years, development of Grade A warehousing facilities is expected to get developed within the 5 kms of 18 interchange nodes. This ring will see the fastest price discovery, based on Yamuna and Purvanchal corridor precedents.

Ring 2: Industrial Activation Phase

Developer interest in district towns typically begins 2 to 5 years post-inauguration between the 5 to 20 kms from 18 interchange nodes across 12 districts. During this period, residential market activity is likely to increase in the district towns. This phase will also witness retail expansion, commercial offices for corridor-serving enterprises; education and healthcare infrastructure.

Ring 3: Residential and Long term

This zone is defined by agricultural land banking and long-term industrial land aggregation. The highest-leverage and highest-patience capital is currently positioned during the 5 to 10 years of the commencement of expressway.

Rajeev Vijay, Executive Director, Government and Infrastructure Advisory at Knight Frank India said *“The Ganga Corridor will potentially open a new frontier of real estate development across 12 districts. For the first time, an expressway will create a single high-speed economic geography linking western UP's manufacturing belt with central UP's agricultural heartland and eastern UP's education and pilgrimage economy. This will not only channelise state economics but also become prime growth supporter of the economics of North India.”*

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