



📍 Ganges One, Village Sajanpur Peeli, Shyampur Post, Haridwar, Uttarakhand-249408

☎ +91 9990-321-320

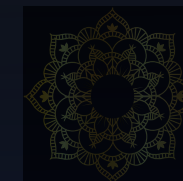
✉ info@ethinfra.com

🌐 www.ethinfra.com

UK RERA Registration No.-UKREP05250000648

HRDA No-HRDA/L/0040/23-24

DISCLAIMER: All floor plans, layout plans, areas dimensions and specifications are just indicative and subject to change by the company or by any competent authority whenever required till final completion of the project. Furniture, interiors, gadgets or any other such product are not part of the offering. All images are just artistic conceptualization and shall vary from the final design.



A **ONE SERIES** LANDMARK BY ETH INFRA

*Artistic Impression

A *One Series* PRODUCT



THE ONE SERIES:

BUILT FOR BELIEVERS, NOT JUST BUYERS

The 'One Series' by ETH Infra is not merely a product collection — it's a legacy in the making. Each project is an ultra-curated expression of soul-aligned architecture in destinations that hold spiritual, ecological, and cultural significance. It is a celebration of refinement, where exclusivity is not a feature — it's a foundation.

Every 'One' property is rare in number, regal in stature, and remarkable in emotion.

*Artistic Impression





THE ONE SERIES VISION

The ideology of the **One Series** stems from a commitment to architectural integrity, aesthetic continuity, and experiential living. Every detail — from colonial-inspired facades to chakra-tuned landscape layouts — is intentional, intuitive, and intimate.

THE VAIKUNTHA EXPERIENCE

At Ganges One, every zone is aligned to awaken your energy centres — through architecture, nature, and silence.



Root Chakra — Muladhara

Grounding & Safety

Feel anchored through private villa entries, secure pathways & earth-toned facades.



Sacral Chakra — Svadhisthana

Flow & Emotion

Water features, floating decks & lotus ponds bring ease, expression, and creative flow.



Solar Plexus Chakra — Manipura

Vitality & Strength

Rooftop wellness zones, lounges & walking trails restore confidence and rhythm.



Heart Chakra – Anahata

Connection & Compassion

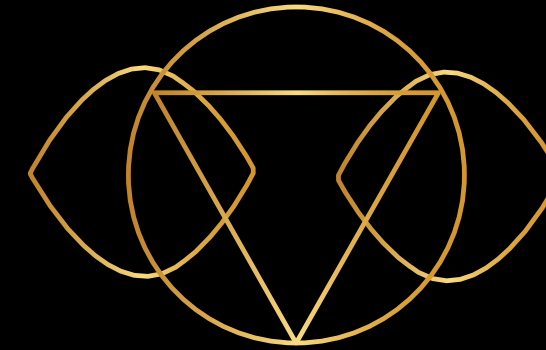
Gardens, orchard groves & pavilions nurture presence, bonding, and open-heartedness.



Throat Chakra – Vishuddha

Voice & Truth

Amphitheatres and reading nooks become spaces for reflection and expression.



Third Eye Chakra – Ajna

Intuition & Clarity

Skywalks, viewing decks & bridges offer perspective, silence, and inner seeing.



Crown Chakra – Sahasrara

Spiritual Connection

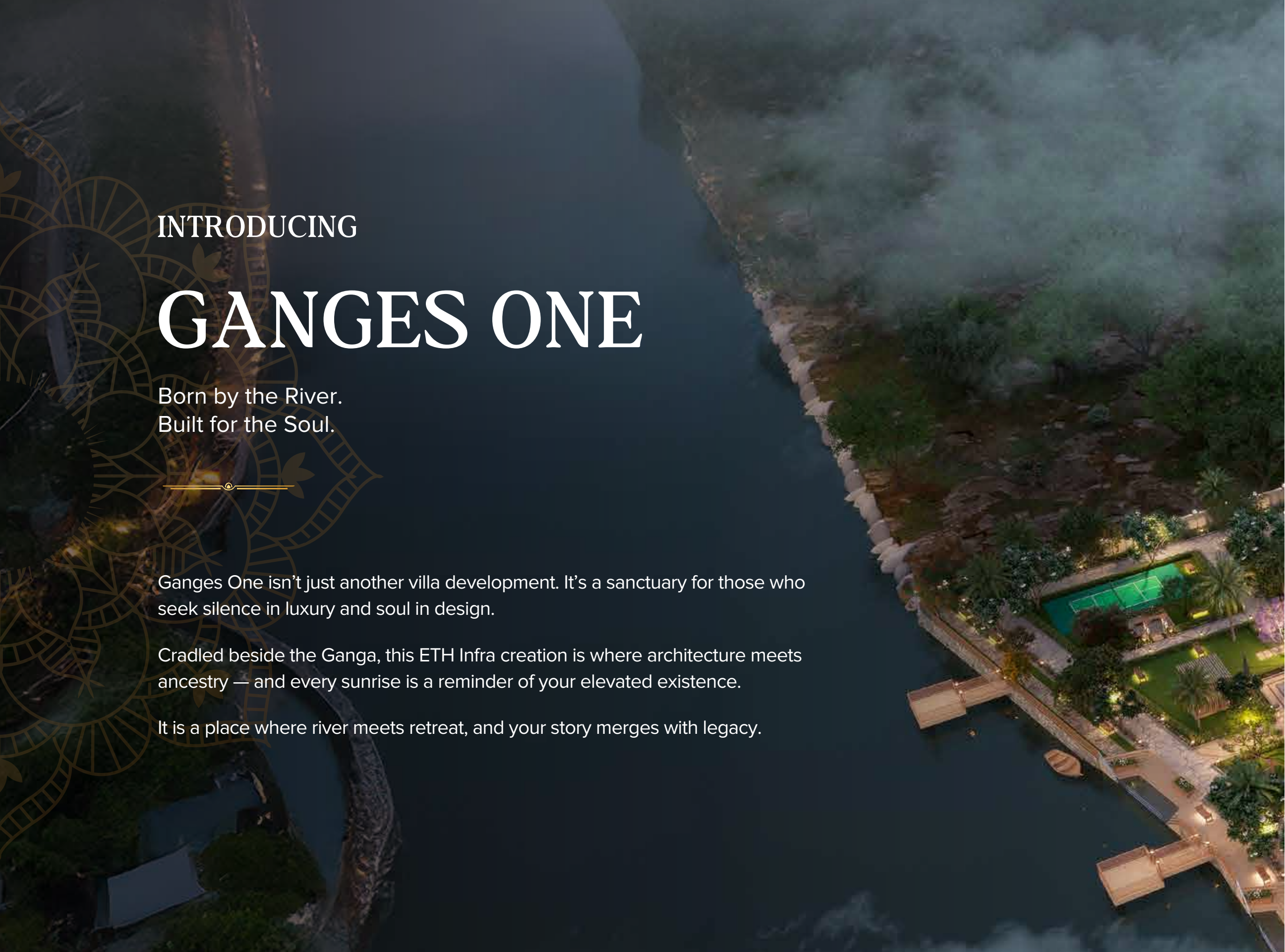
Meditation zones, hawan kunds & the Ganga pavilion elevate you to the divine.

From Foundations of Faith,
We Built Icons of Intent.



And Now,
The River Reawakens.





INTRODUCING

GANGES ONE

Born by the River.
Built for the Soul.

Ganges One isn't just another villa development. It's a sanctuary for those who seek silence in luxury and soul in design.

Cradled beside the Ganga, this ETH Infra creation is where architecture meets ancestry — and every sunrise is a reminder of your elevated existence.

It is a place where river meets retreat, and your story merges with legacy.



*Artistic Impression



A PRIVATE COMMUNITY OF ONLY 46 VILLAS

This is not just real estate. This is rare estate.



Only 46 luxury
villas available



Bespoke luxury for
discerning residents



No towers. No clutter.
Just calm.



Artistic Impression

“
HOMES WITH HEART.
VILLAS WITH VIRTUE.”

Where comfort courts culture
and soul resides in silence.



PROJECT HIGHLIGHTS

DISTINCTLY CRAFTED, TIMELESSLY DESIGNED.



2/ 3/ 4.5 BHK
Luxury Villas



Smart Infrastructure
& Green Landscaping



EV Charging & Solar
Pathways



Gated Community
with 24x7 Security



Private Clubhouse
– 7,500 sq. ft.



High-speed Internet
Enabled Community



Ganga-Facing
Development



9M wide
internal roads



Parks by the
Banks of Ganga



*Artistic Impression

A Life Enhanced by 40+ Luxuries

-  Independent Entry for Each Villa
-  Private Parking
-  Rainwater Harvesting
-  Waste Management System
-  EV Charging Points
-  Senior Citizen Friendly Pathways
-  Concierge Support for Guests
-  Amphitheatre (Community Use)
-  Cultural Fest Zones
-  Clubhouse (Boutique Scale)
-  Steam Room

-  Sauna Room
-  Indoor Games
-  Snooker Table
-  Mini Golf Zone
-  Lounge Area
-  Rooftop Café Sit-out
-  Library & Reading Corner
-  Kids’ Play Area
-  Banquet/Community Hall
-  Rooftop Deck with Ganga View
-  Yoga & Wellness Room

-  Naturopathy Lawn
-  Meditation Zones
-  Walking Tracks
-  Breathing Plant Park
-  Herb & Vegetable Garden
-  Fruit Orchard
-  Resting Pavilion
-  Community Garden
-  Lawn Sit-outs
-  Focal Tree with Seating
-  Water Features
-  Lotus Pond

-  Sky Walkway
-  Viewing Deck
-  Private Ghat
-  Hawan Kund
-  Jal Chadhav Point
-  Floating Meditation Deck
-  Mandap Pavilion
-  Ganga-facing Pickleball Court
-  Peace Pavilion
-  Spiritual Event Space
-  Yoga Atrium (Facing Ganga)
-  Swing Plaza (Ganga View)

PROJECT AMENITIES

Near the Ganga, Thoughtful Living Takes Root

*Artistic Impression



Independent Entry
for Each Villa



Amphitheatre
(Community Use)



Rainwater Harvesting

*Images are artistic impressions



Waste Management System



EV Charging Points



Senior Citizen Friendly Pathways



Concierge Support for Guests



Private Parking



Cultural Fest Zones



CLUB AMENITIES

Near the Ganga, Find Comfort at Ease



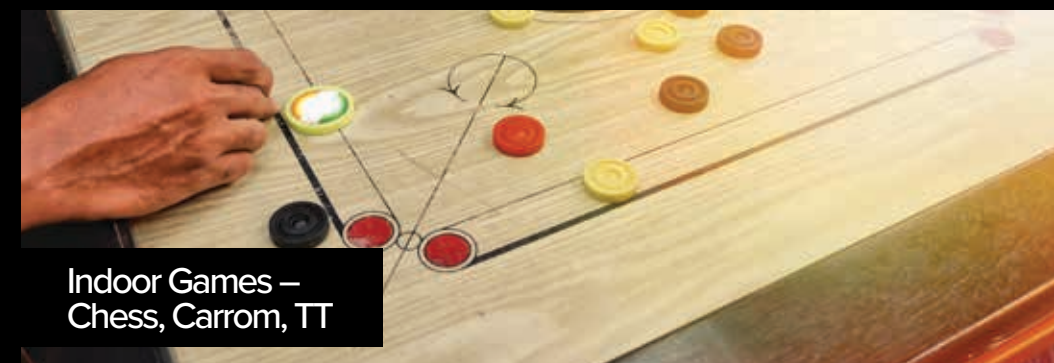
Clubhouse
(Boutique Scale)



Steam Room



Sauna Room



Indoor Games –
Chess, Carrom, TT



Snooker Table



Mini Golf Zone



Lounge Area



Kids' Play Area



Banquet/ Community Hall



Rooftop Café Sit-out



Library & Reading Corner



Rooftop Deck with Ganga View



Yoga & Wellness Room

GARDEN AMENITIES

Near the Ganga, Life Blossoms Quietly

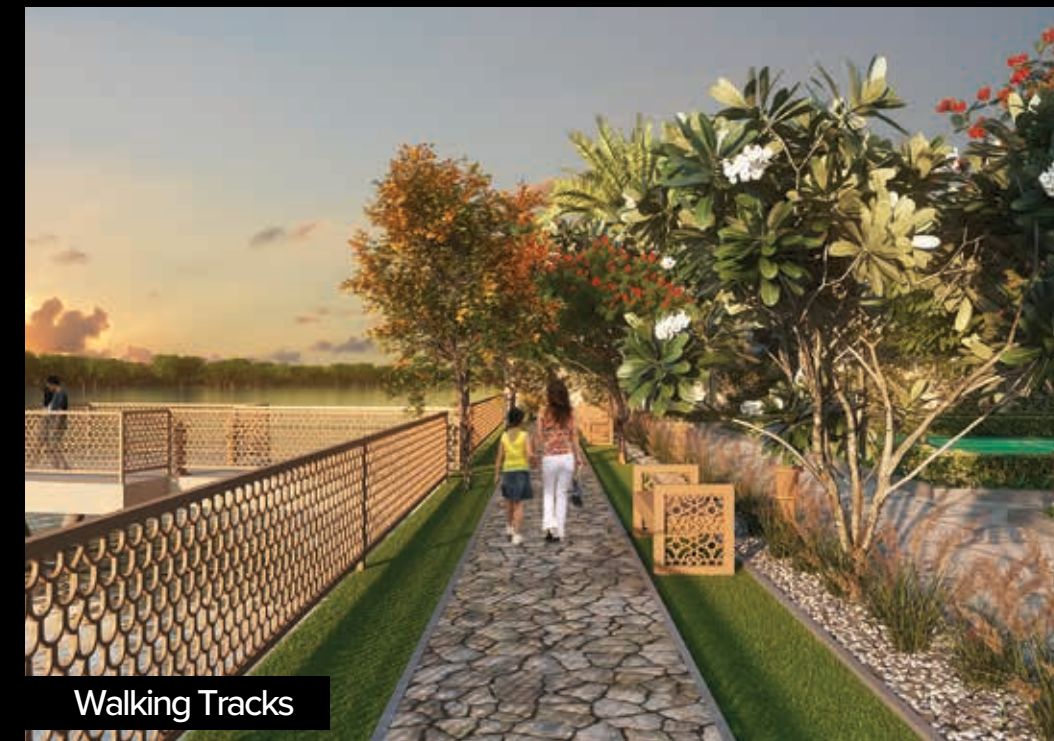
*Artistic Impression



Naturopathy Lawn



Meditation Zones



Walking Tracks



Breathing Plant Park

*Images are artistic impressions



Herb & Vegetable Garden



Fruit Orchard



Resting Pavilion



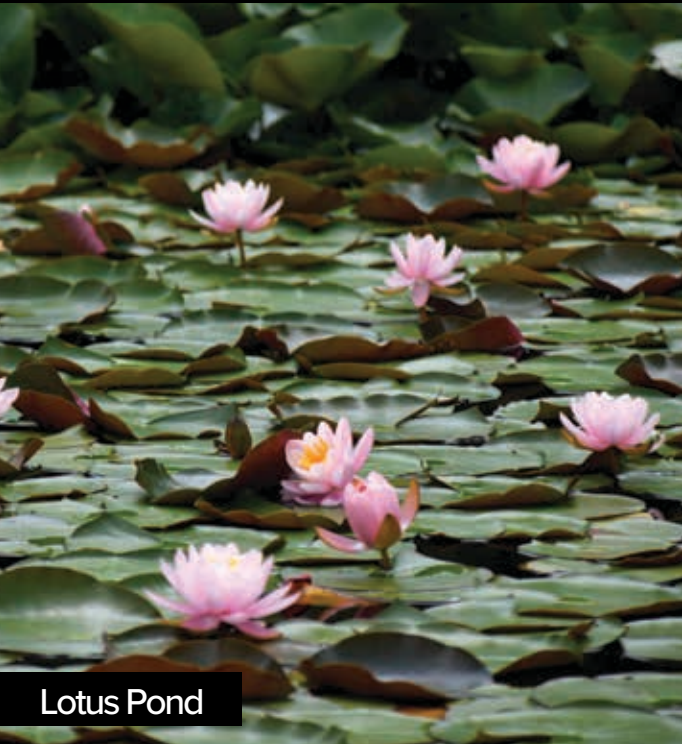
Community Garden



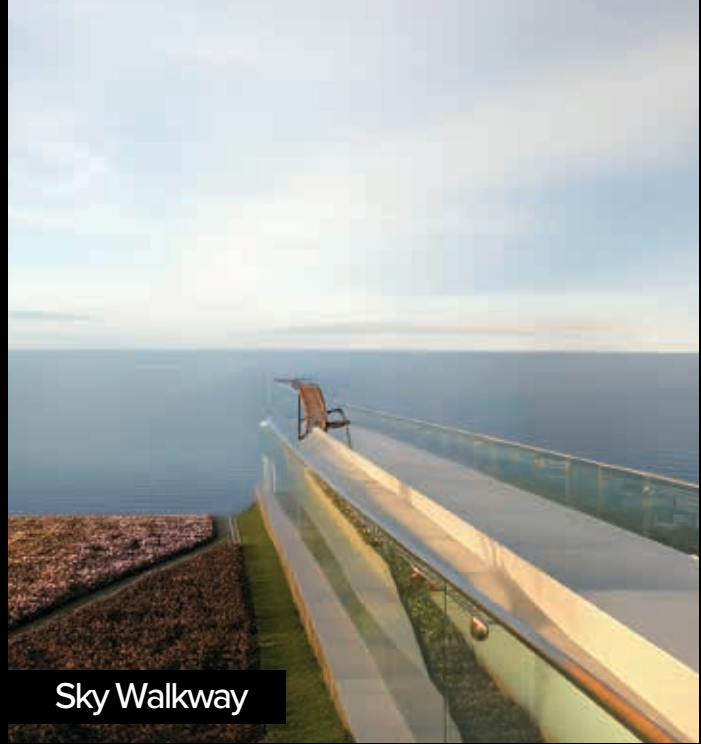
Lawn Sit-outs



Focal Tree with Seating



Lotus Pond



Sky Walkway



Water Features



Viewing Deck

GANGA AMENITIES

Breathe with Ganga, Move with Meaning

*Artistic Impression



*Images are artistic impressions



Jal Chadhav Point



Floating Meditation Deck



Peace Pavilion



Spiritual Event Space



Mandap Pavilion



Hawan Kund



Yoga Atrium (facing Ganga)



Swing Plaza (Ganga View)

An artistic rendering of a pickleball court set in a lush, tropical garden. Two men are playing a match on a green court with white lines. The man in the foreground is in a low, ready stance, while the man in the background is preparing to hit the ball. The court is surrounded by dense foliage, including large trees and manicured hedges. In the background, a body of water is visible under a warm, golden sunset sky. The overall atmosphere is serene and luxurious.

HARIDWAR'S FIRST GANGA-VIEW PICKLEBALL COURT

Embrace a quiet match
between leisure and legacy.



*Artistic Impression

“

WHERE THE GANGA FLOWS, SO DOES GRACE

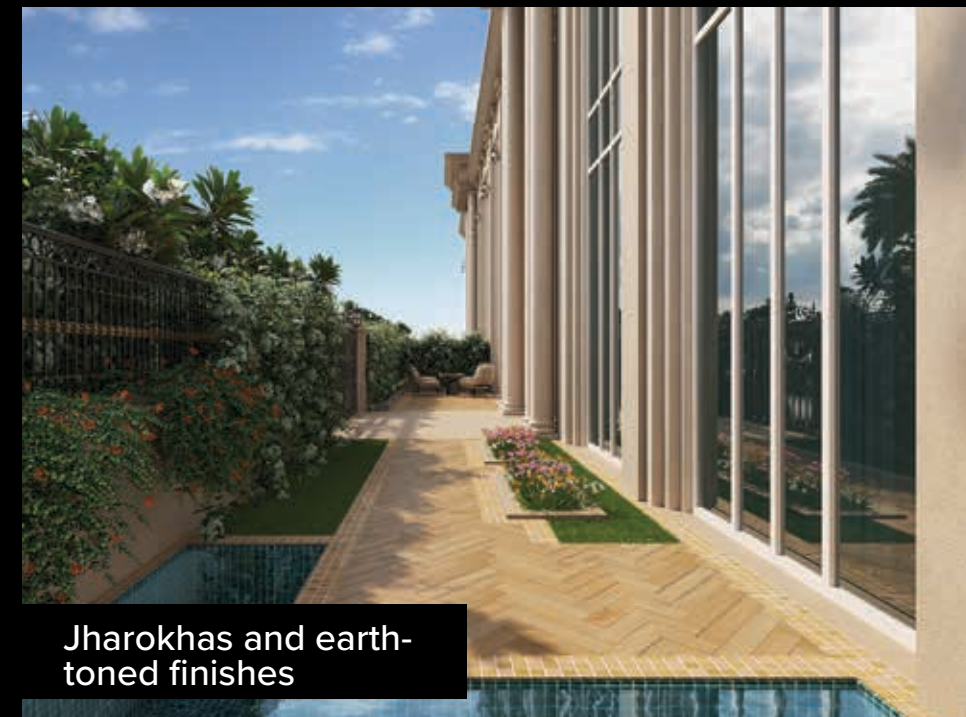
Quietly shaping the life around it

FACADES AND ARCHITECTURAL THEME

ARCHITECTURE IN RHYTHM WITH THE GANGES



British colonial sloped
roofs and arches



Jharokhas and earth-
toned finishes



Strict facade control for
aesthetic integrity



*Artistic Impression



“

CLOSE TO PEACE. CLOSER TO PURPOSE.

When every road leads not just to a place,
but a path of meaning.

”

LOCATION ADVANTAGES

AT THE BANKS OF GANGA & GRACE



Situated on
NH72



Near Rajaji
National Park



2 mins from
Emerald Riviera



5 mins from Chandi
Devi Temple



7 mins from
Har ki Pauri



15 mins from
Haridwar Bus Stand



15 mins from Haridwar
Railway Station



SITE PLAN

PLANNED WITH PURPOSE & PEACE



Central Clubhouse
as the social heart



Zoned villa clusters
for visual rhythm



Green buffers and
podium gardens



Ganga-facing pathways
and bridges



Tree-lined avenues
for quiet strolls



Colonial-inspired
villa facades



Wellness-first
amenities

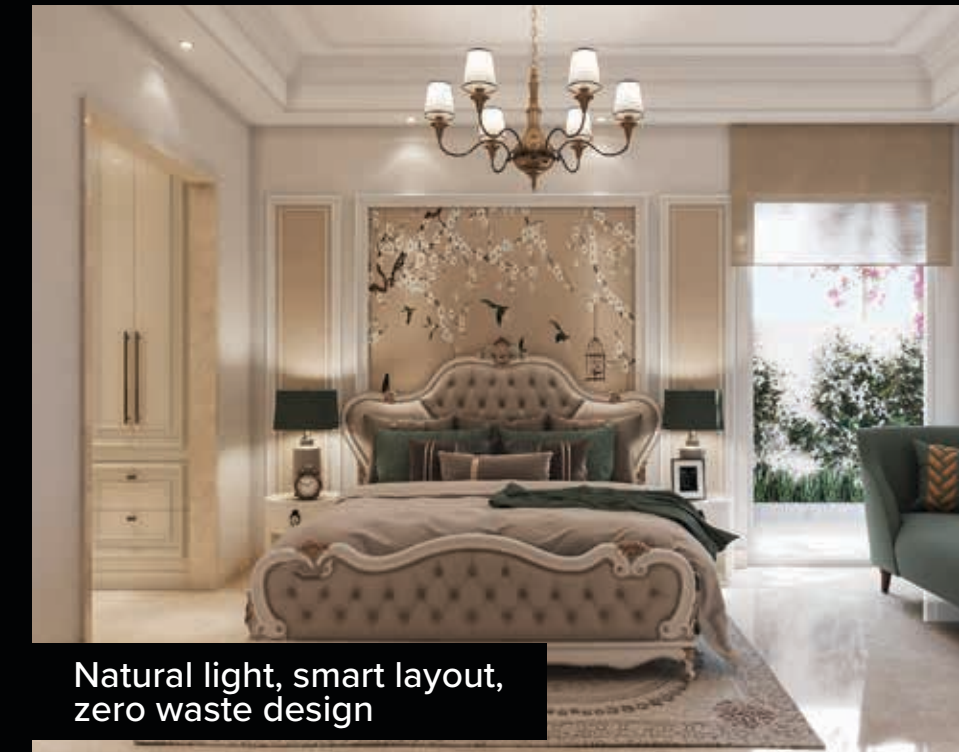


Seamless Integration of
nature & architecture



FLOOR PLANS

SPACES THAT BREATHE PLANS THAT FLOW



Natural light, smart layout,
zero waste design



Pooja zones



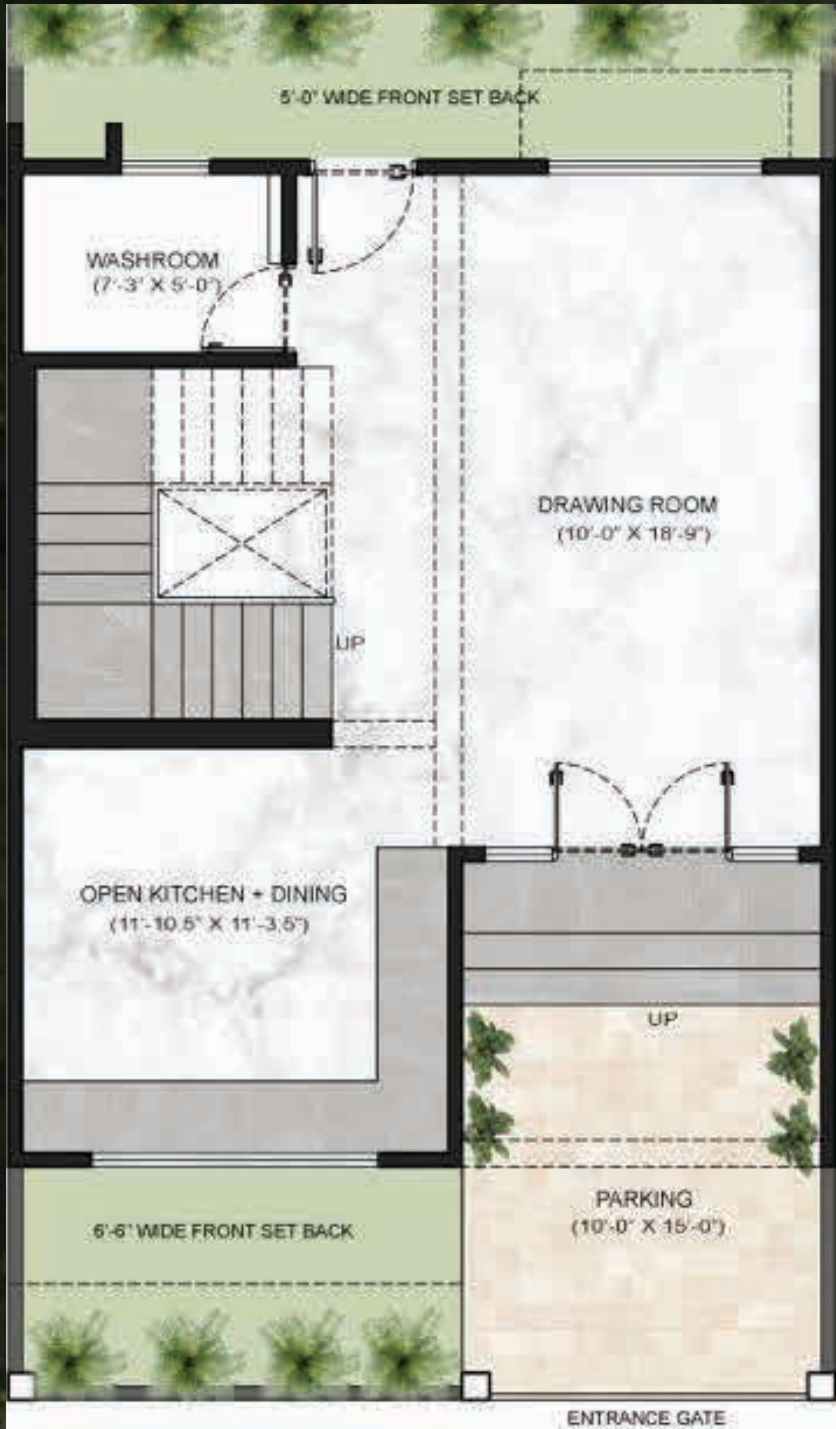
Private balconies



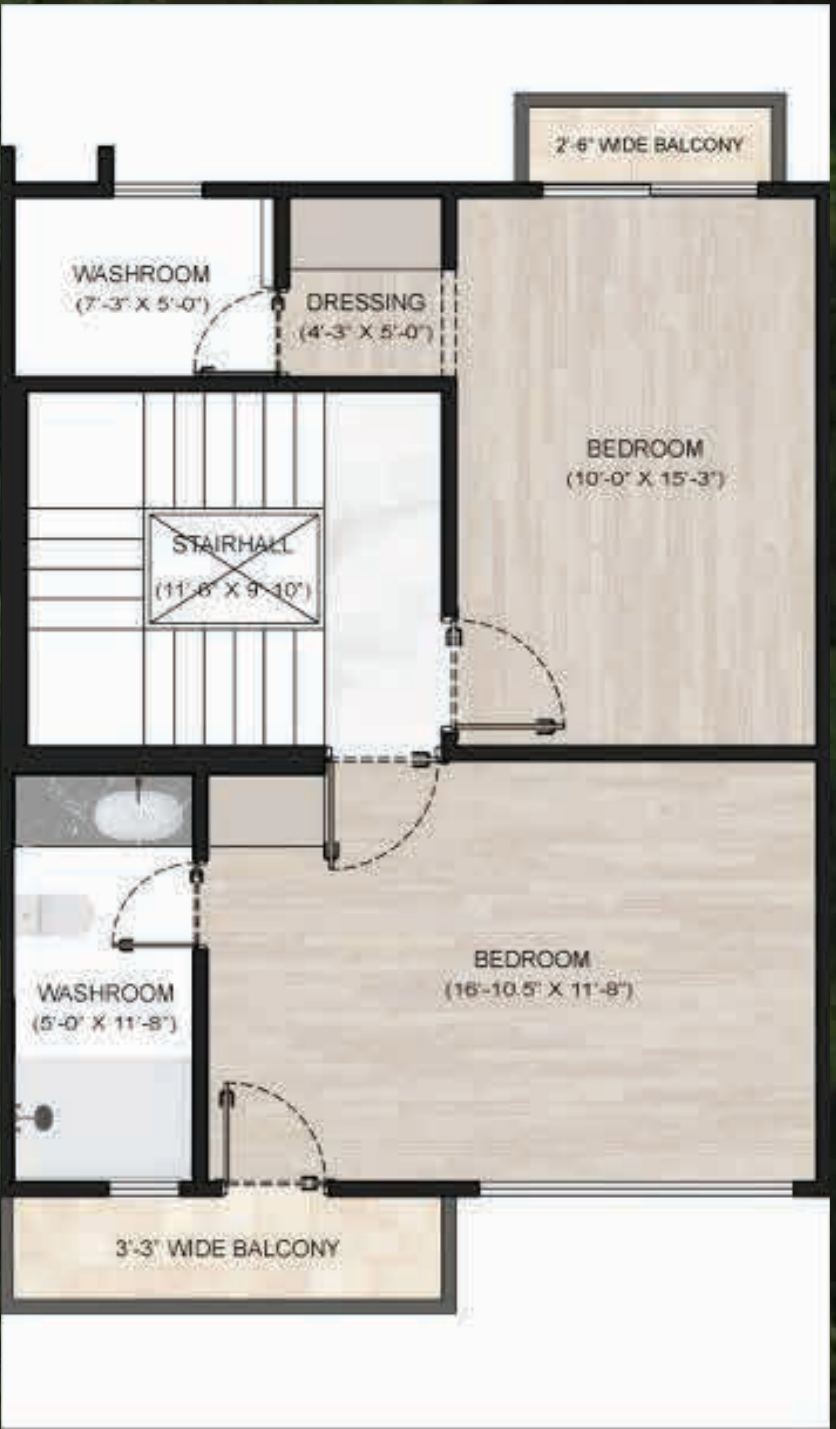
Thoughtfully carved spaces
for calm and utility

2 BHK LUXURY VILLA

115-117 SQ. YDS



PLOT NO. - 23 (GROUND FLOOR PLAN)



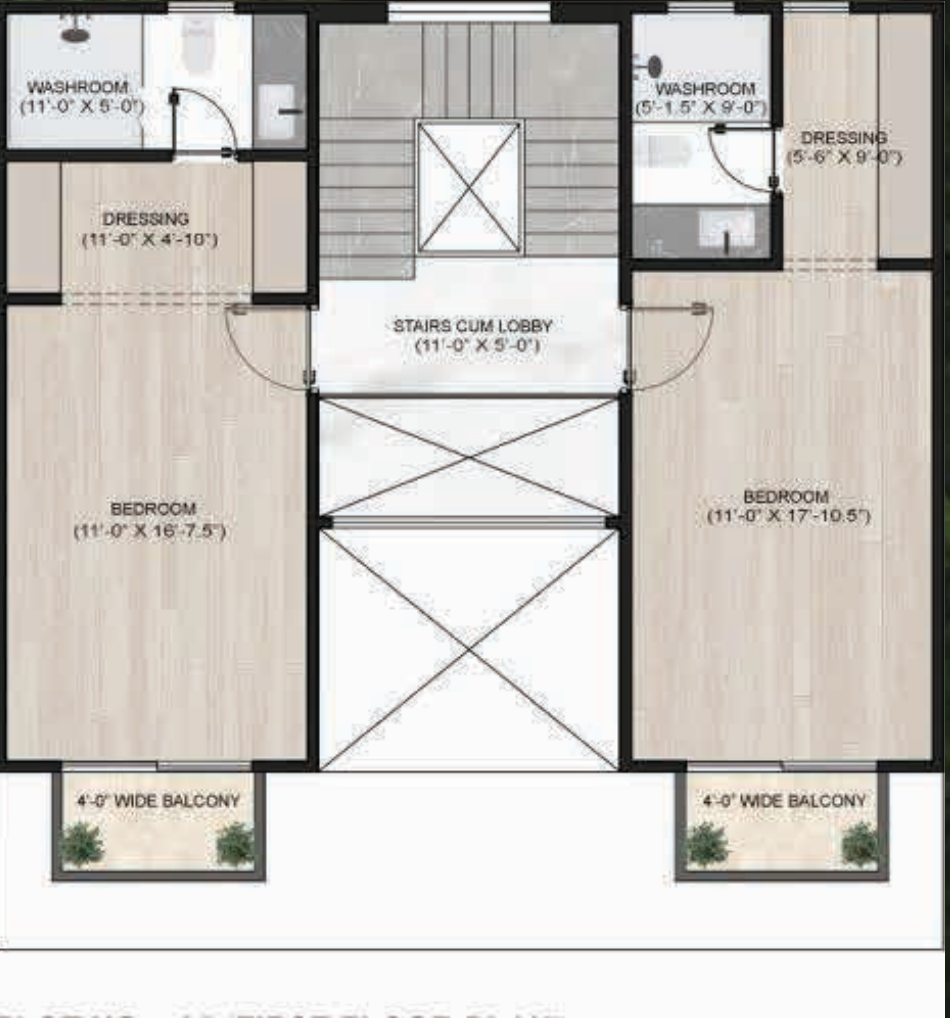
PLOT NO. - 23 (FIRST FLOOR PLAN)

3 BHK LUXURY VILLA

148-161 SQ. YDS



PLOT NO. - 05 (GROUND FLOOR PLAN)



PLOT NO. - 05 (FIRST FLOOR PLAN)

4.5 BHK LUXURY VILLA

252-264 SQ. YDS



PLOT NO. - 02 (GROUND FLOOR PLAN)



PLOT NO. - 02 (FIRST FLOOR PLAN)

TECHNICAL SPECIFICATIONS

Key Highlights (2, 3, 4.5 BHK villas)

- Vitrified tiles flooring in living and dining room
- Master Bedroom with laminated wooden flooring
- Fully loaded modular kitchen with appliances - Hob and Chimney
- Modular wardrobes
- Split air-conditioning
- Washrooms with glass, shower partition
- Expansive balconies MS railing with deco/glass

Villa Specifications:

Living | Dining | Lobby | Passage

Floor: Imported vitrified tiles
Wall: Acrylic emulsion paint
Ceiling: Acrylic emulsion paint

Bedrooms

Floor: Laminated wooden flooring
Wall: Acrylic emulsion paint
Ceiling: Acrylic emulsion paint

Kitchen

Floor: Vitrified tiles (Somany, Kajaria or equivalent)

Wall: Dado (as per design)
Ceiling: Acrylic emulsion paint
Counter: Stone counter
Fitting and Fixtures: Modular kitchen, SS sink, and CP fittings
Appliances: Hob & Chimney (Faber, Glen or equivalent)

Master Toilet

Floor: Vitrified tiles (Somany, Kajaria or equivalent)

Wall: Vitrified tiles (Somany, Kajaria or equivalent)

Ceiling: False ceiling
Counter: Imported marble with counter vanity
Fitting and Fixtures: Glass shower partition, CP fittings, wash basin and EWC (Jaquar/ American Standard/ Plumber or equivalent)

Other Toilet

Floor: Vitrified tiles (Somany, kajaria or equivalent)

Wall: Vitrified tiles with medicine cabinet
Ceiling: False ceiling
Counter: Imported marble with below counter vanity

TECHNICAL SPECIFICATIONS

Key Highlights (2, 3, 4.5 BHK villas)

Fittings and Fixtures:

Glass shower partition (except powder toilet)
CP fittings, wash basin and EWC (Jaguar/ American Standard/ Plumber or equivalent)

Balcony

Floor: Vitrified tiles (Somany, Kajaria or equivalent)

Wall: Exterior grade paint
Railing: MS/ Glass

Utility

Floor: Vitrified tiles (Somany, Kajaria or equivalent)

Wall: Acrylic emulsion paint
Ceiling: OBD

Doors

Main Door: Polished veneer solid core door
Internal Door: Painted frame with painted flush doors

Window | External Glazing

Double glazed units with UPVC/ aluminum frames and shutters in the living room and bedrooms
Single glazed units with UPVC/ aluminum frames

Air-Conditioning

Split air-conditioning in the living, dining, bedrooms and kitchen (Godrej, Lloyd, Kelvinator or equivalent)

Electrical Fixtures and Fittings

Modular switches (Polycab/ Wipro/ LG or equivalent)
Havells/Polycab internal wirings and ceiling light fixtures in the balcony, kitchen, and toilets
Optical Network Terminal (ONT) in each apartment for data and TV connectivity

Other Specifications

Rainwater harvesting system
Recycled water from STP for flushing and irrigation
Provision for garbage dustbins in each tower

Fire Fighting System

Fire fighting system in all common passages

HARIDWAR ONE

The inaugural icon of ETH's One Series — the tallest and only luxury residential development in Haridwar.



Ganga ke Paas,
Shrestha aur Shandar Awas



Phase 1 - 210 units
DELIVERED



Clubhouse:
Operational



Redefined luxury living
for spiritual seekers

*Artistic Impression



EMERALD RIVIERA

Whispers of the forest, now home to families seeking calm.



Nestled next to
Rajaji National Park



Nature trails, yoga decks,
and mediation groves



Phase 1 DELIVERED
Phase 2 DELIVERED



Green infrastructure
meets spiritual appeal

*Actual Site Image



“
Crafted by Men Who Listened



“
First to Their Soul, Then the Soil

ABOUT ETH INFRA

BUILDING SPACES THAT CARRY SOUL

Co-founded by Rajesh Saini and Hari Mohan Sharma — two visionaries from different walks of life, united by a shared belief in building with intent, not impulse.

Rajesh Saini, a former professional boxer in Italy, brings a global mindset shaped by grit, resilience, and spiritual grounding. From the ring to real estate, his journey has been one of relentless purpose — refined through years in banking, landmark deals in Gurgaon, and a deep personal transformation on the banks of the Ganga.

Hari Mohan Sharma, a lifelong seeker and strategic thinker, complements this vision with a grounded, intuitive approach. With years of experience in land acquisition and regional development, his role anchors ETH Infra to the cultural and spiritual fabric of Uttarakhand and beyond.

Together, they've shaped ETH Infra into more than a real estate company — they've created a movement. One that delivers homes with soul, spaces with story, and communities that are built to last.

*Artistic Impression

Emerald Riviera

Serenity by nature's side

DELIVERED

Shri Krishna Tower

Neemrana's Commercial Plaza

DELIVERED

Defence Residency

Apartments in Rajasthan

DELIVERED

Haridwar One

Luxury reimagined on sacred land

ONGOING

Rishikesh One

A vertical sanctuary for the soul

UPCOMING

Queens Field, Ranikhet

Regal plots in Ranikhet

UPCOMING

Ganges One

Riverside soulspaces reborn

UPCOMING

Today, his vision lives through
ETH's landmark projects —

WHY INVEST IN GANGES ONE?

A SACRED SETTING FOR TIMELESS RETURNS

PART OF ETH INFRA'S ONE SERIES LEGACY



Ganga-facing,
low-density community



Trusted promoter.
Transparent processes.



Hairidwar part of Smart City Mission
with better urban governance.



Growing demand from Second-home
Seekers + NRIs + Retirees.



Excellent capital appreciation
from rising demand



Great round-the-year
rental demand



Upcoming
Haridwar-Rishikesh-Dehradun
metro, ring road, pod taxis
enhancing connectivity