



Site Address: Kalpana Eco World, Near SGPGI, Raebareli Road, Mohanlalganj, Lucknow

Office Address: Shubham Theatre Building, Cantt. Road, Kaiserbagh, Lucknow

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NORTH AVENUE

PREMIUM VILLAS

A PROJECT AT



By Sahu Group

Since 1952



A LEGACY SINCE 1952

Creating Landmarks, Building Trust

With its legacy rooted since 1952, Sahu Group is a name synonymous with trust, quality, and progressive growth in Uttar Pradesh.

Headquartered in Lucknow, Sahu Group is a prominent Corporate Business House with a rich history spanning over seven decades. The Group has carved a distinguished presence across a wide array of industries including Real Estate, Jewellery, Entertainment, and infrastructure, constantly redefining standards through its commitment to excellence.

What began as a visionary initiative in post-independence India has today grown into a dynamic multi-sector enterprise that caters to the aspirations of modern India while upholding its traditional values. Over the years, the Group has not only contributed to the economic development of Lucknow and surrounding regions but has also become a trusted name in thousands of households through its premium offerings and customer-first approach.

70+ YEARS OF TRUST 35+ YEARS OF EXCELLENCE

4500+ SATISFIED CUSTOMERS 7 Millions+ SQ. FT. DELIVERED

Backed by a vision of inclusive growth, ethical business practices, and a forward-looking mindset, Sahu Group remains committed to shaping a better, brighter tomorrow while honouring the legacy of its founding principles.



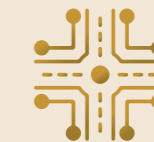
STEP INTO A REALM OF
unprecedented indulgences.

Nestled within Kalpana Eco World, North Avenue is a masterpiece of luxury duplex row houses designed for those who seek elegance, comfort & sustainability.



Spacious & Thoughtfully Designed

Designed for sophistication & comfort



Convenient & Connected

Easy access to schools, malls & hospitals



Secure & Private

Gated living with modern security



Eco-Friendly Living

A step towards a better future

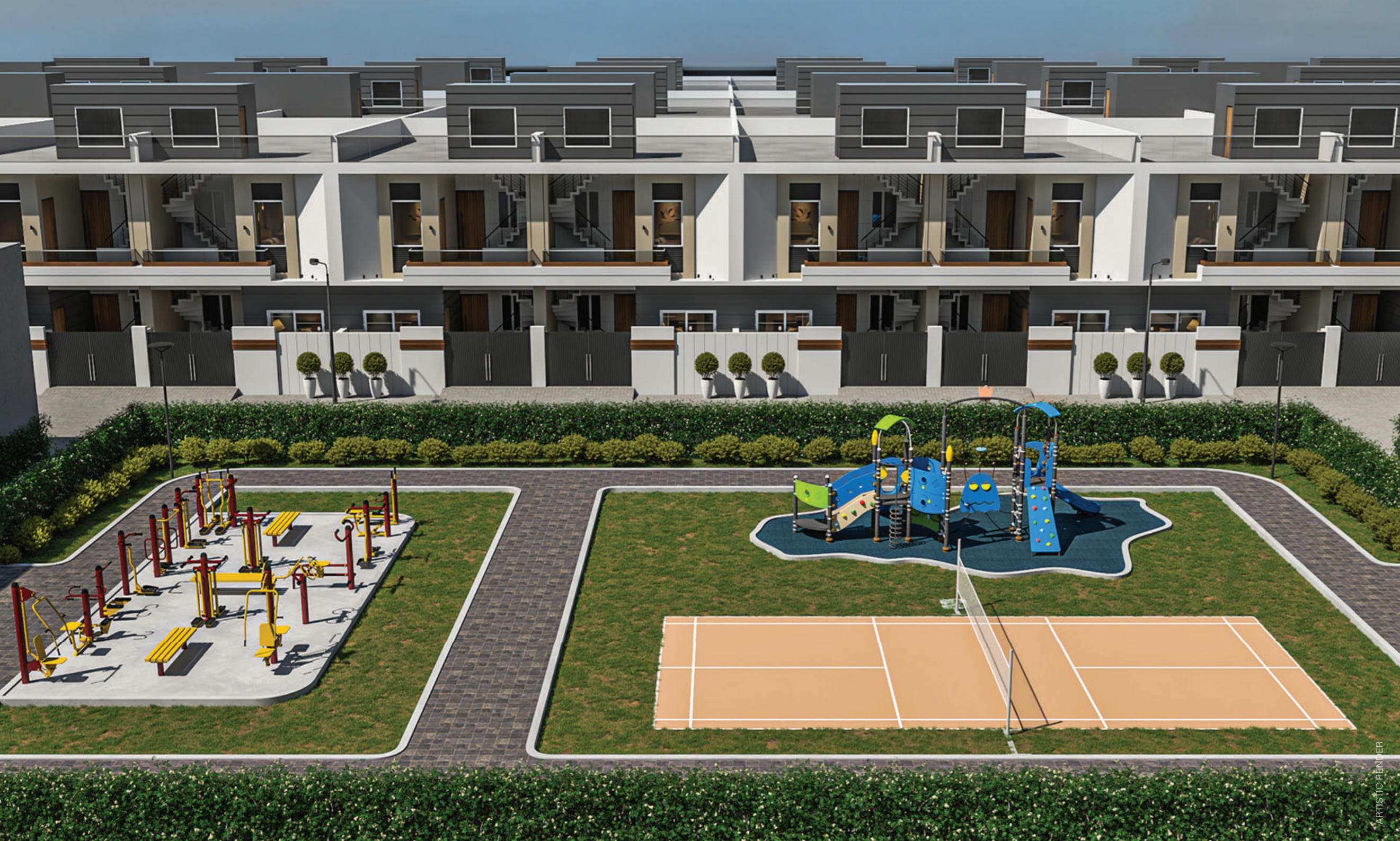
North Avenue is not just a home; it's a statement of refined living.

COME HOME TO A LIFE OF SOPHISTICATION AND PEACE.

A COMPLETE
lifestyle ecosystem

— WITHIN —
YOUR GATED WORLD





WORLD-CLASS

Amenities

DESIGNED FOR YOUR COMFORT & LUXURY



GREEN LUSH
ENVIRONMENT



VALUE FOR
MONEY



BADMINTON
COURT



CCTV
SURVEILLANCE



KIDS PLAY
AREA



WEDDING
VENUE



OUTDOOR
GYM



YOGA
SPACE



VASTU
COMPLAINT



24X7
SECURITY

ARTISTIC RENDER

ELEGANT INTERIORS
for timeless living

STEP INTO A WORLD OF REFINED DESIGN AND LUXURIOUS COMFORT,
CRAFTED FOR THOSE WHO APPRECIATE THE ART OF LIVING WELL.



Drawing Room (Ground Floor)



Dining Area



WHERE COMFORT MEETS
classic elegance



Kitchen



Master Bedroom (Ground Floor)



Living Room (First Floor)



Master Bedroom (First Floor)



Kids Room



Study Room

DESIGNED FOR COMFORT.

Crafted for class.



ARTISTIC RENDER

SIGNATURE UPGRADES

that define distinction

We don't just build houses — we create homes that reflect your aspirations. Every element inside your home is thoughtfully chosen to enhance your lifestyle and offer you the luxuries you deserve, without compromise.

Feature Highlights



Structure & Finish

Elevated facade · Premium paint finish · Glass-finish balcony



Interior Decor

POP false ceiling in living area · Designer bathroom tiles



Doors & Security

Designer main door · Laminated room doors · Branded handle locks
· Wooden frames with branded interlocks



Windows

UPVC windows



Electrical Fittings

Premium brand switches · AC copper pipes in 2 rooms



Sanitary Fittings

Jaquar or equivalent sanitary fittings [Gold finish fittings (Type A)]

BECAUSE YOU DESERVE MORE THAN JUST A HOME. YOU DESERVE A LIFESTYLE.

A PRIME

Neighbourhood

WITH EVERYTHING YOU NEED
AND MORE



In Lucknow's most developing
& Fastest-growing area



Close to SGPGI Hospital,
Medanta Hospital &
Lulu Mall



Easy access to Kanpur Road,
Sultanpur Road, Shaheed Path,
Purvanchal expessway,
Lucknow-Kanpur Highway &
Raebrali Road



Proximity to Ekana
International Cricket Stadium
& UP Police Headquarters



OUR
Legacy

Building Dreams Since 1952



NANDA TOWER, GHAZIABAD



KALPANA RESIDENCY, LUCKNOW



CSI TOWER, LUCKNOW

OTHER PROJECTS:

VAISHALI ROW HOUSING
LUCKNOW

MULTISTORY APARTMENT
INDIRAPURAN

ROW HOUSING
KALINDIPURAM,
PRAYAGRAJ

MANDIPARISHAD
YOJNA
GOMTINAGAR,
LUCKNOW

KALPANA COLONY
KAMTA,
LUCKNOW

KALPANA ESTATE
NEAR SGPGL,
LUCKNOW

KALPANA HOMES
MALIHABAD

KALPANA CONSTRUCTIONS - *A Legacy of Trust & Excellence*

Part of the esteemed Sahu Group, Kalpana Constructions has been shaping skylines since 2001, led by visionaries Mr. Sanjay Sahu and Mr. Swanay Sahu.

- » **A Benchmark in Real Estate** – Two decades of excellence, setting new industry standards.
- » **Crafting Dream Homes** – Empowering middle-class families with elegant, affordable living.

KALPANA ECOWORLD

Discover a serene, eco-friendly township spanning 80 acres of lush landscapes. Nestled on Raebareli Road, just 1.8 km from the National Highway and 5 minutes from the Proposed Outer Ring Road, it offers seamless connectivity to Lucknow's key destinations.

- » **Prime Location** – Effortless access to malls, hospitals, IT hubs, and transport links.
- » **Nature & Comfort** – A sanctuary designed for tranquility and modern living.

A PLACE WHERE YOU BELONG.

KALPANA ECO WORLD

AT RAE BARELI ROAD

Site Plan



LEGEND:

COLOUR	PLOT TYPE
	COMMERCIAL
	GROUP HOUSING
	GREEK GRADEN
	INTERMEDIATE SCHOOL
	PROPOSED HOSPITAL
	SOUTH AVENUE
	SOLD PLOT
	EXISTING EWS/LIG
	PARK
	POND
	FUTURE EXTENSION
	NORTH AVENUE





CHERISH

*The
elegant
embrace
of
serenity.*

HEARTFELT

Experiences

REAL STORIES, REAL SATISFACTION

Experience the lifestyle they love! Watch the full customer testimonial video here:



A Home That Matches Your Dreams

"I was searching for a peaceful home with greenery in Lucknow, and Kalpana Eco World was the perfect match. The serene environment, security, and well-planned spaces make it an ideal place for families."

— Abhishek Awasthi, Software Engineer

A Safe & Vibrant Community for Families

"After exploring multiple townships, I chose Kalpana Eco World for its lush green views and secure atmosphere. The parks and open spaces provide the perfect environment for my child to play and grow."

— Santosh Kumar, Government Officer

Not Just an Investment, But a Lifestyle

"We didn't come here as investors—we came for a better way of life. Kalpana Eco World offers the perfect blend of comfort, security, and premium amenities, delivering everything promised for a truly fulfilling living experience."

— Tirtha Nandy, Consultant