



CANDLES AI DEVELOPERS



CANDLES AI
DEVELOPERS

ISO 9001 Certified Company

OFFSITE ADDRESS

In front of Indian Oil Petrol pump
Nandan Vihar Bus Stop, Patia, Po - KIIT
Bhubaneswar - 751024

OFFICE ADDRESS

Plot No - 550 / 2347
Upper Kanan Vihar, Phase-II
Near Jaydev Sikhya Kendra
Patia, Bhubaneswar - 751031, Khordha

For Enquires : 6370099330, 9777640015
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CONSTRUCTION PARTNER



ARCHITECT

Envirogene
building greenness



SUGAR CANE

3BHK PREMIUM APARTMENTS
AT- PATIA, RAGHUNATHPUR

Spacious Living

ORERA REG NO : RP/19/2022/00765



About the Developer

Candlesai Developers Private Limited is an ambitious set-up, with 25 years of invaluable experience and expertise, in the Civil construction sector. Making the concept of spacious living a reality Candlesai launches its maiden project Sugarcane Apartments, Premium 3BHK spacious Homes at Patia, Bhubaneswar.

About the Project

Sugar Cane is an artistic sensation dreamt of and designed with the expertise, innovation & brilliance of Candlesai Developers Pvt. Ltd. Built with a smart and conceptualised belief, it lays a foundation of distinction and flair. The project, spread over an area of 1 acre, offers a state-of-the-art living experience, soothing and ebullient facilities and posh amenities to match your vibe.



Entrance Night View

*The Right side view
displays elegance & grandeur.*



Right Side view



Drive Way

*A massive and sprawling driveway
for an effortless parking experience.*



Pool View

A class-apart swimming pool to relax and rejuvenate your day with your loved ones.



Holistic & fun-filled play area for children to explore.

Play Area

*Glamorous Entrance view to cherish nature
and always have a feel-good experience.*



Night View

*The top aerial view shows the greenery
and frondescence of the project.*



Aerial View

1st Floor Plan



Typical 2-5 Floor Plan





Plan - A

Carpet Area - 1171.76 Sqft.
Built Up Area - 1402.24 Sqft.
Super Built Up Area - 2145.43 Sqft.



Plan - B

Carpet Area - 1015.52 Sqft.
Built Up Area - 1241.05 Sqft.
Super Built Up Area - 1898.81 Sqft.





Plan - C



Plan - D



Carpet Area - 1579.13 Sqft.
Built Up Area - 1907.42 Sqft.
Super Built Up Area - 2918.32 Sqft.



Carpet Area - 1234.49 Sqft.
Built Up Area - 1542.66 Sqft.
Super Built Up Area - 2360.31 Sqft.

Master Plan



Facilities

- - 3 BHK flats with sprawling space & adequate natural light
- - Friendly atmosphere for children & senior citizens
- - Multipurpose Clubhouse bustling with activities equipped with Internet & Wi-Fi
- - Envelope landscape with a walking trail
- - 24/7 gated security & CCTV security surveillance
- - Dedicated parking for ambulance & visitors
- - Powered parking for electric vehicles (Prepaid Basis) Optional for EV users
- - Boom barriers at the entrance
- - Intercom facility & Wi-Fi with fibre optics to each flat
- - Adequate fire fighting systems
- - Solar water supply/ solar PV panel
- - Sewerage treatment plant
- - Limited vehicle movement inside the complex
- - 24/7 power backup for common areas; 1 KW for all each flat
- - Pollution free environment
- - Rainwater harvesting using recharge pits
- - Centralised UGR with waterline distribution to each flat
- - Gated swimming pool
- - Car washing facility
- - Permeable paved roads
- - Concierge



Specification

Living room/ Dining room/ Master bedroom/ Bedroom floors: Premium glazed vitrified tiles.

Walls: Acrylic emulsion paint, putty base 1 coat primer.

Ceiling: Acrylic emulsion paint, putty base 1 coat primer.

Fixtures & fittings: Modular switches, sockets, telephone line, conduit for cable TV.

Door & windows: Large 8 ft doors with 32 mm flush door with wood finish factory laminated. Door frame with wood finish factory laminated & architrave.

Windows: Large 8 ft windows with UPVC systems. Window with 5 mm clear toughened glass.

Master bedroom floors: wood finish tiles.

Toilet: Anti-skid premium ceramic tiles with up to 8 ft height all around.

Grid false ceiling: Premium fixtures and fitting by grohe, provision of geyser.

Kitchen: Factory finish kitchen with a composite stone slab on top and rear wall.

Balcony: Furniture with a coffee table in 1 balcony, soffit ceiling in one balcony.

Floors: Wood finish plank tiles laid with spacers with epoxy grouting.

12 mm toughened glass installed over aluminium frame with patch fitting

UPVC sliding doors/ openable doors and door frame.

Doors & windows: 32 mm flush door with wood finish factory laminated, similar finish door with architrave.

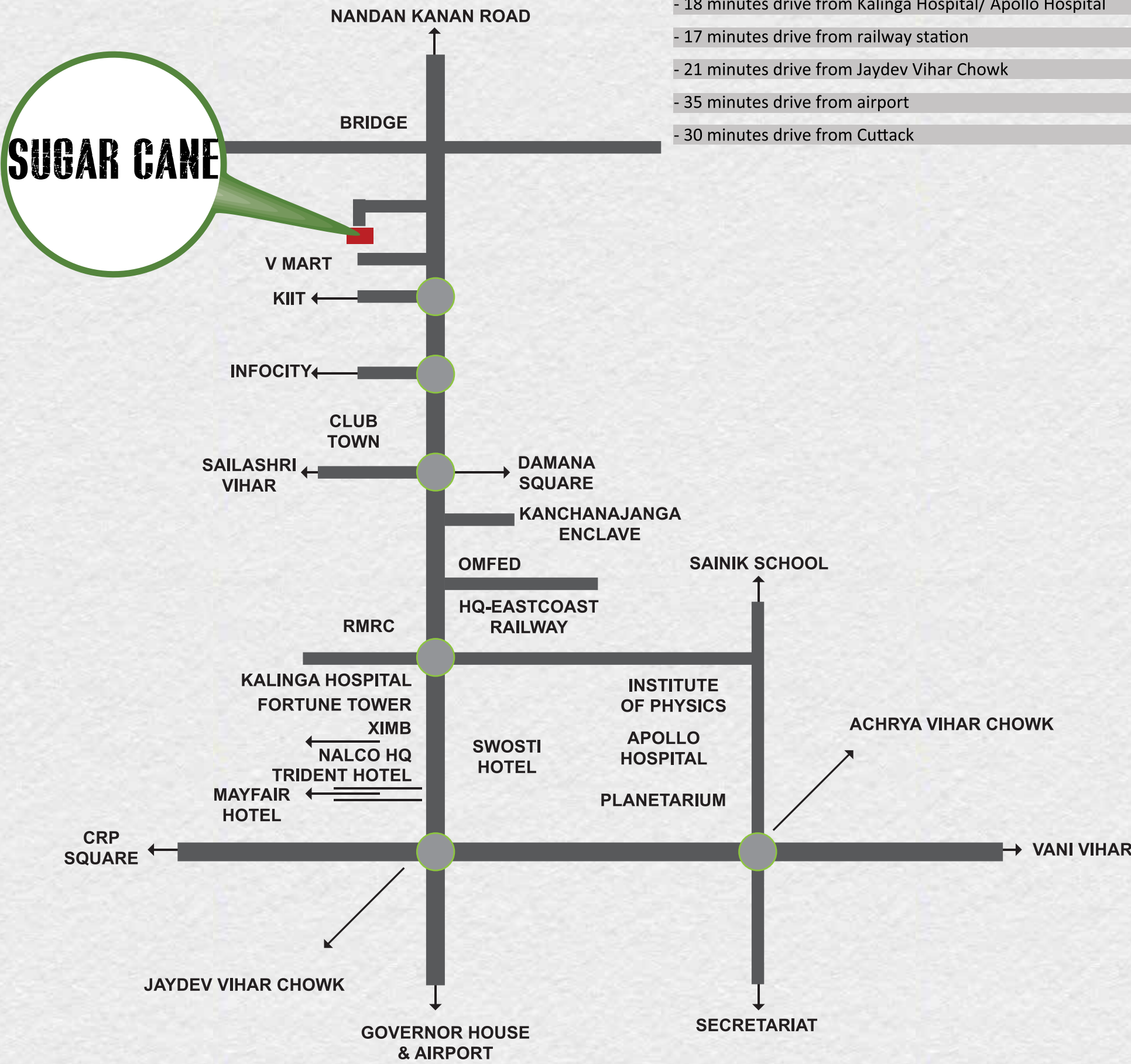
Lobby/ corridors: Vitrified tiles, putty base with 1 coat primer.

Main staircase: Concrete flooring/ Kota stone, lime wash, MS tube/ solid bar.



Location Map

Not to Scale*



Proxymity

- Prime location of the city at Patia, Raghunathpur, near KIIT-Big Bazaar square
- Close to educational institutions like KIIT, KIIMS, CEB, KISD, XIMB, Trident, Silicon
- Close to IT park housing Infosys, TCS, Satyam, Mindtree, etc.
- Minutes away from schools, healthcare centre, shopping area
- 3-4 minutes drive from KIIT square
- 10 minutes drive from Nandan Kanan Zoo
- 12 minutes drive from Infocity/ Bhubaneswar Golf Club
- 18 minutes drive from Kalinga Hospital/ Apollo Hospital
- 17 minutes drive from railway station
- 21 minutes drive from Jaydev Vihar Chowk
- 35 minutes drive from airport
- 30 minutes drive from Cuttack