



# *Elevate*

*Get high on the green life*

*celebrating*  
**10** YEARS OF  
**OLYMPIA**



*Elevate*  
Get high on the green life

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OLYMPIA GROUP NEWSLETTER



# MD Speaks

Dear Readers,

Season Greeting!

Wishing you all a very Happy & Prosperous New Year!!

We hope the New Year has started of in a very positive note for you, your family, friends and relatives.

It's the time of the year where we make new resolutions and reexamine old ones. We in the real estate industry hope for more momentum in this New Year.

Our most luxurious residential offering "Park Residences" will be ready this year and would be our first city individual project. It would truly be a standout residential development. We would be launching two more residential projects at Cenotaph road and later part of Adyar- LB road.

Our love for good grade 'A' office space for the corporates continue with Olympia Tecknos and another yet to be named project at Guindy Industrial Estate.

We want you to continue your patronage with Olympia group and be part of our real estate journey in Chennai/Bangalore and Kolkata.

We shape our paths with your thoughts, so kindly write to us!!

Best Wishes,

**Ajit Chordia**

Managing Director, Olympia Group

**Khivraj Tech Park Pvt. Ltd., Olympia Infratech Pvt. Ltd.,**  
Olympia Technology Park, Plot #1, SIDCO Industrial Estate, Guindy, Chennai 600 032.  
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**CREDAI**

# SUSTAINABLE CONSTRUCTION CONCEPTS ARE GAINING MOMENTUM WITH REAL ESTATE BUILDERS IN INDIA

With high awareness on energy conservation, sustainable practice have emerged as a significant component in the construction industry across the globe. The growth rate has been consistently increasing every year.

India along with other developed countries has been a pioneer in this field, despite the challenges like; lack of awareness among the general public, concerns about corruption, higher first costs, and lack of skilled manpower. According to a study, nearly 37% of the building projects in India adopted green practices in 2015 and is expected to rise to 57% in 2018. Statistics reveal that real estate developers constitute the majority of this green development. The major driving factors for influencing this change in India are:

- a) **Strict environmental regulations**
- b) **Government incentives on adopting green in various States**
- c) **Lower operating and maintenance costs**
- d) **Awareness on healthier neighbourhoods**

A significant growth is expected in both commercial and residential market. With more State Governments likely to adopt incentives for Green Buildings following West Bengal & Rajasthan, and along with ECBC becoming mandatory in many States, more than 60% of the developers in India are expected to work on green based projects both in commercial and residential sectors.

Green buildings have better business benefits compared to conventional ones, though the initial cost for construction is high. Based on our experience over the last decade it has been empirically observed that the building value and asset value increases by nearly 7-8 % through green initiatives. An analysis of our past projects for green residential buildings yields the following cost-benefit over conventional buildings:



**Ms. Samhita - MD,**  
Ela Green Building & Infrastructure Consultants

PARAMETER	VALUE
Short-term decrease in operation cost (1-2 years)	8% - 12%
Long-term decrease in operation cost (After 5 years)	> 15%
Simple payback	Around 4 - 6 years

Commercial buildings, on a thumb-rule basis yield higher returns as compared to residential buildings shown in the above table.

Currently there is an increase in environmental and social awareness among public. Burgeoning client demand is one of the top external triggers for rise of green homes, as most of the prospective house owners feel that going green will help reduce energy consumption. Social reasons are also attributed for the shift towards green as house owners believe it will help create a sense of community.

With developers moving the green way, the share of green projects in India will exceed even developed countries like UK and USA.



# "Diwali & Christmas Celebrations"



We all love to celebrate an occasion and when the year comes to an end there are reasons galore to celebrate. Diwali, Christmas and New Year was celebrated with much enthusiasm by our Opaline residents & Panache residents with so much fun & games.



# "Happy New Year 2016 Celebrations"





*Olympia* was proud to be associated with the comical riot, One on One, titled 'ONE ON ONE - PART 2', on Saturday, January 23, 2016, at 7.00 PM at Sir Mutha Venkatasubba Rao Concert Hall, Chetpet, Chennai.

One on One - Part 2, sequel to the eminent play One on One, showcases 7 riveting stories based on the music industry, the bureaucracy, marriage, the futility of war, immigration and Bollywood – a host of issues concerning the new Incredible India.

This play will feature an impressive array of finest actors including Rajit Kapur, Vrajesh Hirjee, Anu Menon, Neil Bhoopalam, Hussain Dalal, Sumeet Vyas, ShikhaTalsania, Zafar Karachiwala & Gopal Datt. The directors include Rajit Kapur, Akarsh Khurana, Nadir Khan, Arghya Lahiri, Faezeh Jalali, Puja Swarup & Rahul daCunha.



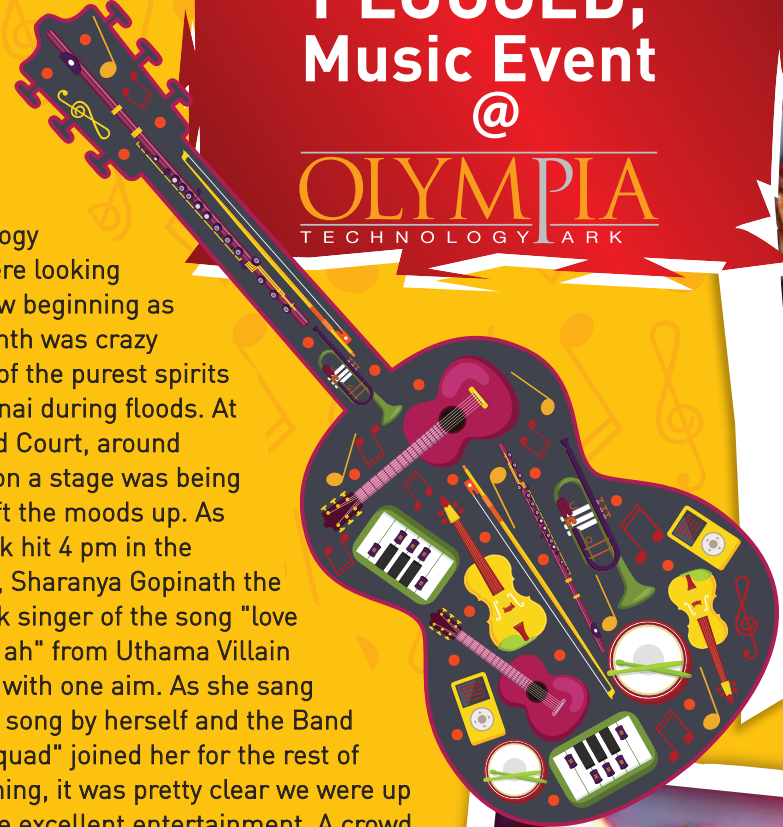


# Olympia Presents PLUGGED, Music Event

@

OLYMPIA  
TECHNOLOGY PARK

We at Olympia Technology Park were looking for a new beginning as this month was crazy display of the purest spirits of Chennai during floods. At the Food Court, around afternoon a stage was being set to lift the moods up. As the clock hit 4 pm in the evening, Sharanya Gopinath the playback singer of the song "love ah Love ah" from Uthama Villain was set with one aim. As she sang the first song by herself and the Band "drop Squad" joined her for the rest of the evening, it was pretty clear we were up for some excellent entertainment. A crowd who were there to enjoy but did not want to come forward in the first couple of tracks, were up on their feet half hour down the hour. From there on there was no stopping there were Michael Jacksons to Shakiras who came forward to join the singer and to give us a feast to our eyes. 90mins down the time, as we knew we were getting to the fag end of the show and the band bid farewell, Dj Paul was not going to let the evening get over without experiencing his list of tracks. The crowd went crazier and we saw everybody sweating and losing some pounds on the dance floor. Well, the dance floor was our own Food Court. I should say that it was an evening of fun and entertainment and target achieved. Thus, we had our year fold with all of us returning back to our desks and home with an evening to remember.





OLYMPIA

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beautiful open spaces,  
and much more at a very special

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**GUARANTEED** handover in August 2016  
Just **10%** down payment. Rest on handover  
**FREE** Branded Modular Kitchen  
**FREE** 2 Branded Split ACs

*Opaline*  
**Sequel**  
Navalur, OMR.





# ROAD SAFETY WEEK



Olympia organized a road safety campaign along with ISS India HSE, Marketing and Learning & Development team to create awareness among the commuters on the occasion of National Road Safety Week in India for the employees of Olympia Technology Park, Guindy. During this campaign we displayed informative banners and leaflets. We distributed it to all those who were commuting on road in a planned, disciplined & professional way. People not wearing seat belts and Helmets were humbly approached with a Rose and were requested to follow traffic rules.







We have been successful in selling our projects due to the support that we receive from our customers. Referral is an integral part of sales by itself and a vote of confidence shown by existing customers to the builder.

A referral campaign was held for Opaline Sequel project and all the Opaline customers who referred their friends and families was called for a grand lucky draw where the Director of Olympia Group Mr.Chandrakant Kankaria drew 3 lucky couples name for a holiday for two to Singapore.

### WINNERS LIST:

- 1. Mr & Mrs. Ramana**  
Amethyst 13A
- 2. Mr & Mrs. K.Ashok**  
Amber 1A1
- 3. Mr & Mrs. Venkatesh Kumar**  
Sapphire 19A







Olympia Opaline has come out as one of the best gated communities in the OMR. More than 1150 families have moved in and the interior works for Sapphire I block is being carried out. Any support on renting/interiors please contact our Olympia Plus team [opalineplus@olympiagroup.in](mailto:opalineplus@olympiagroup.in) or Call: 95512 93549



The Opaline Sequel project is well ahead of schedule with the construction helmed by L&T. All the towers are construction are completed, flooring work is carried out and it shaping out truly well.





The 3rd Edition of **KAMAI ELEVATORS CREDAI FAIRPLAY 2016** was organized by Credai Chennai. The event has witnessed tremendous growth over the past 3 years and this year has witnessed over 40 Builders participating in the event. The event was inaugurated on 28th Nov 2015 with Management Category Football 5's. This mega event was spread over 9 weekends, 3 months, 16 sports, 16 different venues, 800+ participants, 300+ medal winners, 2000+ followers to witness 1 CHAMPION.



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\* Only registration extra

\* T & C apply



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- On-site: Convenio grocery store, ATM, clinic
- Club Grande featuring gym, swimming pool, yoga room, jogging track, indoor games arena, coffee shop, banquet hall and more

Project Funding by  State Bank of India

Construction by 



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# GRANDE HANDOVER

"Olympia Grande" is the proud address and landmark for many people today at pallavaram. With more than 500 apartments being handed over and customers doing their interiors with full enthusiasm. Our support with shortlisted interiors vendors with packages to ease the pain of interiors and coordination at site has been widely appreciated by the customers. We have M/s.Jones Lang Laselle as the property management team.



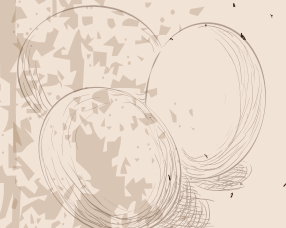
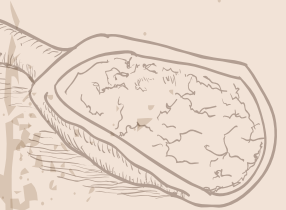
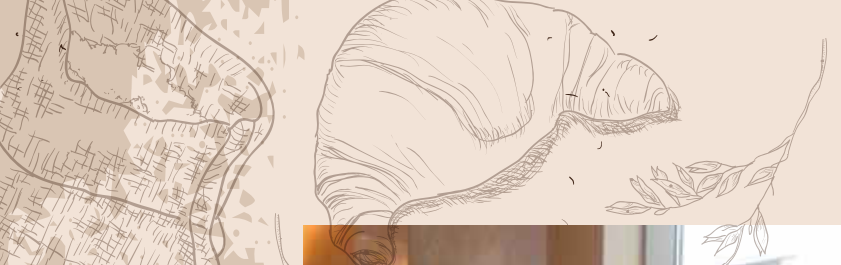




The complete Grande Project has shaped up as per the vision with continuous work progress. The handover of the apartments has been started and interiors work is going on. Any support on renting/interiors please contact our Olympia Plus team [grandeplus@olympiagroup.in](mailto:grandeplus@olympiagroup.in) or Call: 99418 32881







# BAKE



## a Difference

Olympia was a proud sponsor of the event "Bake-A-Difference" conducted by Madras Midtown Ladies Circle 7. Madras Midtown Ladies Circle 7 is one of the earliest circles to be chartered in the Ladies Circle Movement. The Concept of the event is to organize a bake sale aimed at providing a platform for emerging home bakers to showcase their goodies while giving Chennai a glimpse of the options there are in the home baking space.





# OLYMPIA Panache villa residences Handover

Olympia Panache handover of villas has progressed more and we have more families moving into the community. The passion with which the interiors are taken up to fit each person's lifestyle and taste is something very heartening to see.







**ART & CULTURE AT OLYMPIA**  
*Rasikapriya*  
**FINE ARTS ACADEMY**

Olympia continues its proud association with Rasikapriya Fine Arts academy as their premier sponsor. Rasikapriya trust was started by a young group of music connoisseurs who wanted to bring world class music, dance and drama to the OMR residents.

Rasikapriya hosted "The Musical Evening - A JUGALBANDI CONCERT BY BASAVARAJ BROTHER" with the Artists - B.V.Raghavendra Rao (Violin), B.Sivaramkrishnan Rao (Sitar) accompanied by Sai Giridhar on Mirudhangam and B.Ganesh Rao on Tabla. The event was held at Olympia Panache, OMR.

The Audience was mesmerized by the Music and the Panache Villa's !!!!







Olympia Panache has truly lived up to the expectations and has shaped up to world class villa community. The first set of villas has been handed over to the customers for interior works. The work at **“Club Verve”** is going at brisk pace!!



# THE PARK RESIDENCES

celebration of  
**life!**

*The new coveted address for the discerning few  
at Kotturpuram.*





# THE PARK RESIDENCES

# WORK PROGRESS



# REFLECTION

# WORK PROGRESS



Park Residences project has come out as planned. The construction progress is going as per schedule with structural and civil works has been completed. This would be an address to checkout for!!

Reflection has set new benchmarks in luxury weekend Villas / Sky Apartments in Chennai. The structure of the towers are completed. The show apartments inside the tower would be ready in a months time.





# CHARMING, CLASSICAL, CONTEMPORARY CHENNAI ALL IN ALLURING ADYAR

Experience luxury in Chennai's most coveted and well-connected locales. Enjoy all of the city's charm at Olympia Jayanthi Residences, Adyar.



- 3BHK apartments between 1500 and 2000 sq. ft., in a stylish stilt+9 floors design.
- Two-way access via a serene ancillary route as well as via the main road.
- Within easy distance to serene south Chennai, dynamic central Chennai and the exciting ECR.
- Designed by Suying Metropolitan Studio, Singapore - specialists in optimal space planning.

Gym, party hall, terrace garden and beautiful landscaping.

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**Email: [sales@olympiagroup.in](mailto:sales@olympiagroup.in)**



# RECYCLING IS EASIER & MORE EFFICIENT THAN EVER!

## SEGREGATE YOUR RUBBISH

By segregating your rubbish into food waste and dry waste, you make it easier, less time-intensive and more cost-effective to recycle.

Divide your trash and use our clearly-labelled bin system. Protect the environment!

### WET WASTE

Organic kitchen waste

Any waste food material

Garden waste  
(leaves, flowers, etc.)

Cotton

### DRY WASTE

All plastics

Tetra packs

Aluminium foils

Glass

Paper

Rubber



Kindly dispose nappies, sanitary napkins etc. in a separate bag

OLYMPIA





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# OLYMPIA PLUS

With the success of 10 years, we are happy to inform you based on a customer satisfaction survey that warranted Olympia to extend their service to their valuable customers by adding certain services like Interiors, Electrical Fit outs, Finance, Insurance, Rental services etc... We are happy to announce that we have formed "Olympia Plus" a vertical which would support customers in these services.

We have a dedicated team from Olympia who has verified teams for interiors with reputed interior people at site. For the rental desk we again have a dedicated team which give you excellent service to showcase your apartment to prospective tenants, advice you on right interiors for right rentals, tenant verification through a third party agency with complete hassle free move in formalities.

We pride ourselves on offering our customers responsive, competent and excellent service. Our customers are the most important part of our business, and we work tirelessly to ensure your complete satisfaction, now and for as long as you are a part of us.



RENTAL



INTERIORS



FINANCE



INSURANCE



## WHAT WE STAND FOR !!



### VISION

"To be as one of the largest innovative realty landmark developers in the country encompassing green values in all spheres "



### MISSION

"To be the most successful people-oriented real estate firm in India incorporating proven, professional state-of -the techniques in the development of green buildings, luxury homes, residential communities & land by continually striving to provide top quality products & Services, commercial & investment opportunities for our clients and customers. We are passionately committed to exceeding excellence and to the biggest levels of customer experience "



### VALUES

" Transparency, Quality life style, On time delivery & beyond just ' building."



# FEATURED PROPERTIES



*Opaline*  
**Sequel**

Navalur, OMR.

Premium residential apartment  
on the main OMR – Navallur, Chennai,



YOUR LIFE JUST GOT BIGGER

Premium Apartments on the main GST Road,  
Pallavaram, Chennai



*Paraché*

OLYMPIA

villa residences

Luxury independent villas  
on the main OMR – Navallur, Chennai

## THE PARK RESIDENCES

Premium Residential Apartments  
on the Kotturpuram, Chennai



OLYMPIA  
**JAYANTHI**  
RESIDENCES

Luxury Apartments on the  
Adyar Main, Chennai