



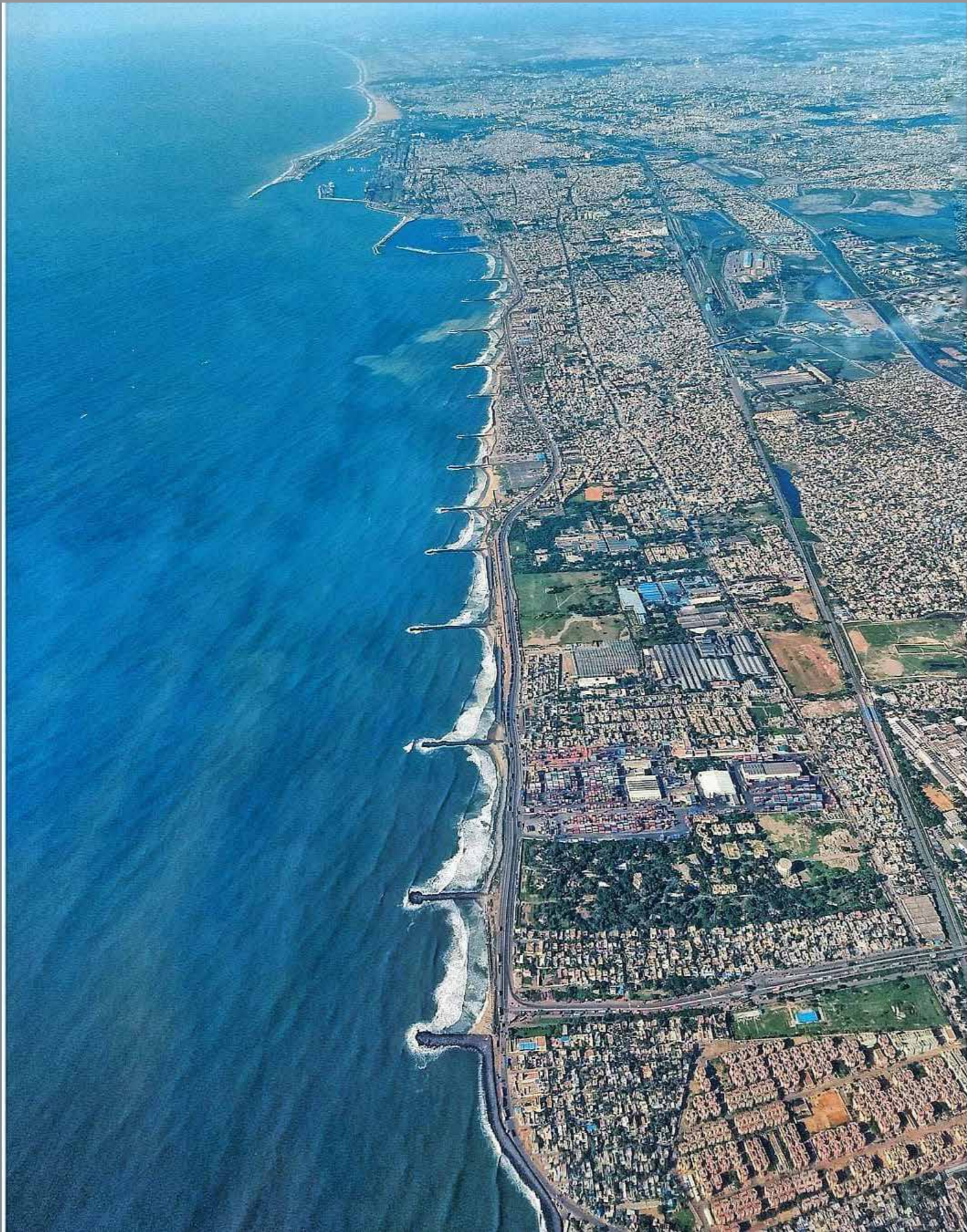
***NPL***  
**TOWER**

# NPL TOWER



## ABOUT US

**N**arendra Properties Ltd (NPL), headquartered in Chennai, is a distinguished real estate developer with over 45 years of experience. The company emerged as one of the city's earliest builders specializing in expansive residential complexes and commercial projects. NPL prides itself on being a zero-debt, conservatively managed firm rooted in strong ethical values, brand integrity, and customer satisfaction .



*The beginning of an era*

## CRAFTING LANDMARKS. RISING SUSTAINABLY.

For over 45 years, this new-age construction company based in Chennai has been at the forefront of commercial property development, blending tradition with innovation. With a legacy rooted in quality and trust, the firm has evolved into a future-ready enterprise, harnessing cutting-edge building techniques such as precast construction, smart energy systems, and sustainable architecture. From sleek office towers to state-of-the-art retail spaces, each project is a testament to their commitment to excellence, efficiency, and environmental consciousness. Their developments not only meet the growing demands of modern businesses but also enhance the urban fabric of Chennai with intelligent design and world-class infrastructure. Leveraging advanced project management systems and a team of seasoned professionals, the company delivers projects on time without compromising on quality. As the city continues to grow into a business hub, this construction firm remains a trusted partner for enterprises seeking high-performance spaces that stand the test of time.

# NPL TOWER

Sholinganallur—positioned along Chennai’s vibrant OMR IT corridor—has become a hotspot for commercial real estate, blending futuristic design and sustainability with investor appeal. A major highlight is the upcoming elevated interchange metro station, where metro lines will even pass through the sixth floor of commercial buildings, enhancing connectivity and occupant convenience. With completion expected around 2026, the metro is expected to catalyze strong commercial demand .

Developers are responding by creating eco-conscious office towers and retail complexes that integrate green roofs, solar panels, and rainwater harvesting—reflecting a broader Chennai Smart City ethos promoting smart mobility and clean energy. These properties offer high-tech infrastructure, energy efficiency, and green certifications, positioning them as ideal long-term investments.

The area’s strategic location—adjacent to IT parks, excellent social infrastructure, and robust transit links—ensures steady rental demand and capital appreciation. Market reports forecast strong value growth, propelled by metro access and rising demand from knowledge-driven businesses. For forward-thinking investors, Sholinganallur’s commercial landscape combines innovation, sustainability, and growth potential.

Sholinganallur boasts a well-developed social infrastructure that significantly enhances the quality of life for its residents. The area is home to reputable educational institutions, ranging from schools to engineering colleges, catering to families with children of all ages. Additionally, healthcare facilities are plentiful, with multispecialty hospitals and clinics ensuring residents have access to quality medical care. Recreational options abound, with parks, shopping centers, and entertainment venues providing leisure activities for families and professionals alike. This strong social infrastructure is a vital draw for potential homebuyers, as it contributes to a fulfilling lifestyle in the area.<sup>3</sup> Proximity to Commercial Hubs The neighborhood’s strategic location near significant commercial areas and IT clusters makes it particularly appealing for professionals working in the tech industry. Sholinganallur is in close proximity to tech parks such as SIPCOT IT Park and Tidel Park, which attract a diverse workforce. Moreover, the presence of shopping centers, restaurants, and other commercial establishments enhances the living experience, ensuring that residents have everything they need within easy reach. This convenience is particularly attractive to young professionals and families looking to settle down in a thriving community. Investing in real estate in Sholinganallur presents promising opportunities for capital gains. As Sholinganallur gains popularity as both a residential and commercial hub, investors can expect strong rental yields and high resale values driven by increasing demand, improved infrastructure, and ongoing development projects. The anticipated completion of the Madhavaram–Sholinganallur metro line is expected to further boost property values, making now the ideal time to invest in this burgeoning area.



# NPL TOWER

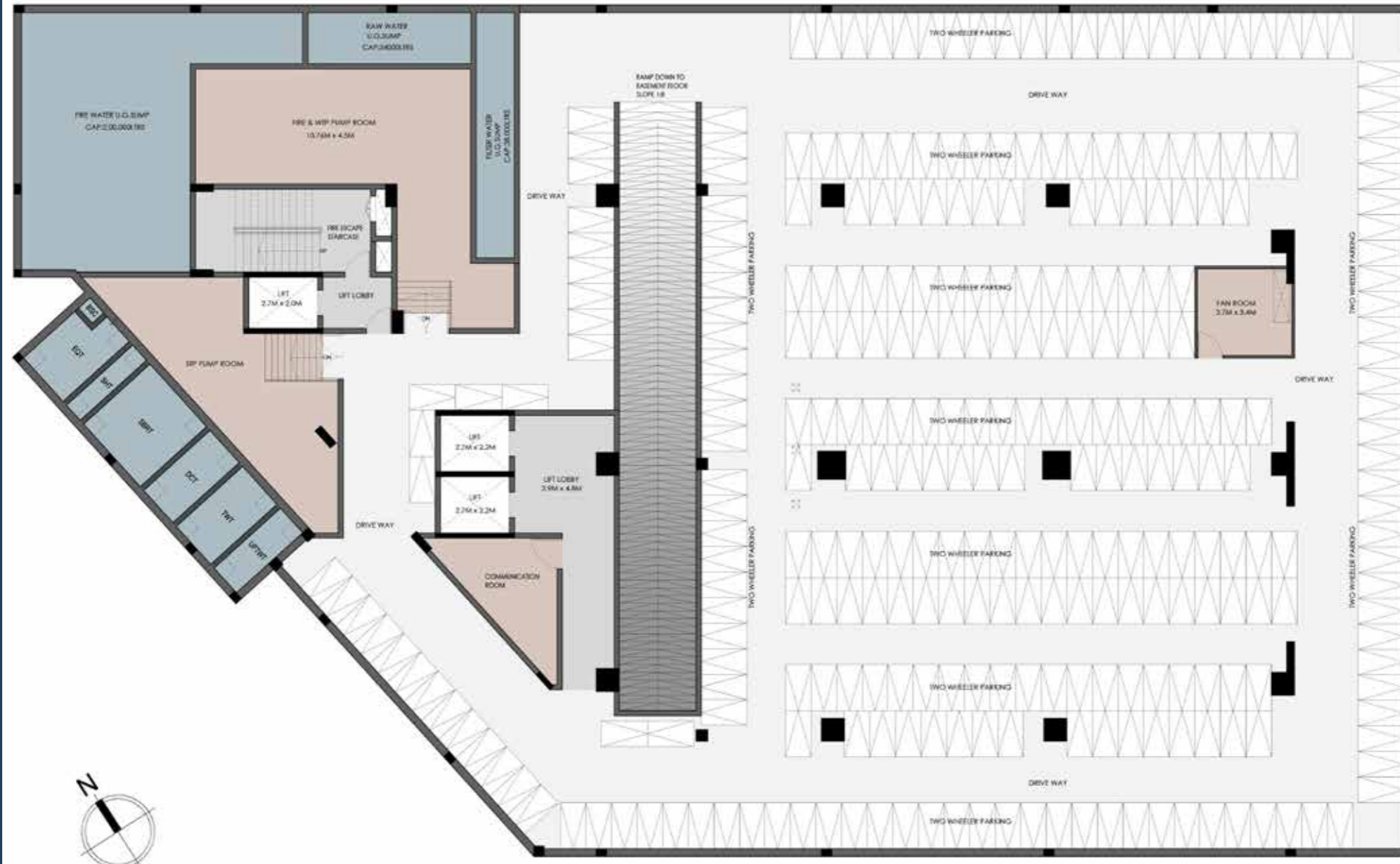


MASTER PLAN  
*ON-SITE*



# NPL TOWER

## BASEMENT FLOOR PLAN



## BASEMENT FLOOR PLAN



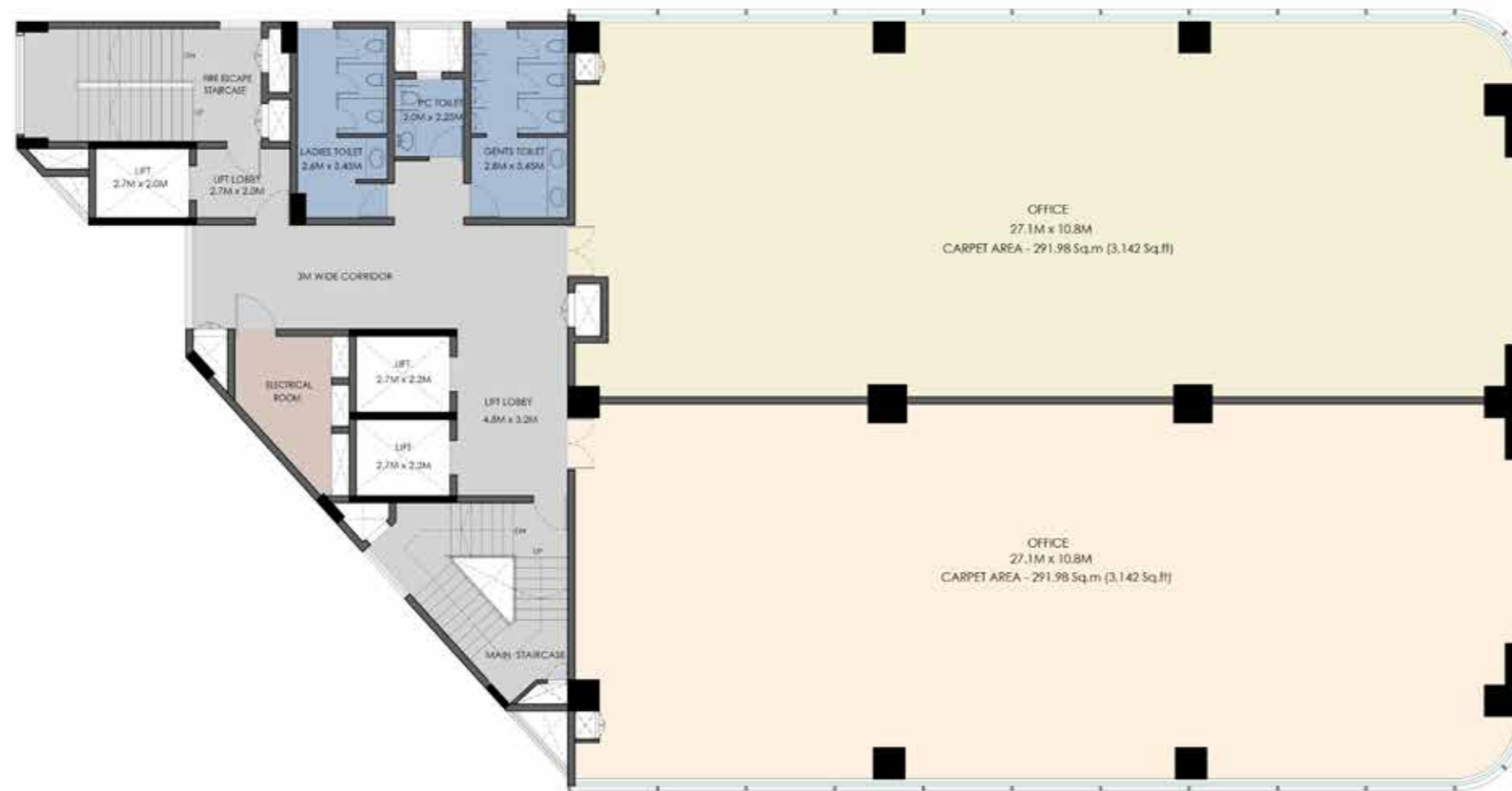
# NPL TOWER



STILT  
FLOOR PLAN



# NPL TOWER



TYPICAL  
FLOOR PLAN



# NPL TOWER



TYPICAL FLOOR

*REFUGE 1*



# NPL TOWER



TYPICAL FLOOR

*REFUGE 2*



## AREA STATEMENT

TNRERA - Carpet Area Statement for "NPL TOWER", Commercial Building with 42.0m height consisting of Extended Basement Floor (Meant for parking) + Stilt Floor Part (Meant for Mechanical Car Parking) cum Ground Floor Part + 10 Floors (for Commercial Use), abutting TNHB Main Road, Neighbourhood Scheme Phase-III, TNHB, shopping Complex Site No. 12, Sholinganallur, Chennai – 600 119 & comprised in Survey No. 235/26 of Sholinganallur Village, Sholinganallur Taluk, Within the limits of Greater Chennai Corporation, Tamil Nadu											25th Feb 2025	
Sl.No	Block Name	Floor No	Flat No.	Type of Dwelling Unit	RERA Carpet area(sec2 (k)(Sq.mt)	Exclusive balcony (Sq.mt)	Exclusive verandah / utility / service / open terrace sq.mt.	Proportionate common area (Sqmt)	Total area (Sq.mt)	UDS Land Area (Sqmt)	Car Parking (Nos.)	
											Covered Parking	Open Parking
1		1		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
2		1		OFFICE-2	291.98			162.06	454.04	126.664	2	2
3		2		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
4		2		OFFICE-2	291.98			162.06	454.04	126.664	2	2
5		3		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
6		3		OFFICE-2	291.98			162.06	454.04	126.664	2	2
7		4		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
8		4		OFFICE-2	291.98			161.34	453.32	126.463	2	2
9		5		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
10		5		OFFICE-2	291.98			162.06	454.04	126.664	2	2
11		6		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
12		6		OFFICE-2	240.23			136.61	376.84	105.127	2	1
13		7		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
14		7		OFFICE-2	291.98			162.06	454.04	126.664	2	2
15		8		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
16		8		OFFICE-2	291.98			162.06	454.04	126.664	2	2
17		9		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
18		9		OFFICE-2	291.98			162.06	454.04	126.664	2	2
19		10		OFFICE - 1	291.98			162.06	454.04	126.664	2	2
20		10		OFFICE-2	240.23			136.61	376.84	105.127	2	1
				VISITOR PARKING								8
<b>TOTAL AREA</b>					<b>5736.10</b>	<b>0.00</b>	<b>0.00</b>	<b>3189.58</b>	<b>8925.68</b>	<b>2490.00</b>	<b>40</b>	<b>46</b>



# **NPL** TOWER

Commercial Plot No 12  
(S No 235/26)  
TNHB Main Road  
Shollinganallur  
Chennai 600119

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TN/29/Building/0232/2025  
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