



Sila TOWER

LOWER PAREL

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Maha RERA registration no.
PC1170002503080
Available on maharera.maharashtra.gov.in

The Project is developed by owner of Project Technology Services Private Limited for the benefit of the owner of the project and the tower will be required to obtain a new design from the owner of the project for the purpose of the project and the tower will be required to obtain a new design from the owner of the project for the purpose of the project.

For more information, please visit the website <https://maharera.maharashtra.gov.in> or contact the project manager at the project site. The project is developed by owner of Project Technology Services Private Limited for the benefit of the owner of the project and the tower will be required to obtain a new design from the owner of the project for the purpose of the project. The project is developed by owner of Project Technology Services Private Limited for the benefit of the owner of the project and the tower will be required to obtain a new design from the owner of the project for the purpose of the project. The project is developed by owner of Project Technology Services Private Limited for the benefit of the owner of the project and the tower will be required to obtain a new design from the owner of the project for the purpose of the project.

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At a Glance

Project Name:
SILA Tower

Developer:
SILA Estates

Location:
Lower Parel, Mumbai

Project Type:
Commercial Office Tower

Total Floors:
Ground + 28

Typical Floor Plate:
7,644 sq. ft.

Floor-to-Floor Height:
4.2 metres height

Lobby:
Premium double-height arrival experience

Façade:
High-performance curtain wall glazing

Parking:
Two-way ramp

Elevators:
Destination controlled. High-speed. Stretcher Lift.

Heating, ventilation and air conditioning (HVAC):
Dedicated Variable Refrigerant Volume provision

Power Backup:
100% — offices and common areas

Electric Vehicle (EV) Charging:
Yes

Digital Connectivity:
WiredScore Certified

Sustainability:
Aspired LEED Platinum-Rated Green Building

Common Area Maintenance (CAM) Framework:
Developer-managed. Built-in.

Architecture:
Architect Hafeez Contractor

Interior Design:
MuseLAB

Structural Engineering:
Mahimtura Consultants

Smart Building Consultant:
Hereworks UK

Operational Intelligence:
FM360 by SILA



Maha RERA registration no.
PG170002503080
Available on [maharatna.com/in](https://maharera.maharatna.com/in)

SIL2 TOWER

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TYPICAL *Office Floor 2*

- | | |
|--------------------------------------|------------------------|
| 1. Office | 8. Fire Lift |
| 2. Toilet | 9. Passenger Lift - 1 |
| 3. Pantry | 10. Passenger Lift - 2 |
| 4. Storage | 11. Passenger Lift - 3 |
| 5. Variable Refrigerant Volume Units | 12. Passenger Lift - 4 |
| 6. 3.0m wide Passage | 13. Service Lift |
| 7. Fire Lift Lobby | |



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TYPICAL *Office Floor 1*

- | | |
|--------------------------------------|------------------------|
| 1. Office 1 | 8. Fire Lift Lobby |
| 2. Office 2 | 9. Fire Lift |
| 3. Toilet | 10. Passenger Lift - 1 |
| 4. Shower | 11. Passenger Lift - 2 |
| 5. Pantry | 12. Passenger Lift - 3 |
| 6. Variable Refrigerant Volume Units | 13. Passenger Lift - 4 |
| 7. 3.0m wide Passage | 14. Service Lift |

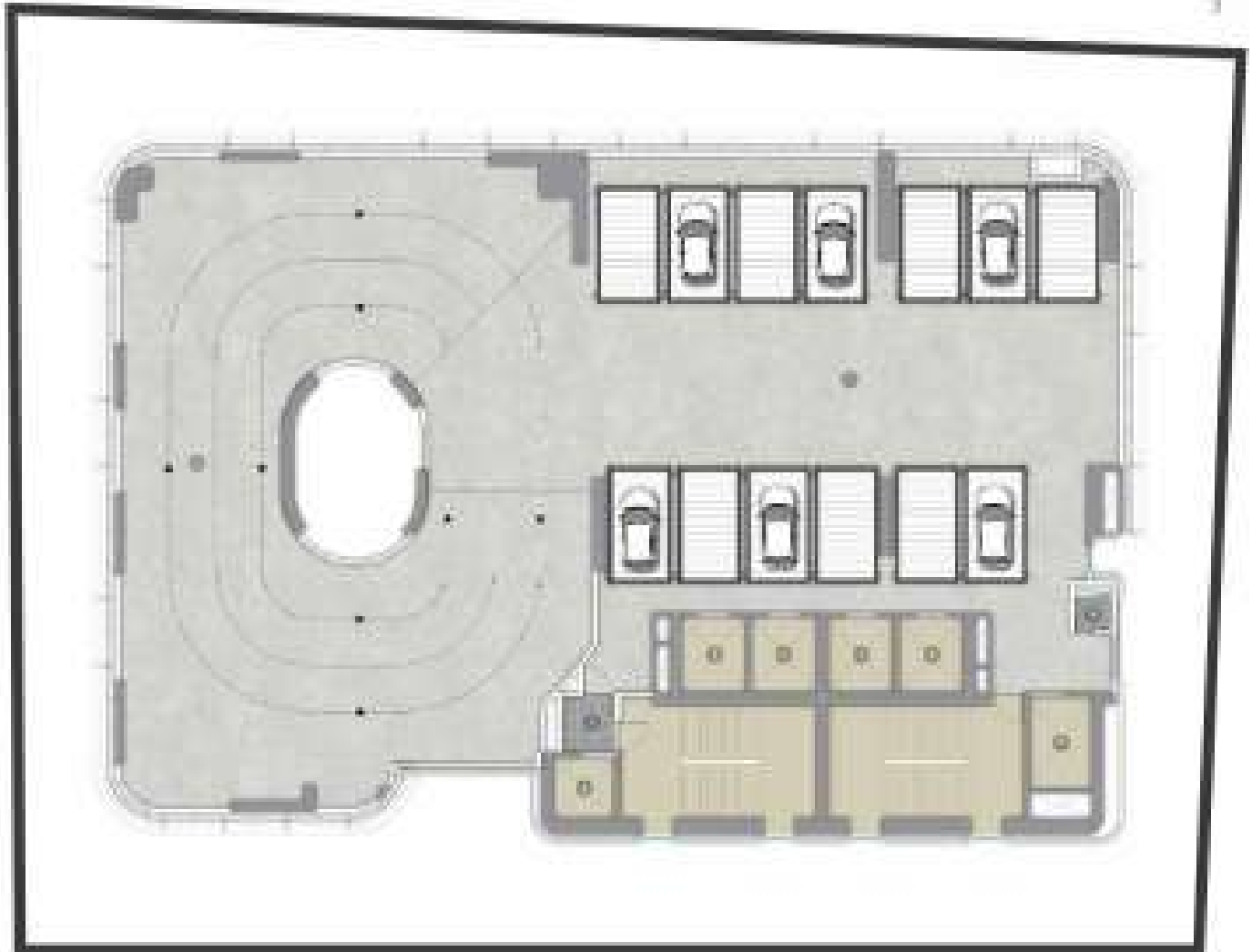


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TYPICAL *Parking Floor* P2-P6

- | | |
|---------------------------|-----------------------|
| 1. 6.0m wide Driveway | 6. Passenger Lift - 2 |
| 2. 6.0m wide Two-way Ramp | 7. Passenger Lift - 3 |
| 3. Fire Lift Lobby | 8. Passenger Lift - 4 |
| 4. Fire Lift | 9. Service Lift |
| 5. Passenger Lift - 1 | 10. Driver's Toilet |



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GROUND Floor

- | | | |
|-------------------------------|------------------------|------------------------|
| 1. Security Cabin | 7. 2.0m wide Passage | 13. Passenger Lift - 4 |
| 2. Drop off | 8. Fire Lift Lobby | 14. Service Lift Lobby |
| 3. 6.0m wide Two-way Ramp | 9. Fire Lift | 15. Service Lift |
| 4. 2.0m wide Ramp to Basement | 10. Passenger Lift - 1 | 16. Accessible Toilet |
| 5. Reception | 11. Passenger Lift - 2 | 17. Toilet |
| 6. Reflective Pool | 12. Passenger Lift - 3 | 18. Services |



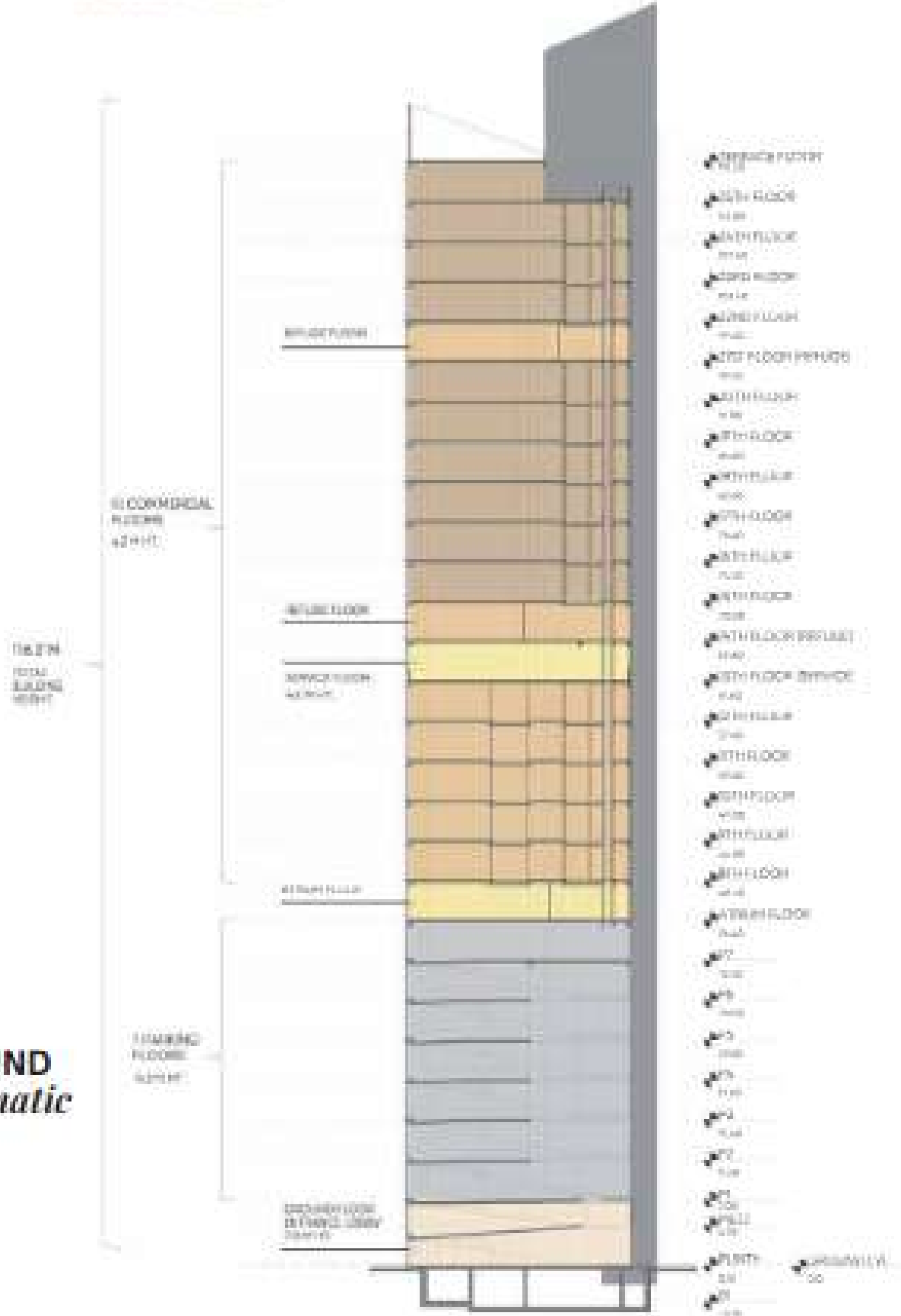
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GROUND Schematic



EFFICIENT LAYOUTS.
Ownership Elevated.

SILA Tower is a boutique Grade A commercial building designed with operational insight, a clear understanding of how occupiers use office space, and digital infrastructure designed for the future.







BUILDING *Specifications*

ARCHITECTURE & PLANNING

- Prime Lower Panel address
- Ground + 26 floors
- 7,844 sq. ft. floor plates
- 4.2 metre floor-to-floor height

ARRIVAL & WORKPLACE EXPERIENCE

- Grand double-height lobby
- In-building Artisan café
- Landscaped forecourt with outdoor breakout zones
- 24/7 facility management and help desk service

CONVENIENCE & PARKING

- Two-way ramp parking with dedicated entry and exit
- Back-of-house service access
- Designated and assisted visitor parking
- Electric Vehicles (EV) charging enabled

INFRASTRUCTURE & SYSTEMS

- High-performance curtain wall glazing facade
- 100% power backup in offices and common areas
- Destination-controlled, high-speed, stretcher elevators
- Advanced fire detection and lift safety systems
- Variable Refrigerant Volume (VRV) outdoor provisions for efficient climate control

SUSTAINABILITY & EFFICIENCY

- Aspired LEED Platinum-Rated Green Building
- Solar power for common areas
- Rainwater harvesting
- Daylight-optimised workspaces and air quality monitoring

SMART BUILDING & TECHNOLOGY

- High-speed fibre infrastructure
- Full Building Management System
- Centralised energy monitoring and optimisation

VAASTU COMPLIANCE

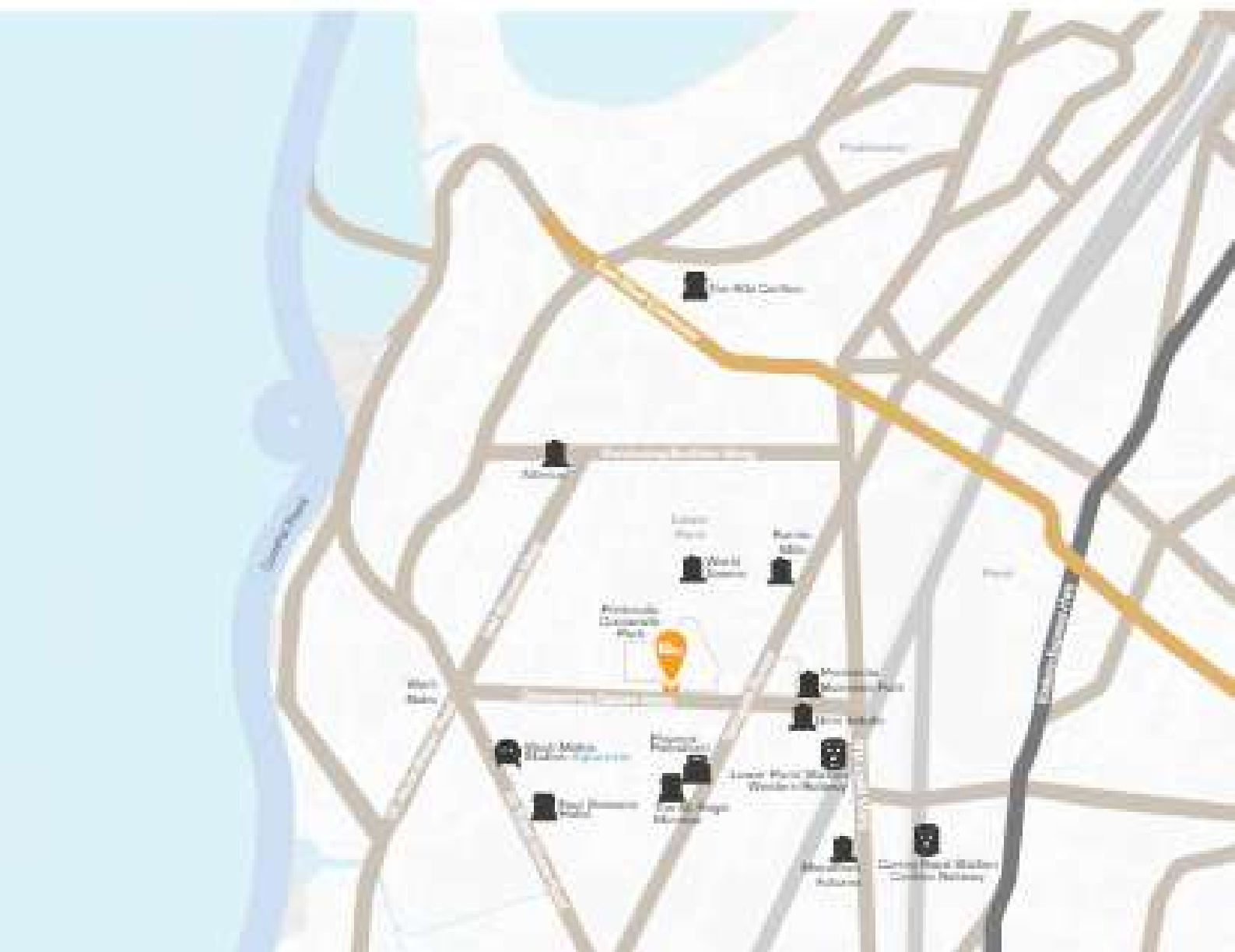
- Vaastu-aligned from the ground up
- Vaastu-compliant entry with natural light and positive flow
- Southwest leadership placement for stability by design

MUMBAI'S ESTABLISHED

Business Address

SILA Tower is located in Lower Parel, one of Mumbai's established commercial districts, with exceptional connectivity and immediate access to corporate offices, hospitality, retail, and transport infrastructure, all within walking distance:

			
Worli Naka Metro Station	12 minutes	The St. Regis Mumbai	9 minutes
Currey Road Station (CR)	10 minutes	Coastal Road	11 minutes
Lower Parel Station (WR)	9 minutes	BKC (Bandra Kurla Complex)	22 minutes
Phoenix Palladium	9 minutes		



DEVELOPED *with* OPERATOR INTELLIGENCE



SILA Tower is a redefinition of what a contemporary commercial building should be: efficient by design, purposeful in form, and built to perform.

SILA doesn't just develop buildings, it also manages them. That experience across the full lifecycle of an asset brings a rare clarity to development: an understanding of what drives occupancy, what erodes efficiency, and what shapes the daily experience of occupiers.

This is development driven by operator intelligence.

That intelligence is formalised through FM360, SILA's proprietary consulting framework, which embeds operational insight at the design stage, helping reduce lifecycle costs, enhance reliability, and future-proof the building before construction begins.

The result: SILA Tower is conceived with clarity of purpose, built to perform.

/ Our team

SILA ESTATES

Developer

Architect
Hafeez
Contractor

Architect

MuseLAB

Interior Designer

FM360
SIL

Operational
Intelligence

hereworks

Smart Building
Consultant

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A project by Sila ESTATES

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