



**BALAJI**  
SILVER ICON 4 & 5

Your Space At  
The City's Growth Point.



# Experience A LIFE BEYOND ORDINARY!

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At Silver Icon 4, we're dedicated to elevating your lifestyle with thoughtful amenities that truly make a difference. Imagine starting your mornings with an energizing run on our jogging track, or winding down your evenings in the charming gazebo, perfect for family time or a quiet cup of tea.


\*Actual Images of Silver Icon\*



# Combine 3D Map of Silver Icon 4 & 5



Entrance Gate



Garden



Gazebo



Jogging Track



Vastu Compliant Plots



Layout surrounded Compound Wall



**BALAJI**  
GROUP OF PROPERTIES

Beltarodi

7 Mins From  
Manish Nagar

Singapore City

5 Mins From  
Besa

# SILVER ICON 4&5

Just Minutes From  
All Major Conveniences.



**Manish  
Nagar**



**School**



**Airport**



**Sez- Mihan**



**D-Mart**



**AIIMS**



**Wardha Road**



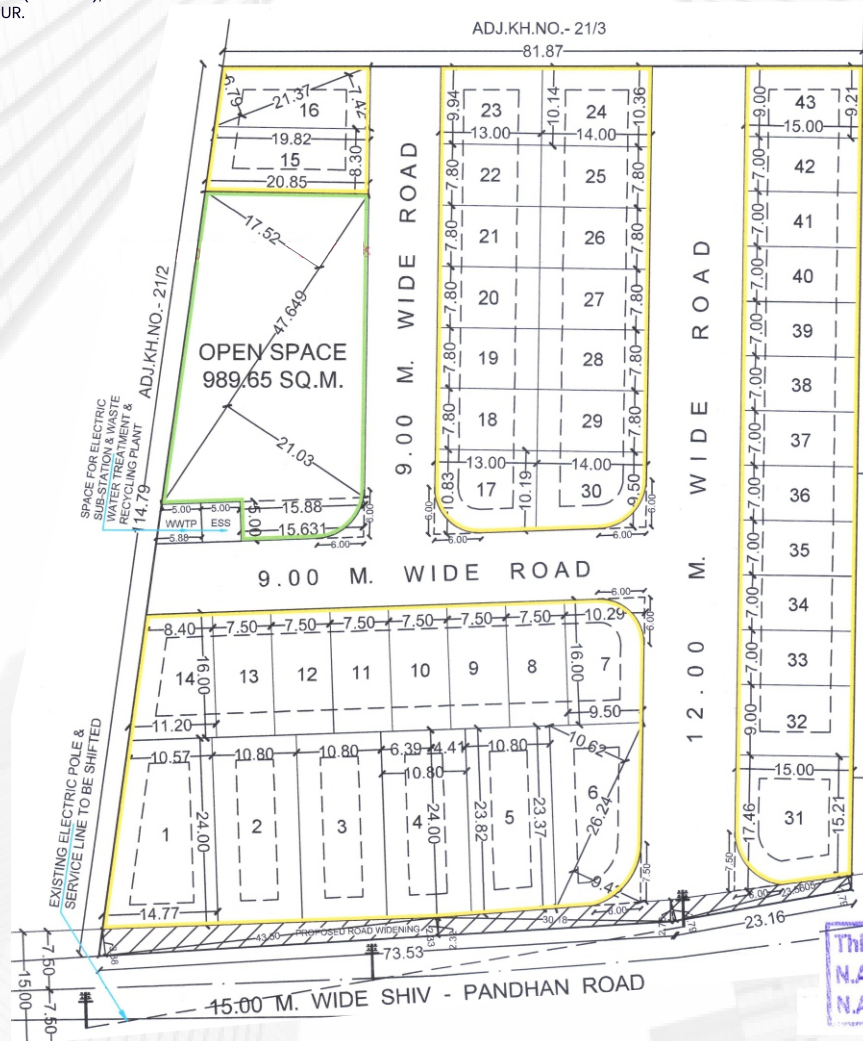
**Besa Square**

# LAYOUT PLAN

KH. NO.- 21/1, PH. NO.-38,  
MOUZA-GOTAL PANJRI,  
TAH. NAGPUR (GRAMIN),  
DIST-NAGPUR.

# SILVER ICON 4

# Area Statement



## LAYOUT PLAN

SCALE - 1:500



This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 02-06-2025

### STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Prorata F.S.I. Factor	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=(E*H)	J	K	L=(G*K)	M=(G*H)
1	1	1/2(10.57 + 14.77) X 24.00	304.08		304.08	1.614	490.79	1	304.08	15.00	1.10	539.86	490.79
2	2, 3	10.80 X 24.00	259.20		259.20	1.614	418.35	2	518.40	15.00	1.10	460.18	836.70
3	4	6.39 X 24.00 + 1/2(24.00 + 23.82) X 4.41	258.80		258.80	1.614	417.71	1	258.80	15.00	1.10	459.48	417.71
4	5	1/2(23.82 + 23.37) X 10.80	254.83		254.83	1.614	411.29	1	254.83	15.00	1.10	452.42	411.29
5	6	1/2(9.42 + 10.62) X 26.24	262.92	11.09	251.83	1.614	406.46	1	251.83	12.00/15.00	1.10	447.11	406.46
6	7	1/2(9.50 + 10.29) X 16.00	158.32	7.84	150.48	1.614	242.87	1	150.48	9.00/12.00	1.10	267.16	242.87
7	8 TO 13	7.50 X 16.00	120.00		120.00	1.545	185.40	6	720.00	9.00	1.10	203.94	1112.40
8	14	1/2(8.40 + 11.20) X 16.00	156.80		156.80	1.545	242.26	1	156.80	9.00	1.10	266.48	242.26
9	15	1/2(20.85 + 19.82) X 8.30	168.78		168.78	1.545	260.77	1	168.78	9.00	1.10	286.84	260.77
10	16	1/2(7.42 + 6.79) X 21.37	151.83		151.83	1.545	234.58	1	151.83	9.00	1.10	258.04	234.58
11	17	1/2(10.83 + 10.19) X 13.00	136.63	7.63	129.00	1.545	199.31	1	129.00	9.00/9.00	1.10	219.24	199.31
12	18 TO 22	7.80 X 13.00	101.40		101.40	1.545	156.66	5	507.00	9.00	1.10	172.33	783.32
13	23	1/2(9.94 + 10.14) X 13.00	130.52		130.52	1.545	201.65	1	130.52	9.00	1.10	221.82	201.65
14	24	1/2(10.14 + 10.36) X 14.00	143.50		143.50	1.614	231.61	1	143.50	12.00	1.10	254.77	231.61
15	25 TO 29	7.80 X 14.00	109.20		109.20	1.614	176.25	5	546.00	12.00	1.10	193.87	881.24
16	30	1/2(9.50 + 10.19) X 14.00	137.83	7.59	130.24	1.614	210.21	1	130.24	9.00/12.00	1.10	231.23	210.21
17	31	1/2(17.46 + 15.21) X 15.00	245.03	12.27	232.76	1.614	375.67	1	232.76	12.00/15.00	1.10	413.23	375.67
18	32	9.00 X 15.00	135.00		135.00	1.614	217.89	1	135.00	12.00	1.10	239.68	217.89
19	33 TO 42	7.00 X 15.00	105.00		105.00	1.614	169.47	10	1050.00	12.00	1.10	186.42	1694.70
20	43	1/2(9.00 + 9.21) X 15.00	136.58		136.58	1.614	220.43	1	136.58	12.00	1.10	242.48	220.43
<b>TOTAL</b>									<b>43</b>	<b>6076.43</b>			<b>9671.84</b>

This sanction is subject to conditions of N.A. order Dt. 18-03-2025  
N.A.T.P. order Dt. \_\_\_\_\_

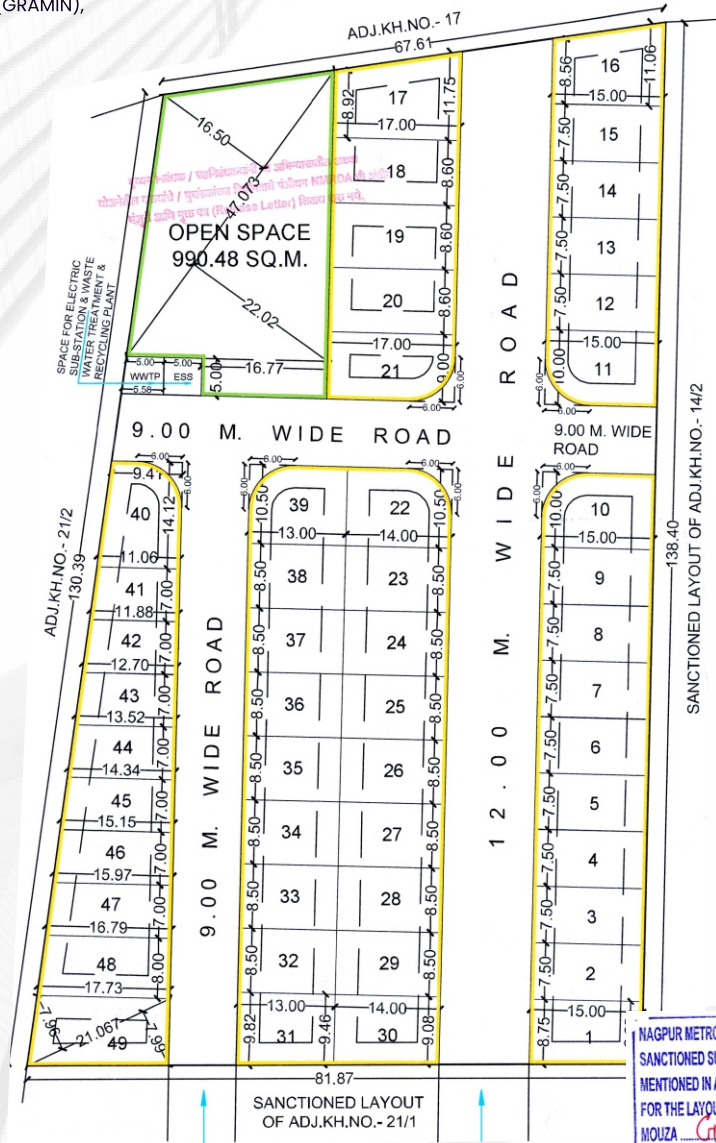
# LAYOUT PLAN

KH. NO. - 21/1, PH. NO.-38,  
 MOUZA-GOTAL PANJRI,  
 TAH. NAGPUR (GRAMIN),  
 DIST-NAGPUR.

# SILVER ICON 5

# Area Statement

DIST. PANJRI  
 BELONG



This sanction is subject to conditions  
 N.A. order Dt. 21/11/2025  
 N.A.T.P. order Dt. ....

This Layout Plan is tentatively / finally approved by  
 Municipal Commissioner Dated 10/01/2026

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT													
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Prorata F.S.I. Factor	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=(E*H)	J	K	L=(G*K)	M=(G*H)
1	1	1/2(8.33 + 8.75) X 15.00	128.10		128.10	1.670	213.93	1	128.10	12.00	1.10	235.32	213.93
2	2 TO 9 12 TO 15	7.50 X 15.00	112.50		112.50	1.670	187.88	12	1350.00	12.00	1.10	206.66	2254.50
3	10, 11	10.00 X 15.00	150.00	7.72	142.28	1.670	237.61	2	284.56	9.00/12.00	1.10	261.37	475.22
4	16	1/2(8.56 + 11.06) X 15.00	147.15		147.15	1.670	245.74	1	147.15	12.00	1.10	270.31	245.74
5	17	1/2(8.92 + 11.75) X 17.00	175.70		175.70	1.670	293.41	1	175.70	12.00	1.10	322.75	293.41
6	18 TO 20	8.60 X 17.00	146.20		146.20	1.670	244.15	3	438.60	12.00	1.10	268.57	732.46
7	21	9.00 X 17.00	153.00	7.72	145.28	1.670	242.62	1	145.28	9.00/12.00	1.10	266.88	242.62
8	22	10.50 X 14.00	147.00	7.72	139.28	1.670	232.60	1	139.28	9.00/12.00	1.10	255.86	232.60
9	23 TO 29	8.50 X 14.00	119.00		119.00	1.670	198.73	7	833.00	12.00	1.10	218.60	1391.11
10	30	1/2(9.08 + 9.46) X 14.00	129.78		129.78	1.670	216.73	1	129.78	12.00	1.10	238.41	216.73
11	31	1/2(9.46 + 9.82) X 13.00	125.32		125.32	1.545	193.62	1	125.32	9.00	1.10	212.98	193.62
12	32 TO 38	8.50 X 13.00	110.50		110.50	1.545	170.72	7	773.50	9.00	1.10	187.79	1195.06
13	39	10.50 X 13.00	136.50	7.72	128.78	1.545	198.97	1	128.78	9.00/9.00	1.10	218.86	198.97
14	40	1/2(9.41 + 11.06) X 14.12	144.52	7.72	136.80	1.545	211.35	1	136.80	9.00/9.00	1.10	232.49	211.35
15	41	1/2(11.06 + 11.88) X 7.00	80.29		80.29	1.545	124.05	1	80.29	9.00	1.10	136.45	124.05
16	42	1/2(11.88 + 12.70) X 7.00	86.03		86.03	1.545	132.92	1	86.03	9.00	1.10	146.21	132.92
17	43	1/2(12.70 + 13.52) X 7.00	91.77		91.77	1.545	141.78	1	91.77	9.00	1.10	155.96	141.78
18	44	1/2(13.52 + 14.34) X 7.00	97.51		97.51	1.545	150.65	1	97.51	9.00	1.10	165.72	150.65
19	45	1/2(14.34 + 15.15) X 7.00	103.22		103.22	1.545	159.47	1	103.22	9.00	1.10	175.41	159.47
20	46	1/2(15.15 + 15.97) X 7.00	108.92		108.92	1.545	168.28	1	108.92	9.00	1.10	185.11	168.28
21	47	1/2(15.97 + 16.79) X 7.00	114.66		114.66	1.545	177.15	1	114.66	9.00	1.10	194.86	177.15
22	48	1/2(16.79 + 17.73) X 8.00	138.08		138.08	1.545	213.33	1	138.08	9.00	1.10	234.67	213.33
23	49	1/2(7.99 + 7.96) X 21.067	168.01		168.01	1.545	259.57	1	168.01	9.00	1.10	285.53	259.57
<b>TOTAL</b>								<b>49</b>	<b>5924.33</b>				<b>9624.52</b>

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY  
 SANCTIONED SUBJECT TO TERMS AND CONDITION  
 MENTIONED IN AGREEMENT DT. 16-2-26  
 FOR THE LAYOUT SITE OF KH.NO. 21/3  
 MOUZA: Gotal Panjri, Nagpur (G)



📍 3rd Floor, Vishnu Laxmi Tower, Rajiv Nagar Sq, Wardha Road, Nagpur-440025.

🌐 [www.balajigroupnagpur.com](http://www.balajigroupnagpur.com) | ✉ [balajigroupreal@gmail.com](mailto:balajigroupreal@gmail.com)