



Swastika

2 & 3 BHK SPACIOUS HOMES
BIBWEWADI

ABOUT US

Driven by the philosophy of developing quality structures, we at Ram India Group have attained a balanced mixture of residential and commercial projects that spell luxury and sophistication in and across Pune.

With the company's inception in the year 1991, our mission has always been that of delivering spaces that sew memories with walls built using love, trust and compassion. Hence, our projects reflect the quintessential elements of luxury, style and quality construction with aesthetic values and affordability. We aim to provide quality lifestyles to our customers along with an excellent customer experience.

All our projects provide value for money with unparalleled craftsmanship, strategic locations, and intricate design. With many of them now recognized as famous landmarks in the city, our ventures and future projects usher a future full of opportunities.

OUR LEGACY

15+
Landmarks

30+
Years of Experience

1000+
Happy Residents

27+ L
Sq.Ft Area Developed



Conceptual Image

OPENING DOORS TO PROSPERITY & SUCCESS

A high-rise tower with an ultra-modern design, Swastika is conceptualized to reflect prosperity and success; two of the many meanings that are contained within the ancient Hindu symbol this project is named after.

Swastika is planned to stand out and become a future landmark of Bibwewadi.



A HIGH-RISE TOWER
FEATURING SPACIOUS
2 & 3 BHK HOMES





Conceptual Image

A SYMBOL FOR SUCCESS

Swastika is the symbol for luck, light, and life. It's a priceless combination of prosperity which all families, and individuals aspire to achieve through various phases of their lives.

Start your life with pure and pristine residential spaces that imbibe the values of the most auspicious symbol of the Hindu tradition.

A SYMBOL FOR PROTECTION

The word Swastika is derived from the Sanskrit root words 'Su' and 'Asati', meaning "good" and "to exist" respectively.

That's precisely our intention for this project – to create a splendid experience for a society, its families, and individuals through spacious homes, modern amenities, and the finest features.



OPEN SPACE

- 1. Entrance Gate with Security Cabin
- 2. Jogging Track
- 3. Clubhouse
- 4. Buffet Area
- 5. Dog/Pet Park
- 6. Seating
- 7. Half Basket Ball Court
- 8. Elevated Deck
- 9. Temple

TOP TERRACE

- 10. Open Gym
- 11. Feature Wall
- 12. Stage
- 13. Party Lawn
- 14. Pergola with Buffet Area
- 15. Yoga and Meditation Area
- 16. Sculpture
- 17. Lounge
- 18. Senior Citizen Area
- 19. Board Game Zone
- 20. Gents Washroom & Changing Room
- 21. Ladies Washroom & Changing Room
- 22. Pool Side Deck
- 23. Water Feature
- 24. Swimming Pool
- 25. Gazebo

PODIUM

- 26. Kid's Play Area
- 27. Climbing Wall
- 28. Toddler's Area
- 29. Rubber Mound Garden
- 30. Pergola with Sit-out





Artistic Impression

Swastika residents have access to 3 exclusive zones dedicated to lifestyle amenities since we understand new-age home buyers – their needs and requirements.

Today's home buyers aren't just looking for living spaces – but a lifestyle upgrade in their new home. For this reason, Swastika offers a plethora of amenities to lead a fulfilling urban life.

ROOFTOP AMENITIES

- Open Gym
- Infinity Swimming Pool
- Pool Side Elevated Deck
- Water Feature
- Gazebo
- Feature Wall
- Stage

- Party Lawn
- Pergola with Buffet Area
- Sculpture
- Senior Citizen's Area
- Board Game Zone
- Gents Washroom
- Ladies Washroom



Artistic Impression



Artistic Impression

PODIUM AMENITIES

- Kid's Play Area
- Climbing Wall
- Toddler's Area
- Rubber Mound Garden
- Pergola with Sit-out

OPEN SPACE AMENITIES

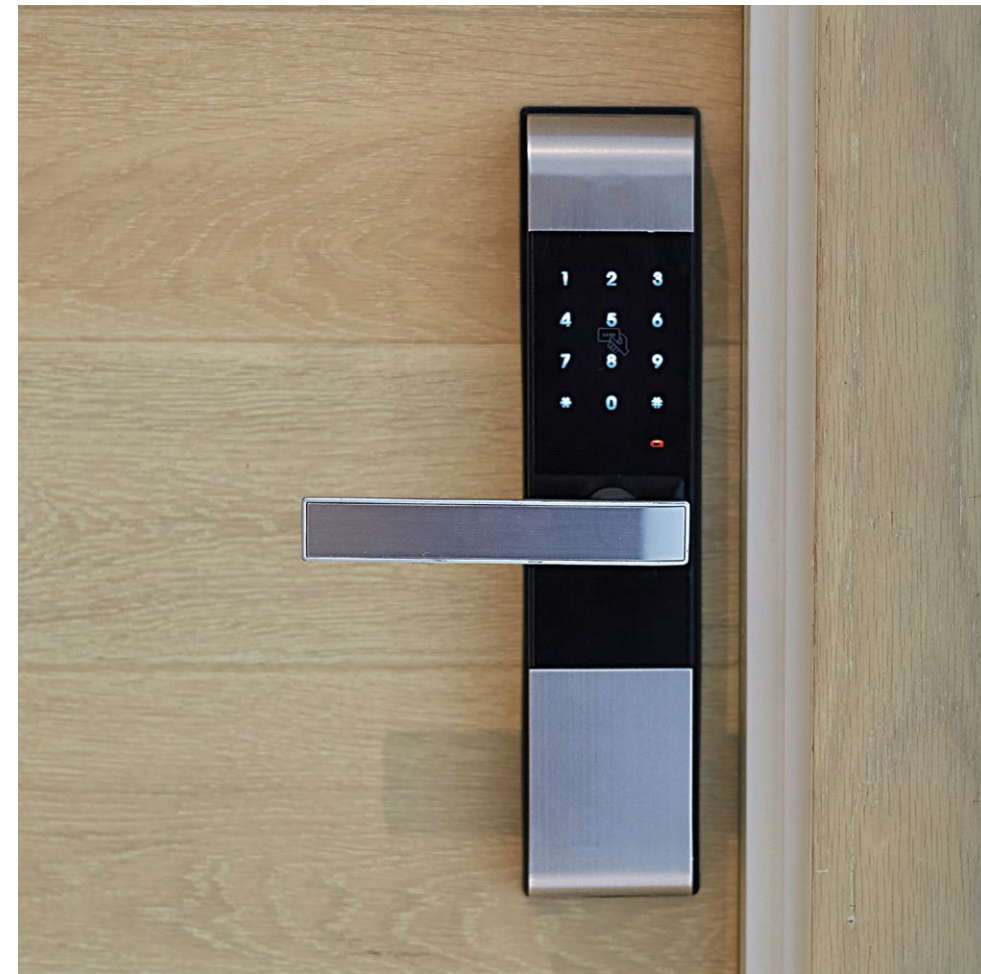
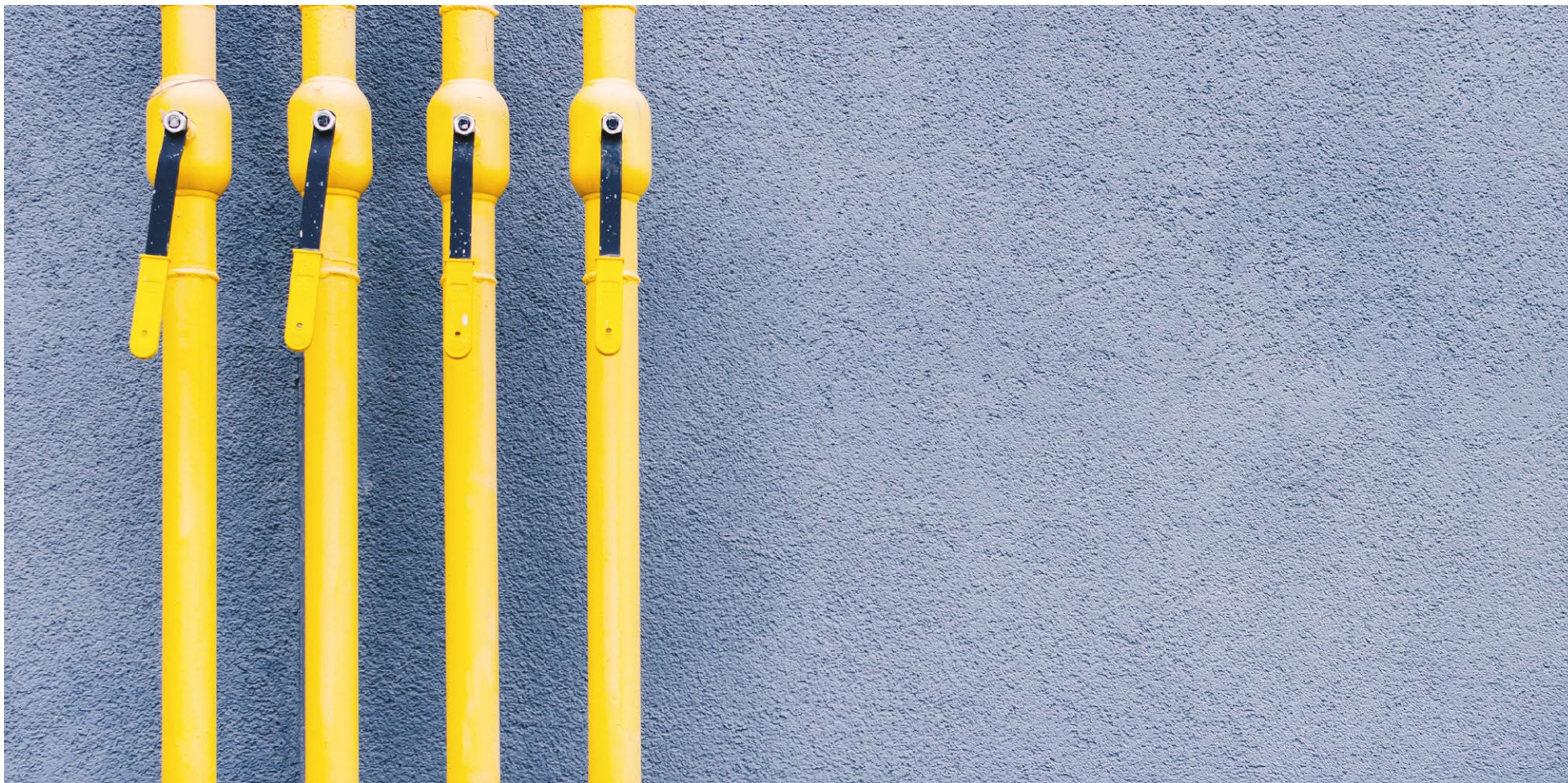
- Jogging Track
- Clubhouse
- Buffet Area
- Dog/Pet Park
- Seating
- Half Basket Ball Court
- Temple





THE FINEST OFFERINGS

- Digital Lock for Main Door
- Video Door Phone
- Glass Railing for Terrace
- Intercom Facility
- CCTV Recording System for all Entrance, Periphery & Common Areas
- Provision for WiFi Connectivity
- 3 Automatic Lifts for Building
- Centralized MNGL Piped Gas System with Gas Leak Detector & Auto Shut Off
- DTH Service from Tata Sky / Dish TV / Airtel or any Equivalent Service Provider
- Internal Concrete Roads
- Designer Entrance lobby
- Attractive Entrance Gate with Security Cabin
- Anti-termite Treatment for Foundation
- Adequate Parking for Two & Four Wheelers
- Designer Name Plate with Letter Box
- Fire Fighting System
- Rain Water Harvesting
- Solar Water Heating System
- Inverter Backup in Each Flat
- Generator Backup for Common Areas & Lift
- One Power Point in Every Parking for Electric Vehicles



All Above are Conceptual Images

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SPECIFICATIONS

Civil

- Earthquake resistant structure
- 5" thick external wall with sand face plaster
- 5" thick internal wall with gypsum-finish plaster

Electrical

- Earth Leakage Circuit Breakers with concealed copper wiring
- Fire-resistant wires / cables
- Adequate electric points with quality modular switches
- Distribution board with MCB

Doors

- Decorative main door with digital lock
- Internal laminated door with mortise lock
- FRP door for bathrooms & toilets with cylindrical locks
- Powder coated galvanized folding door for living or bedroom terrace

Windows

- 3 track aluminum sliding windows with mosquito net
- Safety grills for all windows
- Granite door frame for toilet doors
- Granite sills for windows
- Powder coated galvanized windows for bathrooms & toilets

Painting

- Emulsion paint for interiors
- Oil paint for grills & M.S. railings
- Semi-acrylic paint for exteriors

Terrace

- Anti-skid floor tiles
- Designer glass railing

Bathroom & Toilets

- Concealed CPVC plumbing
- Diverter for hot & cold mixer unit
- Designer glazed tiles up to lintel level
- Jaquar or standard make sanitary ware & C.P fittings
- Designer washbasin
- Designer cylindrical door locks
- Exhaust fan in each bathroom
- Anti-skid floor tiles
- Standard make boiler / geyser
- False ceiling

Kitchen

- Parallel / L-type granite platform with kitchen trolleys & cabinets
- Stainless steel sink with drain board
- Standard make chimney & hob
- Standard make water purifier
- Provision for washing machine in dry balcony
- Ceramic / Glazed tiles from the platform to the lintel level

Living

- 800 mm X 800 mm vitrified floor tiles
- Standard make 1 ton AC
- Telephone and satellite TV connection
- Digital lock & standard fitting for main door

Bedrooms

- 800 mm X 800 mm vitrified floor tiles
- Standard make 1 ton AC for each bedroom
- Telephone and satellite TV connection
- 2 way control for light & fan
- Mortise locks
- Master bedroom with wooden flooring



LOCATION MAP



KEY DISTANCES

NEARBY HOSPITALS

- Bhagali Hospital 0.350 Kms
- Sangam Nursing Home 0.750 Kms
- Sahyadri Hospital 1.3 Kms
- Rao Nursing Home 2.3 Kms
- Kothari Hospital 2.5 Kms

NEARBY LANDMARKS

- Anna Bhaui Auditorium (Vivekanand Statue) 0.60 Kms
- Market Yard 2.60 Kms
- Swargate Bus Stand 3.90 Kms
- Pune Railway Station 8.0 Kms
- Airport 17.0 Kms

NEARBY MALLS

- D-Mart 1.5 Kms
- Kumar Pacific Mall 5.9 Kms
- S.G.S Mall 7.7 Kms

NEARBY SCHOOLS & COLLEGES

- VIT College 1.7 Kms
- Bharati Vidhyapeeth English Medium High School & College 2.7 Kms
- Crescent High School 4.0 Kms
- The Bishop's School Camp 7.2 Kms

2 BHK

1ST FLOOR PLAN

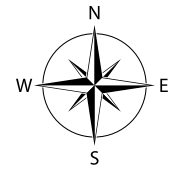


- 1. Living Room - 10'6" x 16'6"
- 2. Bedroom - 10'0" x 10'11"
- 3. Toilet - 4'7" x 7'0"
- 4. Master Bedroom - 10'0" x 13'5"
- 5. Master Toilet - 4'6" x 7'0"
- 6. Kitchen - 8'0" x 9'0"
- 7. Dining Room - 6'0" x 10'5"
- 8. Dry Terrace - 9'0" x 4'0"
- 9. Balcony - 10'6" x 4'10"
- 10. Standing Balcony - 1'6" x 10'0"

AREA STATEMENT IN SQ.M

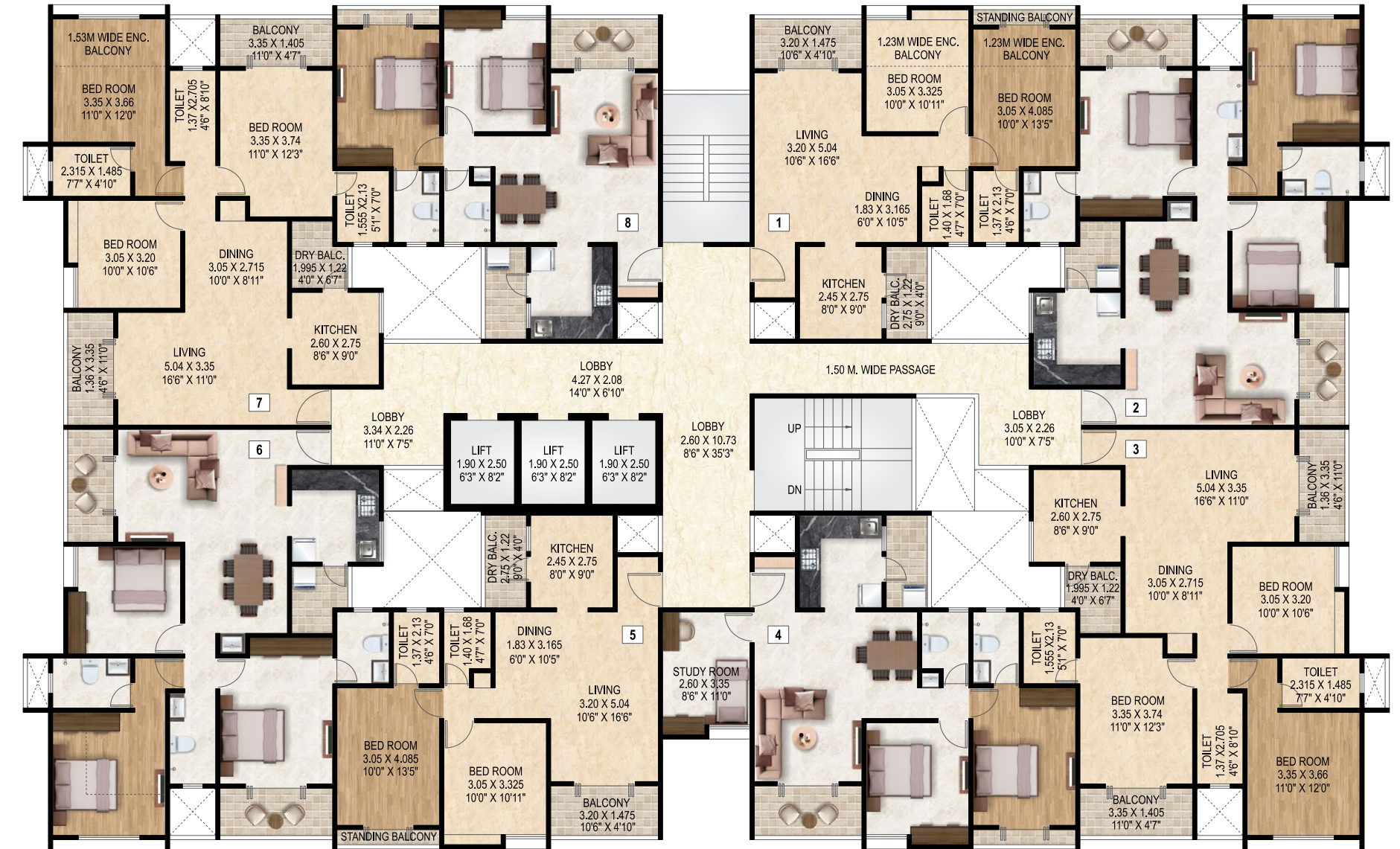
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY AREA	DRY BALCONY AREA	ENCLOSED BALCONY AREA	STANDING BALCONY	TERRACE AREA
101	2 BHK	56.20	4.72	3.35	7.43	1.37	-
102	3 BHK	84.22	9.26	2.98	4.71	-	8.79
103	3 BHK	88.94	9.26	2.98	-	-	14.92
104	2.5 BHK	73.23	4.72	3.35	-	1.37	26.42

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY AREA	DRY BALCONY AREA	ENCLOSED BALCONY AREA	STANDING BALCONY	TERRACE AREA
105	2 BHK	63.72	4.72	3.35	-	1.37	18.46
106	3 BHK	82.41	9.26	2.98	6.52	-	15.52
107	3 BHK	84.22	9.26	2.98	4.71	-	0.5
108	2 BHK	56.20	4.72	3.35	7.43	1.37	-



2.5 BHK

TYPICAL FLOOR PLAN

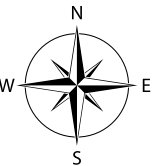


- 1. Living Room - 10'6" x 16'6"
- 2. Bedroom - 10'0" x 10'11"
- 3. Toilet - 4'7" x 7'0"
- 4. Master Bedroom - 10'0" x 13'5"
- 5. Master Toilet - 4'6" x 7'
- 6. Kid's Bedroom - 8'6" x 11'0"
- 7. Kitchen - 8' x 9'
- 8. Dining Room - 6'0" x 10'5"
- 9. Dry Terrace - 9'0" x 4'0"
- 10. Balcony - 10'6" x 4'10"
- 11. Standing Balcony - 1'6" x 10'0"

AREA STATEMENT IN SQ.M

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY AREA	DRY BALCONY AREA	ENCLOSED BALCONY AREA	STANDING BALCONY
1	2 BHK	56.20	4.72	3.35	7.43	1.37
2	3 BHK	84.22	9.26	2.98	4.71	-
3	3 BHK	88.94	9.26	2.98	-	-
4	2.5 BHK	73.19	4.72	3.35	-	1.37

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY AREA	DRY BALCONY AREA	ENCLOSED BALCONY AREA	STANDING BALCONY
5	2 BHK	63.69	4.72	3.35	-	1.37
6	3 BHK	82.41	9.26	2.98	6.52	-
7	3 BHK	84.22	9.26	2.98	4.71	-
8	2 BHK	56.20	4.72	3.35	7.43	1.37



3 BHK

6TH & 11TH FLOOR PLAN



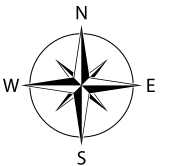
- 1. Living Room - 16'6" x 11
- 2. Bedroom - 10'0" x 10'6"
- 3. Toilet - 4'6" x 8'10"
- 4. Master Bedroom 1 - 11'0" x 12'3"
- 5. Master Toilet 1 - 5'1" x 7
- 6. Master Bedroom 2 - 11'0" x 12'0"
- 7. Master Toilet 2 - 7'7" x 4'10"
- 8. Kitchen - 8'6" x 9'
- 9. Dining Room - 10'0" x 8'11"
- 10. Dry Terrace - 4'0" x 6'7"
- 11. Balcony - 4'6" x 10'6"
- 12. Master Balcony - 11'0" x 4'7"



AREA STATEMENT IN SQ.M

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY AREA	DRY BALCONY AREA	ENCLOSED BALCONY AREA	STANDING BALCONY
601,1101	2 BHK	56.20	4.72	3.35	7.43	1.37
602,1102	3 BHK	84.23	9.26	2.99	4.71	-
603,1103	3 BHK	88.94	9.26	2.99	-	-
604,1104	2.5 BHK	73.1	6.13	3.35	-	-

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY AREA	DRY BALCONY AREA	ENCLOSED BALCONY AREA	STANDING BALCONY
605,1105	2 BHK	63.59	6.2	3.35	-	-
606,1106	3 BHK	82.41	9.26	2.99	4.71	-
607,1107	4 BHK	104.4	10.68	2.97	-	-
608,1108	REFUGE AREA					

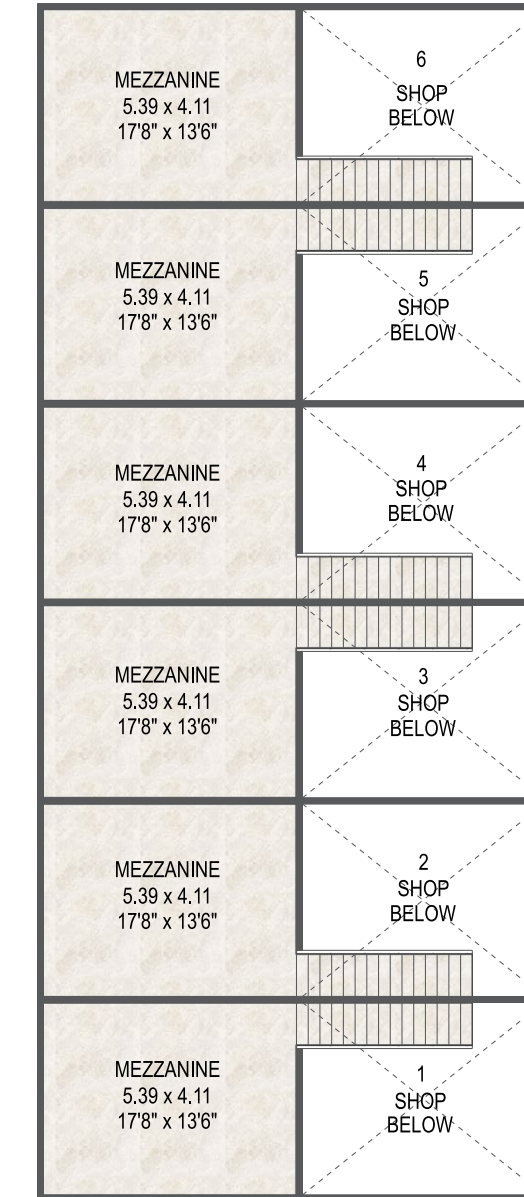
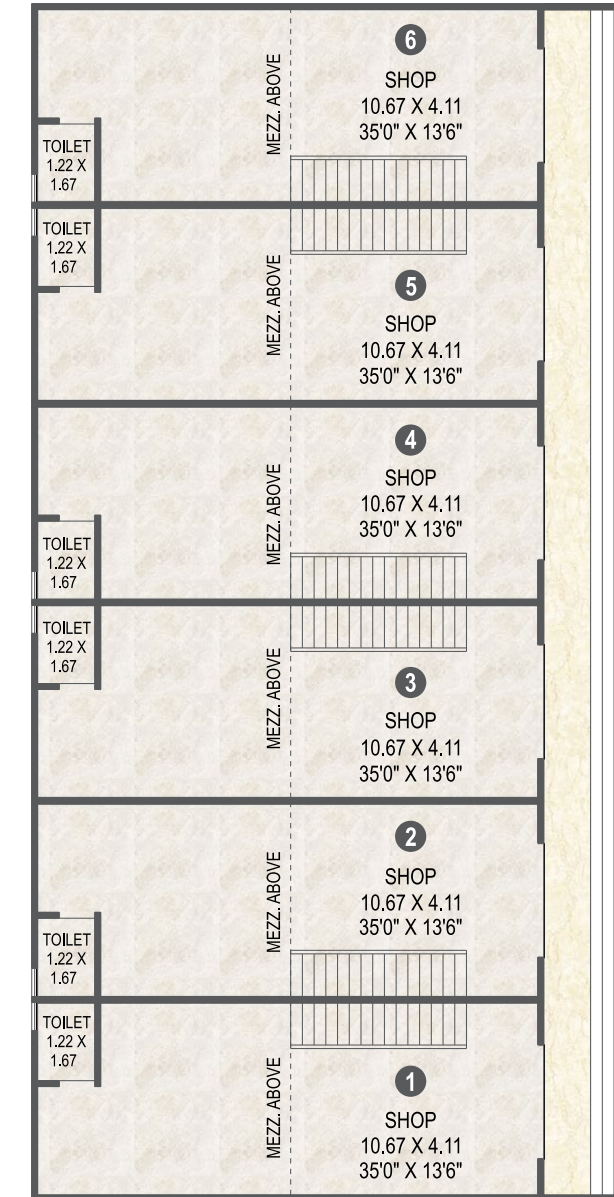




Swastika

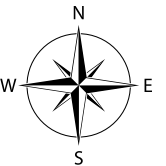


COMMERCIAL FLOOR PLAN



AREA STATEMENT IN SQ.M

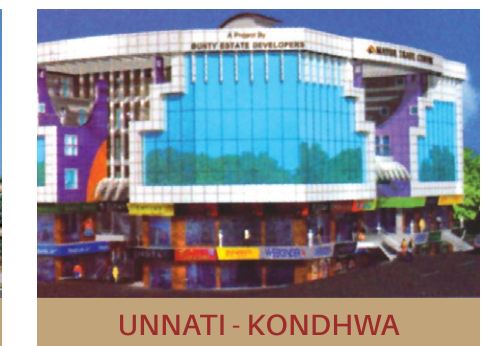
SHOP NO.	CARPET AREA	
	SHOP CARPET	MEZZANINE AREA
101	44.16	25.59
102	44.16	25.59
103	44.16	25.59
104	44.16	25.59
105	44.16	25.59
106	44.16	25.59



ONGOING PROJECTS



COMPLETED PROJECTS





RAM INDIA GROUP
PACE PASSION PERFECTION
REAL ESTATE

Site Address: CTS No. 860, 862/1&2, Near Bagali Hospital,
Bibwewadi, Pune - 411 037

www.swastikahomes.in

For more information, scan



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