

*Memories so perfect,
so real as if you're
still living it.*



Let's welcome
nostalgia back home

THE POEM BY SHIRAM PROPERTIES

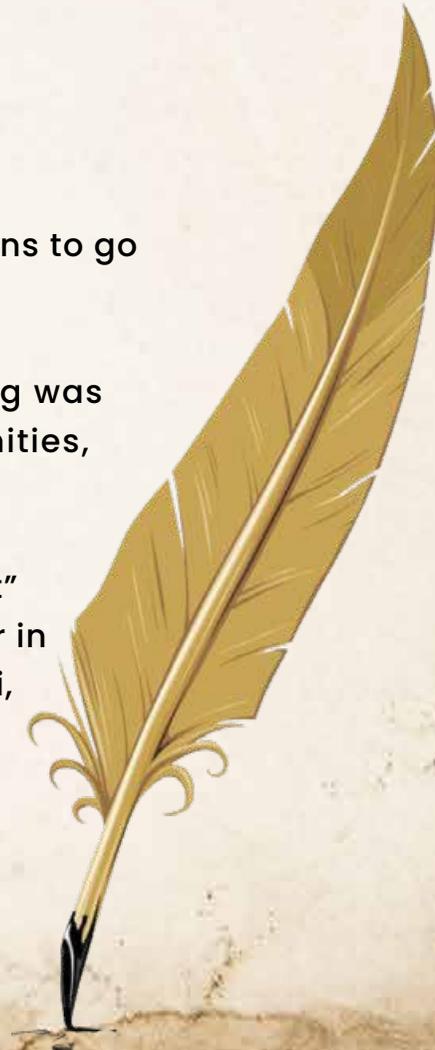
A vivid synopsis

As charming memories of days gone by flood back, one yearns to go back, not to change anything but to feel the moments twice.

A lifestyle that takes a leap back in time to when everything was languid and leisurely frame-worthy designs, dreamy amenities, enthralling views, and flawless connectivity.

The Poem by Shriram Properties is one of the “in-a-heartbeat” projects that offer you a return ticket to the times lost forever in your life. Set in the freshly scenic yet familiar locale, Jalahalli, these aspirational homes are tailored to cure homesickness of the past days, months, and years.

A life gently cradled by the warmth of classic Bengaluru days awaits you with 30+ inviting amenities.





Artistic impression



LOCATION MAP



Map not to scale

HARMONIOUSLY
connected to perfection

MAJOR METROS AT 15 MINS

Dasarahalli | Nagasandra | Peenya | Goraguntepalya

INTEGRAL ROADS AT 20 MINS

NH 44/Bellary Road | Tumkur Road | Outer Ring Road

RAILWAY STATION AT 20 MINS

Yeshwanthpur Railway

AIRPORT AT 40 MINS

KIAL Airport

Jalahalli is one of the oldest and greenest neighbourhoods of Bengaluru, with exquisite-looking houses, spellbinding vistas, and pools of refreshing water.

Well-planned and smoothly developed social infrastructure for easy connectivity with 4 operational metro stations.

SUITED TO MEET *day-to-day needs*



CORPORATES WITHIN 35 MINS

RMZ | Kirloskar Tech Park | WTC | Brigade Magnum | Manyata Tech Park



EDUCATIONAL INSTITUTIONS WITHIN 25 MINS

Orchid International School | National Public School | Kendriya Vidyalaya | Silver Spring International School



HOSPITALS WITHIN 25 MINS

Baptist Hospital | Sparsh Hospital | Aster CMI | Columbia Asia | Medstar



MALLS WITHIN 20 MINS

Rockline Mall | Vaishnavi Sapphire Mall | Orion Mall | RMZ Galleria Mall



SOCIAL INFRASTRUCTURE WITHIN 45 MINS

NH44 /Bellary Road | Outer Ring Road | KIAL Airport | Tumkur Road | NICE Road

PICTURESQUE VIEWS *dressed up in green*

Spread over 7 acres of native expanse, this project has a distinct C-shaped construction of the towers. Jalahalli, with all its green might and minimal cityscapes, ensures perpetually refreshing views from all units.

WHY IS THE POEM BY SHRIRAM PROPERTIES A DESTINATION OF ROMANTICISED NOSTALGIA?

Utopian residencies with
a plethora of breathtaking views.

Versatile amenities to ensure
privacy & efficient space usage.

One of the few tall buildings in the vicinity promising the best of views.



Artistic impression



A LIFESTYLE THAT ECHOES YOUR
heart's fondest memory

A place only you know and reminisce about is what makes it a perfect spot to call 'home'. The Poem by Shriram Properties is a retreat **#TimelessLegacy** adorned by memorable elements of Bengaluru - boulevards, clear skies, candied aromas, and familiar faces. Everything you desire from the past, present, and future consummate to form a trinity here.

A resting place for you to feel alive & fulfilled again with your dotting past memories.

AMENITIES
custom-made to love you

Savour a wholesome expanse of experience through
diverse choices of amenities.

SPORTS ZONE | LEISURE ZONE
QUIET ZONE | CLUBHOUSE



Artistic impression

A photograph of two men playing basketball on an outdoor court. One man in a white shirt is holding the ball, while the other in a blue shirt is jumping to block. The background shows a green fence, trees, and a bright sky.

Sports zone

Time to get back to being all active with amenities that inspire you to frolic like a child.



**Tennis
Court**



**Cricket
Practice Nets**



**Basketball
Court**



**Skating
Rink**



Leisure zone

A corner that adds fun to memories, conversations, hangouts, and celebrations.



Senior Citizens'
Corner



Amphitheatre



Themed
Garden



Jogging
Tracks



Cycling
Tracks



Quiet zone

Artistic impression

Enjoy a reconnect to happier days in solitude.



Landscaped
Gardens



Pet
Park



Clubhouse

Artistic impression

A Grand clubhouse to replace old memories with new ones.



Swimming
Pool



Gym



Squash
Court



Table Tennis
Court



Indoor
Badminton



Billiards
Room



Artistic impression

REVISIT NOSTALGIA WITH
designs so aesthetic

Zero space wastage 2, 2.5, 3 & 3.5 BHK
apartments.

Home layouts with ample
ventilation and natural sunlight.

Carefully designed towers for absolute unit privacy.

Every alternate floor has double-height terraces from
the common area.

LEGEND

01. Entrance Palm Court
02. Multipurpose Play Court
03. Volleyball Court
04. Cricket Pitch
05. Maidan
06. Nature Trail
07. Green Belt
08. Fruit Orchard
09. Community Kitchen Garden
10. Outdoor Library
11. Elders Outdoor Gym
12. Reflexology Pathway
13. Skating Rink
14. Trampoline Park
15. Children's Play Area On Lawn
16. Tot-lot On Lawn
17. Sandpit Tot-lot
18. Informal Amphitheater With Stage

19. Multipurpose Lawn: Party,
Yoga Gathering
- 19 a. Fire Pit With Seating Around
- 19 b. Water Feature
20. Dribble Court
21. Palm Court
22. Sculpture Court
23. Tot-lot & Floral Garden
24. Tot-lot & Aromatic Garden
25. Rock Garden

CLUBHOUSE

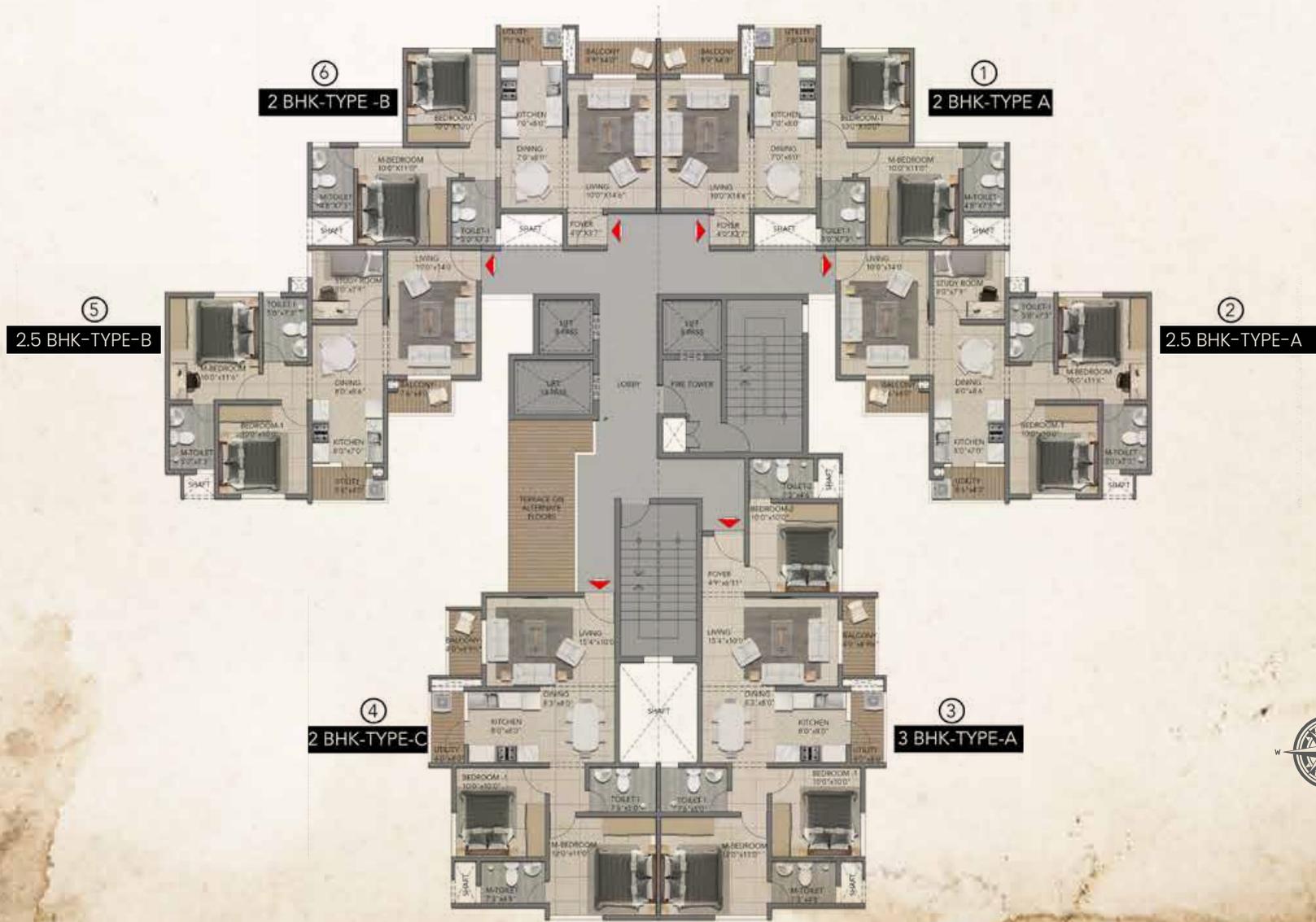
- a. Swimming Pool
- b. Waddle Pool
- c. Pool/Billiards
- d. Indoor Badminton Court
- e. Squash Court
- f. Crèche
- g. Reading Lounge/ Library

- h. Changing Rooms (M&F)
- i. Clinic
- j. Table Tennis
- k. Gallery
- l. Health Club
- m. Art & Crafts Studio
- n. Zumba/Yoga/Dance Floor/Gym
- o. Multipurpose Hall
- p. Cafe With Open Seating
- q. Party Terrace

MASTER PLAN



FLOOR PLAN



2 BHK

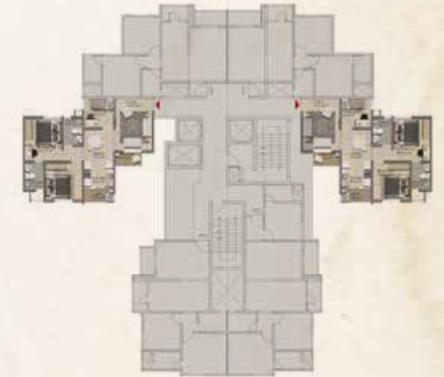


2-BHK TYPE-B	
CARPET AREA	603.75
BALCONY & UTILITY AREA	64.48
SALEABLE AREA	948.62

2-BHK TYPE-A	
CARPET AREA	603.75
BALCONY & UTILITY AREA	64.48
SALEABLE AREA	948.62



2.5 BHK

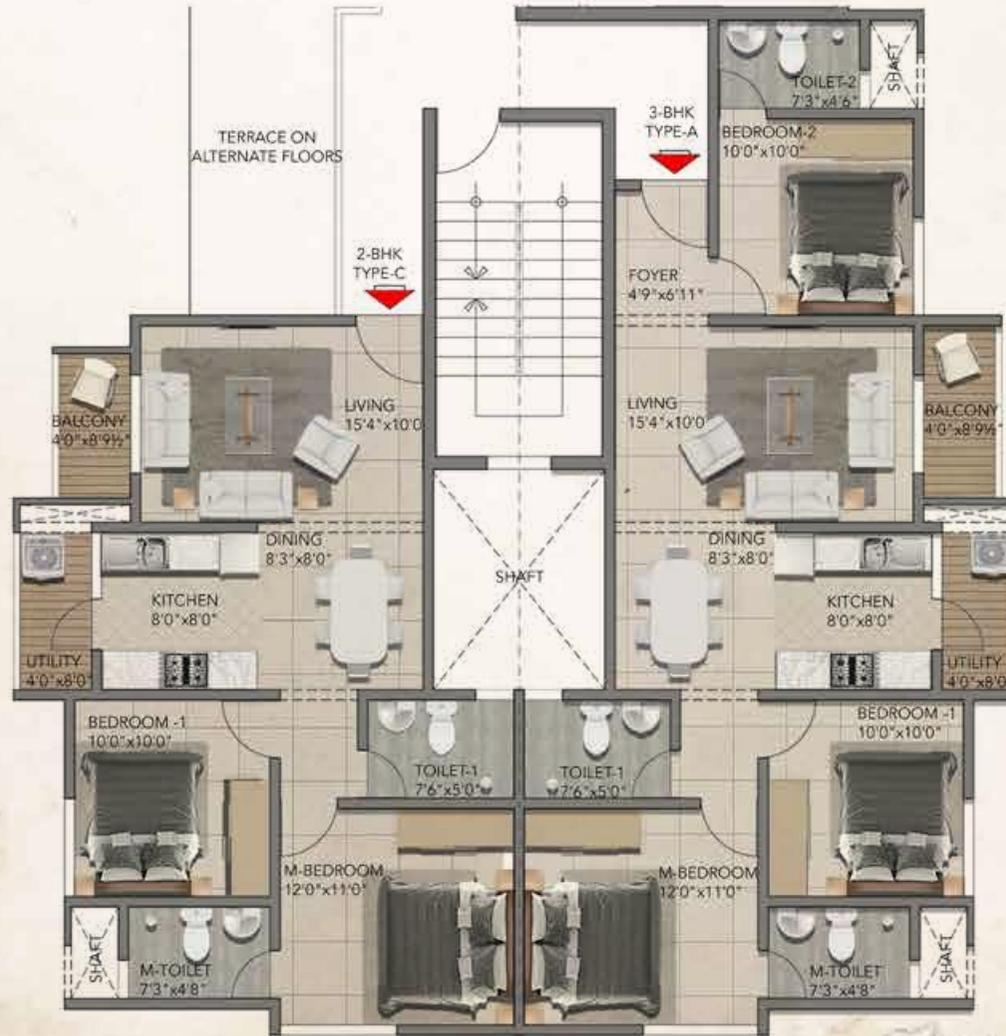
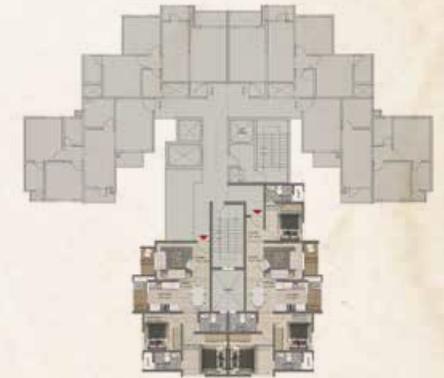


2.5 -BHK TYPE-B	
CARPET AREA	674.69
BALCONY & UTILITY AREA	60.71
SALEABLE AREA	1034.07

2.5 -BHK TYPE-A	
CARPET AREA	674.69
BALCONY & UTILITY AREA	60.71
SALEABLE AREA	1034.07



2&3 BHK



2-BHK TYPE-C	
CARPET AREA	637.87
BALCONY & UTILITY AREA	64.15
SALEABLE AREA	986.48

3-BHK TYPE-A	
CARPET AREA	822.91
BALCONY & UTILITY AREA	70.50
SALEABLE AREA	1255.08



SPECIFICATIONS

No. Description

1.	Sub structure	<ul style="list-style-type: none"> Seismic zone II compliant RCC framed structure RCC retaining walls Isolated / Raft
2.	Super structure	<ul style="list-style-type: none"> Framed Structure (Complete RCC Wall & Slab System)
3.	Walls	
	External wall	160mm thick R.C.C. Walls
	Internal wall	160mm / 100mm thick R.C.C. Walls
	Staircase & lift walls	200mm thick R.C.C. Walls
4.	Flooring	
	Foyer, Living, Dining & Bedrooms	Superior quality vitrified tiles
	Master Bedroom	Superior quality vitrified tiles
	Kitchen	Superior quality vitrified tiles
	Toilet	Superior quality anti-skid ceramic tiles
	Utility	Superior quality anti-skid ceramic tiles
	Balcony	Superior quality anti-skid ceramic tiles
5.	Skirting	
	Foyer, Living, Dining & Bedrooms	Superior quality vitrified tiles skirting 100mm high
	Balcony	Superior quality ceramic tiles skirting 100mm high
	Utility	Superior quality ceramic tiles skirting 100mm high
6.	Dadoing	
	Kitchen 'dado' upto 2'0" height & up to sill level in utility	Superior quality ceramic tiles
	Toilet wall 'dado' up to false ceiling	Superior quality ceramic tiles
7.	Common Area Flooring	
	Corridor / Passage	Superior quality vitrified tiles-matt finish
	Entrance lobbies in Ground floor / Stilt.....	Granite flooring
	Staircase (Fire / Common)	Epoxy coated / Ceramic tiles

No. Description

8.	Lift Cladding	<ul style="list-style-type: none"> Combination of vitrified tiles & granite cladding
9.	Kitchen Counter	<ul style="list-style-type: none"> Jet black granite counter
10.	Door Frame & Shutters	
	Entrance Door	Main door: Teak wood frame with HDF moduled panel shutters polished on both sides
	Bedroom Doors	Hard wood frame with BST flush shutters polished on both sides
	Toilet Doors	Hard wood frame with composite doors-shutters, laminated on the inside & polished on the outside with ornamental beading-polished
11.	Iron Mongery	<ul style="list-style-type: none"> All hardware for doors will be brush finished stainless steel of reputed make
12.	Sliding Doors/Windows	
	Living Room Balcony	UPVC sliding doors with fly mesh - 2.5 track
	Bedrooms	UPVC sliding windows with fly mesh - 2.5 track
	Kitchen to Utility	UPVC Door cum window in kitchen (between kitchen & utility - as per design)
13.	Ventilators	
	Toilets	UPVC Ventilators
14.	Railings & Grills	
	Staircase	MS Railings as per design
	Balcony	MS Railings as per design
	Utility	R.C. Walls - Low Wall

SPECIFICATIONS

No. Description

15. Painting

Internal	Finished with putty / POP punning and oil bound distemper for ceilings, internal walls and common areas
External	Combination of Texture paint (30%) & Exterior Emulsion paint (70%)
M.S. Works	Synthetic Enamel Paint

16. CP & Sanitary Fittings/ Fixtures

.....	Standard C.P & sanitary fittings - Jaguar / equivalent
.....	Wall mounted coupled closet. Color - White
.....	Wash basin for all toilets. Counter wash basin only in MBR toilet Color - White
.....	Single lever hot & cold water mixer unit for shower & wash basins for all toilets
.....	Health faucet for all toilets
.....	Provision for geyser in all toilets

17. Sink

Kitchen	SS Single bowl with single drain board (SBSD)
Utility	SS Single bowl without drain board

18. Sanitary lines

..... PVC, SWR, uPVC

19. Water lines

..... GI, PPR, CPVC

20. Security Systems

.....	Round the clock security service
.....	Intercom facility from each unit to security
.....	CCTV cameras at entrance of security cabin and in other prime areas

No. Description

21. Electrical

Light / Fan / Socket	As per drawing
Wiring	Concealed conduit with fire resistant electrical wires of reputed brand
Switch / Socket	Branded Modular Switches
TV point	Living and Master Bedroom
Telephone points	Living and Master Bedroom
Intercom facility to security	All Units
Split A/C power point	Master Bedroom
Geyser Point	All Toilets
Power (BESCOM)	As per BESCOM norms
DG Backup for units	1kW for 3 BHK & 500W for 1, 2 & 2.5 BHK
Electric vehicles charging facility	Common Charging Points - 5 bays

22. Solar System

..... Solar water heater (hot water) shall be provided only for the last two floor apartments

23. PROJECT FACILITIES

- 100% DG Backup for Common Areas Lifts, Corridors, Pumps, Gates STP, etc.
- Waste Management**

Rain Water Harvesting	As per standard norms
STP & OWC	As per standard norms
Water Softing Plant	If required as per standard norms
- Lifts 3 fully automatic passenger lifts in residential towers 1 - 5 and 2 fully automatic passenger lifts in residential tower 6 as per drawing
- Intercom All the flats and services
- Fire Fighting System As per standard norms and FIRE NOC
- CCTV Common areas & lobbies in ground floor only

The seal of trust!

20-YEAR LEGACY OF EXCELLENCE

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5 cities

22,000+
happy families
& counting

Fastest growing
developer of the year 2022
by the Times Business
Award Bengaluru 2022

26 ongoing
projects

28 upcoming
projects

33 completed
projects

**the
Poem** 
by Shriram Properties
— JALAHALLI —

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