

# Smart and secure residential complexes

Changing lifestyle and human needs, nuclear families, dropping familiarity with neighbours, fast pace of life and rising incomes & standards of living have increased people's concerns about personal security. Young, tech-savvy investors with affinity to the latest electronic devices demand reliability and convenience coupled with technology. The deteriorating world environmental order necessitates careful management of scarce resources like water, power, etc. Additionally, the economy we live in requires efficient and cost effective infrastructure and operational management.

Keeping all these in mind, a secure and comfortable living environment has been created by Sauter Race Technologies at Central Park, Chennai.

The BMS in the apartment complex is integrated into the premises with the objective of providing efficient management of infrastructure services, smooth flow of information and alarms to the Central Monitoring Station. It comprises of a distributed network of controllers and incorporates:

- Audio and Video Surveillance System for access management of residents, helpers and visitors at the entrance lobby to each apartment block,

- Public Address System for general announcements, paging people and emergency management,
- Technical installations automation & management for example, common lighting, sewage treatment plant, water pumps for pressurised water supply, DG sets, service utilities, etc.,
- Guard Tour System to regulate and monitor security guards on duty,
- Monitoring & recording of events and alarms for efficient infrastructure management and analysis,
- Audio and Video Surveillance System with access management by KABA exos sky.

Door entry systems are provided at the entrance lobby of each block of apartments. These systems are used as a means of security for the residents, controlling who enters the block of apartments and minimizing any incidents of antisocial behaviour on the premises.

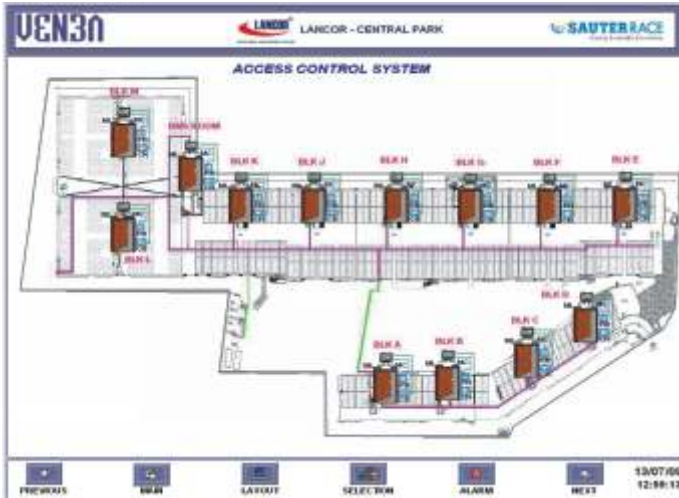
Each block of apartments has a control panel by the side of the entrance door; the panel consists of numbered call buttons, a speaker and access reader. Also a video surveillance CCTV camera is focused at the door.

Each apartment within the block is connected to the control panel, giving each resident the ability to identify their visitor by speaking to them and allow the visitor entry into the block, all from the comfort of their own home.

The residents gain entry to their block by means of a non-contact electronic keycard. All they have to do is show their keycards against electronic reader located at the entry control panel and the door will unlock for a small period of time for them to gain entry.

Visitors and service personnel who want to gain entry without keycard, will use and press the numbered button in the control panel to initiate a voice link with the resident inside the apartment. This operation is very much like a door bell operation with the additional benefit of the residents being able to speak to the visitor. ➤





Technical installations automation & management with Sauter EY3600 automation controllers

Once the handset located inside their apartment rings, the residents lift the handset. They speak to their visitor through the two-way audio communication established by the door entry control system. Once they identify the caller and have decided to allow the visitor to enter, they press the door release button on the apartment handset phone. The lobby entrance door will remain unlocked as long as the button is pressed to permit entry for the visitor.

The entrance lobby door is kept locked at all times. To exit from a block, the Exit Button inside the lobby must be pressed to release the door lock.

The entire door entry process is videographed and stored for any security threat management.

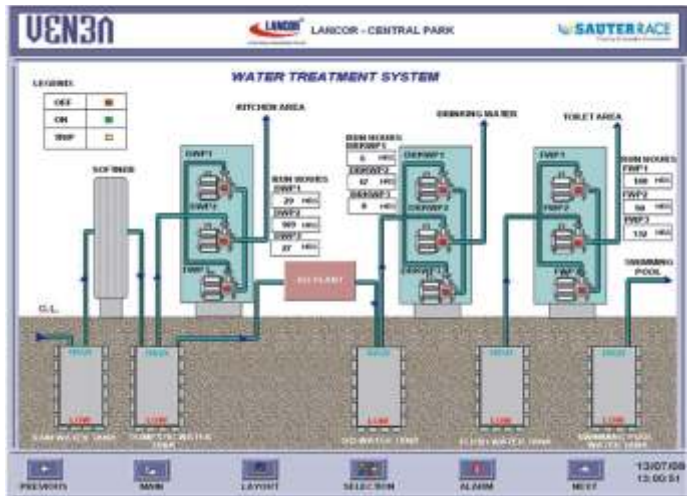
Residents are advised to keep this keycard in a safe place to ensure the security of all residents living in their block. If a keycard is lost or stolen, then, this must be reported to BMS control room immediately, so that the keycard can be made inoperative.

We optimally manage every building facility like lighting, DG sets, water treatment plants, sewage treatment plants and pressurised water supply pumps. The control system is scalable and therefore forms the basis for integrated network. It systematically implements the distributed intelligence concept in addition to comprehensive regulation, control and logic functions. The automation stations have a time and calendar function and a historical database.

A series of RFID tags along the patrol routes are installed. The patrolling personnel perform readings on the cards as they pass using the handheld readers. The recovered card numbers and associated time-stamps are later uploaded via communication adapters to the BMS system for processing and verification.



Central monitoring and management with Sauter Race BMS



The results are either printed or displayed on the screen, where managers are able to review at once the job performance data of the patrolling personnel.

With Sauter novaPro, the supervisory control and visualization software, we monitor the operations of the technical installations, regulate and control them too. The novaPro puts you in the picture quite literally! Operational status, alarms recorded in real-time, long-term statistics and trend progressions are visualized and presented.

User friendly interfaces designed can be operated by semi-literate security guards. Efficient monitoring helps improve the living environment, improves the owner's quality of life, greatly enhances the property infrastructure management quality and cost. It also reduces the labour intensity of property infrastructure management staff leading to cut down in the cost of operational management.



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