Home Automation Policy

Wherever Home Automation is provided,

Following elements are compulsory:

a. Video Doorphone + Intercom (integrated with the Home Automation System if possible. If not, can be standalone. The Security system of the building should be reviewed to see if images need to be sent from the visitor checkpoint to the unit – if yes, the VDP and the intercom need to be combined and the VDP should be capable of receiving both voice and image data from the visitor checkpoint. If not required by the Security system, the VDP and intercom can be separate (if more cost effective) and the VDP need not have image data connectivity to the visitor checkpoint). Ideally internal unit of the VDP should be placed within 2.4 mtrs. of the main door. The external camera unit of the VDP should be placed at the correct angle so that when a visitor rings the bell, the face is easily through the VDP camera.

b. Lighting Control-Switching & Dimming. It is to be confirmed with vendor whether controls will work for all 3 types of bulbs - Fluorescent, CFL, LED & LV Halogen (e.g. leading edge dimmer / trailing edge dimmer).

c. Fan regulating (variable speed)

d. Air Conditioning- On/Off & Temperature Control

e. Panic Alarm – can be part of the VDP's indoor unit / Home Automation main unit itself.

f. Automation Control pads/push buttons for upto ___ circuits in each room (it is clarified that for these no manual override buttons are required to be provided).

g. Motion Detector in Washrooms

The main automation interface should be tablet (or equivalent) based e.g. iPad. The fixed panels inside the unit (e.g. as used at Bellissimo) are costly + time taking and should be avoided. The tablets are a better option.

Optional:

a. Curtain control- Up/down or forward/reverse. If these are provided, it is not mandatory to provide the curtain motors. Curtain control shall be provided with the single pole double throw relays to reduce cost. The maximum amperage per relay shall be defined in the technical specifications given at time of launch and explained to Sales (to avoid future customer issues).

b. Web / Mobile Access of HA controls

c. Heat / Gas Leakage Detector(Kitchen)

d. The Home automation system shall have capability to expand and include AV system integration for the home theatre room (if home theatre room is provided).

Decision on “a”, “b” and “d” to be made as per cost implications and “c” as per Fire Fighting norms/requirements.

The HA vendor should be responsible for:

a. Providing one training session for every unit within 6 months of start of possession. Vendor SLA to have strict TAT (24 hrs) or fix a schedule for technician to show up at site on days when customers are available (e.g. every alternate Sunday) for 6 months from start of possession.

b. Reconfigure/customize the switch settings as per the user’s requirements.

c. Provide free APPS for Mac OS, Android & Windows based OS.

d. Providing necessary packing / angling material to allow fixing of:

    1. The VDP camera (external) at the right angle.

    2. The Home Automation interface unit in case of Mivan walls (generally this interface unit is to be avoided in favour of a tablet (e.g. iPad) which acts at the main interface to the customer).

w.r.t. Motion Sensors in Washrooms:

a. Motion sensor is connected to lights only and no other appliances like exhaust fan etc.
b. It should be located such that it works as soon as the user puts his/her first step inside the bathroom.
c. The timer of sensor should be calibrated to leave the lights on to duration of 5 minutes after the last 'sensing'. In case motion sensor is being used in foyer or lobby of flats, its timing should be calibrated to duration of 2 minutes after 'last sensing'.