

MAGAZINE

EXCLUSIVE
INSIGHTS

WOMEN IN
POWER

SUSTAINABILITY
TALKS

MARKET

BUILDING TECHNOLOGY BIZBITS

MARCH ISSUE

*Building Tech and
Business Bites:
March 2024*

TECHNOLOGY
IN FOCUS



Table of CONTENTS



3

Editorial

*By Ajit Chigteri, Founder Director,
Mcube Partners LLP*

4

Elevating Building Environments: A Woman's Perspective on the Smart Technology Frontier

*By Shraddha Majali, GM Digital
Services BD*

7

The Green Visionary: A Consultant's Odyssey to Sustainable Success

*Case Study by Ashish Rakheja ; Story
teller Gaurav Karale*

9

BACnet Listed devices: An important first step

*By Rajnish Joshi, Board of Directors
of Bry-Air (Asia) Pvt. Ltd*

12

Transcript on ProConnect: Smart technology is the backbone of sustainable built environment

*By Adrija RoyChoudhury, Operations
Executive, INBAC Association*

17

INBAC leadership Team 2024 - 25

24

Women Empowerment: What I understand

*By Yash Karkhanis, FOUNDER
DIRECTOR at NOREN TECHNOLOGIES*

26

INBAC Delhi chapter meeting 2024 on the sidelines of Accrex

*By Anukriti, BTB Magazine Core
Team, INBAC Association*

28

INBAC -Pune Chapter-Updates - March24

*By Sadanand Teje,Pune Chapter
President, INBAC Association*

30

Chennai Industry Meet

By Adrija RoyChoudhury, BTB Team

32

Why Building Management Systems has not grown as it should be?

*By Vinayak Sane, Co-owner,
Abhiyanta Consulting Services*

35

Building a Sustainable Future: GVD's Journey with INBAC

*By Rahul Walia, MD, Genius Vision
Digital*



INBAC: WHAT'S NEXT IN FY2024-25

Editorial Column

Hello My Dear Friends , it's my privilege to get back to all of you again in March -24 through Edition of Building Technology BiZBits Magazine. This time as an Editor for the same & at a juncture of lovable Journey of INBAC which has entered into it's 5th Year.

I consider this as a Privilege due to two major reasons. One, I am already riding on a very high standards of Deliverables which Ms.Sakhee & the Team have created as far as BizBits is concern. The second one is of course a situation of being proud that I am writing this in the Month of March, which is formally celebrated as Women Empowerment Month, 8TH March being the International Women's Day. I don't think I need to elaborate this knowing quite well that our own colleagues, Ms. Sakhee, Adrija & Anukriti & few others have been passionately & dedicatedly working with & for INBAC.

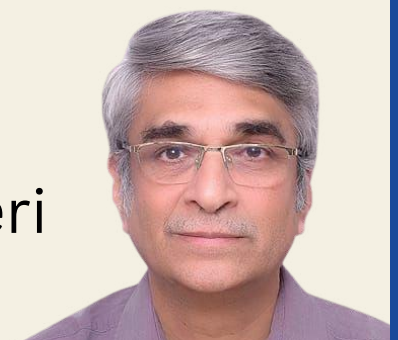
We would specifically like to dedicate this edition of March 24, to such relentlessly performing women capital & their consistent approach towards sustainability through right use of Technology. Apart from this, you would love to read about few important aspects of Cybersecurity & associated technologies inline with Vision & Mission of INBAC. In month of Feb, we witnessed our board elections & appointment of the New Board for FY24-25. You will read more about these enthusiastic Leaders in this edition.

I am sure you will enjoy the reading. Your Feedback & suggestions on improvements are always welcome. As we say that Together we all excel & succeed.

Signing off for now.

Ajit Chigteri

Editor



ELEVATING BUILDING ENVIRONMENTS: A WOMAN'S PERSPECTIVE ON THE SMART TECHNOLOGY FRONTIER

As we embrace Women's Day this month, I find immense pride in exploring the intricate role of Smart Technology in the built environment. Penning down thoughts on smart buildings, a subject that deeply resonates with my passion, unravels a tapestry of considerations that extend far beyond the realm of cutting-edge technology. Indeed, a smart building must embody traits of responsiveness, interoperability, connectivity, and optimization, seamlessly marrying technological prowess with the practical demands of business operations.

Contemplating this from a woman's standpoint introduces a captivating layer to the narrative. The intrinsic desire to curate a space that is not only technologically advanced but exudes warmth and hospitality becomes paramount.

Echoing Jeff Bezos's insight that customers are beautifully dissatisfied underscores the perpetual pursuit of enhancing user experience. This sentiment aligns harmoniously with the core philosophy of smart buildings – creating an environment that makes occupants feel truly "At Home."

The parallel drawn between user experience and the intelligence embedded in buildings becomes more pronounced. Through technological interventions, buildings transcend their inanimate nature, becoming responsive, connected, and resilient. It is a replication of the ideal environment – reminiscent of being surrounded by nature, breathing in fresh air, and basking in a sense of safety, all contributing to heightened productivity.



This shared desire for security and care mirrors the overarching goal of smart buildings: to make all stakeholders feel comfortably "At Home."

Moving beyond the occupants, stakeholders in a building encompass the operations team, diligently meeting the needs of both occupants and management. Navigating the delicate balance between these diverse interests resembles a high-wire act. Embracing a holistic perspective places emphasis on core elements - Comfort, Safety, and Optimization - the trifecta that communicates the essence of "At Home" to all stakeholders involved.

In the complex tapestry of a building environment, achieving the "At Home" feeling is no simple feat. The scale is vast, occupants are diverse, and the setting operates as a multifaceted business entity. To make sense, a building must cater to the comfort, safety, and optimization needs of its occupants, operations, and management alike. The true essence of smartness in a building extends beyond showcasing high-tech features. Instead, it lies in the meticulous orchestration of technology to ensure that all stakeholders, regardless of their role, feel genuinely "At Home."



Technology, however advanced, must serve a purpose, be relevant, and deemed necessary. Amidst the array of tempting technologies, the focus should be on unraveling pain points, addressing challenges, and reaping the rewards in the process of designing a truly smart building environment.

Encouraging a woman's perspective in this phase prompts a fundamental question - does the environment need to be smart, does it need to be hi-tech? The answers to such queries are not always quantitative; qualitative aspects play a significant role.

Placing "At Home" at the epicenter, with comfort, safety, and optimization orbiting around it, simplifies the intricate process of creating smart building environments. Let's steadfastly keep "At Home" as the guiding principle, ensuring that smart technology seamlessly enhances the lives of all building stakeholders.



Shraddha Majali

Standards Committee, INBAC Association
GM Digital Services BD

**LET'S CO-CREATE
CONSISTENTLY
HIGH
PERFORMING
BUILDINGS**



PUNE, OCT 18 & 19, 2024

BAC E & C

**BUILDING AUTOMATION COMMUNITY
EXPO & CONVENTION**



THE GREEN VISIONARY: A CONSULTANT'S ODYSSEY TO SUSTAINABLE SUCCESS

Case Study by Ashish Rakheja

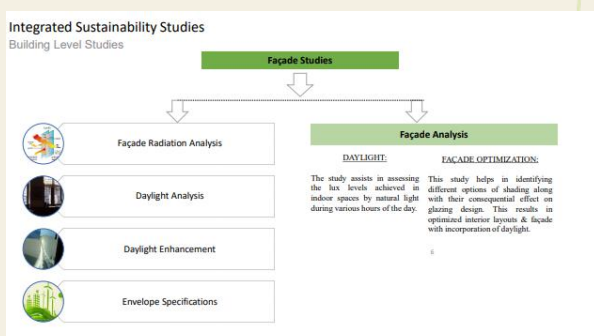
Story teller Gaurav Karale

In the heart of a bustling city, where dreams soared high, lived a visionary consultant named Ashish. One transformative day, armed with a symbolic green flag, Ashish set out to redefine the landscape, creating an inspiring tale of sustainability and triumph.

Curious minds around him wondered, "Why the green flag, Ashish?" With a gleam in his eye, Ashish replied, "To shield from the west's scorching heat and cultivate a haven of greenery." Ashish strategically placed elevators and staircases, harmonizing architecture with nature's wisdom.

Yet, this was just the beginning. Ashish spoke of embracing natural light, urging the building to become a canvas for the sun's radiant glow. Unyielding in his vision, he rejected designs until achieving 98% illumination. The once ordinary building transformed into a radiant masterpiece, bathed in the warm embrace of sunlight.

Emboldened by his creation, Ashish decided to add a green roof, symbolizing a connection between his architectural marvel, the earth, and the sky. Little did he know, this final touch would ignite an extraordinary journey.



To safeguard the building's vitality, Ashish meticulously mapped its energy, achieving an outstanding Energy Performance Index (EPI) of 89. Echoes of celebration reverberated as Ashish, the consultant extraordinaire, received recognition from the prestigious CII, anointing his creation as the epitome of energy efficiency.



Yet, Ashish's quest for sustainability persisted. Undeterred by challenges, he embarked on the daunting task of reducing carbon emissions, registering with the Science-Based Targets Initiative. Ingenious solutions emerged – refrigerant-based systems gave way to chillers, diminishing the building's carbon footprint.

Even with a 40% increase in floor space, Ashish's green oasis thrived. Solar energy, once a humble 10 kilowatts, blossomed to an impressive 23. The Energy Performance Index (EPI) gracefully descended to 76 kilowatt per square meter per year.

Ashish's story stands as a testament to the transformative power of passion, intent, and an unwavering commitment to change. It echoes across the land, proclaiming that financial constraints are mere stepping stones on the path to a sustainable future. Ashish, the consultant with a green vision, inspires, reminding all who hear it that determination can overcome any hurdle. His legacy beckons, reinforcing that if you've set your sights on a brighter, greener future, no obstacle can dim the radiance of your success.



BACNET LISTED DEVICES: AN IMPORTANT FIRST STEP

Exclusive column by Industry Expert

Halting the momentum of climate change requires many years of unity and corrective action.

The need to decarbonize the buildings and construction sector has never been more urgent, as it is now.

Yet even with improved construction standards, evolving green building ratings, and advancements in material science and technology, many in our industry are still hesitant to adopt practices that holistically optimize the built environment.

It is observed that industry professionals who manage large portfolios of commercial properties in Southeast Asia and Australia revealed a stubborn polarization in our industry: a stalemate between those who understand how today's automation systems deliver a holistic user experience on a single pane of

glass and those who continue to support multiple software solutions that operate in silos to separately manage a building's security, lighting, HVAC, and other assets. Operating security, lighting, and HVAC in silos creates a barrier to sharing information and undermines a necessary condition for sustainability: interoperability. Silos can also lead to increased capital costs to purchase software, servers, and security as well as increased operational costs to hire staff who must continually train to maintain their knowledge of each system. It's not surprising the struggle to integrate different operating systems can lead to frustration and surrender, returning the status quo to complacency.





TRUSTED IDENTITY & ACCESS MANAGEMENT PLATFORM

- Door Access Control & Attendance
- Multiple Card Technology & Format Reading at a time
- Access Control & CCTV Integration
- Contract Labour Management
- Pedestrian Barrier Access Control
- Employee Locker Access Control
- Identity Analytics
- Vehicle Access Control and Parking
- PPE based Access Control with Video Analytics
- Integration with Sub System [HRMS]
- Elevator Access Control



Enterprise Visitor Management Platform



- Visitor Pre-booking by the Employee
- OTP via SMS for Visitor Confirmations
- QR Code based Pedestrian barrier Access
- Visit Confirmation SMS with link on QR Code/Location Map
- Visitor Parking Management with Payment Facility
- Visitor Pass Generation
- QR Code based Entry-Exit
- Fingerprint Integration for Enhanced Security
- Integration for Guest WIFI Login Credential through SMS
- Visitor Tracking within Premise using AI based FRS (CCTV Analytics)

Enterprise Cafeteria Management Platform



FUNCTIONALITIES

- Multiple Cafeteria Vendor Creation
- Employee Account Charging for Cashless Payment
- Card Swipe at the Cafeteria for availing food(ePurse)

- Administrator
- Host Employee
- Security



For More Information
SCAN ME

Access Control



Biometric



Video Management



Elevators



Video Analytics



To help overcome integration fatigue and failure, all stakeholders in our industry could implement a building automation and control network protocol that is broadly adopted across the globe and validated through independent testing laboratories. The BACnet protocol ticks these boxes, yet we still see specifications written for BACnet compliant devices rather than BACnet Listed devices—those that bear the BACnet Testing Laboratories mark. Installing BACnet Listed devices helps minimize the time and effort stakeholders spend integrating systems and provides an effective road map for designers and operations staff. BACnet training courses, resource materials, and community forums are available on the BACnet Institute’s website free of charge.

As professionals in the design, development, construction, and operation of the built environment, we have contributed significantly to the climate crisis. It is incumbent on us to help the world get through the mess we’re in. Viewing the built environment holistically is a proven strategy. The design, construction, and operation of net-zero buildings implicitly accounts for the cumulative life-cycle impacts of our daily activities. Let’s not take refuge in the traditional practices of our industry that delivered unsustainable solutions. Instead, step up and specify BACnet Listed devices in your design requirements and specifications. In doing so you take an important first step in laying a strong foundation of interoperability in the built environment that will return long life cycles and empower operators to stand confidently at the helm of sustainability.



Rajnish Joshi

Standards Committee, INBAC Association
Board of Directors of Bry-Air (Asia) Pvt. Ltd



SMART TECHNOLOGY IS THE BACKBONE OF SUSTAINABLE BUILT ENVIRONMENT

Transcript of an enriching ProConnect

Every month INBAC hosts a power packed ProConnect panel discussion between industry stalwarts to reflect on pertinent topics of Building Automation industry. ProConnect Feb issue was on the topic of 'Smart technology is the backbone of sustainable built environment'.

The expert panelists were Ms. Sandhya Patil, Associate Director, Environmental Design Solutions. A sustainability specialist who has over 24 years of experience in design-build architecture with specialization in Green Buildings Certification and Green building Codes & standards, performance evaluation & bench marking, sustainable design assistance for thermal comfort design, energy optimization and Grid Interactive / Net zero projects.

We also had with us Mr. Nitin Jagdale, Business Head, HVAC at Shrirang Automation. He is an experienced Sales Professional with a demonstrated history of working in the electrical and electronic manufacturing industry. The show was moderated by yours truly.

The discussion revolved around the importance of integration of intelligent and connected systems that enhances efficiency, reduces resource consumption, and promotes environmentally responsible practices.

. SMART technology typically involves low-energy devices and with lower energy usage, users of SMART technology can reduce their carbon footprint making these devices a good choice for an environmentally conscious consumer.



The global smart building market size is expected to reach \$140 billion by 2026, according to a report by MarketsandMarkets.

Sandhya shared relevant examples of successful projects where smart technologies have significantly reduced the environmental impact of a built environment.

Some of the smart technologies widely used in today's building design include occupancy and daylight sensors. This technology has greatly contributed to energy efficiency in artificial lighting design. Leading organizations have set the bar by adapting smart building technologies like Building Energy Management Systems, smart HVAC systems such as UFAD (Under Floor Air Distribution), IoT-enabled indoor air quality sensors that provide real-time data on relative humidity, CO2 levels,

renewable energy integration, water management systems managing the water consumptions, and smart cleaning systems.

All these allow monitoring and controlling a building's energy and water usage by optimizing all power control systems.

Sandhya and her colleagues have been working on a grid-interactive Net Zero building project, and the entire focus is on integrating advanced technologies like radiant cooling systems, DOAS ventilation, and Building Energy Management Systems. Such projects are going to be the future of building designs.

PANELISTS:

SANDHYA PATIL
ASSOCIATE DIRECTOR
ENVIRONMENTAL DESIGN
SOLUTIONS

NITIN JAGDALE
BUSINESS HEAD, HVAC
SHRIRANG AUTOMATION

ADRUJA ROYCHOUDHURY
MODERATOR
INBAC ASSOCIATION

Panel Discussion:
Smart technology is the backbone of sustainable built environment



When Nitin was asked about his perspective about the importance of integration of IoT in shaping the future of sustainable architecture and construction, he had an incredible insight into it. He believes with increasing environmental concerns, the construction industry is under immense pressure to adopt sustainable practices and this is where IoT can help in shaping the future of sustainable architecture and construction:

- **Smart Building Management:** IoT sensors and devices can be embedded in various building components, such as lighting, HVAC systems, and occupancy sensors, enabling real-time monitoring and control. This leads to more efficient energy consumption, better indoor air quality, and optimized building operations.
- **Material Tracking:** IoT sensors enable tracking and tracing of construction materials, ensuring compliance with sustainable sourcing practices and reducing waste through efficient inventory management.

- **Green Building Solutions:** IoT devices can monitor energy usage, water consumption, and indoor air quality in buildings, helping construction companies design and construct sustainable structures. This helps in conserving water resources and promoting sustainable water management practices.
- **Certification and Compliance:** IoT data can be used to monitor and demonstrate compliance with sustainability standards and certifications, such as LEED (Leadership in Energy and Environmental Design) or BREEAM (Building Research Establishment Environmental Assessment Method).

As IoT technologies continue to advance, their integration into sustainable architecture and construction practices is likely to become more sophisticated and widespread, driving further innovation in the pursuit of environmentally conscious and resource-efficient built environments.



Sandhya explained about the ways in which smart technology can balance the need for innovation with concerns about data privacy and security vividly. She emphasized that there are three important things to balance data privacy and security:

- Robust/strong encryption: Keep data safe by encoding it with appropriate decryption key. Fix any loopholes quickly.
- Keeping the Data Anonymous: Prevent direct data association with any individuals. This will ensure a higher level of privacy.
- Transparent privacy rules: Clear communication to all building occupants on how their data is being used, who has the access to it, and for what purposes, will not only build trust but also foster transparency.

Additionally regular security audits and user education are crucial to build trust.

Another aspect that can be looked at is collaboration between tech companies, policymakers, and advocacy groups to ensure a robust development of sustainable solutions that prioritize both innovation and privacy concerns.

- Also, fundamentally implementing privacy-by-design principles is a key for technology development.
- Integration of privacy features into design and architecture systems, products and processes at the early stages of development will ensure privacy considerations of the entire life cycle of a technology.
- Two important examples, she highlighted were about privacy-by-design in building design are smart building sensors that collect only the relevant data for building automation and allowing occupants to opt-in or opt-out of certain data collection processes.

**Are you committed
to provide
FUTURE-READY
spaces?**



Nitin highlighted how data analytics and AI play a role in optimizing energy usage and resource management within smart buildings and urban planning.

There are several ways in which these technologies contribute to efficiency and sustainability:

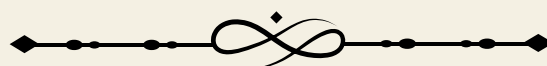
Smart Buildings:

- **Predictive Analytics for Maintenance:** Data analytics can be used to predict equipment failures and maintenance needs in real-time which helps in enabling proactive maintenance and reducing downtime.
- **Energy Consumption Forecasting:** AI algorithms analyze historical and real-time data to forecast future energy consumption patterns. This enables building managers to optimize energy usage, plan for peak demand, and implement energy-saving strategies.
- **Occupancy and Usage Pattern Analysis:** IoT sensors and data analytics can monitor occupancy patterns within buildings. AI algorithms analyze this data to optimize lighting, heating, and

cooling systems based on actual usage, reducing energy waste in unoccupied areas.

- **Ambient Air Quality Monitoring and Management:** IoT sensors collect real-time data on air quality. AI algorithms analyze this data to predict pollution levels and recommend interventions, such as adjusting traffic flow or implementing emission controls.
- **Traffic Management and Optimization:** AI algorithms analyze traffic patterns, historical data, and real-time information to optimize traffic signal timings and manage congestion. This reduces fuel consumption and enhances transportation efficiency.
- **Data analytics help optimize waste collection routes** based on real-time fill level data from bins. This reduces unnecessary trips, fuel consumption, and associated emissions.

Overall, this discussion highlighted the multiple roles that technology plays in making our built environment sustainable.



INBAC LEADERSHIP TEAM

2024 - 25

SAKHEE CHANDRAYAN
Board of Director



She has 23+ years industrial experience leading global teams for product strategies, businesses and customer experience focused on enterprise-scale software for sustainable building solutions and open standards and protocols.



RAJESH ADHANGLE
Board of Director

An integrated building automation professional with over 25 years of experience helping to utilize Building Automation solutions to its maximum capacity through energy efficient and cost optimized solutions.



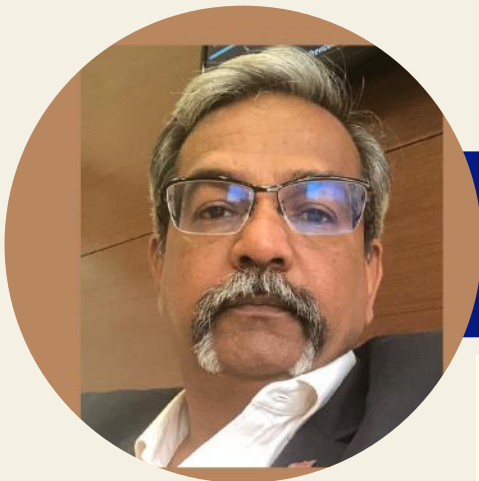
INBAC LEADERSHIP TEAM

2024 - 25

VIJAY SANAP
Board of Director



He is the director and co-founder of Techbean. He is an experienced Instrumentation Engineer, having worked for over 30 years in the fields of Industrial Automation, Building Automation, HVAC and ELV Systems.



SHAIENDRA SHARMA
Board of Director

He is MD at Azbil India. Experience of about 21 Years in Industrial and Building Automation Industry. Always worked for achieving highest level of Customer Satisfaction and Business Growth.



INBAC LEADERSHIP TEAM

2024 - 25

AJIT CHIGTERI
Executive Board Member



He is a Founder Director of a consulting company by name Mcube Partners LLP, & responsible for Automation & Manufacturing Services. Apart from it, he is Marketing Chair- ISA Pune, Group Head- MCCIA, Semiconductor Ecosystem Development Group, & Member- Pune Management Association.



KEVIN DMELLO
Executive Board Member

He is national key account manager at Suprema, INDIA region. He is an MBA graduate from Mangalore University, brings over a decade of expertise in the Fire & Security domain.

INBAC LEADERSHIP TEAM 2024 - 25

RAJESH ADHANGALE
Standards Committee
Chair



An integrated building automation professional with over 25 years of experience helping to utilize Building Automation solutions to its maximum capacity through energy efficient and cost optimized solutions.



PARTH SHAH
Standards Committee
Vice-Chair

Mr. Parth Shah has 10.5+ Years of experience in Building Industry. His area of expertise is in Digital Solutions and Building Controls Systems. He is currently working as Business Development Manager at FPC Global Consulting.

INBAC LEADERSHIP TEAM 2024 - 25

SANDIP VARDAM
Education Committee Chair



He has more than 30 years of experience in HVAC, IBMS industry. As a HVAC engineer , he brings in HVAC system perspective in BMS industry.



SUHAIL ANSARI
Education Committee
Vice-Chair

He is an industry veteran, Director at Avon Building Solutions. He is an expert organizational leader with strengths in team building and business development.



Scan to
contact us



Next-generation access control technology in a proven market solution

SALTO makes smart access possible on any door – however unusual. Convert any door into a fully-featured smart door.

saltosystems
.com

Powering impactful sustainability, technology, products and solutions, while delivering an enhanced user experience, SALTO smart access solutions are in use worldwide in a never-ending range of challenging and unique applications and facilities.



XS4 Original

Electronic Locks

Smart, secure, innovative and easy to install and retrofit, the SALTO electronic smart door locksets need no hard wiring and provide a totally wire-free smart electronic locking solution.



Neo Cylinder

Electronic Cylinders

Complete mobile-compatible and keyless entry electronic cylinder. Universally compatible cylinder replaces your existing cylinder and fits any door with unlimited models options.



Gantner NET.Lock

Smart Locker Locks

Smart keyless access to storage space for mid to large size locker installations requiring a comprehensive locker management solution with maximum convenience and real-time management.



Neox Padlock

Electronic Padlock

Built to withstand all access needs, the Neox Padlock series offers a unique solution to control specific doors like gates or storages, without losing a piece of convenience and control.

Contact : Prashant Dharne | p.dharne@saltosystems.com | +91 9008477244
Gantner Infotec India Pvt Ltd
1301-1302, BSquare, Iscon- Ambli BRTS road, Nr Neptune House, Ahmedabad
380058, India

SALTO
inspiredaccess

INBAC LEADERSHIP TEAM 2024 - 25

VIJAY SANAP
Membership Committee
Chair



Vijay is the director and co-founder of Techbean. An experienced Instrumentation Engineer, having worked for over 30 years in the fields of Industrial Automation, Building Automation, HVAC and ELV Systems.



AKASH KOTHARI
Membership Committee
Vice-Chair

Akash has been instrumental in working Towards Smart & Sustainable World Skills: Marketing Management, Technology Integration, Wireless Technologies, Internet of Things (IoT), Business Strategy.



WOMEN EMPOWERMENT: WHAT I UNDERSTAND

Exclusive column for Women's day



"Women Empowerment". I really do not understand this phrase. I find it to be a paradox.... a tenet.

Dictionaries define the word empowerment as -

"The act of action of granting the power, right and authority to perform various acts or duties.!"

Who is granting power to whom! smells of male chauvinism.

It's like a higher power raising its hand in superiority over all mortal beings and says "Thou Shall have the power.....!!!"

Who are the men of the world to grant power to someone whom we worship as "Shakti.....!!!"



Empowerment is a very western concept that takes pride in bestowing or granting anything to others by first taking it away from them. A very colonist and capitalist concept. The saddest part is that the women fall under this influence and wait for someone to grant them the “power”.

I believe that the women of this country need a wakeup call. You are empowered by your intellect, your will, your desire, your ambition and passion.....towards self and life.

Get over the notion that someone needs to empower you. STAND UP for yourself; that’s empowerment.

A scene from the movie “In pursuit of Happiness” has got engraved deeply into my being. In this movie, the father tells his son “Don’t let anyone tell you, not even me, that you cannot do something, just because they could not do it themselves”.

This is what I understand by EMPOWERMENT.



Yash Karkhanis

Standards Committee, INBAC Association
FOUNDER DIRECTOR at NOREN TECHNOLOGIES



INBAC DELHI CHAPTER MEETING 2024 ON THE SIDELINES OF ACCREX

Delhi Chapter Update by Anukriti

Now-a-days everyone is talking about Green Buildings, Sustainability, innovation, sustainability goals. These topics have gained momentum over the past few years. It refers to the practice of creating structures and using processes that are environmentally friendly and resource efficient.

So, members of Delhi Chapter also decided to have a discussion on the roadmap to take it forward. We met on 16.02.24. on the sidelines of ACCREX. It was great meeting with each other. The discussion was very accountable and acted as a continuity within the committee.

We crafted effective minutes in an innovative approach to grow INBAC Delhi Chapter. We took ideas from all the present members there to have a clear understanding of all the approach.

We will be having a networking event very soon. Some discussions, some consultation, some analysis. This will help us in gaining the members of the chapter and hence the expansion of INBAC. Approaching all the consultants to gain their insights on the moto of INBAC was the big agenda.



Consultants play a crucial role in ensuring that sustainability goals are met while maintaining optimal functionality and cost effectiveness. They are the experts who provide guidance in the steps taken for the committee chapter through their expertise in this segment. Embracing emerging technologies and fostering collaboration across disciplines will lead to the paramount in shaping a sustainable future.



Front left to right: Mr. Aditya Ranjan, Mr. Kapil Kapur, Mr. Manik Goel

Circular Left to right: Ms. Anshul Sethi, Ms. Anukriti, Mr. Lazley Paul, Mr. Himanshu Nigam, Mr. Prashant Dharne



Anukriti

BTB Magazine Core Team, INBAC Association
Sales Co-ordinator in Jay & Co. India Pvt. Ltd.



INBAC -PUNE CHAPTER- UPDATES -MARCH24

Pune Chapter Update by Chapter President

Hello My Dear Friends , I take this opportunity to present INBAC Pune chapter updates. As most of you know that it's young Section just installed in Sept 23. One of the major objective of INBAC Association is to have one standard nationwide and pass on the benefits to the all the stake holders viz. End Users, Developers Consultants, Industries and various government regulatory bodies. Fortunately Pune have a right mix of these industries. We had few brainstorming sessions among our members & we have identified few top challenges as Lack of talent,& BAS (Building Automation Systems) is not being seen as core business by many career professionals.

As Pune Chapter , we would like to take few immediate actions to addresses above, such as:

- To work with Educational Institutes & identify right candidates
- Offer them the training & hands on in our member's companies
- Initiate a dialogue with renowned developers, End Users in Western region & brief them the value proposition of BAS (this will be platform & brand agonistic)
- Explore the possibility of getting financial help under National Apprentice promotion scheme under Ministry of Skill Development & entrepreneurship.



As far as planning of next 12 months is concerned, We want to conduct few Online/Offline Sessions on topics like :

- Building Automation System Optimization
- Use of Renewables
- Cyber security &
- Project Management

Above are very important & major tasks & we would expect fair involvement of each & every Pune Chapter Member & also need based support from rest of the community.

Quick brief about the chapter activity in this quarter:

A) We INBAC Pune Chapter visited M/s Vignaharta Technologies Pvt Limited Manufacturing facility "Anantpankh" near Shirwal Pune On March 6th. Nitin Joshi, owner of M/s Vignaharta Technologies Pvt Limited invited us.

They provide Technology solutions A3S: Automation & Safety, Security & Surveillance. They offer Technology Solutions for fire safety, gas leak, Intrusion detection & Sensors for A3S. They do EMS for global companies. Truly a world class manufacturing facility with majority of the staff are local and 80% of the workforce is women. Great example of # Make in India. Thanks Nitin for your hospitality.

B) We had a participative & constructive Chapter meeting on 14th March at TechBean Office. Thanks to Mr. Vijay Sanap for all the nice arrangements & hospitality. More about the discussion in the next Chapter update.



Sadanand Teje

Pune Chapter President, INBAC Association
Consultant : Strategy, Growth, Business



CHENNAI INDUSTRY MEET FEBRUARY, 2024 - 25

A summary of collaborative work of INBAC & IIT-M

INBAC in collaboration with IIT Madras organized an industry meet at IITM Research Park on 23rd Feb 2023. The most and the best of the industry came on single platform to discuss:

- The need of INBAC, Integrated Building Automation Community in India
- INBAC & IITM JDA (Joint Development Agreement)
- Building Automation Market Research - Key Outcomes
- Need of standardization, awareness and education

INBAC & IIT JDA:

We wanted our thoughts to be our actions - hence JDA - We are "Smart Building Assessment & Improvement Cell"

Foundational stones of this JDA:

- Consistently high performing buildings
- Sustainability in the built environment

Based on Technology with Social Impact, this project stands - SBMM - Smart Building Maturity Model.



With Building Smartness Index (BSI) we shall focus on enabling consistently high performing buildings which are affordable, scalable, sustainable and secure

The vision of SBMM is as follow:

Enabling consistently high performing buildings which are affordable, scalable, sustainable and secure.

The mission is as follow:

Smart Building Maturity Model with Smart Building Assessments producing Building's Smartness Index and Improvements.

The meeting was a huge hit considering the response from industry people. We look forward to more such events happening.



Adrija RoyChoudhury

Operations Executive, INBAC Association



WHY BUILDING MANAGEMENT SYSTEMS HAS NOT GROWN AS IT SHOULD BE?

Brevity Column by Mr. Vinayak Sane

As it should be, the design and implementation of the BMS in any project is always the last system to be ticked off on the client's to do list. So very less thoughts are given to the systems requirement, usage, reason to have it, and the dependency on the other MEP services is never thought about.

Though the project is completed the BMS for the said building is still work in progress. Sometimes its never commissioned, or Post commissioned never utilised. It has slowly become a sore point.

There are many reasons that the wonderful asset like the BMS is never operational and not giving the required results.

- **Lack of Awareness:** Building owners, managers, and developers may not be fully aware of the benefits of BMS. It necessary to educate the stakeholders about the advantages, such as energy efficiency, cost savings, and improved building performance. Sometimes, industries struggle due to a lack of public awareness or a negative perception. If potential customers or investors are unaware of the benefits or have a negative view of a particular technology or service and its importance for widespread adoption, it can hinder growth.



**THINK INNOVATION
THINK INBAC!**



- **Technological Constraints & Integration Challenges:**

Advancements in technology often drive progress and expansion in various industries. If the technology associated with a particular BMS is outdated or faces limitations, similarly if there is a limited technical expertise for the design, implementation and maintaining the BMS system, it impacts widespread adoption. As the BMS implementations can be complex, especially in existing buildings with diverse systems. The integration of different subsystems, such as HVAC, lighting, and security, can be challenging. This complexity may deter adoption, particularly if stakeholders fear operational disruptions during implementation.

- **Resistance to Change and lack of Innovation:** Building owners or managers may be resistant to change, particularly if existing systems seem to be functioning adequately. Overcoming the traditional approaches to building management can be a barrier to adoption.

Similarly, industries that fail to innovate or adapt to changing trends may struggle to grow. Stagnation to the product development or failure to meet evolving customer needs can lead to a lack of growth.

- **Maintenance costs:**

Stakeholders may perceive BMS as complex to operate and maintain. If they believe that ongoing maintenance costs will be high, it can deter them from adopting these systems.

- **Regulatory environment :** In certain regions they may not incentivize or mandate the adoption of BMS. In contrast, regions with stringent energy efficiency regulations or incentives may experience higher adoption rates.

- **Industry fragmentation and Retrofitting Challenges:** The building management industry may be fragmented, with various vendors offering different solutions. Lack of standardization can make it challenging for stakeholders to choose the right system and may lead to interoperability issues.



Due to this any retrofitting in existing buildings with BMS can be logistically and financially challenging. The difficulty in integrating BMS into older structures may slow down adoption in established urban areas.

- **Market Conditions:** Economic conditions, regulatory hurdles, or uncertainties & other external factors can impact the growth of an industry. If there are economic downturns, strict regulations, or other barriers to entry, it can lead to reduced investments in building infrastructure, impacting the growth of BMS.

- **Initial Costs:** The initial costs associated with implementing a BMS can be substantial. Many of the stakeholders are hesitant to invest in these systems, especially if they perceive a lengthy return on investment (ROI) period. They are not communicated about the long-term benefits and potential savings is essential.

To foster the growth of BMS, industry stakeholders, including manufacturers, regulatory bodies, and education providers, can work together to address these challenges, increase awareness, and streamline adoption processes.



Vinayak Sane

Education Committee, INBAC Association
COO & Principal Consultant, Abhiyanta Consulting

4TH EDITION BAC E&C

Building Automation
Community Expo &
Connect-Convention



PUNE, OCT 18 & 19, 2024

BAC E & C

BUILDING AUTOMATION COMMUNITY
EXPO & CONVENTION



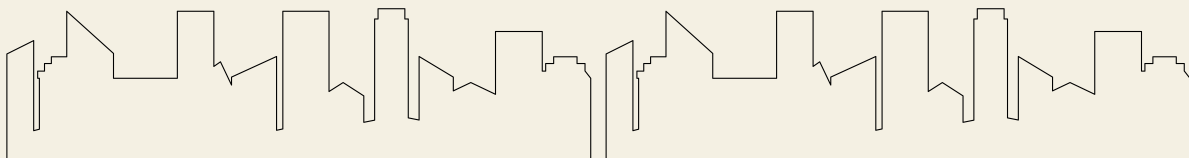
BUILDING A SUSTAINABLE FUTURE: GVD'S JOURNEY WITH INBAC

Anecdote by an INBACer

Joining the INBAC Association has allowed GVD to play a significant role in shaping the future of building automation. As a non-profit organization, INBAC is dedicated to fostering a community of stakeholders in the building automation domain. Serving as a thought leader and influencer within this association has been a rewarding experience.

The leadership team collaborates to expand our community and raise awareness about connected, sustainable spaces. INBAC's vision and mission focus on driving standardization in the building automation industry by promoting awareness of various technologies and open communication protocols.

Our focus is on enhancing efficiency, ensuring safety, promoting health, and fostering connectivity in buildings, thereby contributing to the overall advancement and sustainability of the built environment. We aspire to lead the industry towards a future where buildings seamlessly communicate and operate on a foundation of standardized technologies. Through our efforts, we aim to establish a global framework that promotes consistency, compatibility, and efficiency in building automation systems, ensuring they meet the highest standards and facilitate seamless integration.



INBAC facilitates the successful implementation of open standards and protocols through standardization, interoperability testing, events, seminars, training programs, and global promotional activities. The association's objective is to establish a nationwide and international standard, benefiting end-users, builders, consultants, industries, and government initiatives with AI and IoT technology. These are the common goals for us at GVD and INBAC as a platform for awareness, education and standardization.

As a MSME member of INBAC, GVD actively contributes to reshaping building codes for surveillance, IoT, and command control. Our participation focuses on illuminating the path forward by highlighting how outdated and proprietary systems can be effectively replaced with the integration of AI and IoT technologies.

GVD is proud to team up with INBAC for sustainability goals and invites you all to become part of the INBAC journey!



Rahul Walia

Standards Committee, INBAC Association
MD, Genius Vision Digital

**Let's co-create
Smart Buildings,
Sustainable Future!**



Building Technology BizBits Team

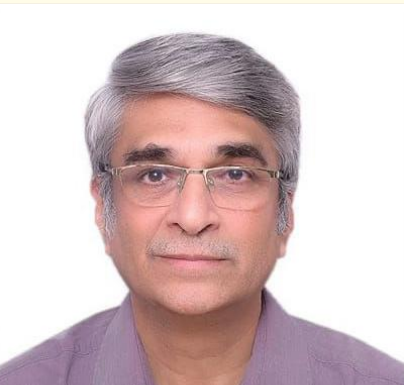


Sakhee Chandrayan

22+ years industrial experience leading global teams for product strategies, businesses and customer experience focused on enterprise-scale software for sustainable building solutions and open standards and protocols. She has been engaged in the techno-social movement in India by bringing together visionary industry leaders to create an ecosystem for sustainable growth and interdependence empowering Smart Infrastructure in India.

Adrija RoyChoudhury

Electronics engineer who has been instrumental in expanding INBAC's network, playing multiple roles as a designer, marketing, and operations executive. She designs creatives for marketing campaigns and social media handles of INBAC, also create content videos for the academic ventures of INBAC. She has been hosting and representing INBAC at various events.



Ajit Chigteri

41+ years of Experience in Automation & Electricals in Domains of Oil & Gas, Pharma, Chemicals & Metals & Mining. In Operations, Pre-sales, Site Management .
Professional certification in 6 Sigma- Green Belt & ISO Internal Auditor
Current Organisation- Mcube Partners LLP (Founder Director), A 360 Degrees Consulting Company.

Parth Shah

I have a total of 10.5+ years of experience in Digitalization and building automation. Currently working as Business Development manager at FPC GLOBAL consulting.



Anukriti

I have total of 6+ years of experience in ELV and Building Automation products. Currently working as Sales Co-ordinator in Jay & Co. India Pvt. Ltd.

“Individually, we are one drop. Together we are an ocean”