

RESIDENTIAL — FOR DEVELOPERS

# Infrastructure for the homes you build.

Structured cabling, security, fire and smart-ready systems engineered into the build — one integrator from foundation to handover

SAFETY

SECURITY

NETWORKING




















AUTOMATION

IT INFRASTRUCTURE



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WELCOME

# Technology That Works as Hard as You Do

A residential development lives or dies on what is built into its walls. Buyers compare gated security, video door phones, EV-ready parking and smart-ready homes flat to flat — and the backbone that carries all of it has to be laid during construction, not chased into finished walls later. ITSPL brings 25+ years of technology experience to residential projects, engineering cabling, security, fire, networking and automation as one system — and handing it to your society ready to run.

In this catalogue you will find detailed information on every solution we offer for residential developments — from the structured cabling and conduits laid during construction to security, fire, networking, EV charging and smart-ready systems, all engineered to work as one. Each solution is described with the specific options and variants we deploy, so you can specify exactly what fits your project and your buyers.

We invite you to explore, and we look forward to a conversation about your next development.

**25+**

Years of Technology  
Experience

**14**

Integrated Solutions  
for Your Development

**3**

Regional Offices  
Mumbai · Goa · Surat



## The ITSPL Team

Iditri Techno Solutions Pvt Ltd





# The Challenges Facing Residential Developers

## Retrofit Is Ruinous

Laying cabling, conduits and risers after the slab is poured costs many times more and never looks clean; the time to build the backbone is during construction, not after possession.

## Approvals Hold Up Possession

Fire NOC, lift clearances and safety sign-offs gate occupancy; a system that is not designed to code can stall handover and tie up capital.

## Sellability Sells Units

Buyers compare amenities flat to flat; gated security, video door phones and EV-ready parking move bookings, and their absence shows.

## Many Vendors, One Site

Security from one contractor, networking from another, fire from a third — on a live site the gaps between them become snags, delays and finger-pointing.

## Cost Across Hundreds of Units

What is a small choice in one flat multiplies across the whole development; the wrong specification or a non-standard part becomes an expensive, repeated mistake.

## Handover That Comes Back

A development handed to its society with undocumented, half-finished systems generates complaints, callbacks and a reputation that follows the next project.



# 01 Structured Cabling & Smart-Ready Backbone

The wiring you only get one chance to lay — structured cabling, conduits and risers built into the structure so every home is connected, smart-ready and free of ugly, costly retrofits later.

## WHAT WE DELIVER

### ✓ Conduit & Riser Planning

Cabling pathways, conduits and vertical risers planned into the structure during construction.

### ✓ Fibre Backbone

A fibre spine linking blocks, the gate and the server room for high-speed, future-proof connectivity.

### ✓ Common-Area Pathways

Dedicated, labelled pathways for CCTV, access, fire and networking across common areas.

### ✓ Cat6/Cat6A Cabling

High-bandwidth copper to every home and common area, ready for years of growth.

### ✓ Per-Home Distribution

A neat distribution point in every flat so data, TV and voice terminate cleanly.

### ✓ Smart-Ready Provision

Spare capacity and pull-strings so home automation and future devices add without breaking walls.

## BRANDS WE DEPLOY





# 02

## Common-Area & Perimeter CCTV

Eyes across the whole development — perimeter, entries, lobbies, lifts and parking covered by high-resolution cameras with the storage and remote access a modern society expects.

### WHAT WE DELIVER

#### ✓ IP Camera Coverage

High-resolution cameras across the perimeter, lobbies, lifts, parking and play areas.

#### ✓ Perimeter Protection

Cameras and detection along boundary walls and gates to catch intrusion early.

#### ✓ Network Video Recorders

Reliable NVRs with storage sized for the retention period the society requires.

#### ✓ Lift & Lobby Cameras

Cameras inside lifts and at every lobby to keep common journeys safe and accountable.

#### ✓ Central Monitoring Room

A society control room where all feeds come together for the guard and manager.

#### ✓ Remote & Mobile Access

Secure live and recorded footage for the managing committee and authorised staff.

### BRANDS WE DEPLOY



# 03 Entrance Automation — Boom Barriers & ANPR

A controlled, hands-free gate — boom barriers, number-plate recognition and RFID that let residents glide in, keep strangers out and log every vehicle without a queue at the gate.

## WHAT WE DELIVER

### ✓ Boom Barriers

Automatic boom barriers at every vehicle entry and exit, built for heavy daily traffic.

### ✓ RFID Tag Access

Long-range RFID tags for resident cars so the barrier lifts without stopping.

### ✓ Parking Management

Slot allocation and occupancy logic that keeps resident and visitor parking orderly.

### ✓ ANPR Recognition

Number-plate recognition that opens the gate for registered resident vehicles automatically.

### ✓ Visitor Vehicle Lane

A separate, controlled lane and process for guest and delivery vehicles.

### ✓ Entry/Exit Logging

A complete, time-stamped record of every vehicle entering and leaving the development.

## BRANDS WE DEPLOY





# 04 Smart Parking Guidance

Parking that manages itself — bay sensors, clear occupancy indicators and directional signage that guide residents and visitors straight to a free space, integrated with the entrance system.

## WHAT WE DELIVER

### ✓ Bay Occupancy Sensors

Sensors on each bay that detect whether a space is free or taken in real time.

### ✓ Guidance Indicators

Overhead and aisle indicators that show free and occupied bays at a glance.

### ✓ Directional Signage

Dynamic signage that steers drivers to the nearest available zone without circling.

### ✓ Resident & Visitor Zones

Separate, clearly guided areas for resident and visitor parking.

### ✓ Entrance Integration

Parking guidance linked to the entrance ANPR and barrier for a smooth arrival.

### ✓ Occupancy Dashboard

A live view of parking utilisation for the management team and future planning.

## BRANDS WE DEPLOY





## 05 Video Door Phones & Intercom

A face at the door before it opens — video door phones in every home and intercom across the development, so residents see and speak to visitors from the gate to their door.

### WHAT WE DELIVER

#### ✓ In-Home Video Monitors

A video door phone monitor in every flat, wired in during construction.

#### ✓ Gate-to-Home Calling

Visitors at the main gate call the resident, who sees and admits them remotely.

#### ✓ Door-to-Home Calling

Lobby and door panels that connect callers to the specific home they are visiting.

#### ✓ Society Intercom

Free intercom between homes, the guard and the management office across the development.

#### ✓ Remote Gate Release

Residents open the gate or door for an approved visitor from their in-home monitor.

#### ✓ Mobile Integration

Optional calling to a resident's phone when they are away from the home monitor.

### BRANDS WE DEPLOY





# 06

## Access Control & Visitor Infrastructure

Right person, right place — access control on every common door and gate, plus the visitor-management backbone a gated community runs on, all logged and centrally managed.

### WHAT WE DELIVER

#### ✓ Boundary & Gate Access

Card and biometric control on pedestrian gates and boundary entries.

#### ✓ Common-Door Access

Access control on lobby doors, clubhouses, gyms and other shared facilities.

#### ✓ Visitor Management

Gate registration of guests, deliveries and staff with photo, purpose and resident approval.

#### ✓ Domestic Staff Passes

Logged, time-bound passes for maids, drivers and daily help, revocable instantly.

#### ✓ Amenity Booking Links

Access tied to clubhouse and amenity bookings so only the right residents enter.

#### ✓ Central Management

Issue, change and revoke access for any door from one console as residents change.

### BRANDS WE DEPLOY



# 07 Fire Detection & Suppression

Life safety, designed to clear approvals — addressable detection, alarms and suppression engineered to fire-safety norms so the development protects residents and passes its NOC without rework.

## WHAT WE DELIVER

### ✓ Addressable Fire Panels

Loop-based panels that pinpoint the exact floor and zone in alarm for fast response.

### ✓ Smoke & Heat Detection

Detection across homes, corridors, basements and shafts where fire can start or spread.

### ✓ Hydrant & Sprinkler Systems

Wet-riser, hydrant and sprinkler systems designed for the building's height and class.

### ✓ Fire Alarm Sounders

Sounders and strobes that alert every resident clearly across the whole development.

### ✓ Suppression Systems

Suppression for basements, electrical rooms and other high-risk spaces.

### ✓ Compliance & NOC Support

Design, installation and documentation aligned to fire norms, supporting the NOC and audits.

## BRANDS WE DEPLOY

Honeywell

BOSCH  
Security Systems

AGNi

legrand

DSC



# 08 Gas Leak Detection & Safety

Piped-gas safety built in — detectors in every kitchen and utility area, automatic shut-off valves and alarm integration that catch a leak early and shut it down before it becomes a hazard.

## WHAT WE DELIVER

### ✓ Kitchen Gas Detectors

LPG and PNG detectors fitted in every kitchen to sense a leak at the earliest, safe stage.

### ✓ Utility & Riser Detection

Detection in gas banks, risers and utility areas where a leak can collect unseen.

### ✓ Automatic Shut-Off Valves

Solenoid valves that cut the gas supply automatically the moment a leak is detected.

### ✓ Alarm Integration

Detectors tied into the fire and alarm system so a leak raises an immediate, audible alert.

### ✓ Zoned Annunciation

A panel that pinpoints which flat or zone has triggered for a fast, targeted response.

### ✓ Compliance Support

Installation and documentation aligned to gas-safety norms, supporting approvals and audits.

## BRANDS WE DEPLOY



# 09 Common-Area Networking & Wi-Fi

Connectivity that holds up across acres — switching, structured Wi-Fi and segmented networks that cover lobbies, clubhouses, gates and offices without dead spots or security gaps.

## WHAT WE DELIVER

### ✓ Core & Distribution Switching

Managed switches sized for the development's cameras, access and devices.

### ✓ Common-Area Wi-Fi

Reliable Wi-Fi across lobbies, clubhouses, gardens and the management office.

### ✓ Network Segmentation

Separate networks for security, management and guest traffic, kept apart and secure.

### ✓ Gate & Guard Connectivity

Solid links to gates and guard posts so security systems never lose connection.

### ✓ Outdoor & Long-Range Links

Weatherised access points and links that reach across large, spread-out sites.

### ✓ Centralised Management

One console to monitor and manage the whole network across blocks and amenities.

## BRANDS WE DEPLOY



# 10 Home-Automation-Ready Wiring

Smart homes without the smart-home headache — the wiring, hubs and provision that let a buyer add lighting, climate and security automation later without opening a single wall.

## WHAT WE DELIVER

### ✓ Automation-Ready Conduits

Spare conduits and pull-strings so automation adds cleanly after possession.

### ✓ Smart Lighting Provision

Wiring and points planned for app and scene-based lighting control.

### ✓ Climate & Curtain Provision

Provision for automated AC, fans and motorised curtains where buyers want them.

### ✓ In-Home Hub Point

A planned, powered location for a home-automation hub in every smart-ready flat.

### ✓ Smart Door Locks

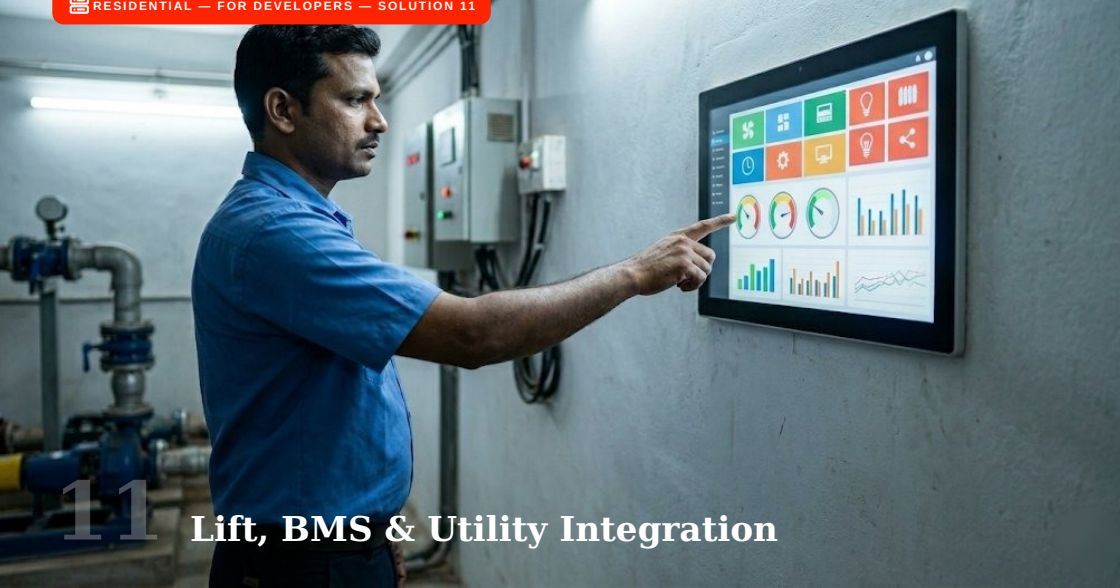
Provision for keypad and app-controlled door locks at the flat entrance.

### ✓ Scalable Standards

Open, widely supported standards so residents are not locked to one brand later.

## BRANDS WE DEPLOY





## 11

## Lift, BMS &amp; Utility Integration

The building's services, talking to one another — lift, pump, lighting and metering brought onto one managed layer so the society sees and controls the whole development from one place.

## WHAT WE DELIVER

## ✓ Lift Integration

Lift status, access and emergency communication tied into the security and comms backbone.

## ✓ Pump &amp; Tank Monitoring

Water-tank levels and pump status monitored to prevent dry runs and overflows.

## ✓ Common-Area Lighting Control

Scheduled and sensor-based control of corridor, garden and parking lighting.

## ✓ Energy &amp; Water Metering

Block and common-area metering for transparent, accountable utility billing.

## ✓ Building Management

A management layer that brings services onto one monitored, controllable view.

## ✓ DG &amp; Power Monitoring

Visibility of generator and common-area power so the society provisions with confidence.

## BRANDS WE DEPLOY





## Public Address & Emergency Communication

One clear voice across the development — public address and emergency communication that reach every block, so announcements and evacuation instructions are heard when they matter most.

### WHAT WE DELIVER

#### ✓ Zoned Public Address

Announcements directed to specific blocks, floors or the whole development as needed.

#### ✓ Emergency Voice Evacuation

Clear, pre-recorded and live evacuation messaging integrated with the fire alarm.

#### ✓ Common-Area Speakers

Weatherised speakers across lobbies, corridors, gardens and parking.

#### ✓ Gate & Guard Talkback

Two-way communication between the gate, guard posts and the management office.

#### ✓ Background Music Option

Optional background audio for clubhouses and common areas where the society wants it.

#### ✓ Fire-System Interlock

PA that overrides automatically to carry evacuation messages on a fire event.

### BRANDS WE DEPLOY





# 13 Digital Signage & Lobby Displays

A clean, connected way to inform residents — networked screens in lobbies, lifts and common areas that carry notices, wayfinding and welcome content, all managed from one place.

## WHAT WE DELIVER

### ✓ Lobby & Tower Displays

Networked screens in entrance lobbies and tower foyers for notices and welcome content.

### ✓ Lift & Corridor Screens

Compact displays in lift cars and corridors that reach residents on the move.

### ✓ Wayfinding & Directory

Clear directory and wayfinding content that helps visitors find blocks and amenities.

### ✓ Central Content Management

One console to schedule and update content across every screen in the development.

### ✓ Emergency Message Override

Automatic override to carry evacuation and safety messages on an alarm event.

### ✓ Branding-Ready Templates

Clean templates so the developer's identity and amenities are presented well.

## BRANDS WE DEPLOY

SAMSUNG

LG

BenQ

ViewSonic

# 14 Turnkey Handover & AMC

One partner from foundation to occupancy and beyond — a single accountable integrator who builds, documents and tests every system, hands it to the society ready to run, and maintains it under AMC.

## WHAT WE DELIVER

### ✓ Single-Integrator Delivery

One team delivering cabling, security, fire, networking and automation together.

### ✓ Documented Handover

As-built drawings, manuals and credentials handed to the society in order.

### ✓ Testing & Commissioning

Every system tested, commissioned and proven before possession.

### ✓ Society Onboarding

Training for the society's guards, manager and committee on the systems they inherit.

### ✓ Comprehensive AMC

Ongoing maintenance of all systems under one contract after handover.

### ✓ Single Point of Contact

One partner and one number for the whole development — no vendor finger-pointing.

## BRANDS WE DEPLOY





# What Developers Achieve with ITSPL

## Faster, Cleaner Handover

Every system documented, tested and handed to the society ready to run from day one

## Homes That Sell

Security, connectivity and smart-ready living that buyers can see and value

## Built to Code

Fire, safety and access designed to clear approvals without last-minute rework

## One Accountable Partner

A single integrator from foundation to handover, and AMC beyond it

# Why ITSPL?



## 25+ Years

Decades of hands-on experience deploying technology in Indian industry

## End-to-End

Design, supply, installation, integration and ongoing support — one partner

## Multi-Sector

Deep expertise across manufacturing, education, healthcare, hospitality, retail and more

## Local Presence

Offices in Mumbai, Goa and Surat; fast on-site response wherever you are

## TECHNOLOGY BRANDS WE DEPLOY



Let's build the right technology  
for **your next development.**



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