





CLEVER HOME

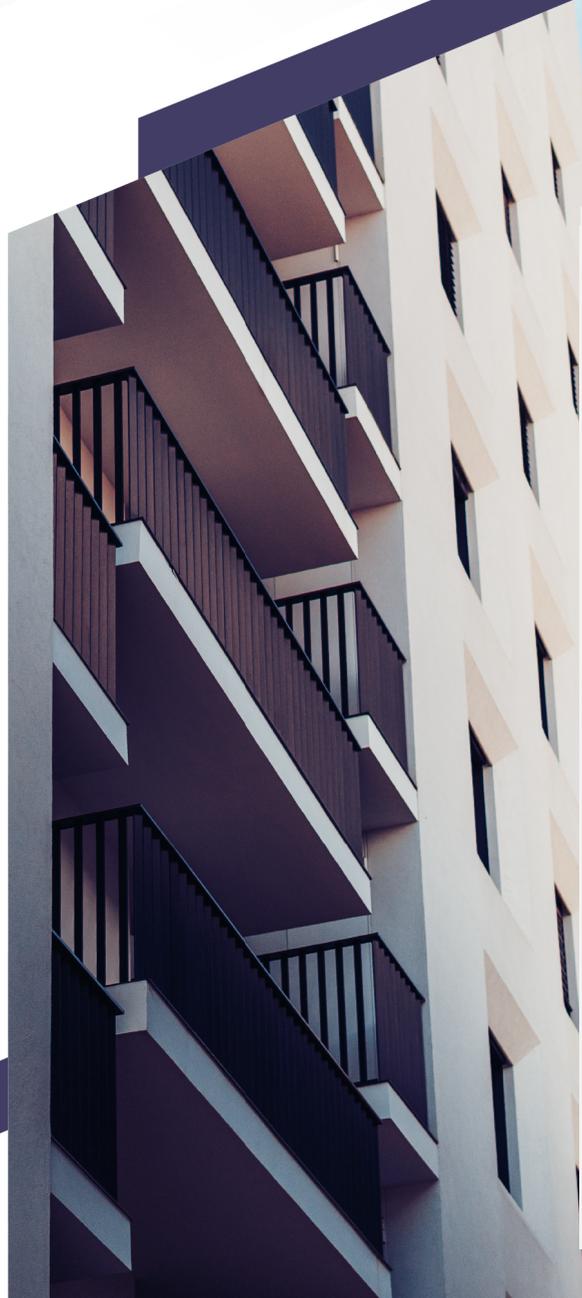
A combination of stylish design, the latest technologies and our inspiration for Sci-Fi allowed us to create and offer you a truly revolutionary product.

CLEVER HOME is more than the best system for smart apartment buildings.

The functionality of CLEVER HOME is mind-blowing.

The technologies of the future are available now.

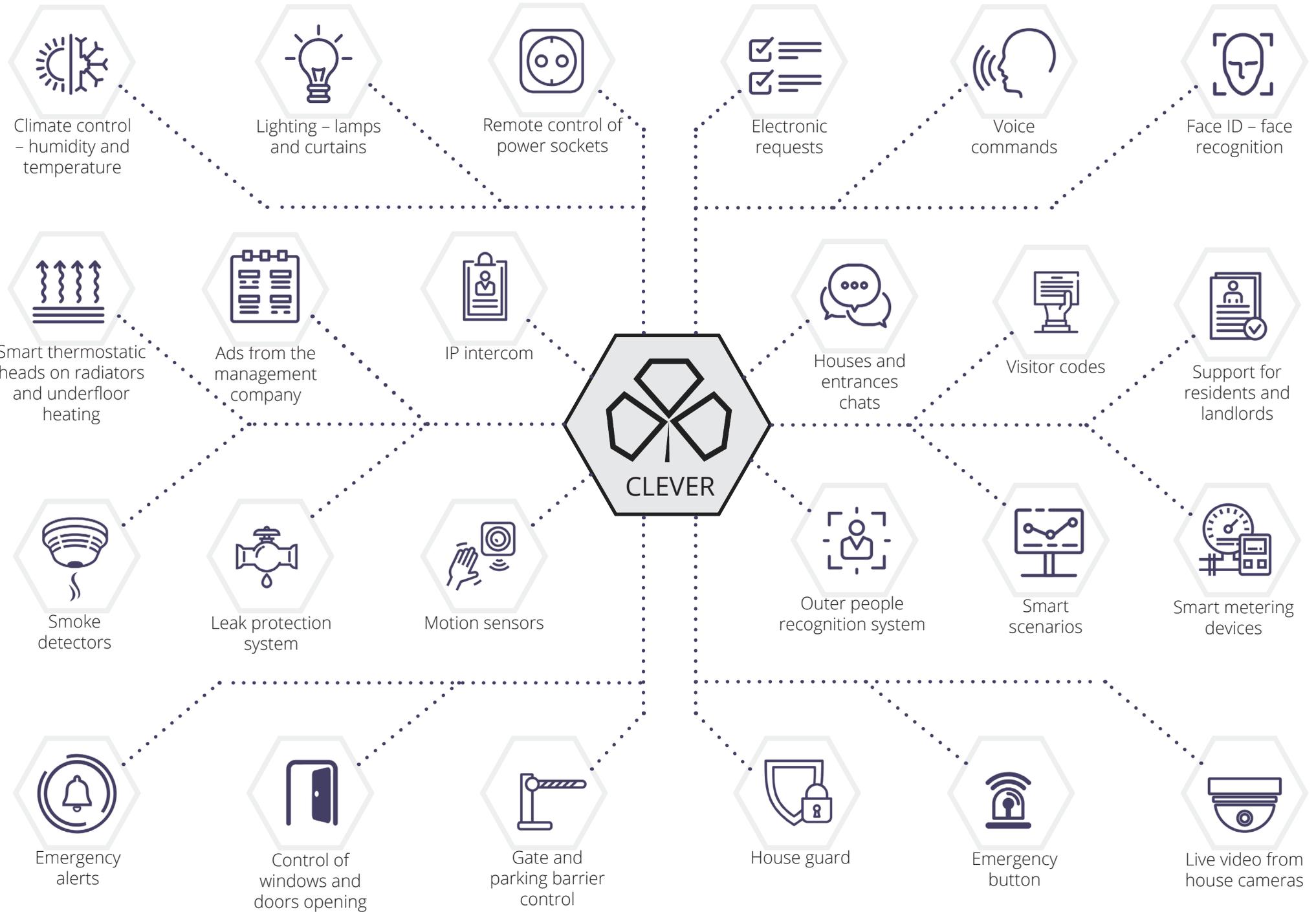
Make your dreams come true with CLEVER HOME!



CLEVER HOME and stylish Clever Flat panels will highlight the modernity of your residential complex, provide comfort to your residents and help them overcome many of their day-to-day challenges.

The pre-integrated building management system will provide qualified control over the engineering infrastructure and sufficiently increase security.

The services of the smart management company and the Clever Chat house social network will allow your residents to be extremely satisfied with the residential complex 24/7.





Climate

The climate system allows residents to adjust the temperature in the living rooms as they please. The climate system includes humidity and temperature sensors, a smart thermostatic control head for radiators, an underfloor heating control unit. Residents are also able to configure the system to their wishes – maintain a certain percentage of humidity in the bedroom or control the temperature recommended for keeping certain animals.



Personalization

The resident adjusts the lighting, climate, and security inside their apartment to their needs, tastes, and technical preferences.



Lighting

The resident controls the Lighting system individually. The system includes power sockets, motion sensors, switches, lamps, LED strip controller, curtain control unit. The lighting system is also adjustable – it's possible to configure lamps powering when motion sensors are triggered or set the positioning of window curtains according to the light conditions.





Video Intercom

The Access control system is installed in the building. Each entrance is equipped with a video intercom. This device helps the resident accurately identify the newcomer, minimizing the risk of outsiders' entry. Through the video intercom, residents see and hear well enough who comes to them, and control access to the front door from the hallway (via the touch panel) or remotely (via the mobile application).



Live Videos from House and Yard Cameras

The Video surveillance system is present, too. Now, the residents can see their yard and house territories on touch panel screens and in the mobile application. The Online surveillance system allows residents to be aware of events in real-time and, if necessary, additionally attract the attention of dispatchers and employees of the management company. It also alleviates the problem of parking, which is typical for multi-apartment buildings. The residents no longer need to drive around the yard, they can look for a place online when they will be approaching. This function will help them find a convenient and free parking space in the yard and they will immediately park there!

For caring parents, live video from cameras is an indispensable tool. In the mobile application, parents can monitor whether the children have run away from the playground after playing too much.





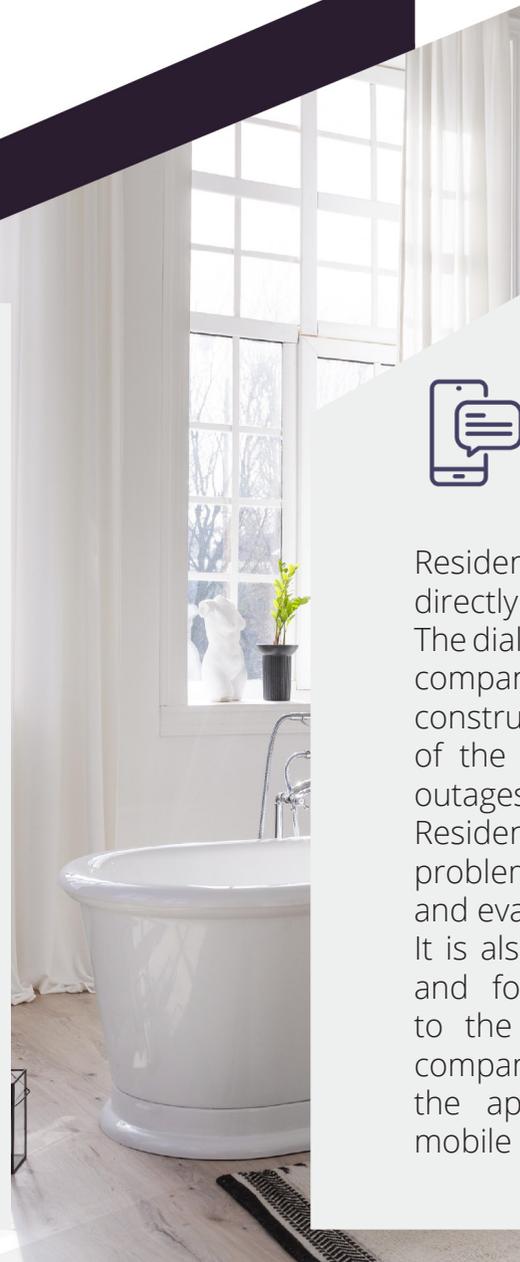
'Entrance' and 'House' Chats or Personal Dialogues with Neighbors

Each house will have its own social network. In the modern world, the real communication of residents has decreased, especially in multi-apartment buildings. Now even residents of the same store may neither know each other by name nor have contacts for communication. And if the neighbor's doorbell is turned off, then you have to knock loudly on his door, which worries and strains everyone. The House Network increases socialization, brings people closer together, and allows them to constructively solve common problems. Accounts in the network are formed by apartment numbers, so no personal data is requested. With the House Network, the resident does not need to know the neighbors' telephone numbers to contact them if necessary. You can send a message in the mobile application in the house chat.



Housing and Utility Services

Residents will be able to communicate directly with the management company. The dialog service unites the management company and residents and promotes constructive communication. Employees of the company notify residents about outages, ongoing works, and events. Residents signal about the existing problem, request a visit of the specialist, and evaluate his work. It is also possible to request certificates and forms without appearing directly to the accounting department of the company. Services are available through the apartment touch panel and the mobile application.





Security

The Security system allows you to protect yourselves from emergencies and unauthorized entry of outsiders. When any of the Security subsystems is activated, the resident receives an urgent notification on the apartment touch panel and in the mobile application.



Water Leak and Smoke Control

The subsystem for Water Leak and Smoke Control includes leak detectors, water opening/closing valves, and smoke sensors. For example, if there is a leak, a special detector is triggered, and the water valve automatically shuts off.



House Guard

The subsystem includes door opening sensors, an electronic lock, and a motion sensor. For example, a door sensor signals an opening, there are no residents in the apartment at the moment, no one is expected either; it means that an outsider has entered.

Also, CLEVER HOME independently notifies the private house guard service about a violation of the apartment security. If, when leaving for a long time, the resident has set the appropriate mode in an empty apartment, then when the motion sensors there are triggered, a group of security personnel appears.



CLEVER



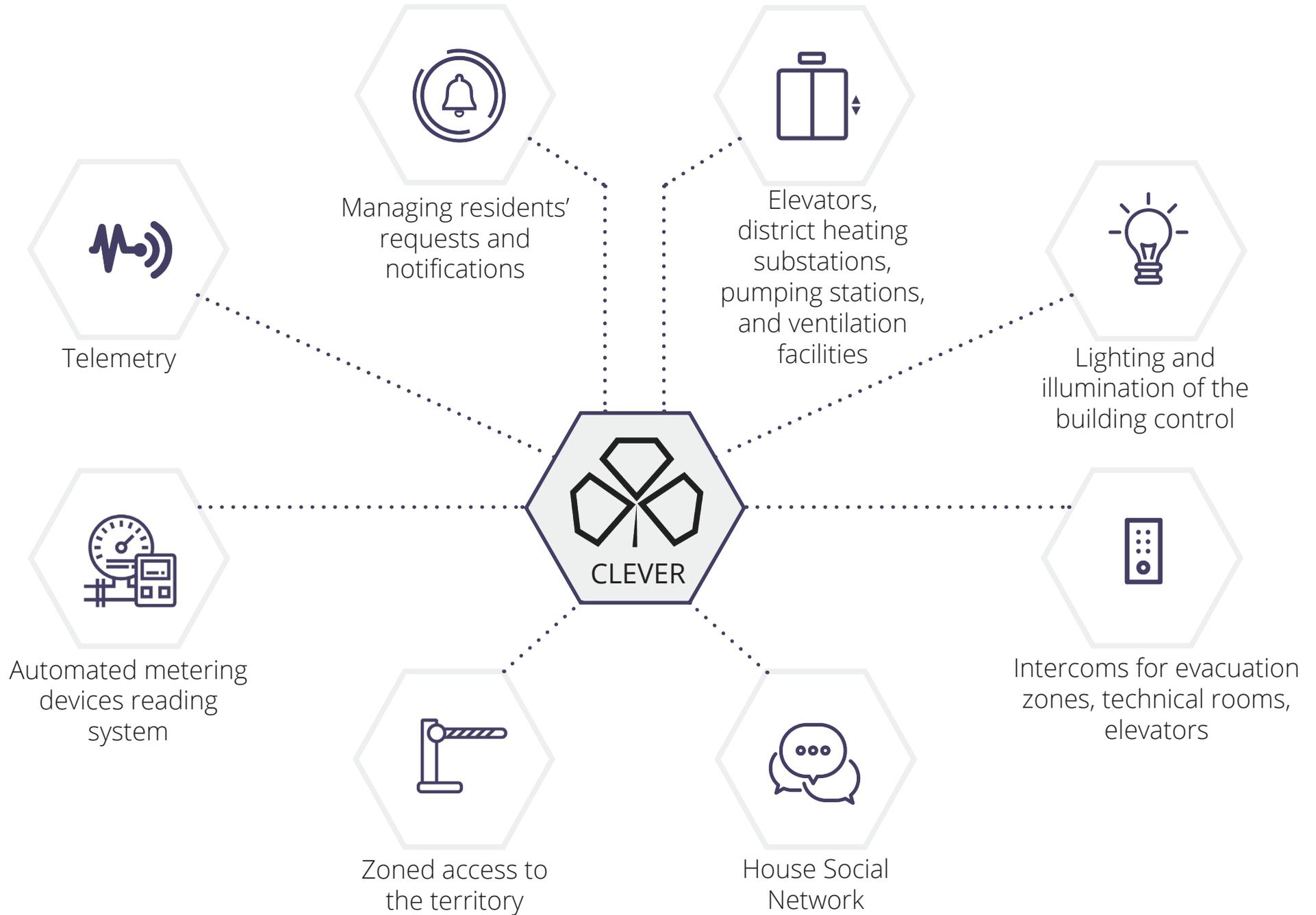
Device Support

Clever Flat supports devices connected to standard ZigBee Home Automation profiles. You can use devices from well-known brands (Xiaomi, Tuya) and less famous ones. Connection to cloud services is not required.



Autonomy

CLEVER equipment works autonomously and does not require an Internet connection or cloud services. Access from a mobile application to Clever Flat is carried out within the apartment network, via Wi-Fi. Access outside the apartment is implemented using a NAT home Wi-Fi router (requires a dedicated IP address) or the Clever Space service, which connects devices through an algorithm that provides maximum privacy and security.



Equipment Control



Lighting

CLEVER controls multi-zone lighting. It adjusts lighting according to light level or solar time (time of sunrise and sunset) and season. In combination with the Access control system, CLEVER controls personalized lighting.

For example, when a resident enters the parking lot with a personal key card, CLEVER recognizes this resident, and the lamps (light path) from the entrance to the parking lot to the resident's personal parking place automatically turn on.



Dispatching Control

The Dispatching system is a wide network of sensors, control cabinets, intercom devices, and light and sound alarms.

Communication with the executive, i.e. dispatcher, on duty is provided. The system includes call buttons in elevators and specialized evacuation points for persons with reduced mobility, intercom devices in technical rooms.

The accident-free condition of the building and its engineering systems is monitored through:

- ◇ switch room,
- ◇ heating substations,
- ◇ water metering units,
- ◇ ventilation facility,
- ◇ pumping stations,
- ◇ elevators.



Elevator Management

Taking as a fundament the internal routine in business class houses, CLEVER provides the most comfortable and convenient use of elevators.

By that we mean:

- ◇ elevators are equipped with terminals for reading personal key cards for residents or QR codes for guests. The settings of the Access control system and the voice recognition system allowed the introduction of voice control of the elevator.

- ◇ Based on the resident's key card or guest's QR code, the elevator takes passengers only to the store where the resident lives or where the guest is invited. Thus, the appearance of outsiders on the stores is excluded,

- ◇ all elevators are equipped with smart emergency call buttons (to communicate with the dispatcher or call the emergency service).



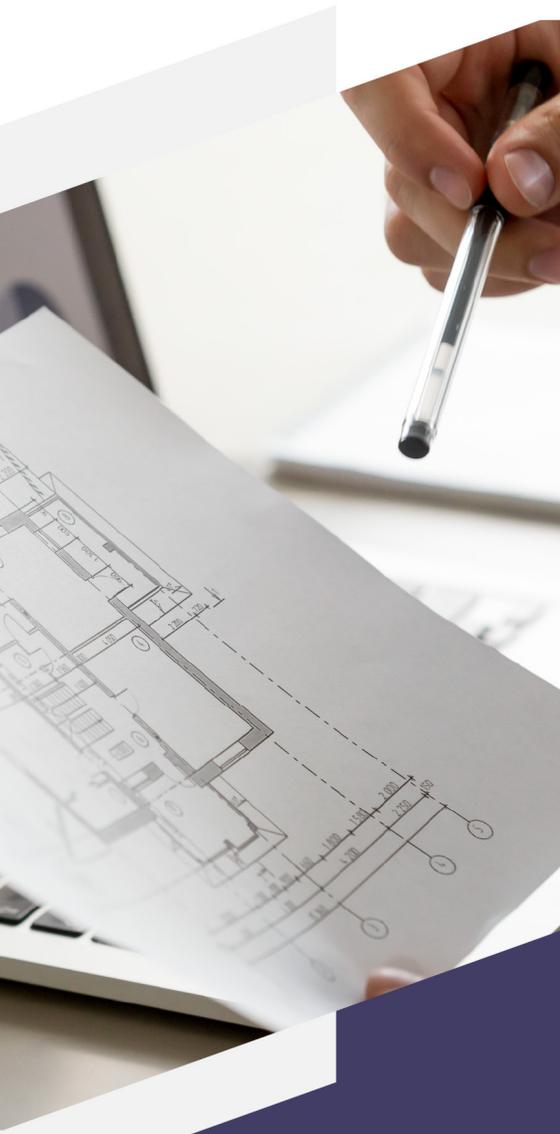
Heating Substations, Pumping and Ventilation Facilities

CLEVER controls the operation of heating and pumping stations.

CLEVER provides remote control of controllers and programmable relays via digital protocols. The system optimizes the operation of power plants, focusing on the indicators and data of weather services. It also sends signals to the dispatcher in case of violations of operating modes.

General Household Accounting of Energy Resources

CLEVER has a subsystem for data collecting from communal metering devices for cold and hot water, heating energy, and electricity. Mercury, SET, Vzlet, Logika, Thermotronic, Teplokom, Prompribor, SAYANY devices are supported..



Automated System for Commercial Electric Energy Metering (AMI System)

The CLEVER system provides automatic data collection from metering devices. The system conducts apartment-by-apartment accounting of electricity, heat, hot and cold water.

The list of manufacturers of metering devices: Pulse, Arzamas plant, Betar, Pulsar, Energomera. If necessary, new devices can be added.

Readings taken from metering devices via CLEVER are displayed in the mobile application and on apartment touch panels.



ACS (Access Control System)

The ACS system is a set of technical means for opening/closing doors, parking barriers, and gates.

Access to the territory and the premises is strictly set for a limited number of persons, carried out through passes, key cards, and/or a mobile application account.

The ACS identifies the incoming person, restricts the access of unauthorized persons, and reacts to violations of the access regime.



Video Intercom

CLEVER is equipped with a modern video communication system for visitors, residents, and employees of the management company.

The Video intercom system of CLEVER includes:

- ◇ intercom with a video camera (installed on front doors),
- ◇ touch-screen video panel for receiving calls, and opening doors (installed in apartments).

The system supports IP video intercoms, standard SIP, and RTP protocols.



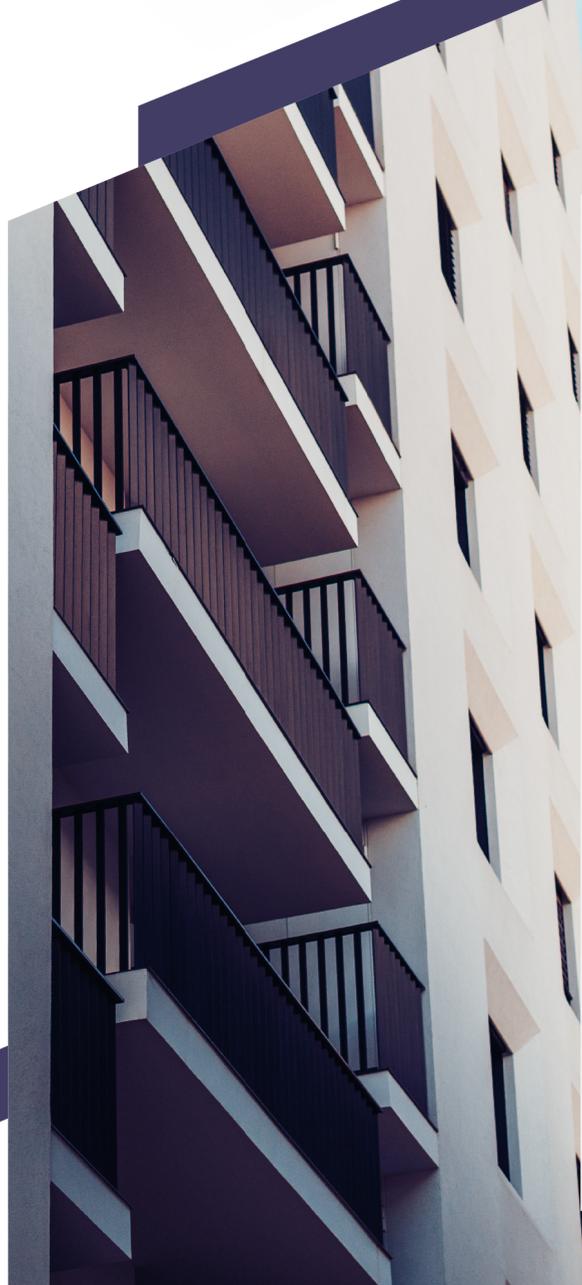
Access to Non-residential Premises

With the help of CLEVER, the management company and residents restrict and control access to non-residential and technical premises and other communal areas.

Access to technical premises (basements, attics, etc.) is given through key cards that the management company issues to authorized persons and employees.

Access to the parking lot, storerooms, wheelchairs for residents and guests is given through key cards, QR codes, or an application. The system supports security zones and access profiles.

The system supports IP controllers and web relays, and works on digital protocols TCP/UDP/HTTP.



Parking Barriers, Doors, Gates

CLEVER allows you to open entrance parking barriers and other doors from the mobile application. Convenient voice control of gates, doors, and parking barriers is installed, too.

The generation and issuance of temporary keys/QR codes for entry/exit are carried out separately. This function is designed for guests and invited specialists.



CLEVER



Video Surveillance

The system is a network of IP video cameras grouped together.

It allows the residents to watch live videos from house and yard video cameras on touch-screen apartment panels or in a mobile application.

Access to images from IP video cameras for residents and staff of the management company is carried out according to the established lists.

The recordings of video cameras are limited by the current legislation on personal data.

Access to the records is obtained by law enforcement agencies if there are grounds.



Automatic Fire Alarm

The CLEVER system is integrated with an Automatic fire alarm system, and sensors are installed following the current legislation requirements.

Alarm signals about emergencies, fires, and smoke in apartments and on-premises are carried out through a mobile application or touch panels installed in apartments.



Notifications and Requests

A separate function (Notifications and Requests) for communication between residents and employees of the management company has been created.

The company undertakes to inform residents about ongoing work and repairs. Residents submit requests to the company to call the master and control the execution of their requests.



House Social Network

The apartments participate in a house network. The account in the network is connected to the apartment number.

There is no collection and processing of the personal data of users.

The house network allows residents to communicate with each other.





Clever Building

The Smart Building complex is managed by the building management server Clever Building.

The Smart Building complex is also equipped with a dispatcher's workplace. The package includes a building control panel, intercom devices, monitors, specialized Clever Dispatching software

Clever Chat

A service that allows residents to communicate with each other, discuss their household chores and, if desired, comfortably participate in the social life of their house.

Clever Flat

The apartment management controller, equipped with Clever Flat software, provides apartment management, as well as integration into the CLEVER HOME system.

Clever Management

A system for the management company that allows them to provide support to residents in a convenient format. It helps manage employees and tasks, and monitor compliance with the maintenance of the building.



CLEVER

Equipment Management

Interfaces

RS485, Ethernet TCP/IP, UDP, ZigBee

Protocols

ModBus ASCII/RTU/TCP, ZigBee Automation, OPC DA, M4, MЭК 61107 (C)

Supported hardware

District heating substation, pumping units, metering devices, ventilation installations

Light control

Zone control

Dispatching Control

Interface

Ethernet

Voice command

+

Action control

+

ACS

Interfaces

RS485, Http/Https server/client, Ethernet TCP/IP, UDP server/client

Modes

Offline (autonomous), key confirmation on the server

Supported devices

Reading devices, locks and parking barriers



CLEVER

Automatic Fire Alarm

Integration	Http/Https, OPC
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Alarm methodes	Personal, public notification
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Video intercom

Protocol	SIP
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Streams	Voice, videos
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Video cameras

Protocol	RTSP
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Codecs	264, 265
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Interfaces	RS485, MBus, Ethernet TCP/IP, UDP, radio (Pulsar IoT)
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AMI System

Resources	Cold and hot water, heating, electricity
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Artificial Intelligence

Video	Face(Face ID), car license plates, people recognition
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Voice	Voice command recognition
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CLEVER

Apartment Controller

Interface	Wi-Fi, ZigBee, Bluetooth BLE, KNX (optional) , RS485 (optional)
Control	Touch screen
Mobile app	iOS, Android
Encryption	End-to-end
Types of devices	Light switches, colored LED strips and light bulbs, power sockets, electric relays, locks, curtain moving units, power electric machines, water opening/closing valves, thermostatic control heads, underfloor heating control
Sensor/detector types	Temperature, humidity, opening, movement, water leak, smoke
Pre-installed scripts	Light control, water leak control, security mode, night and day mode
Customized scripts	+
Timetable support	Time, days of the week, solar time



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