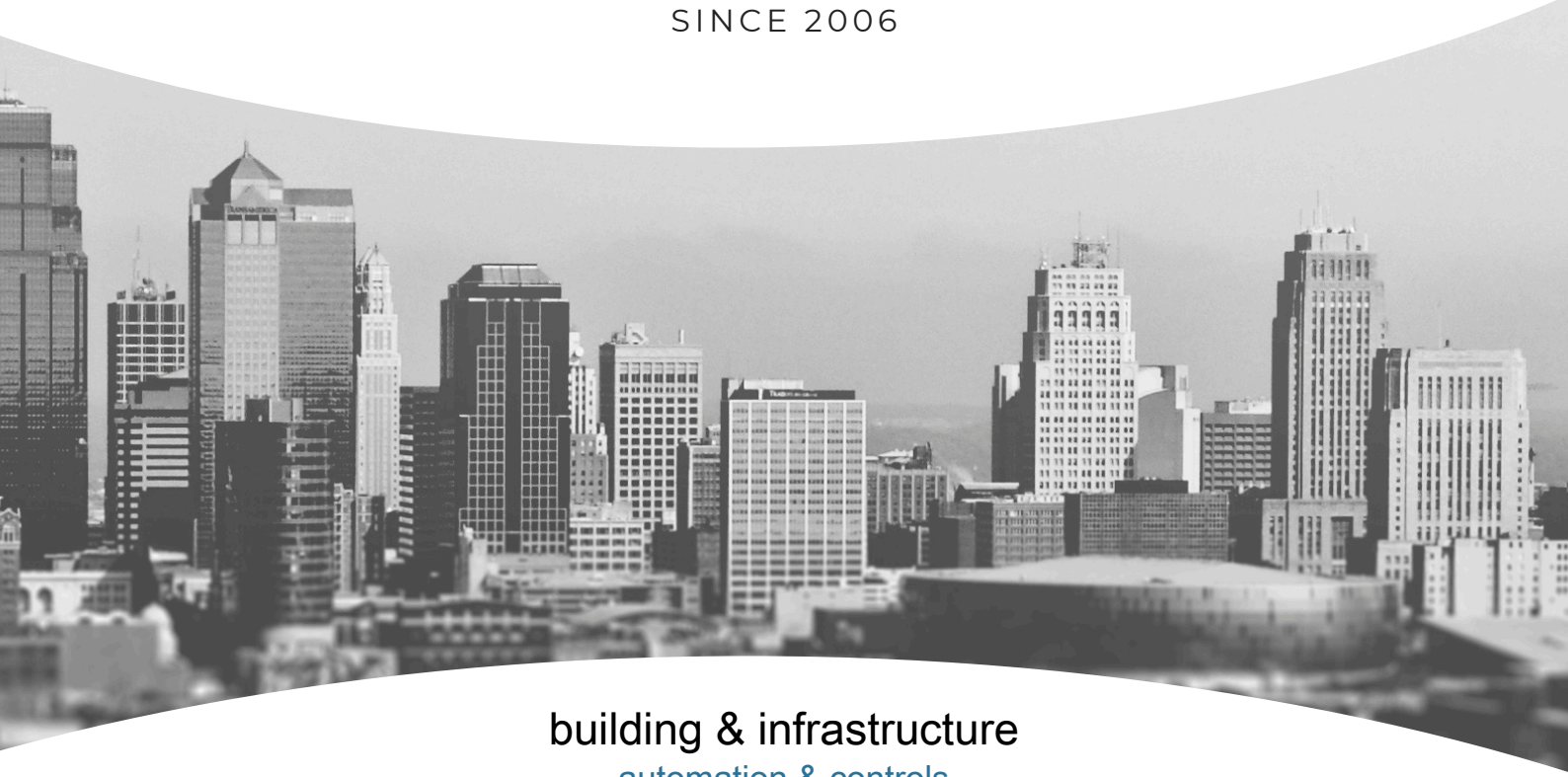# K&B'S ELECTRIC

SINCE 2006

building & infrastructure
automation & controls

For the leading edge in Integrated Building Management System

Master Distributor for

Pakistan

computrols   TEMCO CONTROLS.COM   OWON®   akubela   Tongdy   OneFex Industrial IoT

K&B's Electric

Since 2006, K&B's Electric has been a trusted partner in Pakistan and Saudi Arabia, delivering excellence in power infrastructure, substations, electrical panels, industrial plants, and high-rise developments. With projects spanning major Saudi cities such as Dammam, Jubail, Khobar, Ras Al-Khair, and Riyadh, our expertise covers substation works, relay and control panel installations, LV/MV cable laying, civil and MEP works, protection schemes, testing, commissioning, and long-term facility maintenance. Backed by this proven track record, we are now expanding into the Building Management System (BMS) sector in Pakistan, bringing the same precision, reliability, and innovation to smart, sustainable, and future-ready buildings.

Expansion into BMS

Building on over 18 years of experience in Saudi Arabia and Pakistan, K&B's Electric is now expanding into the Building Management System (BMS) sector in Pakistan. Our goal is to create smart, efficient, and sustainable buildings through world-class solutions such as smart lighting, HVAC and energy optimization, integrated SCADA & PLC systems, secure networking with fiber-optic infrastructure, and IoT-based monitoring, all powered by our global technology partnerships.

Automation & Partnerships

With the support of our global technology partners, Temco Controls, Akubela, Tongdy, Owon Smart, and Onefex Industrial, we deliver solutions that unify devices, data, and automation into seamless, future-ready platforms. By combining international innovation with local execution, K&B's Electric is positioned to shape the future of intelligent buildings in Pakistan.
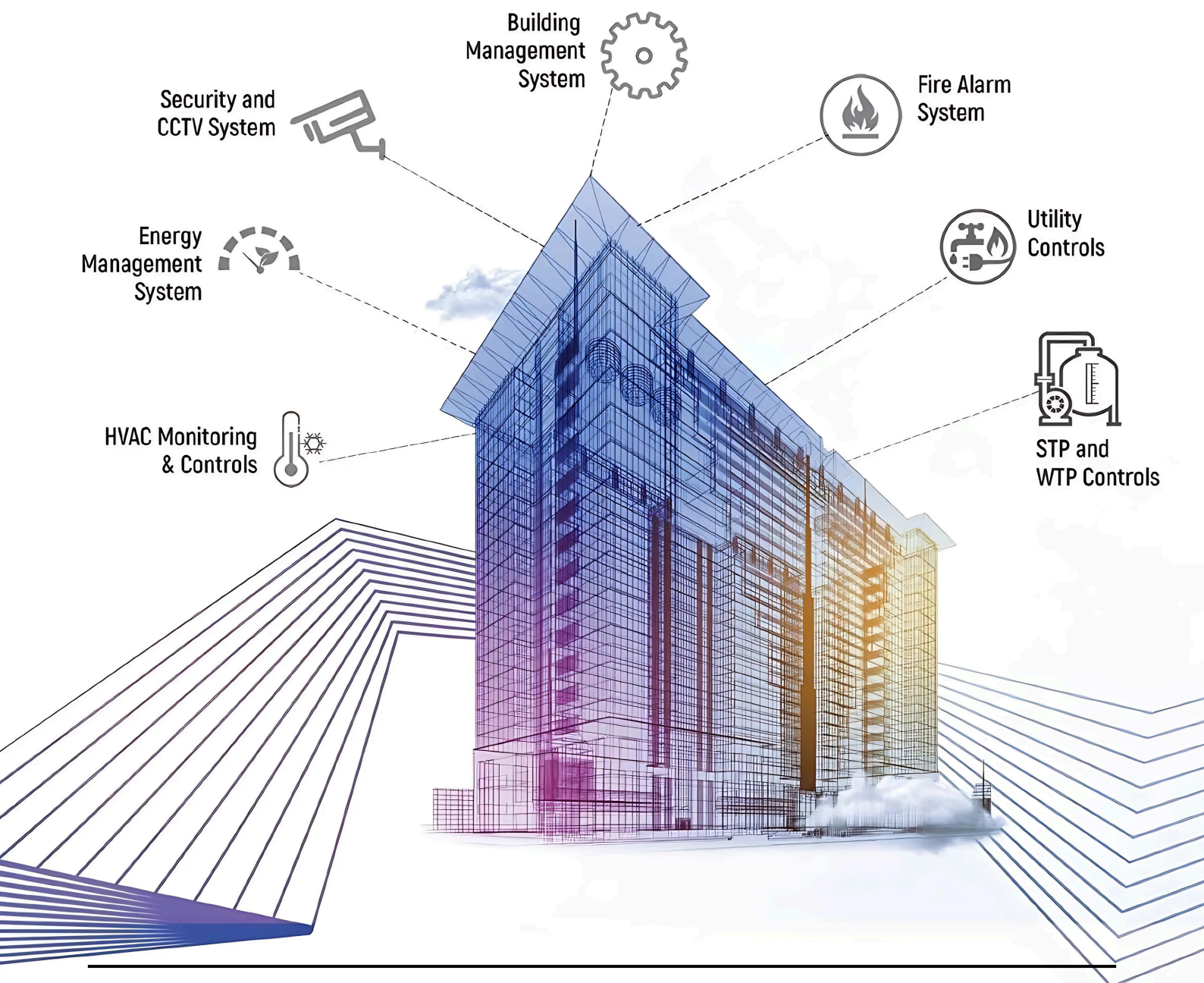
Some of Our Valued Clients

Integrated Building Automation & Control

K&B's Electric Integrated Building Automation & Control provides the entire range of Integrated Building Management Systems (IBMS) for all types of buildings, from hospitals and hotels to shopping malls, IT and industrial establishments, corporate buildings, and infrastructure.

Integrated Building Automation & Control delivers the new standard in Building Management solutions, designed to meet the highest norms of green stewardship, scalability and durable performance. Our innovative, scalable and open IBMS solutions for greener buildings provide a sustainable foundation that supports and evolves with your building system's lifecycle, helping you achieve over 30% savings in energy and operational costs while maximizing occupant comfort and productivity.
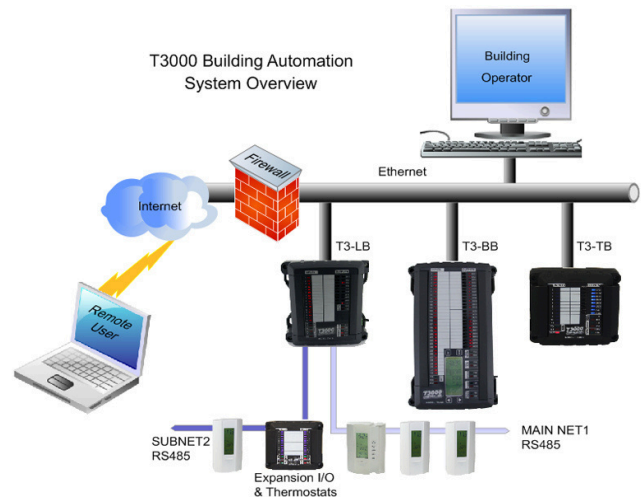

Building Management System

Security and CCTV System

Fire Alarm System

Energy Management System

Utility Controls

HVAC Monitoring & Controls

STP and WTP Controls

Our Partners
Building Smarter, Together
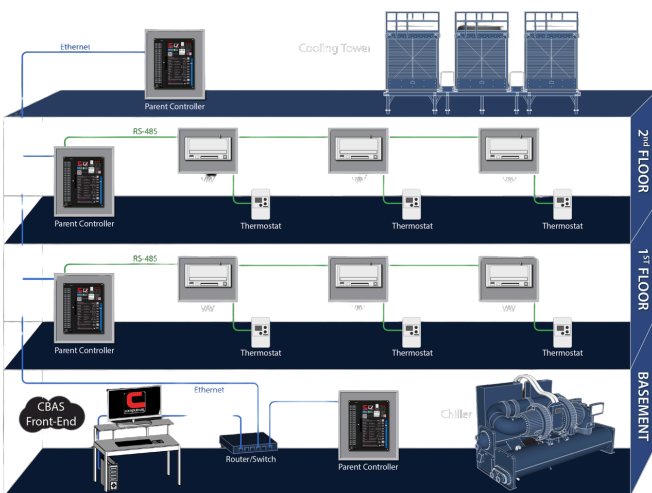
TEMCO CONTROLS.COM

With a wide range of sensors, actuators, and programmable controllers, Temco strengthens our BMS with reliable field data and seamless integration. Their solutions enable precise control over HVAC, lighting, and energy systems.

Computrols — Premium Made-in-USA building automation with lifetime-warranty controllers and seamless BMS integration.
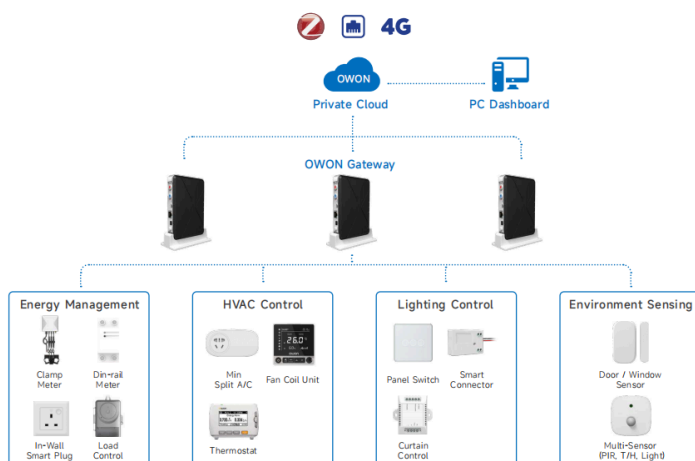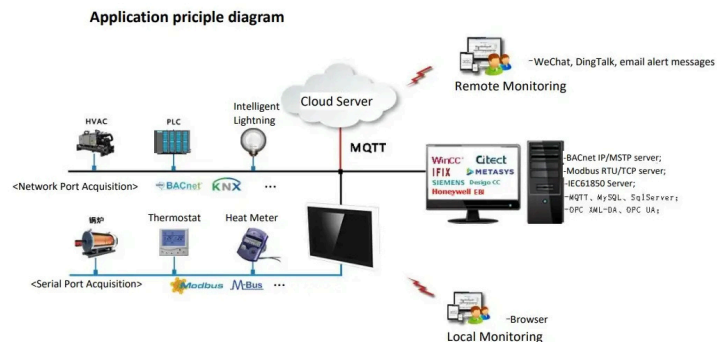With LX, Unitary, and VAV controllers, plus access, fire, and CBAS software, Computrols ensures reliable control of HVAC, lighting, security, and life safety with unmatched scalability.

Together, we power smarter, healthier, and more connected buildings.

Our Partners
Building Smarter, Together

OneFex Industrial IoT

With a wide range of sensors, actuators, and programmable controllers, Temco strengthens our BMS with reliable field data and seamless integration. Their solutions enable precise control over HVAC, lighting, and energy systems.

Application priciple diagram

OWON

OWON delivers wireless BMS platforms and IoT ecosystems that extend our solutions to smart energy, lighting, and environmental control. Their cloud and wireless integration make our systems scalable and future-ready

Together, we power smarter, healthier, and more connected buildings.

Our Partners
Building Smarter, Together

Tongdy

Specialized in indoor air quality (IAQ) sensors and monitors, Tongdy ensures our BMS delivers healthy, comfortable, and energy-efficient indoor environments. Their accurate sensing forms the foundation for intelligent HVAC control.

akubela

Akubela's stylish smart panels and touch interfaces bring user-friendly control and seamless interaction to our BMS. Their solutions enhance occupant experience by combining design with whole-building intelligence.

TEMCO CONTROLS.COM | computrols | akubela | OneFex Industrial IoT | OWON | Tongdy

Together, we power smarter, healthier, and more connected buildings.

ADVANCE DDC CONTROLLERS

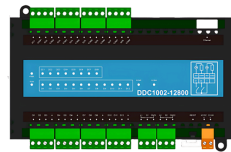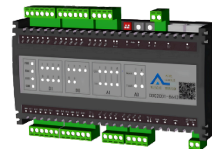TEMCO T3-BB Series   TEMCO T3-TB Series   TEMCO T3-TB Series

The **Temco T3 Series Controllers** are versatile BACnet/Modbus devices designed for building automation of any scale. With flexible I/O options, Wi-Fi connectivity, and models ranging from compact to high-capacity, they provide reliable control for HVAC, lighting, and complete BMS integration.
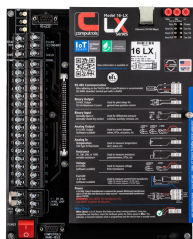

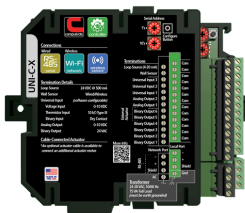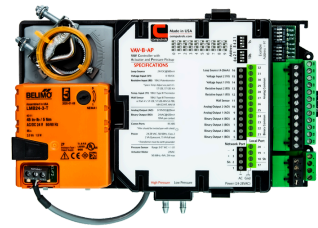OneFex DDC1001-8400   OneFex DDC1002-12800   OneFex DDC2003-8600

The **OneFex DDC Controllers** are powerful and scalable devices for building automation. They support Modbus, BACnet, and advanced protocols like MQTT and OPC UA, with flexible I/O, Ethernet connectivity, and high point capacity, making them ideal for seamless integration from simple systems to complex, multi-protocol BMS projects.

Computrols 16 LX Controller   Computrols UNI-C-X Controller   Computrols VAV-B-AP Controller

The Computrols LX, Unitary, and VAV Controllers provide scalable automation with BACnet/Modbus support and seamless BMS integration. LX models offer 8–64 universal I/O points with secure Ethernet/RS-485 networking, while Unitary and VAV controllers deliver compact, reliable solutions for packaged equipment and precise zone airflow control.

ASHRAE BACnet™ | Modbus | MQTT | OPC UA

Sensors & Actuators
Powering Smarter Buildings

Tongdy — Indoor/Outdoor Air Quality & Environmental Sensors:
- Multi-gas IAQ monitors (PM2.5/PM10, CO_2, TVOC, CO, Ozone, HCHO, Temp & Humidity)
- In-duct, wall-mounted, and outdoor air quality monitors with RS-485, Wi-Fi, RJ45, 4G, LoRaWAN options

Specialized CO_2 controllers and multi-gas transmitters, including temp/humidity combos

Temco Controls — Environmental Sensors & Thermostats:
- High-precision differential and pressure sensors with selectable outputs, LCD, auto-zero, PID/transducer options
- Robust temperature sensors tailored for HVAC and mechanical systems

OneFex Industrial — I/O Modules & IoT Sensors
- Modular, integrated, and high-protection I/O modules
- Ethernet, Modbus RTU/TCP, BACnet MSTP interfaces plus smart IoT sensors

Akubela — Smart Panels with Sensor Interfaces:
- HyPanel series featuring digital inputs, dry contacts, RS485, plus wireless (Wi-Fi 6, ZigBee 3.0, Bluetooth)

OWON Smart — Zigbee Sensors for Smart Spaces:
- ZigBee occupancy (radar-based), multi-sensors (motion, temp, humidity, light, vibration), door/window sensors, water leak detectors
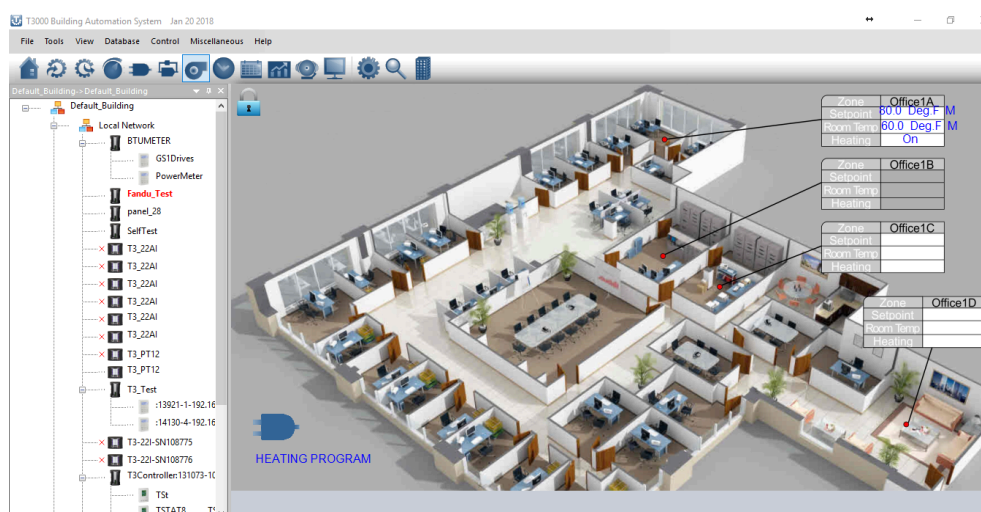
Central Management Platforms
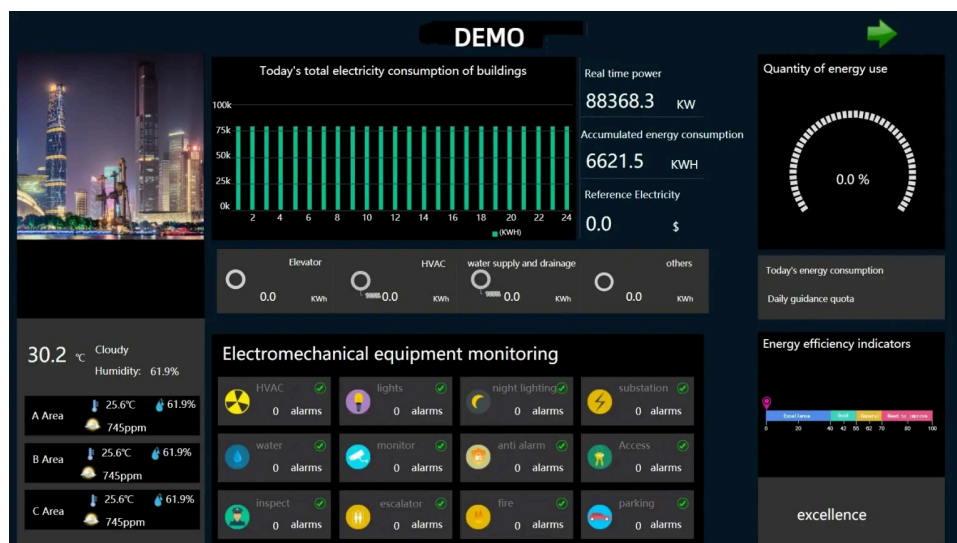# Intelligent Control at Your Fingertips

Temco Controls – T3000 Building Automation System:

- A comprehensive management system to monitor and control chiller, fans, pumps, dampers, lights, etc. across buildings or campus environments.
- Open-source front-end software (T3000) that's license-free, customizable, and extendable to third-party devices. Supports Modbus RTU, BACnet IP & MSTP

OneFex Industrial – X2View Web Configuration Interface:

- Browser-based platform for device and tag configuration, visual page design (using bitmaps & primitive controls), and monitoring.
- Supports timers, alarm histories, user/group management, and historical data logging for advanced control and data oversight

Central Management Platforms Intelligent Control at Your Fingertips

Tongdy – MyTongdy Cloud & Local Platforms:
- Cloud & on-site dashboards for real-time visualization, big data analytics, and HVAC automation triggered by IAQ thresholds.
- Ideal for centralizing air quality data and integrating with BMS/SCADA systems.

OWON Smart – WBMS 8000 & Cloud-Based Management:
- A wireless mini-BMS for light commercial setups, with flexible PC dashboards and private backend servers.
- Full ecosystem control: energy, HVAC, lighting, environmental sensors—all managed via wireless gateways, gateways to private or third-party clouds, and customizable UI

Smart Access Control with NEDAP

Nedap Access Control Solutions

Nedap (Netherlands) is a global leader in adaptive access & identity management, with over 40+ years of innovation in physical access, vehicle & driver identification, PIAM (Physical Identity & Access Management), mobile credentials, cloud & on-premises security.

AEOS Platform — Secure, Flexible, Scalable

With AEOS, Nedap delivers a high-security access control system that is both flexible and robust. Key features include:

- Web-based, role-based authorization: who gets access, when, where, and under which conditions.
- Time schedules, anti-passback, four-eyes principle, and automatic authorizations based on templates or custom rules.
- Real-time monitoring & control (open doors too long, alarms, technical defects), full audit trails & presence lists.
- Integrations with third-party systems (VMS, biometrics, HR systems, video, etc.), as well as add-ons like locker management & vehicle access.

What K&B's Electric Brings (Integrator Role)

We provide the full solution lifecycle for Nedap's access control in your facilities:

- Needs assessment & design — matching AEOS modules, readers, controllers, and identification methods (cards, mobile credentials) with your site requirements.
- Installation, configuration & commissioning — setting up AEOS, enforcing security policies, mapping users & credentials.
- Integration with your BMS / security infrastructure — tying access control into your building automation, surveillance, alarms, energy zones, etc.
- Support & maintenance — keeping systems updated, managing expansions, ensuring compliance and uptime.

K&B'S ELECTRIC

building & infrastructure
automation & controls

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