SETs

Sustainability and Energy Technical Solutions

SETs provides comprehensive, end-to-end services designed to optimize facility operations and achieve global sustainability targets.
SETs combine deep technical audits with real-time smart monitoring, IoT digital twins, and targeted energy optimization to drive measurable efficiency gains.



Join Hands - Let SETs Your Sustainability Goals

sets4us.com | info@sets4us.com

Who we are

SETs is a leading provider of innovative solutions in building sustainability and energy optimization. With a strong focus on environmental conservation and energy efficiency, we help clients reduce their carbon footprint and lower their energy costs through cutting-edge technologies and sustainable practices.

Our vision

To be a global leader in sustainable building solutions, setting the standard for excellence in energy optimization and environmental stewardship.

Our mission

To drive positive change in the built environment by promoting sustainability and energy efficiency, helping clients achieve their goals for a greener future for all.



Based in the UAE and India

Serving businesses and organisations of every size

What we do

Eleven services that take a building from first audit to certification.

Audit and Assess

Energy Audits
ASHRAE-level audits, detailed reports and M&V consulting

Sustainability Audit
Energy, water, waste and comfort reviewed with a scorecard



Monitor and Control

EMS and BMS
Design, install and maintain energy and building management systems

IBMS, IoT and Digital Twin
Unified control with live sensor data and a virtual building model

Smart Metering
Electricity, water and gas metered in real time on one dashboard

Optimise and Implement

Energy Efficiency Measures
From audit findings to installed, commissioned savings

Delta T Mitigation
Engineered fixes for low ΔT in district-cooled buildings

Sustainability Measures
Practical energy, water and waste upgrades for ESG goals

Certify and Report

Green Building Certification
LEED, BREEAM, WELL, Estidama, Al Sa'fat, IGBC and more

GHG /Carbon Auditing
Measure, manage and reduce your green house gas emissions across the value chain

Sustainable Products
Pulse by SETs: eco-friendly gifts, packaging and cutlery

Energy Audits

Unlock hidden savings with a tiered approach aligned to the ASHRAE audit levels.

Level 1

Free

Free walk-through for efficiency insights

A qualified expert assesses lighting, HVAC and the building envelope, analyses your energy-use data and gives actionable, cost-effective recommendations.

Level 2

Paid

Investment-grade audit

A thorough evaluation of lighting, HVAC and envelope with advanced data analysis, cost-effective upgrade plans and guidance on energy-efficiency incentives.

Level 3

Paid

Comprehensive audit with measurement and simulation

Deep insight into building performance, cost-saving opportunities and financial projections, backed by on-site measurement and energy simulation.

Detailed audit reports

Executive summary, building and energy-use analysis, opportunities with cost estimates and savings, and an implementation roadmap.

M&V consulting

Certified professionals build tailored plans that measure and prove your actual savings.

Sustainability Audit

Reduce environmental impact, cut costs and strengthen your reputation.



What you gain

- ✓ Reduce operating costs
- ✓ Enhance building performance
- ✓ Gain a competitive edge
- ✓ Meet green building codes
- ✓ Future-proof your investment

Level 1 audit

Free service

A free walk-through of your building's sustainability performance, with expert insight on energy efficiency, water usage and waste management, plus a detailed Sustainability Scorecard to guide your next steps.

Level 2 audit

Paid service

A comprehensive assessment covering energy efficiency, water usage, air quality, waste management and environmental impact, delivering a detailed report with tailored recommendations and an action plan for cost-effective improvements.

Energy and Building Management Systems

Integrated BMS and EMS solutions that cut running costs and future-proof your facility.

New system installation

Our team designs, installs and commissions a complete BMS/EMS tailored to your needs, using open protocols for seamless integration and future scalability.

System modernisation

Move a legacy BMS/EMS to a future-proof, open-protocol platform with enhanced functionality, better performance and simpler maintenance.

Ongoing maintenance

Maintenance plans with proactive issue detection, regular diagnostics and prompt troubleshooting to minimise downtime and maximise return on investment.

Brand-agnostic expertise
Unbiased advice across leading brands

Real-time data and analytics
Insight for better decisions and upkeep

Enhanced building performance
Lower energy use and longer equipment life

Scalable and future-proof
Ready to integrate new technology as you grow

IBMS with IoT and Digital Twin

One platform for HVAC, lighting, security and energy, with real-time insight and predictive control.

IBMS

Unifies HVAC, lighting, security and energy systems on one centralised platform for control and monitoring.

Internet of Things

Connected devices and sensors give real-time monitoring and automation of HVAC, lighting and energy use.

Digital twin

A live virtual replica of your building for predictive analysis and scenario testing before changes are made.

Our five-step approach

1. **Assessment and integration**
   Assess existing systems and integrate IoT for real-time monitoring.
2. **IoT and sensor deployment**
   Sensors track temperature, humidity, energy, occupancy and equipment.
3. **Digital twin and simulation**
   Build the twin, forecast performance and test strategies safely.
4. **Monitoring and optimisation**
   Continuous analytics and predictive maintenance extend equipment life.
5. **Training and support**
   Empower facility managers to run and optimise the platform.

Smart Metering

Real-time visibility of electricity, water and gas across one building or a whole portfolio.

Supply

High-quality, reliable smart meters from leading manufacturers for accurate, consistent data.

Installation

Experienced technicians install electricity, water and gas meters with minimal downtime and disruption.

Commissioning

Seamless integration with your central dashboard, so it runs smoothly from day one.

A comprehensive solution

Central metering dashboard

Live and historical utility data in one view, compatible with any standard protocol.

Automated reporting

Customised monthly reports for accurate billing, with no manual meter reading.

Data security

Industry-standard protocols protect consumption data from unauthorised access.

Energy Efficiency Measures

One partner from audit to commissioning, so you never manage multiple vendors.

1

Energy audit and consultancy

We audit your facility to find where energy use can be cut, working independently or alongside your existing consultants.

2

Design and supply

A customised solution is designed from the audit findings, using proven energy-saving products from leading manufacturers.

3

Installation and commissioning

Skilled technicians install and commission your chosen solutions for proper integration and optimal performance.

4

Project management

Dedicated project managers deliver on time and within budget, keeping the whole process smooth.

Reduced energy costs
Lower bills and long-term savings

Improved sustainability
Less energy use and fewer emissions

Enhanced efficiency
Better performance across your facility

Increased ROI
Quick payback from reduced consumption

Low Delta T Syndrome Mitigation

An engineered solution for district-cooled buildings: avoid penalties and restore chiller capacity.

What is low ΔT?

ΔT is the temperature difference between the chilled-water supply and return lines. A low ΔT signals inefficient heat transfer in the building's Energy Transfer Station (ETS) rooms.

- **Higher chiller energy use.** Chillers work harder for the same cooling.
- **Reduced chiller capacity.** The usable capacity of your chillers shrinks.
- **District cooling penalties.** Many providers charge for low ΔT.

SETs' engineered solution

1. **Engineered ETS solutions**
   Optimised piping, air handling and coils, plus control upgrades.
2. **Aligned with your cooling provider**
   Solutions match their system parameters.
3. **Proposal and implementation**
   Detailed scope, estimated savings and expected ΔT gain, then delivery.
4. **Monitoring and verification**
   Advanced monitoring tracks the improvement.

- ✓ **Eliminate ΔT penalties**
- ✓ **Lower energy consumption**
- ✓ **Restore chiller capacity**
- ✓ **Improve system reliability**
- ✓ **More sustainable operations**

Implementing Sustainability Measures

Your one-stop partner for greener operations, from audit to installation.

Sustainability audit and consultancy

A thorough audit of energy, water, waste and envelope efficiency shows where to improve.

Design and supply

Custom solutions built on cutting-edge technology and sustainable materials.

Installation and commissioning

Skilled technicians install your chosen solutions for optimal performance.

Project management

Experienced managers keep projects on time and on budget, and keep you informed.



Where we make an impact

- Energy consumption
- Water usage
- Waste management
- Building envelope efficiency

Helping you achieve LEED, WELL, IGBC, BREEAM, Estidama, Al Sa’fat and other green building standards.

Green Building Certification

Guidance from sustainability assessment to certification, and beyond.



Up to 30%

less energy consumption in certified green buildings

Up to 50%

less water use with water-saving technologies

How we get you certified

1. **Sustainability assessment**
   Evaluate energy, water, indoor air quality and materials.
2. **Customised strategy**
   A plan for your target criteria that weighs cost and return.
3. **Implementation support**
   Work with project managers, architects and engineers.
4. **Certification submission**
   Prepare documentation and liaise with bodies such as USGBC and BRE.
5. **Ongoing support**
   Audits, performance tracking and advice after certification.

Certifications we specialise in

LEED | BREEAM | WELL | EDGE | Estidama | Al Sa'fat | IGBC

GHG /Carbon Auditing

Measure, manage and reduce your green house gas emissions across the value chain.

S1 Scope 1

Direct emissions from owned or controlled sources: fuel combustion, company vehicles, process emissions and fugitive emissions.

S2 Scope 2

Indirect emissions from purchased energy: electricity, steam, heating and cooling consumption.

S3 Scope 3

Other indirect emissions across the value chain: business travel, supply chain, product lifecycle, waste and logistics.

Our approach

1 Materiality assessment

Define organizational boundaries and identify all GHG emission sources.

2 Data collection and analysis

Gather activity data and calculate emissions per GHG Protocol.

3 Benchmarking and goals

Compare with peers and set targets aligned to SBTi and Net-Zero goals.

4 Report preparation

A transparent, verifiable report built to GHG Protocol, CDP, GRI 305 and ISO 14064.

5 Verification and reduction

Third-party verification and engagement for reduction roadmap.

Frameworks we work with

GHG Protocol | SBTi | CDP | GRI 305 | ISO 14064

Pulse by SETs: Sustainable Products

Tell us your vision and we'll make it real with sustainable materials.

Corporate gifts

Eco-friendly gifts that carry your brand.

Customised kits

Curated kits built around your vision.

Stationery

Sustainable everyday office essentials.

Hygienic products

Responsible hygiene and care items.

Packaging

Sustainable packaging for your products.

Food packaging: bagasse

Sugarcane-fibre packaging and cutlery.

Food packaging: paper

Paper-based packaging and cutlery.

Wood, bio-plastic, edible

Wood, bio-plastic and edible cutlery and packaging.

Browse the full catalogue at sets4us.com/catalogue

Standards and frameworks

Our work is guided by internationally recognised standards and rating systems.



















Also aligned with BREEAM, EDGE, Al Sa'fat, GRI, SASB, TCFD, CDP and the UN Sustainable Development Goals.

Vendors we work with

Brand-agnostic advice, backed by hands-on experience with these platforms and devices.

KED Technology

AiKYA IoT platform and controllers

Edge-to-cloud IoT platform that works with any controller or device, with BMS, energy and chiller-plant modules.

Tridium

Niagara platform

Open framework that unites devices from different makers and protocols in one platform for control and data.

Milesight

IoT sensors, gateways, controllers

Wireless sensors for air quality, occupancy, leaks and energy, plus LoRaWAN gateways and IoT controllers.

Greystone

HVAC sensors and transmitters

HVAC sensors and transmitters built for over 40 years: temperature, humidity, pressure, CO_2 and air quality.

Expert in other automation systems

Our engineers also work across other building and industrial automation systems, so you get advice on what fits your project and budget.

- ✓ **Brand-agnostic advice**
- ✓ **Open-protocol integration**

Why partner with SETs

Practical, brand-neutral engineering that turns sustainability goals into measurable results.



Brand-agnostic

Unbiased recommendations across leading BMS and EMS brands.

One-stop shop

From audit to commissioning with a single accountable partner.

Certified experts

Certified energy auditors, M&V professionals and LEED-accredited designers.

Technology-driven

IoT, digital twins and analytics for accurate, data-led decisions.

Measurable results

Advanced monitoring proves the savings we deliver.

Client-centric

Services tailored to your needs and budget, with ongoing support.

Let SETs go.

We look forward to working with you.

Book a free consultation to find out how SETs can lower your energy costs and advance your sustainability goals.

+971 50 125 7943
+971 56 339 0398

info@sets4us.com

www.sets4us.com

SRTI Park Free Zone, UAE
Kerala, India



Follow us