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Identification of Construction Project Risks in the Indian Context: A Case Study on Building Construction

Saurav Mittal[1], Dr. Rajeev Kansal[2]
Civil Engineering Department, MITS, Gwalior

Abstract: ***This paper presents a comprehensive investigation into the risk factors prevalent in building construction projects within the Indian context, focusing on their identification, ranking, and management strategies. Through data collected from 206 construction professionals via an online questionnaire, the study employs robust reliability analysis, yielding a high Cronbach's Alpha coefficient of 0.898, affirming the questionnaire's internal consistency and reliability. Utilizing the Relative Importance Index (RII) and Safety Risk Score (SRS), the research ranks critical risk factors, including poor stakeholder communication, inaccurate cost estimation, funding delays, and market demand fluctuations, underlining the necessity of addressing these challenges to mitigate potential impacts on project outcomes. The paper emphasizes the significance of proactive risk management strategies to ensure project success and resilience amidst evolving circumstances, providing valuable insights into construction project risks specific to the Indian landscape and offering recommendations for enhancing risk management practices in the field.***

Keywords: Risk Factors; Construction Projects; Risk Management; Relative Importance Index (RII); Safety Risk Score (SRS).

I. INTRODUCTION

Construction projects constitute a fundamental component of national and regional development initiatives, profoundly influencing economic growth, societal advancement, and infrastructure modernization. As integral contributors to the physical landscape, these projects encompass a diverse array of undertakings, ranging from residential complexes to transportation networks, reflecting the dynamic needs of evolving societies. In the Indian context, the significance of construction projects transcends mere infrastructural development, permeating various sectors such as commerce, transportation, and housing, thereby underlining their pivotal role in shaping the country's socio-economic fabric (Sharma & Gupta, 2019). Despite their paramount importance, construction projects are inherently susceptible to a multitude of risks and uncertainties, posing formidable challenges to stakeholders across the project lifecycle. These risks manifest in various forms, encompassing financial uncertainties, regulatory complexities, technical challenges, and environmental contingencies, necessitating proactive risk management strategies to safeguard project success (Marle, 2020; Sharma & Gupta, 2019; Singh, Dwivedi, et al., 2023). In the Indian construction landscape, these risks are compounded by factors such as rapid urbanization, regulatory intricacies, resource constraints, and socio-political dynamics, underscoring the need for a nuanced understanding of contextual risk factors (Wang et al., 2020; Zarghami, 2024).

Efforts to mitigate construction project risks require a systematic approach towards identifying, analyzing, and managing diverse risk factors prevalent in the Indian context (Anbari Moghadam et al., 2023; Tessema et al., 2022). However, existing literature often lacks comprehensive insights into the specific risk factors influencing construction projects in India, thereby impeding the development of targeted risk management strategies tailored to the region's unique challenges. Consequently, there arises a critical imperative to conduct empirical investigations aimed at elucidating the nature, frequency, and impact of construction project risks in the Indian context, offering valuable insights for stakeholders and policymakers alike (Mentis, 2015).

This paper seeks to address this gap by undertaking a detailed examination of construction project risks within the Indian context, with a specific focus on building construction projects. Through a case study approach, the research aims to systematically identify, rank, and analyze critical risk factors prevalent in Indian building construction projects, employing robust methodologies and empirical data collection techniques. By integrating insights from construction professionals and industry experts, the study endeavors to provide actionable recommendations for enhancing risk management practices and fostering project resilience amidst evolving circumstances (Singh, Kumar, et al., 2023).

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Through this endeavor, the paper contributes to the existing body of knowledge on construction project risk management, offering valuable insights into the unique challenges and opportunities presented by the Indian construction landscape. By elucidating the multifaceted nature of construction project risks in India and proposing targeted mitigation strategies, the research aims to empower stakeholders to navigate uncertainties effectively, optimize project outcomes, and drive sustainable development in the built environment (Dandage et al., 2018).

II. LITERATURE REVIEW

Numerous scholarly inquiries have delved into the risks inherent in building construction projects worldwide, furnishing invaluable insights into the challenges confronting the industry. Shih et al., (2023) has underscored the paramount importance of meticulous project planning and thorough risk identification in assuaging uncertainties and fortifying project success. Similarly, the seminal work by Chaudhari et al. (2022) has accentuated the sway of economic variables, such as material costs and funding delays, on project feasibility and financial viability. In the specific context of India, research endeavors spearheaded by Hire et al. (2021) have cast light upon the regulatory risks precipitated by fluctuations in government policies, bureaucratic impediments, and land acquisition hurdles. These insightful studies have illuminated the necessity of adeptly navigating regulatory intricacies to ensure seamless project compliance and sustained progress. Moreover, Kazmi & Chakraborty (2023) have meticulously scrutinized execution-related risks, encompassing challenges such as labor scarcities, quality control deficiencies, and contractual disputes, which possess the potential to significantly impede project schedules and outcomes. It is incumbent upon project stakeholders to grasp the nuances of these operational obstacles and devise strategic measures to surmount them, thereby advancing project objectives and fostering stakeholder satisfaction. Nevertheless, notwithstanding the wealth of knowledge furnished by extant literature concerning specific risk factors, there persists an exigent need for a comprehensive analysis that amalgamates diverse perspectives and empirically gauges the relative importance and ramifications of these risks within the intricate tapestry of the Indian construction landscape.

In the expansive realm of building construction projects, a plethora of scholarly inquiries have meticulously scrutinized the multifaceted tapestry of risks that pervade the industry on a global scale, furnishing invaluable insights into the formidable challenges that stakeholders confront. Aung & Htet (2023), for instance, has aptly emphasized the pivotal role played by meticulous project planning and comprehensive risk identification in mitigating uncertainties and bolstering project success rates. Similarly, the seminal contributions of Dziadosz & Rejment (2015) have underscored the palpable impact wielded by economic dynamics, such as fluctuating material costs and protracted funding delays, on the overall feasibility and financial viability of construction endeavors. However, within the distinctive purview of the Indian construction milieu, scholarly endeavors spearheaded by Sobieraj & Metelski (2022) have meticulously elucidated the regulatory risks precipitated by volatile government policies, labyrinthine bureaucratic procedures, and convoluted land acquisition processes. These elucidative studies have brought to the fore the imperatives of adeptly navigating regulatory complexities to ensure steadfast project compliance and sustained momentum. Given the nuanced nature of these operational hurdles, it becomes incumbent upon project stakeholders to devise strategic measures aimed at circumventing impediments, thereby advancing project objectives and engendering stakeholder satisfaction. Nevertheless, despite the invaluable insights offered by existing literature pertaining to specific risk factors, there persists a palpable exigency for a comprehensive analysis that synthesizes diverse perspectives and empirically assesses the relative importance and repercussions of these risks within the intricate fabric of the Indian construction landscape.

Within the sprawling domain of building construction projects, scholarly endeavors abound, each meticulously dissecting the labyrinthine tapestry of risks that permeate the industry on a global scale, thereby furnishing invaluable insights into the formidable challenges that confront stakeholders at every turn. Tezel & Giritli (2022), for instance, has cogently underscored the pivotal significance of meticulous project planning and robust risk identification in assuaging uncertainties and fortifying project success rates. Similarly, the seminal contributions of Alaloul et al. (2016) have meticulously delineated the palpable influence exerted by economic vagaries, such as fluctuating material costs and protracted funding delays, on the overarching feasibility and financial viability of construction undertakings. These enlightening studies have brought into sharp relief the imperatives of adeptly navigating regulatory intricacies to ensure steadfast project compliance and sustained momentum. Furthermore, the meticulous analyses conducted by Abd El-Karim et al. (2017) have spotlighted execution-related risks, encompassing challenges such as labor scarcities, quality control deficiencies, and contractual discord, all of which possess the potential to substantially impede project schedules and outcomes. Given the nuanced nature of these operational hurdles, it becomes incumbent upon project stakeholders to devise strategic measures aimed at circumventing impediments, thereby advancing project objectives and engendering stakeholder satisfaction.

Nevertheless, despite the invaluable insights offered by existing literature pertaining to specific risk factors, there persists a palpable exigency for a comprehensive analysis that synthesizes diverse perspectives and empirically assesses the relative importance and repercussions of these risks within the intricate fabric of the Indian construction landscape.

III.RESEARCH METHODOLOGY

A. *Dimensions of Risk Assessment*

Within the context of building construction projects, the assessment of risks encompasses three critical dimensions: importance, occurrence, and impact. These dimensions provide a comprehensive understanding of the nature and implications of various risk factors. Importance evaluates the significance of each risk factor in influencing project outcomes, occurrence assesses the frequency or likelihood of encountering the risk factor, and impact evaluates the potential consequences on project performance, schedule, cost, and quality. Analyzing these dimensions enables researchers to prioritize risk management efforts effectively.

B. *Research Design*

The research design involves a combination of descriptive and analytical approaches to comprehensively examine construction project risks in India. Descriptive methods are employed to identify and characterize risk factors prevalent in building construction projects across the country. Analytical techniques are subsequently utilized to assess the importance, occurrence, and impact of identified risk factors rigorously. By integrating descriptive and analytical methodologies, the study aims to provide valuable insights for informed decision-making and proactive risk management strategies tailored to the Indian construction industry.

C. *Questionnaire Development*

Guided by predefined research objectives, the questionnaire is structured to gather comprehensive data related to construction project risks. It begins with soliciting general information about respondents' backgrounds and roles within the construction industry, followed by sections dedicated to assessing the importance, occurrence, and impact of various risk factors. Each risk factor is presented distinctly within the questionnaire, accompanied by a structured scale for respondents to express their assessments. This structured approach facilitates a methodical analysis of risk dimensions and enables the identification of key trends and areas of concern.

D. *Sampling*

The sampling process targets a diverse array of professionals engaged in building construction projects in India, including clients, contractors, consultants, architects, project managers, and academic experts. A total of 250 questionnaires are distributed, resulting in 206 valid responses. Convenience sampling methodology is employed to recruit participants, ensuring a balance between feasibility and representativeness. The systematic recruitment of participants aims to enhance the credibility and applicability of the study's findings within the Indian construction sector.

E. *Data Collection and Analysis*

Data collection is facilitated through an online platform, specifically Google Forms, offering convenience, accessibility, and real-time data collection. The Likert scale is utilized to gather ratings on the importance, occurrence, and impact of risks. Reliability analysis, ranking of risk factors based on the Relative Importance Index (RII), and analysis of Safety Risk Score are conducted to assess the internal consistency of the questionnaire and prioritize risk factors based on their significance and potential impact. These analytical approaches enable stakeholders to focus their risk management efforts effectively and enhance project outcomes. RII can be calculated as follows;

$$RII = \frac{\sum W}{A \times N} \quad (1)$$

Where:

$\sum W$ = Sum of weighted scores for each risk factor

A = Maximum possible score (e.g., 5, if using a 1-5 scale)

N = Number of respondents

Additionally, the RII formula can also be utilized to compute the Risk Occurrence Index (ROI) and the Risk Impact Index (RIMII), providing further insights into the frequency and severity of identified risk factors.

The formula for calculating the Safety Risk Score (SRS) is expressed as Equation (2):

Safety Risk Score (SRS) = Risk Occurrence Index (ROI) × Risk Impact Index (RIMII) (2)

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IV. RESULTS AND DISCUSSIONS

A. Reliability Analysis of Data

Table 1 presents the reliability statistics for the data collected in the study. The Cronbach's Alpha coefficient, a measure of internal consistency, is calculated to be 0.898. This coefficient indicates the reliability of the questionnaire used in the study. In this case, a Cronbach's Alpha value of 0.898 suggests a high level of internal consistency among the items included in the questionnaire. The table also indicates that there are a total of 126 items in the questionnaire, derived from a combination of 42 items each related to three dimensions of risk assessment: importance, occurrence, and impact. This comprehensive set of items allows for a thorough assessment of construction project risks within the Indian context.

Table 1 Reliability Statistics

Cronbach's Alpha	Number of Items
.898	126 (42x3)

B. Ranking of Risk Factors

Table 2 provides a detailed breakdown of the ranking of risk factors in building construction projects within the Indian context, categorized according to different thematic areas and assessed using the Relative Importance Index (RII) and the Safety Risk Score (SRS).

In the domain of planning and controlling, several key risk factors stand out. Inadequate project planning, scoring an RII of 0.806, highlights the importance of robust planning processes in mitigating project risks. Scope creep, poor risk identification, and inaccurate cost estimation also emerge as significant concerns, indicating potential areas for improvement in project management strategies. Furthermore, dependency on single suppliers and the lack of contingency plans underscore the necessity of diversifying supply chains and incorporating risk mitigation measures into project planning.

Execution-related risks present further challenges, with factors such as delay in permit approvals and labor shortages ranking prominently. These risks, highlighted by relatively high SRS scores, indicate potential disruptions to project timelines and resource availability, emphasizing the need for streamlined processes and proactive resource management strategies. Quality control issues and technology integration challenges also feature prominently, pointing towards the importance of maintaining high standards of construction and leveraging technology effectively.

Regulatory risks, including changes in regulatory requirements and bureaucratic red tape, present additional hurdles to project success. Political instability and community opposition further underscore the complex socio-political landscape within which construction projects operate in India. These factors highlight the importance of stakeholder engagement and effective navigation of regulatory frameworks to mitigate potential risks.

Financial risks, such as fluctuations in material costs and funding delays, underscore the importance of sound financial planning and risk mitigation strategies. Market demand fluctuations and inadequate budget allocation further emphasize the need for adaptive financial management practices to ensure project viability and sustainability.

Communication-related risks, particularly poor stakeholder communication and language barriers, are identified as critical factors impacting project outcomes. These findings underscore the importance of clear and effective communication channels to foster collaboration and alignment among project stakeholders.

Unforeseen conditions, including natural disasters and supply chain disruptions, present additional challenges that require proactive risk management measures. Finally, resource-related risks such as skilled labor shortages and material shortages highlight the importance of resource optimization and contingency planning to address resource constraints effectively.

Overall, the ranking of risk factors provides valuable insights into the specific challenges facing building construction projects in India, enabling stakeholders to prioritize risk management efforts and implement targeted strategies to enhance project resilience and success.

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Table 2 Ranking of Risk Factors based on RII and SRS

Risk	RII	RII Rank	ROI	RIMI	SRS (ROI*RIMPI)	Significance Rank
1. Risk factors related to planning and controlling						
Inadequate Project Planning	0.806	8	0.350	0.907	0.317	13
Scope Creep	0.810	6	0.466	0.789	0.368	7
Poor Risk Identification	0.821	3	0.316	0.701	0.222	27
Inaccurate Cost Estimation	0.824	2	0.408	0.590	0.241	23
Dependency on Single Suppliers	0.780	18	0.225	0.407	0.092	40
Lack of Contingency Plans	0.816	4	0.525	0.291	0.153	38
2. Risk factors related to execution:						
Delay in Permit Approvals	0.689	32	0.391	0.504	0.197	30
Labor Shortages	0.725	28	0.575	0.582	0.334	11
Quality Control Issues	0.733	25	0.283	0.904	0.256	20
Technology Integration Challenges	0.744	23	0.408	0.809	0.330	12
Contractual Disputes	0.709	29	0.516	0.693	0.358	8
Environmental Compliance	0.742	24	0.536	0.552	0.296	15
3. Risk factors related to regulation						
Changes in Regulatory Requirements	0.732	26	0.483	0.414	0.200	28
Land Acquisition Issues	0.702	31	0.491	0.311	0.153	38
Bureaucratic Red Tape	0.705	30	0.600	0.490	0.294	16
Political Instability	0.787	16	0.291	0.588	0.171	34
Community Opposition	0.758	21	0.325	0.896	0.291	17
Inadequate Infrastructure Support	0.785	17	0.300	0.806	0.242	22
4. Risk factors related to project finance						
Fluctuations in Material Costs	0.802	11	0.291	0.665	0.194	31
Interest Rate Volatility	0.795	14	0.383	0.620	0.238	25
Currency Exchange Rate Risks	0.731	27	0.475	0.405	0.192	32
Funding Delays	0.812	5	0.608	0.293	0.178	33
Inadequate Budget Allocation	0.761	20	0.883	0.509	0.449	5
Market Demand Fluctuations	0.810	6	0.875	0.581	0.508	2
5. Risk factors related to communication						
Poor Stakeholder Communication	0.801	12	0.708	0.890	0.630	1
Language Barriers	0.750	22	0.425	0.800	0.340	9

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Inadequate Documentation	0.805	9	0.241	0.686	0.165	36
Lack of Project Transparency	0.769	19	0.416	0.557	0.232	26
Misalignment of Expectations	0.801	12	0.408	0.417	0.170	35
Technology Communication Gaps	0.789	15	0.383	0.297	0.114	39
6. Risk factors related to unforeseen conditions						
Natural Disasters	0.804	10	0.558	0.505	0.282	18
Geotechnical Issues	0.801	12	0.450	0.615	0.277	19
Unforeseen Site Conditions	0.809	7	0.283	0.902	0.255	21
Supply Chain Disruptions	0.800	13	0.483	0.795	0.384	6
Economic Recession	0.805	9	0.483	0.702	0.339	10
Pandemic or Health Emergencies	0.827	1	0.258	0.599	0.155	37
7. Risk factors related to resources						
Skilled Labor Shortages	0.805	9	0.750	0.417	0.312	14
Material Shortages	0.806	8	0.500	0.306	0.153	38
Equipment Breakdowns	0.810	6	0.400	0.495	0.198	29
Inefficient Resource Allocation	0.821	3	0.400	0.598	0.239	24
Dependency on Limited Suppliers	0.816	4	0.525	0.906	0.476	4
Training Gaps	0.812	5	0.633	0.796	0.504	3

C. Risk Matrix

The risk matrix, as depicted in Figure 1, categorizes various risk factors based on their occurrence and impact levels within building construction projects.

1) *Low Occurrence Low Impact (ROI and RIMI are less than 0.5):* This category includes risks such as Dependency on Single Suppliers, Changes in Regulatory Requirements, Land Acquisition Issues, Currency Exchange Rate Risks, Misalignment of Expectations, Technology Communication Gaps, Geotechnical Issues, Unforeseen Site Conditions, Supply Chain Disruptions, Economic Recession, Pandemic or Health Emergencies, Equipment Breakdowns, and Inefficient Resource Allocation. These risks are less likely to occur and, if they do, are expected to have minimal impact on the project.
2) *Low Occurrence High Impact (ROI < 0.5 and RIMI > 0.5):* Inadequate Project Planning, Scope Creep, Poor Risk Identification, Inaccurate Cost Estimation, Delay in Permit Approvals, Quality Control Issues, Technology Integration Challenges, Political Instability, Community Opposition, Inadequate Infrastructure Support, Fluctuations in Material Costs, Interest Rate Volatility, Language Barriers, Inadequate Documentation, and Lack of Project Transparency fall under this category. While these risks may occur infrequently, they have the potential to significantly impact project outcomes.
3) *High Occurrence Low Impact (ROI > 0.5 and RIMI < 0.5):* Risks such as Lack of Contingency Plans, Bureaucratic Red Tape, Funding Delays, Skilled Labor Shortages, and Material Shortages belong to this category. Although these risks may occur frequently, their individual impact on the project is relatively low.
4) *High Occurrence High Impact (ROI and RIMI are more than 0.5):* Labor Shortages, Contractual Disputes, Environmental Compliance, Inadequate Budget Allocation, Market Demand Fluctuations, Poor Stakeholder Communication, Natural Disasters, Dependency on Limited Suppliers, and Training Gaps fall into this category. These risks occur frequently and have a significant impact on project outcomes, making them critical areas for mitigation and management.

Understanding and effectively addressing risks within each category is crucial for ensuring project success and minimizing disruptions in building construction projects. By categorizing risks based on their occurrence and impact levels, project stakeholders can prioritize risk mitigation strategies and allocate resources appropriately to manage potential threats effectively.

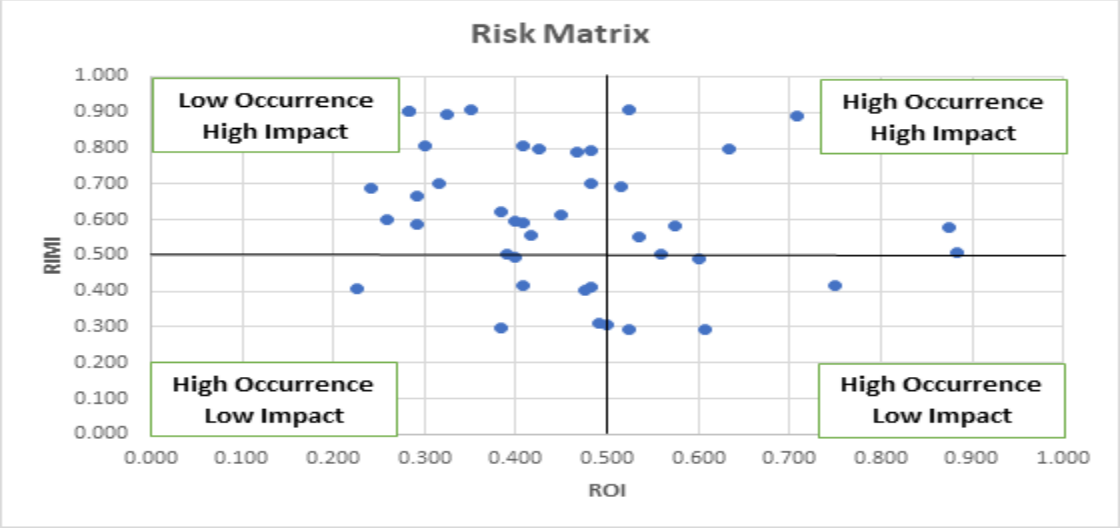


Figure 1 Risk Matrix

V. CONCLUSIONS

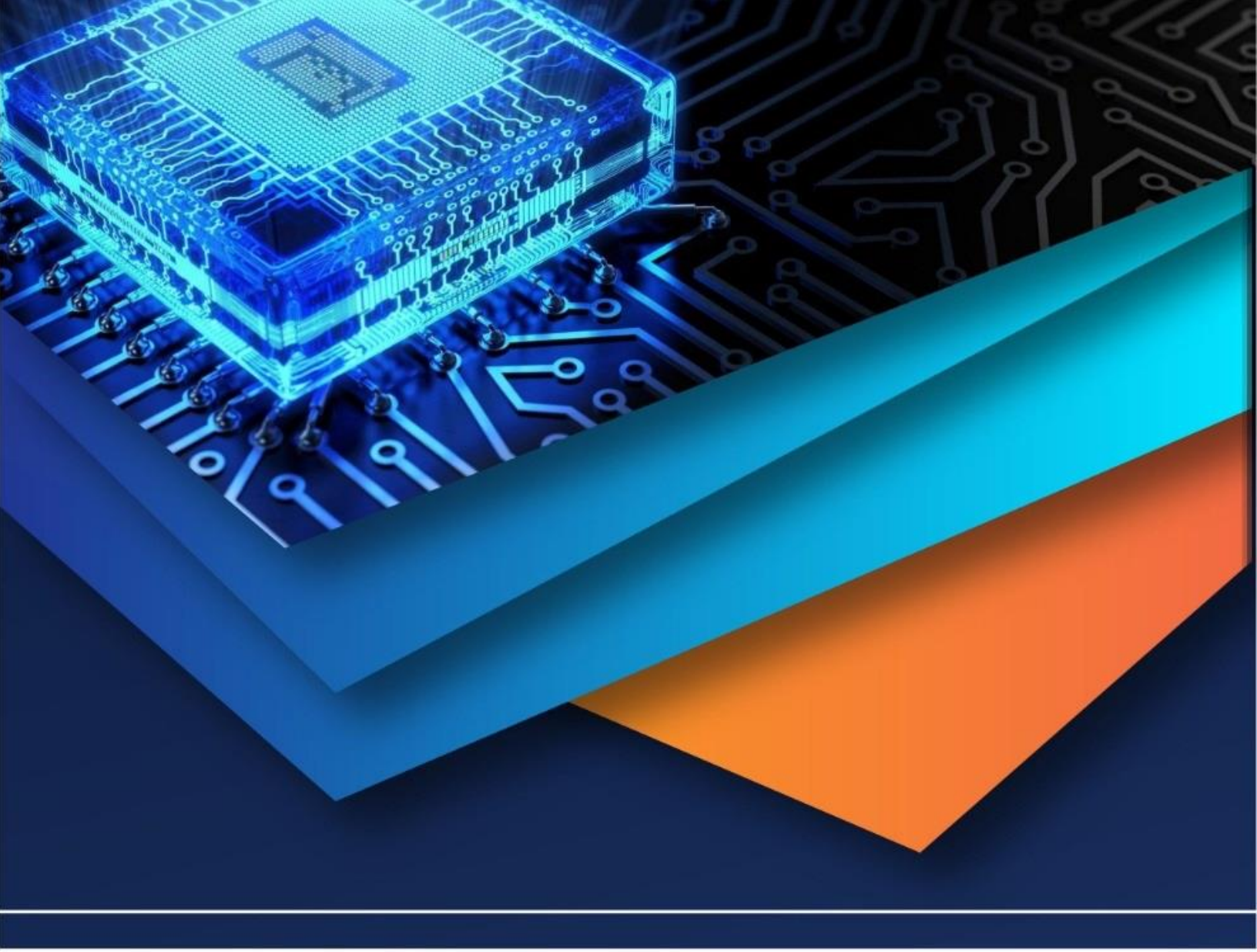
In conclusion, the comprehensive investigation into construction project risks within the Indian context sheds light on the multifaceted challenges facing the industry. Through the analysis of data collected from construction professionals, key risk factors have been identified, ranked, and categorized across various thematic areas. These findings underscore the critical importance of proactive risk management strategies to mitigate potential impacts on project outcomes and ensure resilience amidst evolving circumstances. The study reveals that inadequate project planning, scope creep, poor risk identification, and inaccurate cost estimation are among the top risk factors related to planning and controlling. Execution-related risks, including delay in permit approvals, labor shortages, and quality control issues, pose significant challenges to project timelines and resource management. Regulatory risks, financial uncertainties, communication barriers, unforeseen conditions, and resource constraints further compound the complexity of construction projects in India. However, amidst these challenges lie opportunities for improvement and innovation. By addressing these risk factors proactively and implementing robust risk management practices, stakeholders can enhance project outcomes, optimize resource utilization, and foster stakeholder satisfaction. Clear communication, stakeholder engagement, regulatory compliance, financial planning, and contingency measures are essential components of effective risk management strategies. Furthermore, the study underscores the need for ongoing research and collaboration to deepen our understanding of construction project risks in the Indian context. Continued empirical investigations, industry collaboration, and knowledge-sharing initiatives are essential to develop targeted risk management strategies tailored to the unique challenges of the Indian construction landscape. In essence, by embracing a proactive approach to risk management and leveraging insights from empirical research, stakeholders can navigate uncertainties effectively, optimize project outcomes, and drive sustainable development in the built environment. This study serves as a valuable resource for stakeholders and policymakers, providing actionable recommendations for enhancing risk management practices and fostering project resilience in the dynamic construction industry of India.

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