



Recent Trends in IoT Integration with Digital Technologies for BIM-Based Construction (2020–2026)

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ABSTRACT: The convergence of the Internet of Things (IoT) with Building Information Modeling (BIM) and allied digital technologies is transforming construction practices toward intelligent, data-driven, and lifecycle-oriented systems. This study presents a systematic review and qualitative synthesis of global research published between 2020 and 2026 on IoT-integrated BIM frameworks in the construction sector. The objective is to identify dominant research trends, technology integration patterns, and lifecycle-level impacts of IoT-enabled BIM within digital construction ecosystems. A PRISMA-based literature selection strategy was applied to identify peer-reviewed journal articles and conference proceedings indexed in Scopus, Web of Science, IEEE, and ScienceDirect. A cross-phase qualitative synthesis and thematic organization of selected studies were undertaken to examine evolving research clusters linking BIM with IoT, artificial intelligence, digital twins, immersive technologies (AR/VR/XR), drones, and robotics across the construction lifecycle. A cross-phase evaluation framework was adopted to assess how digital integration influences key project performance indicators, including cost, time, quality, sustainability, and asset and facility management, across design, construction, and operational stages. The findings reveal a transition from isolated, pilot-scale IoT implementations toward integrated, system-level BIM ecosystems that support real-time monitoring, predictive maintenance, automated coordination, and performance-based decision-making. Digital twins emerge as a central mechanism for synchronizing physical and virtual construction systems, facilitating the detection of deviations, reducing rework, and optimizing the lifecycle. Persistent challenges related to interoperability, data governance, scalability, cybersecurity, and organizational readiness constrain large-scale adoption. By synthesizing evidence and contextualizing global trends with regional relevance, this study provides a perspective on IoT–BIM integration within the Construction 5.0 paradigm.

KEY WORDS: Building Information Modeling (BIM); Internet of Things (IoT); Digital Construction Technologies; Digital Twins; Smart Construction; Construction 5.0

I. INTRODUCTION

The construction industry is undergoing a profound digital transformation, driven by the integration of Building Information Modeling (BIM) with emerging technologies such as the Internet of Things (IoT), Digital Twin platforms, artificial intelligence (AI), cloud-based analytics and immersive tools (AR/VR) [27]. ITcon From 2020 to 2026, this convergence has become a cornerstone of the global shift toward Construction 4.0 and the emerging paradigm of Construction 5.0, which emphasises human-machine collaboration, sustainability, resilience, and data-driven decision-making [20,5].

On the global stage, the adoption of IoT-integrated BIM frameworks has accelerated due to growing pressure on construction projects to deliver real-time monitoring, predictive maintenance, enhanced lifecycle management of built assets, and to improve cost and schedule performance [14]. Industry reports indicate that digital integration in construction can contribute to cost efficiencies in the range of 20–30 % and time savings of up to 40 % during project execution phases [24].

In the Asian context — particularly in rapidly developing economies such as China, Singapore, and India — the digital construction market is expanding under the impetus of large infrastructure investments, smart city



initiatives, and national digitisation policies [46]. Francis Academic Press IoT-enabled BIM systems in these regions are increasingly used for improved project coordination, risk mitigation, asset management, and sustainability goals. Nevertheless, adoption remains uneven and is constrained by interoperability issues, high initial investment costs, limited technical expertise, regulatory fragmentation as well as data security and privacy concerns [5, 30].

At the national level in India, initiatives such as the *National BIM Roadmap* and the *Digital Built India Summit* are driving digital transformation in commercial construction projects across both the public and private sectors. The industry contributes significantly to GDP and employs a large workforce, making digital enablement critical for productivity, cost-control and sustainability. Yet persistent barriers include fragmented industry practices, insufficient digital infrastructure, lack of standardized processes, and a shortage of in-house digital skills [30].

From a research perspective, what is already known includes the potential benefits of IoT and BIM integration — better process transparency, reduced rework, enhanced sustainability via sensor-based monitoring, improved collaboration, and lifecycle optimisation [14]. However, what remains less well explored is a systematic synthesis of recent trends (2020–2026) in how IoT-enabled digital technologies are transforming BIM-based workflows — especially across global, regional (Asia), and national (India) dimensions — and how these transformations impact cost efficiency, schedule optimisation, risk management, and sustainable asset performance.

Accordingly, this study focuses on bridging that knowledge gap by examining recent trends (2020–2026) in the integration of IoT with digital technologies for BIM-based construction. It aims to identify emerging frameworks, technological synergies, and implementation barriers that are shaping the evolution of smart and sustainable construction practices. By synthesising evidence from global, Asian, and Indian contexts, the paper provides a multidimensional understanding of how digital connectivity, automation, and analytics are redefining the construction value chain. The findings aim to generate new knowledge on how the convergence of IoT and BIM supports cost-effective, resilient, and human-centric digital construction systems, thereby laying the foundation for the transition toward Construction 5.0.

Ultimately, this study establishes the analytical groundwork for exploring the next phase of digitally integrated construction ecosystems. In this domain, intelligent tools, connected data, and sustainability converge to transform the future of the built environment.

II. LITERATURE REVIEW

The convergence of Building Information Modeling (BIM) and the Internet of Things (IoT) represents one of the most transformative developments in digital construction between 2020 and 2026. Global research trends reveal that BIM has evolved beyond a static design tool to serve as a dynamic information management system that enables real-time decision-making throughout the project lifecycle [47,3]. When linked with IoT sensors and networks, BIM supports continuous data capture, predictive maintenance, and intelligent asset management [34, 40].

Several studies emphasize the integration of BIM and IoT for enhancing operational efficiency and sustainability in built environments. [27] highlight IoT-based BIM frameworks for energy monitoring in smart buildings, while [4] demonstrate data-driven optimization in facility management. Similarly, [4] reported that IoT-enabled BIM can reduce lifecycle costs by up to 15% through improved resource allocation and real-time analytics.

In Asia, BIM–IoT research focuses increasingly on digital twin environments, combining live sensor data with 3D models for performance simulation and safety management [59]. Indian studies, though emerging, have shown potential in integrating IoT with BIM for urban infrastructure and commercial building projects [44, 49]. These efforts underline the transition from fragmented data systems toward interconnected construction ecosystems that support smart city objectives.

Despite these advances, major barriers remain. Data interoperability, lack of standardization, high implementation costs, and limited technical literacy restrict widespread adoption, especially in developing regions [33,51]. The literature therefore identifies a need for practical, scalable frameworks linking IoT data streams to BIM environments to enhance decision-making across the design–construction–operation continuum.



Recent studies identify clash detection as one of the most established and value-generating applications of Building Information Modeling (BIM) in construction project delivery. BIM-based clash detection enables early identification of geometric, clearance, and sequencing conflicts among architectural, structural, and MEP systems within a federated digital model, thereby shifting conflict resolution from construction sites to the design and pre-construction stages. Foundational BIM research consistently reports that proactive clash detection significantly reduces rework, cost overruns, and schedule delays while enhancing interdisciplinary coordination and constructability [29].

Empirical investigations published between 2023 and 2025 demonstrate that automated and rule-based clash detection approaches improve coordination efficiency in complex projects by minimizing manual checking and human-induced errors [38,9]. More recent studies emphasize the integration of clash detection with 4D BIM and digital twin environments, enabling time-based conflict identification and dynamic coordination feedback during construction execution [56]. Emerging research in 2026 further indicates that digital twin-driven BIM platforms can support near real-time clash monitoring by synchronizing as-built conditions with design intent, strengthening construction control and lifecycle performance [55]. Collectively, these studies position clash detection as a critical enabler of data-driven, lifecycle-oriented digital construction systems.

A. EVOLUTION OF BIM IN THE ERA OF DIGITAL TRANSFORMATION

Over the past decade, Building Information Modeling (BIM) has evolved from a visualization and coordination platform into an integrated data-driven ecosystem supporting automation, sustainability, and lifecycle optimization. From 2020 onwards, research has increasingly focused on BIM's role as a central data environment connecting emerging digital technologies such as Artificial Intelligence (AI), Internet of Things (IoT), and Digital Twins [53,3]. The integration of these technologies enables real-time data exchange, predictive analytics, and enhanced project collaboration.

According to [5, 48] the convergence of BIM and digital tools forms the foundation for Construction 5.0, which emphasizes human-machine collaboration, resilience, and sustainability. Global reports [26,52] indicate that the adoption of digital BIM workflows has grown by more than 25% since 2020, particularly across developed markets such as the EU, UK, and East Asia, where digital twin-based asset management is becoming standard practice.

In this context, BIM acts as a digital integrator, not only during design but across the entire lifecycle—linking planning, construction, and facility management through continuous data feedback. This shift marks the transition from fragmented project delivery to a connected ecosystem, where data interoperability and sensor-based insights improve decision-making accuracy and sustainability performance.

B. IOT-BIM SYNERGY FOR REAL-TIME DATA INTEGRATION

The Internet of Things (IoT) enhances BIM's capabilities by embedding intelligence into physical assets, allowing real-time monitoring of environmental, structural, and operational parameters. Research between 2020 and 2026 demonstrates how IoT-enabled BIM models improve construction site safety, asset tracking, and predictive maintenance [38, 39]

IoT devices—ranging from RFID sensors and drones to wearable trackers—feed continuous data into BIM platforms, enabling dynamic visualization of on-site conditions and data-driven decision-making. Zhang et al. (2025) highlight that integrating IoT with BIM reduces response time to safety incidents by up to 40%, while enhancing compliance monitoring and operational control.

In smart building operations, IoT-BIM integration supports the creation of digital twins that mirror the physical environment in real time. These twins enable energy optimization, occupant comfort analysis, and fault detection (Chen et al., 2024). Studies such as [44,15] emphasize that IoT-BIM platforms also facilitate lifecycle management by extending BIM beyond the construction phase, connecting building performance data to facility management and post-occupancy analytics.



C. INTEGRATION OF BIM WITH ARTIFICIAL INTELLIGENCE AND MACHINE LEARNING

AI and ML have become crucial enablers of automation and predictive analytics within BIM environments. Between 2022 and 2025, numerous studies explored how AI algorithms could process sensor data, automate clash detection, and enhance design optimization [43]. Machine learning techniques embedded within BIM enable pattern recognition from project data, leading to predictive maintenance and risk forecasting [3].

AI-driven digital twins allow stakeholders to simulate energy consumption, structural performance, and operational scenarios before implementation, ensuring data-informed lifecycle management. This computational intelligence, combined with IoT connectivity, provides the foundation for smart construction ecosystems capable of autonomous decision-making and resource allocation [48].

D. DIGITAL TWINS, ROBOTICS, AND AUTOMATION IN BIM WORKFLOWS

The rise of Digital Twin (DT) technology has reshaped how information is visualized and utilized throughout the building lifecycle. As BIM provides a static information model, digital twins transform it into a living, adaptive representation of built assets [35,36]. These twins rely on IoT data streams and cloud computing to provide continuous feedback for performance optimization, thus improving predictive maintenance, facility management, and sustainability outcomes.

Additionally, robotics and drone-based automation are increasingly integrated into BIM workflows for surveying, inspection, and material logistics. Drones capture high-resolution spatial data that feed into BIM models via Scan-to-BIM workflows, enabling rapid progress tracking and accuracy verification [11]. Robotics, when synchronized with BIM and IoT systems, assists in hazardous or repetitive tasks, improving worker safety and efficiency [27].

E. SUSTAINABILITY AND SMART CONSTRUCTION THROUGH BIM-IOT INTEGRATION

A major driver of BIM-IoT convergence is the pursuit of sustainable and smart construction. Studies from 2021 to 2026 reveal that integrated digital ecosystems support energy-efficient design, waste minimization, and carbon reduction strategies [37,45]. By connecting energy meters, environmental sensors, and smart grids to BIM, IoT-enabled systems optimize building performance while facilitating post-occupancy sustainability monitoring.

In the Indian and broader Asian context, government-driven digital missions such as India's National BIM Policy Framework (2024) and Singapore's Smart Nation Vision have accelerated BIM-IoT adoption. However, persistent challenges—including lack of interoperability standards, data security concerns, and limited training—remain critical barriers to full implementation [42,50].

Collectively, the reviewed literature underscores that BIM-IoT integration not only improves technical efficiency but also supports the circular economy by enabling material reuse tracking, energy benchmarking, and lifecycle sustainability assessment.

F. IOT INTEGRATION WITH DIGITAL TECHNOLOGIES FOR ENHANCED BIM LIFECYCLE OPTIMIZATION

Building on the lifecycle-oriented foundation established in the previous study, this paper advances the investigation toward the integration of Internet of Things (IoT) technologies with BIM and associated digital systems to achieve deeper lifecycle optimization. While the prior research examined BIM's role across the design, construction, and operational phases, the current focus expands this perspective by embedding real-time, data-driven intelligence into each stage of the project lifecycle.

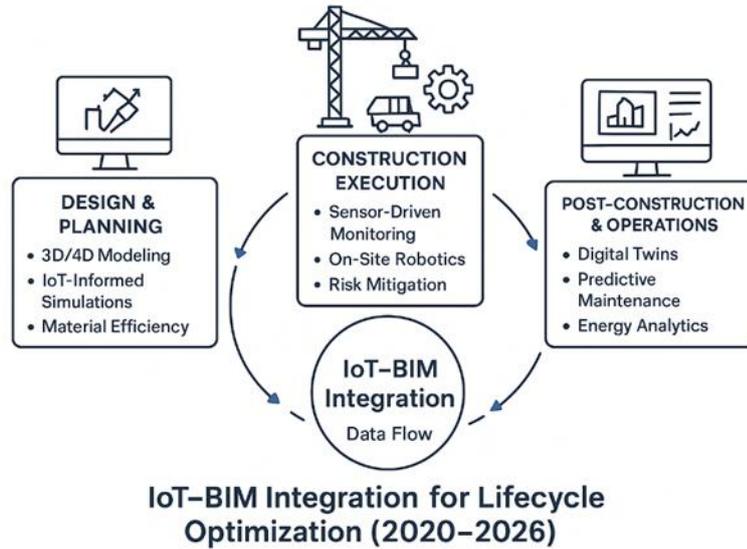


Figure 1. IoT-BIM Integration Framework for Lifecycle Optimization (2020-2026)
(Source: Author-generated conceptual model, 2025)

Table 1. Summary of Key Literature on BIM-IoT Integration (2020-2026)

Author(s)	Year	Focus Area	Key Findings
Sacks et al.	2020	BIM as a lifecycle management platform	Demonstrated BIM's evolution beyond design toward lifecycle integration
Ding et al.	2021	IoT for energy monitoring via BIM	IoT-enabled BIM enhances energy efficiency by real-time tracking
Gerrish et al.	2021	Barriers to BIM-IoT integration	Identified issues of data interoperability and skill gaps
Bhattacharya et al.	2023	IoT-based facility management	BIM-IoT integration improved maintenance and safety operations
Patil et al.	2023	Indian construction case studies	Highlighted the early adoption of BIM-IoT in commercial buildings
Ahmad et al.	2024	Cost and lifecycle optimization	IoT-enabled BIM reduced project costs and improved time efficiency
Zhou et al.	2025	Digital twin applications	Linked IoT data with BIM for real-time performance simulation
Singh & Jain	2025	Challenges in developing economies	Addressed affordability, interoperability, and policy barriers
Abugu	2025	Global lifecycle BIM applications	Showed BIM-IoT as a key driver for smart construction ecosystems

G. GLOBAL AND INDIAN TRENDS IN BIM-IOT INTEGRATION

Globally, the period between 2020 and 2026 has marked a decisive shift from experimental BIM-IoT applications to mainstream digital construction practices. Countries such as the United Kingdom, Singapore, and South Korea have adopted national-level BIM-IoT frameworks that emphasize digital twins and real-time asset intelligence [32, 59]. The European Union's "Digital Built Environment" directives further accelerated IoT-enabled BIM adoption, fostering interoperability and standardized data sharing [31].



In Asia, the growth trajectory has been rapid, driven by smart city initiatives and sustainability goals. China's large-scale infrastructure projects employ IoT-integrated BIM for environmental monitoring, predictive maintenance, and safety analytics [22]. Singapore's "Integrated Digital Delivery" strategy demonstrates how BIM-IoT synergy can improve construction productivity by nearly 20% (BCA Singapore, 2024).

India presents a distinctive yet evolving landscape. While BIM adoption is expanding in public infrastructure and commercial projects, IoT integration remains in early stages, often limited to energy management and building automation systems [44,49]. The Indian construction sector's digital transformation is constrained by fragmented implementation, high costs, and a shortage of trained professionals [51].

However, the convergence of BIM and IoT offers a pathway to overcome inefficiencies in project monitoring, quality assurance, and lifecycle cost optimization.

The growing emphasis on *Construction 5.0*—which integrates human-centric innovation, digital twins, and sustainability—further reinforces the role of BIM-IoT integration in shaping resilient and intelligent built environments [51]. Collectively, the trends from global and Indian contexts underscore that while BIM-IoT synergy is transforming construction management worldwide, contextual adaptation, policy support, and skill development are essential for achieving comparable outcomes in emerging economies.

H. BIM DIMENSIONS AND IOT-ENABLED DIGITAL CONSTRUCTION

Between 2020 and 2026, Building Information Modeling (BIM) evolved from a geometry-centric modeling approach into a multi-dimensional, IoT-enabled digital lifecycle platform. This transformation reflects the increasing need for real-time data integration, predictive control, and performance-based decision-making in construction. The integration of the Internet of Things (IoT) across BIM dimensions—from 3D to 7D—has enabled continuous synchronization between physical construction environments and digital models, supporting the transition toward smart and connected construction ecosystems.

H.1. 3D BIM AS THE DIGITAL INFORMATION BACKBONE

3D Building Information Modeling (BIM) remains the foundational layer of digital construction, providing a centralized and semantically rich representation of building geometry, components, and spatial relationships. During the reviewed period, its role evolved beyond visualization and coordination to function as an active data backbone for real-time construction intelligence. The integration of Internet of Things (IoT) technologies enables sensor data embedded in materials, equipment, and site environments—such as location, temperature, vibration, and operational status—to be dynamically mapped onto corresponding BIM objects. This linkage transforms conventional 3D BIM from a static design artifact into a live digital environment capable of reflecting actual site conditions. Prior studies have demonstrated that IoT-enabled 3D BIM supports real-time progress monitoring, automated quality control, and deviation detection by synchronizing physical construction activities with their digital representations [19, 25]. More recent research further indicates that such integration provides a foundation for extending BIM into 4D scheduling, 5D cost control, sustainability assessment, and asset management workflows, thereby reinforcing 3D BIM's role as the core information infrastructure across the construction lifecycle [53, 28].

H.2. 4D BIM-IOT INTEGRATION: TIME-BASED PROCESS INTELLIGENCE (2020–2026)

The incorporation of time as the fourth dimension of Building Information Modeling (4D BIM) represents a critical shift from static planning toward dynamic construction process intelligence. When integrated with Internet of Things (IoT) technologies, 4D BIM enables real-time visualization of construction sequences alongside continuous monitoring of site activities. IoT devices—including sensors, RFID systems, GPS trackers, and wearable technologies—generate live data related to workforce movement, equipment utilization, material delivery, and environmental conditions. This data is synchronized with BIM-based schedules, allowing automated comparison between planned and actual progress. Empirical studies published between 2020 and 2026 consistently demonstrate that 4D BIM-IoT workflows enhance schedule reliability, reduce delays, and improve



site safety by enabling proactive decision-making [19, 25]. The principal contribution of this integration lies in its closed-loop feedback mechanism, wherein real-time site data continuously informs schedule updates, sequencing adjustments, and resource allocation, thereby supporting predictive planning, remote project monitoring, and adaptive control in complex and rapidly changing construction environments [53,28].

H.3. 5D BIM-IOT INTEGRATION: CONTINUOUS COST GOVERNANCE

The integration of cost information as the fifth dimension of Building Information Modeling (5D BIM), in conjunction with Internet of Things (IoT) technologies, marks a shift from static cost estimation toward continuous and data-driven cost governance. Early studies (2020–2021) primarily focused on linking IoT-based material tracking and equipment monitoring with BIM quantity take-offs to improve cost accuracy and reduce manual reporting [19, 25]. From 2022 onward, more advanced implementations incorporated IoT-enabled smart meters, RFID-tagged materials, and connected machinery into BIM-based cost databases, enabling automated quantity verification, dynamic budget updates, and real-time assessment of the financial impacts of design changes, productivity variations, and material wastage [53,28]. Recent research (2024–2026) highlights the role of cloud-based BIM-IoT platforms and digital twin environments in enhancing collaboration among project managers, procurement teams, and financial stakeholders through shared dashboards and real-time cost visibility, thereby supporting predictive cost control and proactive decision-making [1]. Overall, 5D BIM-IoT integration transforms cost management into a transparent, predictive, and lifecycle-oriented process, strengthening economic governance across both design and construction stages.

H.4. 6D BIM-IOT INTEGRATION: SUSTAINABILITY AND LIFECYCLE PERFORMANCE

From 2022 onward, scholarly attention increasingly shifted toward 6D BIM, which emphasizes sustainability, lifecycle assessment, and environmental performance across building operations. Unlike earlier BIM dimensions, 6D BIM relies heavily on continuous operational data, rendering Internet of Things (IoT) integration a critical enabler. Sensors monitoring energy consumption, indoor environmental quality, occupancy patterns, and system performance stream real-time data into BIM-linked digital twins. This live data environment enables calibration of energy and carbon models, dynamic lifecycle performance assessment, and automated optimization of building systems such as HVAC and lighting. Empirical studies published between 2022 and 2026 report improved accuracy in performance prediction, measurable reductions in operational energy consumption, and enhanced compliance with sustainability and ESG reporting requirements [53, 28]. Consequently, 6D BIM-IoT integration shifts sustainability evaluation from periodic, retrospective analyses toward continuous performance governance, supporting low-carbon, resilient, and data-informed built environments [26].

H.5. 7D BIM-IOT INTEGRATION: ASSET INTELLIGENCE AND FACILITY MANAGEMENT

The highest level of BIM dimensional maturity is represented by 7D BIM, which extends digital integration into asset management and long-term facility operations. From 2023 onward, research demonstrates that IoT-enabled 7D BIM workflows significantly enhance predictive maintenance, lifecycle cost optimization, and operational resilience. Sensors embedded within building systems and equipment continuously capture data related to performance degradation, usage patterns, and fault conditions, which are directly linked to BIM-based asset models. More recent studies emphasize the growing role of AI-assisted analytics in these workflows, particularly for estimating remaining useful life and prioritizing maintenance interventions [28]. This integration effectively bridges the gap between as-built BIM models and as-maintained digital twins, enabling proactive, data-driven facility management strategies that improve asset longevity, reduce downtime, and support informed decision-making throughout the operational life.

Figure 2. Progression of BIM from 3D to 7D as an IoT-enabled lifecycle information framework

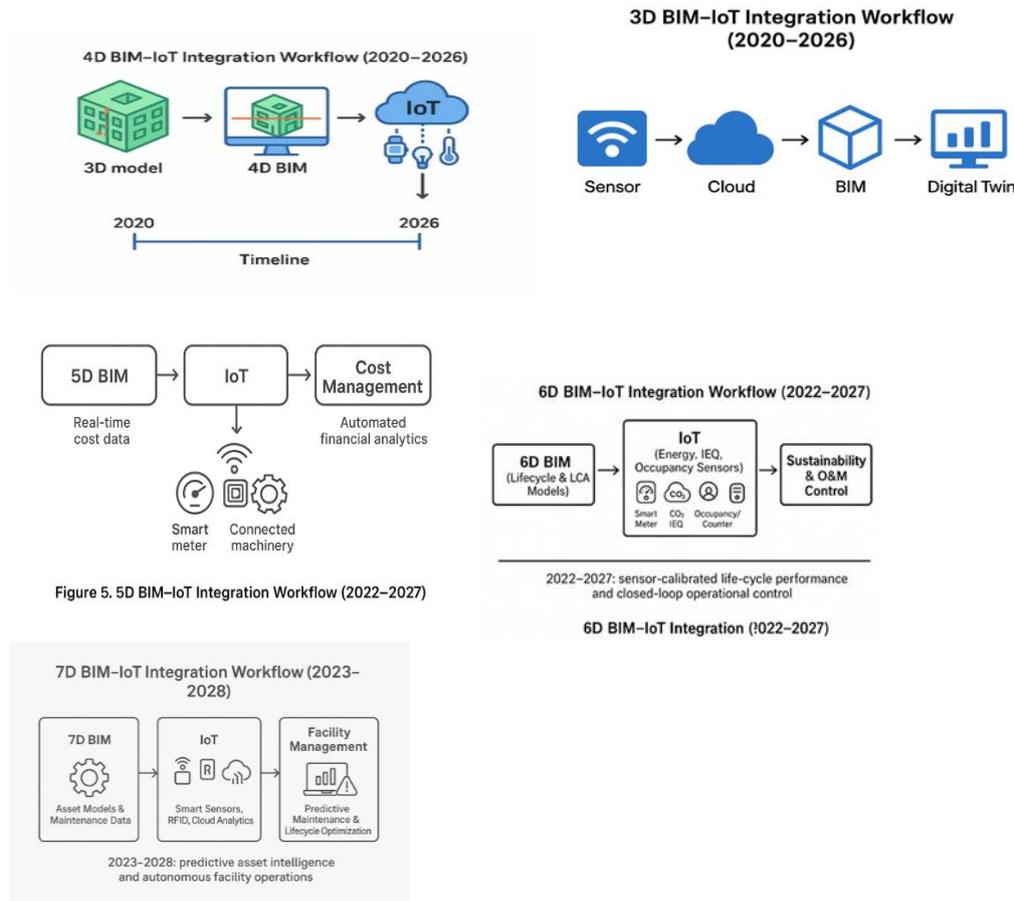


Figure 5. 5D BIM-IoT Integration Workflow (2022-2027)

I. INTEGRATED VIEW ACROSS BIM DIMENSIONS

In the design phase, BIM serves as the primary platform for developing and coordinating building information. It supports visualization, clash detection, quantity take-offs, and early cost and performance assessments. Although IoT is not directly applied at this stage, data obtained from existing buildings—such as energy consumption and occupancy patterns—can be used to inform design decisions through simulations and digital analysis tools.

During the construction phase, BIM is linked with IoT-enabled site technologies, including sensors, RFID, drones, and smart equipment. These technologies provide real-time data on construction progress, safety conditions, and resource usage. When integrated with 4D and 5D BIM models, this data supports improved schedule control, cost monitoring, and early identification of deviations, enabling more proactive project management.

In the facility management phase, BIM evolves into a digital asset supporting building operation. IoT sensors continuously monitor energy use, system performance, and indoor environmental conditions. This information feeds into BIM-based digital twins, enabling predictive maintenance, lifecycle cost management, and sustainability monitoring.

Overall, the framework highlights BIM as the information backbone, IoT as the real-time data source, and digital technologies as decision-support tools, supporting continuous information flow and improved lifecycle performance.

J. BIM is an integrated lifecycle information framework supporting construction stages

Figure 3. Conceptual framework for BIM–IoT–digital technology integration across the construction lifecycle (design, construction, and facility management).

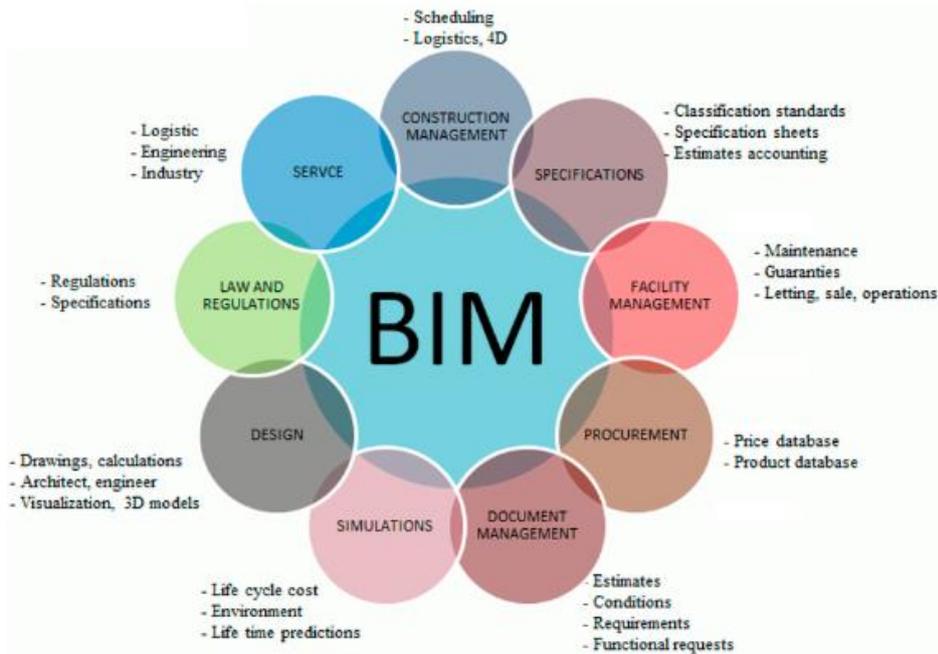


Figure 3 presents a simplified conceptual framework showing how BIM, IoT, and supporting digital technologies are integrated across the construction lifecycle. BIM serves as the central information platform, while IoT facilitates real-time data capture during both construction and operation. Digital technologies support analysis and decision-making, ensuring a continuous flow of information from design to facility management.

Across the 2020–2026 period, BIM dimensions evolved from largely isolated functional extensions into a cohesive, IoT-enabled lifecycle ecosystem. Within this paradigm, IoT operates as the real-time data acquisition and feedback layer that interconnects geometric representation (3D), scheduling and sequencing (4D), cost governance (5D), sustainability and performance monitoring (6D), and asset and facility management (7D) within a unified digital framework. Empirical studies demonstrate that such multidimensional integration enhances transparency, coordination, and responsiveness across project phases by enabling continuous synchronization between physical processes and digital models [19, 53]. This convergence establishes a robust technological foundation for advanced integration with artificial intelligence, digital twins, extended reality, robotics, and autonomous construction systems, enabling data-driven decision-making and continuous optimization across the built asset lifecycle [28].

K. CONCEPTUAL FRAMEWORK PERSPECTIVE

Table 2. Evolution of BIM Dimensions (3D–7D) and Digital Integration in Construction (2020–2026)

Year	Dominant BIM Dimensions Studied	Focus of Integration	Key Contributions / Research Emphasis	Representative References
2020	3D BIM (early 4D linkage)	Visualization, coordination, and clash detection	Establishment of BIM as a centralized digital coordination platform; early linkage of 3D models with scheduling data and initial exploration of sensor-based progress tracking	54, 19
2021	3D–4D BIM	Visualization, scheduling, clash detection	Transition from static 3D models to time-enabled 4D BIM; improved construction sequencing and delay reduction through simulation-based planning	9,40
2022	4D–5D BIM	Time–cost integration, quantity take-off	Linking schedules with cost databases; early adoption of BIM-linked cost estimation and progress-based financial tracking	11, 12
2023	5D BIM	Cost control, cloud collaboration	Real-time cost monitoring using cloud-based BIM platforms; integration with ERP systems and collaborative dashboards	51, 59
2024	5D–6D BIM	Sustainability, lifecycle assessment	Expansion toward sustainability-aware BIM; embodied carbon estimation and early-stage lifecycle performance evaluation	1
2025	6D BIM	Operational energy, digital twins	Sensor-calibrated BIM digital twins; integration of IoT data for operational energy optimization and ESG reporting	39
2026	6D–7D BIM	Asset management, predictive maintenance	Shift toward asset intelligence; predictive maintenance and lifecycle optimization using BIM–IoT–AI integration	48, 55

The table (2) illustrates a progressive shift from geometry- and schedule-driven BIM (2020–2021) toward sustainability-focused, operational, and asset-centric digital twins (2024–2026), enabled by increasing integration of IoT, cloud platforms, and data-driven analytics.

L. Continuation: Lifecycle Integration Perspective

This integrated lifecycle perspective reinforces the role of Building Information Modeling (BIM) as the central information backbone that connects project phases through a continuous digital workflow. While design-phase BIM primarily supports coordination, visualization, and performance simulation, its integration with Internet of Things (IoT) technologies becomes increasingly prominent during construction and facility management. Real-time data captured from site operations and building systems enables dynamic updating of BIM models, supporting time- and cost-aware decision-making during construction and predictive, performance-oriented asset management during operations [19, 25]. As BIM matures from 3D to higher dimensions, its coupling with IoT and digital analytics facilitates a transition from static information management to intelligent, lifecycle-driven construction and facility management practices, enhancing adaptability, efficiency, and long-term asset performance [54,27].

III. RESEARCH METHODOLOGY

A. RESEARCH DESIGN AND APPROACH

This research adopts a systematic literature review combined with qualitative and bibliometric synthesis to examine the integration of Building Information Modeling (BIM) with emerging digital technologies—particularly IoT, artificial intelligence, digital twins, robotics, and immersive technologies—within the construction sector. A systematic review approach is appropriate due to the fragmented and rapidly evolving Copyright to IJARSET www.ijarset.com 24311



nature of BIM-enabled digital transformation research, enabling structured evidence aggregation and trend identification.

Peer-reviewed journal articles and high-quality conference proceedings were retrieved from Scopus, Web of Science, IEEE Xplore, and ScienceDirect, covering publications from 2020 to 2026. A PRISMA-based screening protocol was applied to ensure relevance, methodological rigor, and consistency across sources.

B. Data Collection and Analytical Methods

Following database screening, selected studies were subjected to thematic coding and bibliometric analysis. Keyword co-occurrence, thematic clustering, and research density mapping were performed using VOSviewer, focusing on terms such as BIM integration, IoT-enabled construction, digital twins, lifecycle management, and sustainability.

The analysis builds upon the authors' earlier work, "Integrating BIM with Digital Technology Trends in the Construction Industry: Implementation Insights (2023)", extending it through a cross-phase evaluation framework that links technological adoption to lifecycle performance outcomes.

C. Background and Rationale

The construction industry is undergoing accelerated digital transformation under Industry 4.0 and Construction 5.0 paradigms, where BIM functions as a central information backbone supporting multidisciplinary collaboration. The integration of BIM with IoT, AI, and cloud-based digital twins enables continuous data exchange across design, construction, and operational phases, improving decision accuracy, productivity, and sustainability performance.

In Asian contexts—particularly India and Southeast Asia—BIM adoption is expanding through policy initiatives, smart city programs, and digital twin pilots. However, challenges such as high initial investment, interoperability limitations, and skill shortages continue to restrict full lifecycle realization. These gaps justify a structured, lifecycle-oriented review focused on IoT-driven and AI-enhanced BIM ecosystems.

D. Scope of Investigation

Comparative synthesis of global, Asian, and Indian BIM–digital technology practices.

Evaluation of digital maturity, innovation diffusion, and infrastructure readiness across regions.

Identification of research gaps and implementation barriers relevant to the Indian commercial building sector.

E. Research Objectives

To analyze global and regional trends in BIM integration with digital technologies (IoT, AI, robotics, XR) and their impact on project efficiency and sustainability.

To evaluate BIM's role in improving cost, time, risk, and lifecycle performance through digital automation.

To identify research and implementation gaps in the Indian construction sector, with emphasis on contextual and policy-related challenges.

F. CONCEPTUAL FRAMEWORK: IOT–BIM INTEGRATION FOR LIFECYCLE OPTIMIZATION

The conceptual framework (Figure 1) positions BIM as a dynamic digital hub connecting real-time IoT data, digital twins, and visualization platforms across the project lifecycle:

- Design Phase: IoT-informed BIM supports predictive simulation, energy analysis, and AI-assisted optimization.
- Construction Phase: Sensors, drones, and robotics provide live data for progress monitoring, safety management, and workflow coordination.
- Operation Phase: Digital twins and IoT-enabled asset monitoring facilitate predictive maintenance, facility management, and sustainability tracking.

Continuous feedback loops between physical assets and digital models enable data-driven decision-making, reduced lifecycle costs, and enhanced performance, aligning with Construction 5.0 principles of sustainability and human-centric innovation.

G. RESEARCH GAPS AND EMERGING DIRECTIONS

- Despite growing research output, most studies remain technology-centric, lacking holistic lifecycle frameworks applicable across diverse economic contexts. Empirical evidence on cost–benefit analysis and return on investment (ROI) from BIM–IoT adoption is particularly limited in developing economies.
- Persistent challenges related to data interoperability, cybersecurity, and standardized communication protocols further constrain scalable implementation. Future research should prioritize standardized digital twin architectures, open data ontologies, and AI-driven analytics integrated with IoT feedback loops to realize a fully intelligent and sustainable built environment.

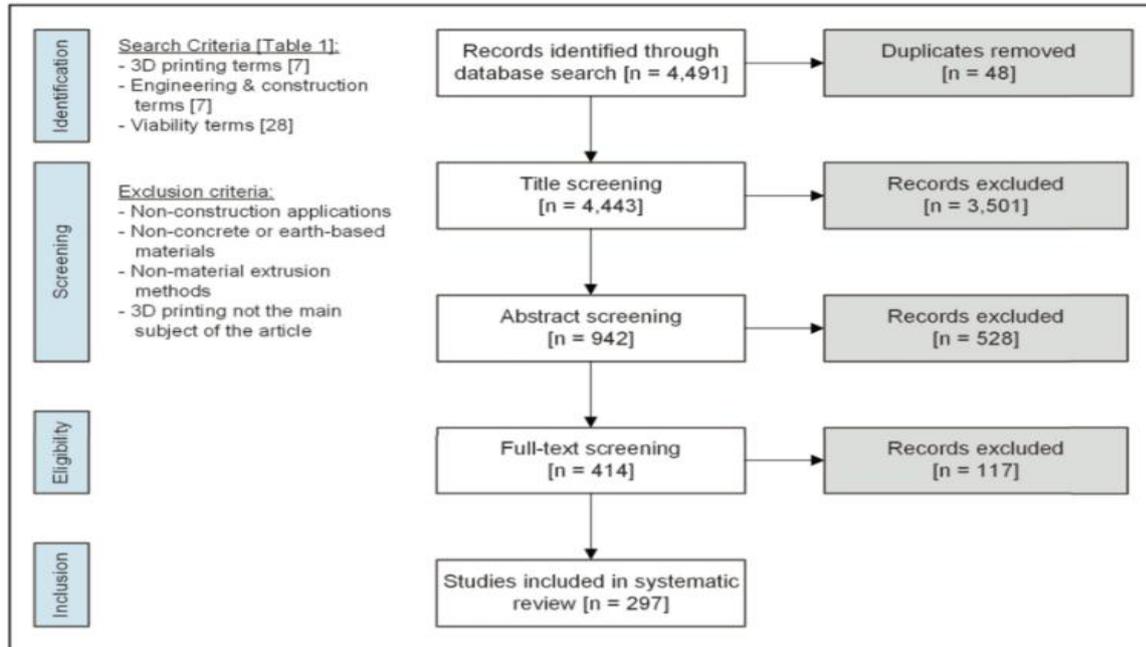
Methodological Process

Figure 3. Methodological framework adopted in the review



The process followed a structured sequence beginning with a literature search (Scopus and Web of Science, 2020–2026), followed by thematic coding of sustainability and innovation-oriented themes, trend mapping to trace research evolution, and comparative synthesis across construction lifecycle phases. Validation steps and acknowledgment of limitations ensured transparency and reproducibility.

Figure 4. PRISMA-based study selection and screening process.



This figure illustrates the systematic identification, screening, eligibility assessment, and final inclusion of studies adopted in the review. An initial database search yielded 4,491 records, which were progressively refined through duplicate removal, title screening, abstract screening, and full-text assessment. The structured exclusion criteria ensured that only construction-relevant and methodologically robust studies were retained. Ultimately, 297 studies were included for a detailed systematic review and synthesis.

A PRISMA-based screening protocol was employed to ensure transparency and rigor in the literature selection process. Following duplicate removal, records were screened at the title, abstract, and full-text levels using predefined inclusion and exclusion criteria. This stepwise filtering minimized bias and ensured that the final dataset was both relevant and reproducible for systematic analysis.

IV. BIM AND DIGITAL CONSTRUCTION TOOLS: SHAPING THE INDUSTRY

Adoption of Building Information Modeling (BIM) has gained increasing prominence over the past two decades, and a range of conceptual frameworks has emerged to address its drivers and facilitators. For example, [2] conducted a cross-field analysis of organisational competencies (managerial, technical, operational, normative/ISO) and how this influences BIM adoption in the built-asset industry. They found that factors such as firm size, field of activity, financial capacity and geographic location shape competency profiles, with varying impacts depending on competency type. CoLab+1 Similarly, [3] identify five key factors affecting BIM development in Indonesia: (i) Understanding and Awareness; (ii) Establishment of BIM standards; (iii) Competencies and Skills; (iv) Commitment and Consistency; and (v) Monitoring and Evaluation. SpringerLink These studies underline that BIM adoption is not simply a matter of software uptake, but is strongly influenced by organisational capabilities, governance frameworks, skills, standards and continual monitoring. For your paper focusing on the Indian commercial building sector, these insights suggest that analyzing these dimensions (organizational technical/standardisation) may provide a meaningful structure for framing the drivers and barriers of BIM lifecycle integration.



A. INTEGRATION WITH AI, AUTOMATION, AND ICT

Integrating BIM with AI, IoT, and automation is reshaping construction workflows, enabling greater efficiency, accuracy, and process automation. IoT sensors enable real-time monitoring, while AI analyzes data to optimize performance, predict maintenance, and improve energy efficiency. However, challenges persist in converting BIM formats like Industry Foundation Classes (IFC) into AI-compatible structures [14]. Intelligent technologies, including BIM, GIS, blockchain, and AI, play a critical role in Construction and Demolition Waste Management but require unified frameworks for effective implementation [39]. Recent studies emphasize AI's potential to boost BIM performance and outline practical strategies for overcoming integration barriers [38]. Information and Communication Technologies (ICTs) are also widely adopted across global sites, improving execution despite persistent challenges [18], while [16] recommend machine learning adoption, integrated technology use, and robust implementation frameworks to enhance BIM's effectiveness.

B. INTEGRATION WITH AR, VR, AND MR

Augmented Reality (AR) overlays BIM models onto physical spaces, improving design communication and reducing errors, while Virtual Reality (VR) enhances training and stakeholder understanding through immersive walkthroughs [4]. AR-driven BIM tools help teams validate designs in real contexts, and VR enables clients to visualize project outcomes in detail. Integrating Mixed Reality (MR) expands applications to diverse infrastructure types and supports risk management for better time and cost control [7]. Combining 3D BIM with AR can replace paper-based workflows, increasing efficiency and clarity on site (Pan et al., 2024). BIM-XR integration significantly improves project precision, safety, and decision-making, promoting innovative practices across phases [12].

C. INTEGRATED BIM-IOT FRAMEWORK FOR LIFECYCLE-ORIENTED CONSTRUCTION

In the design phase, BIM enables model-based planning, multidisciplinary coordination, clash detection, early cost estimation, and performance simulation. While IoT deployment is limited at this stage, insights derived from historical operational data and simulation-based analyses inform design optimization and decision-making [54, 8]. Figure 5 illustrates an integrated BIM-IoT framework in which Building Information Modeling (BIM) functions as the central digital platform supporting lifecycle-oriented construction from design to facility management (Figure 5). During the construction phase, BIM is dynamically integrated with IoT-enabled site technologies, including sensors, RFID systems, drones, and smart equipment. Real-time data related to progress, resource utilization, safety conditions, and environmental parameters are synchronized with 4D and 5D BIM models, enabling automated schedule-cost monitoring, early deviation detection, and proactive project control [19, 53].

In the facility management phase, BIM evolves into a digital twin, where IoT sensors continuously monitor energy consumption, system performance, occupancy, and asset condition. Cloud-based analytics and intelligent algorithms support predictive maintenance, lifecycle cost optimization, and sustainability monitoring [27]. Overall, the framework highlights BIM as the information backbone, IoT as the real-time data acquisition and feedback layer, and digital analytics as decision-support enablers, facilitating intelligent, resilient, and performance-driven construction ecosystems.

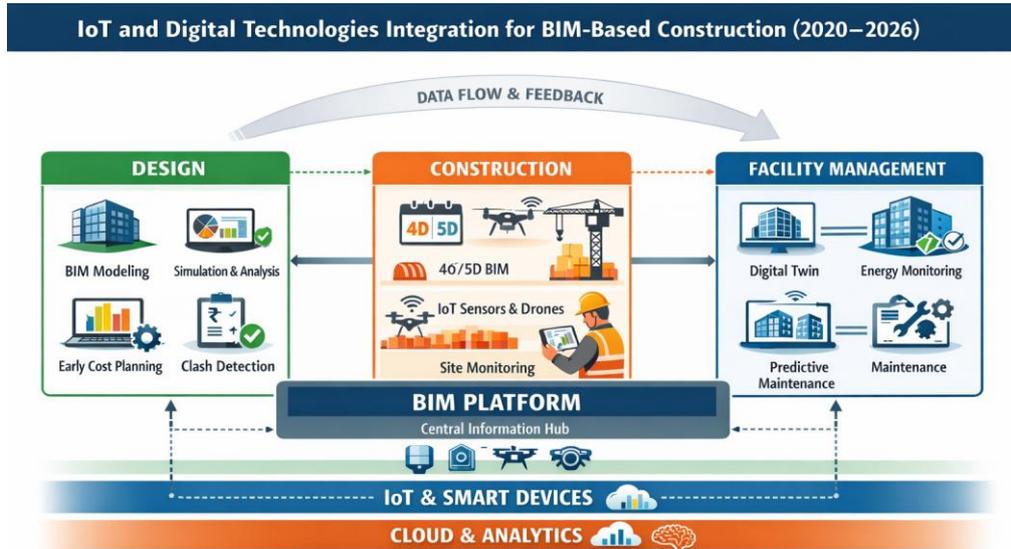


Figure 5. IoT integrated with BIM and digital technologies

D. INTEGRATION OF IOT WITH BIM AND ROBOTICS FOR CONSTRUCTION

The integration of the Internet of Things (IoT) with Building Information Modeling (BIM) and robotic systems has emerged as a significant research focus between 2020 and 2026. IoT-enabled sensors and smart devices facilitate continuous acquisition of site data related to positioning, movement, force, and environmental conditions, while BIM provides a centralized platform for structuring, visualizing, and contextualizing this information [19, 57]. When coupled with robotic systems—such as autonomous inspection robots, robotic arms for assembly, and mobile robots for material handling—this integration enables closed-loop, data-driven construction workflows. Recent studies demonstrate that IoT-informed robotic operations linked to BIM models improve task precision, enhance safety by reducing human exposure to hazardous environments, and increase productivity through automation and real-time feedback [27]. Collectively, BIM–IoT–robotics integration supports intelligent construction execution and contributes to improved lifecycle performance in digitally enabled construction projects.

E. INTEGRATION OF IOT WITH BIM AND DRONES IN CONSTRUCTION

The integration of drones represents a critical interface between IoT technologies and BIM-based construction workflows. Studies published between 2020 and 2026 highlight drones as IoT-enabled mobile sensing platforms capable of capturing high-resolution spatial, visual, and environmental data from construction sites [38]. Through IoT communication networks, drone-generated data—including imagery, point clouds, and thermal information—is systematically linked to BIM models, enabling direct comparison between planned and actual site conditions. This explicit IoT–BIM–drone linkage supports automated progress monitoring, deviation detection, quality inspection, and safety assessment [59]. By transforming aerial data into actionable BIM intelligence, drone-based IoT integration enhances BIM’s role as a dynamic, continuously updated information system rather than a static project model.

F. INTEGRATION OF BIM, IOT, AND DIGITAL TWINS IN CONSTRUCTION

Recent research indicates a decisive transition from static BIM applications toward dynamic Digital Twin–enabled construction environments, driven by IoT integration. In this paradigm, BIM functions as the foundational digital information model, IoT serves as the real-time data acquisition and communication layer, and Digital Twins



operate as the analytical and operational extension enabling continuous synchronization between physical construction systems and their digital representations [19, 39]. IoT-enriched BIM models support real-time monitoring of construction activities, structural behavior, environmental conditions, and equipment performance, transforming conventional BIM into a living digital asset [25, 53].

The Digital Twin layer advances this integration by enabling bidirectional data exchange, continuous model updating, and predictive simulation. Reported applications include construction sequencing optimization, safety risk prediction, energy performance forecasting, and lifecycle carbon assessment [47, 28]. From 2023 onward, the convergence of AI-driven analytics with BIM–IoT–Digital Twin ecosystems have further enabled anomaly detection, predictive maintenance, automated defect recognition, and adaptive decision-making [23]. Despite these advances, challenges related to interoperability, semantic consistency, cybersecurity, and computational scalability remain. Addressing these challenges through standardized data models and secure architectures is essential for realizing resilient, autonomous, and sustainable digital construction ecosystems [57].

V. KEY TERMS: THE INTEGRATION OF BIM WITH IOT FOR CONSTRUCTION

A. BENEFITS OF IOT–BIM INTEGRATION IN CONSTRUCTION

The integration of Internet of Things (IoT) technologies with Building Information Modeling (BIM) has significantly transformed construction project delivery by enabling real-time data acquisition, intelligent monitoring, and lifecycle-oriented decision-making. IoT-enhanced BIM environments allow continuous synchronization between physical site conditions and digital models, supporting proactive control of quality, safety, cost, and schedule performance. Through sensor-driven feedback, analytics, and digital twin enablement, IoT–BIM integration shifts construction management from reactive problem-solving toward predictive and automated workflows.

Table 3 summarizes the key benefits of integrating IoT technologies with BIM in construction projects, highlighting the associated digital functionalities and representative studies published between 2020 and 2026.

Table 3: Benefits of IoT–BIM Integration in Construction: Technologies and Key Studies (2020–2026)

Major Benefit	IoT Technologies Involved	BIM-Enabled Functions	Key References (2020–2026)
Real-time construction monitoring	Environmental sensors, RFID, GPS, smart meters	Live progress tracking, site condition visualization, planned vs. actual comparison (4D BIM)	19, 25
Improved quality assurance & reduced rework	Vibration sensors, temperature sensors, and laser scanners	Automated quality checks, tolerance verification, and defect detection	53, 28
Enhanced construction safety management	Wearables, proximity sensors, gas & noise sensors	Hazard zone mapping, safety alerts, spatial risk visualization	47
Productivity & schedule optimization	Equipment sensors, GPS trackers, machine telemetry	Activity-based progress updates, resource productivity analysis, and delay prediction	39, 57
Cost control & resource efficiency	Smart meters, material tracking sensors, logistics sensors	Real-time quantity take-off, cost deviation analysis (5D BIM), waste reduction	53, 23
Predictive maintenance & asset performance	Condition-monitoring sensors, vibration & strain gauges	Predictive maintenance planning, asset health visualization	28, 55
Digital Twin enablement	Continuous sensor streams, edge devices, gateways	Real-time BIM synchronization, simulation and scenario testing	19
Lifecycle sustainability & energy optimization	Energy meters, environmental sensors, smart HVAC sensors	Energy simulation updates, lifecycle carbon assessment, performance benchmarking	57, 23
Improved decision-making & automation	IoT platforms integrated with AI analytics	Data-driven decision support, automated alerts, adaptive planning	47, 55



Table 3 demonstrates that IoT–BIM integration consistently supports real-time monitoring, predictive control, and lifecycle optimization, while also forming the technological foundation for Dig

This table synthesizes key studies published between 2020 and 2026 that examine the integration of IoT technologies with BIM in construction projects. It maps major benefits—such as real-time monitoring, quality assurance, safety management, productivity optimization, cost control, and Digital Twin enablement—to the corresponding IoT technologies and BIM-enabled functionalities reported in the literature. The selected references demonstrate a clear progression from basic sensor-enabled monitoring to AI-supported, digital twin–driven construction intelligence. Overall, the table highlights how IoT–BIM integration has evolved into a foundational enabler for lifecycle-oriented decision-making, predictive control, and sustainable construction practices.

B. BARRIERS AND CHALLENGES IN BIM AND IOT-ENABLED CONSTRUCTION

The adoption of Building Information Modeling (BIM) and its integration with Internet of Things (IoT) technologies is increasingly recognized as essential for improving efficiency, coordination, and lifecycle performance in construction projects. However, despite well-documented benefits, implementation remains uneven due to a combination of organizational, technical, economic, and contextual barriers that limit effective and scalable adoption [43]. A primary challenge concerns organizational readiness and human capital. Numerous studies report persistent shortages of skilled professionals capable of managing BIM-based workflows, interpreting real-time data, and supporting model-driven decision-making. Resistance to change, continued reliance on conventional 2D practices, and limited digital literacy—particularly at the site level—further constrain adoption [43]. Without structured training programs, leadership commitment, and clear digital strategies, BIM and IoT tools are often underutilized or restricted to basic visualization and coordination functions.

Technological readiness and infrastructure limitations represent another significant barrier. Effective BIM–IoT integration requires high-performance hardware, licensed software platforms, reliable network connectivity, and robust sensor infrastructure. Empirical evidence indicates that many organizations allocate insufficient budgets to digital infrastructure, limiting their ability to deploy advanced BIM environments or scale IoT-enabled applications beyond pilot projects [51]. In addition, sensor durability and network reliability remain problematic in dynamic construction site conditions, reducing trust in real-time data streams [19].

Interoperability and data integration challenges further hinder implementation. BIM platforms, IoT devices, and construction management systems often operate on heterogeneous data formats and proprietary standards, complicating seamless data exchange. As a result, real-time information generated by sensors, drones, and smart equipment may not be fully synchronized with BIM models, undermining the development of reliable digital twins and limiting data-driven decision support across project stages [53, 38].

Data quality, security, and governance issues also pose substantial challenges in IoT-enabled BIM environments. Large volumes of sensitive data related to site activities, building performance, and operational systems must be transmitted, stored, and accessed securely. Studies highlight concerns related to cybersecurity risks, data ownership ambiguity, and regulatory compliance, particularly in cloud-based and multi-stakeholder environments, which often discourage full-scale adoption [20, 21].

Economic and cost-related constraints remain a critical consideration for stakeholders. Implementing BIM–IoT systems requires upfront investment in sensors, communication networks, data platforms, and system integration, in addition to recurring costs for maintenance, analytics, and software subscriptions. Since many benefits—such as reduced rework, improved energy efficiency, and predictive maintenance—are realized over the long term, organizations operating in cost-sensitive construction markets may be hesitant to invest without clear short-term financial returns [32, 33]. Process standardization and lifecycle continuity represent additional barriers to effective implementation. The absence of well-defined standards, execution plans, and validated case studies reduces consistency and interoperability across projects. Moreover, digital workflows are frequently disrupted at project handover, limiting the transition from construction-focused BIM models to operational digital twins.

Consequently, higher BIM dimensions related to sustainability (6D) and asset management (7D) remain underutilized in practice [37].

Within the Indian commercial building context, these challenges are further amplified by traditional procurement practices, fragmented subcontracting structures, evolving regulatory frameworks, and uneven workforce skill levels. Limited availability of nationally aligned BIM standards and inconsistent policy mandates reduce incentives for systematic BIM–IoT integration across the project lifecycle, contributing to partial or project-specific adoption rather than industry-wide transformation [17, 38].

Overall, the barriers and challenges associated with BIM and IoT-enabled construction stem less from technological limitations and more from organizational readiness, interoperability gaps, governance structures, skills development, and economic considerations. Addressing these interconnected issues is essential to unlock the full lifecycle value of BIM–IoT integration and to support the transition toward smart, resilient, and performance-driven construction systems [19, 43]. Table 4 synthesizes the major organizational, technical, and contextual barriers affecting BIM and IoT-enabled construction implementation between 2020 and 2026.

Table 4. Key Barriers and Challenges in BIM and IoT-Enabled Construction (2020–2026)

Barrier / Challenge Category	Description	Impact on BIM–IoT Integration	Representative Studies (2020–2026)
Organizational readiness & human capital	Lack of trained BIM/IoT professionals, resistance to change, reliance on 2D workflows, limited digital literacy	Partial or superficial BIM adoption; underutilization of advanced BIM dimensions (4D–7D)	43
Technological & infrastructure readiness	Inadequate hardware, software licenses, network capacity, and sensor infrastructure	Limits scalability of BIM–IoT systems; restricts real-time monitoring and analytics	51
Interoperability & system integration	Fragmented BIM platforms, heterogeneous IoT devices, proprietary data formats	Poor data exchange; unreliable digital twins; reduced decision-support capability	53, 38
Data quality, security & governance	Sensor inaccuracies, data loss, cybersecurity risks, unclear data ownership	Reduced trust in real-time data; reluctance to adopt cloud-based BIM–IoT workflows	19
Economic & cost constraints	High upfront investment, ongoing maintenance and subscription costs, delayed ROI	Hesitation to invest; BIM–IoT limited to pilot projects	14, 20
Standards, guidelines & documentation	Absence of clear BIM standards, execution plans, and validated case studies	Inconsistent implementation; poor lifecycle continuity	41, 46
Lifecycle continuity & handover issues	Weak integration between construction BIM and FM/digital twins	Underutilization of 6D (sustainability) and 7D (asset management) BIM	48, 1
Contextual & regulatory constraints (India-focused)	Fragmented procurement, evolving regulations, and uneven skill distribution	Slower adoption curve; project-specific rather than systemic BIM use	43

The findings indicate that BIM–IoT challenges are driven more by organizational readiness, governance, and lifecycle integration issues than by technological limitations alone.

C. BIM AND RISK MANAGEMENT & RESILIENT CONSTRUCTION

In the context of climate change, natural hazards, and increasing demands for resilient infrastructure, the ability to incorporate resilience into planning, design, and construction has become critical. BIM offers substantial potential in this regard: by integrating hazard-mapping, structural, procedural, and lifecycle-risk workflows into



the digital model, engineers and construction professionals can assess vulnerabilities, simulate responses, and optimise design for durability, adaptability, and long-term sustainability.

Construction projects are inherently exposed to a wide range of risks (cost, schedule, quality, safety, sustainability) and effective risk management is critical to project success. As noted by [5], BIM offers transformative capabilities across the project-lifecycle for risk identification, analysis, response planning and monitoring. Furthermore, studies such as [6] emphasise BIM's role in facilitating stakeholder collaboration and real-time risk tracking. From a safety and hazard-mitigation perspective, BIM is increasingly being applied to proactively manage on-site hazards: for instance, the agent-based simulation framework by [8] integrates 4D BIM with agent-based modelling to simulate hazardous events, thereby offering heat-maps of hazard exposure during planning phase. Another example: [12] in a high-rise residential case study found that a BIM-based process significantly reduced accidents from fall hazards, electrocution, slips/trips, fire weak-spots, and improved constructability through clash-detection.

More broadly, [20] studied how BIM contributes to the sustainability of bridge projects by managing risk-exposure in infrastructure projects. From a resilient-infrastructure perspective, [26] proposed a BIM-based disaster risk-reduction auditing framework for highway infrastructure, demonstrating how BIM can support proactive assessments of resilience. In sum, the literature indicates that BIM is no longer merely a design and coordination tool, but has evolved into a key enabler of risk and resilience management—supporting a shift from reactive to proactive workflows, from discipline-specific silos to integrated processes, and from static models to dynamic monitoring and simulation frameworks.

D. COST REDUCTION AND BIM IN CONSTRUCTION

Building Information Modeling (BIM) is widely recognized as an effective digital approach for improving cost efficiency and financial control in construction projects. Beyond its conventional role in design coordination and clash detection, BIM—particularly through its 5D (cost) dimension—enables integrated cost estimation, budgeting, monitoring, and lifecycle financial management. By linking quantities, schedules, and cost data within a unified digital environment, BIM supports early error detection, reduction of rework, and informed cost-related decision-making across the project lifecycle [41,42].

Recent empirical studies provide strong evidence of BIM's contribution to cost management. [6] demonstrated that 5D BIM enhances real-time visualization and analysis of cost data, leading to improved cost estimation accuracy, planning, and budget control in the AEC industry. Similarly, [10] showed through a case-based investigation that 5D BIM significantly strengthens cost monitoring, enables automated payment processes, and improves financial governance, addressing key shortcomings of traditional cost-management practices.

Broader literature reports measurable cost and time benefits associated with BIM adoption. Multi-case investigations indicate that BIM implementation can reduce overall project costs by approximately 15% and shorten project durations by nearly 20% (SpringerLink, 2025). Studies examining BIM–Lean integration further report 18–27% cost reductions and 30–40% reductions in material waste, highlighting BIM's role in minimizing inefficiencies and enhancing value generation (IIETA, 2024). In residential construction, integration of 5D BIM with value engineering techniques has resulted in cost savings of up to 35% in selected projects. Although these outcomes are context-specific, they consistently demonstrate BIM's capacity to improve economic performance.

From a project management perspective, BIM also strengthens key knowledge areas outlined in the PMBOK framework, particularly Project Integration Management. [12] reported that BIM improves coordination, clash resolution during the engineering phase, and lifecycle information continuity, which indirectly but substantially contribute to cost reduction and schedule control. However, the study also identifies persistent barriers—such as shortages of skilled BIM professionals, unclear value propositions, and insufficient training—that can limit the realization of BIM's cost-related benefits.

The literature further emphasizes that BIM's cost-reduction potential is amplified when combined with complementary digital technologies. Integration with IoT sensors, drones, automation platforms, and immersive



technologies enables real-time progress monitoring, automated quantity take-offs, and lifecycle cost tracking through digital twins [57]. Such integrations enhance cash-flow control, reduce change orders, and support proactive cost management across construction and operation phases.

Within the context of Indian building projects, these findings require careful contextualization. Local factors—including regional cost databases, procurement and contract models, labor productivity, regulatory frameworks, and technology readiness—significantly influence BIM-enabled cost outcomes. While global studies report substantial cost savings, their transferability to the Indian context depends on organizational readiness, availability of skilled professionals, infrastructure investment, and alignment with prevailing construction practices [31]. Overall, the literature strongly supports the conclusion that BIM—especially when extended into 5D cost modeling and lifecycle-oriented applications—can deliver meaningful cost reductions, time savings, and quality improvements. However, realizing these benefits in practice depends on early integration of cost workflows, skilled human capital, technological and hardware support, and supportive organizational and institutional frameworks. In Indian commercial construction, BIM's cost-reduction potential must therefore be critically evaluated against local conditions to identify both achievable gains and contextual constraints.

E. Clash Detection in BIM-Enabled Construction Projects

Clash detection is one of the most value-generating applications of Building Information Modeling (BIM), enabling the identification and resolution of design and coordination conflicts within a virtual environment before physical construction begins. Unlike conventional practices—where clashes between architectural, structural, and MEP systems are often detected on-site, leading to rework, delays, and cost overruns—BIM-based clash detection supports a proactive and preventive digital workflow during design and planning stages [29, 47]. Through federated BIM models, multidisciplinary teams can visualize system interdependencies, conduct coordinated reviews, and resolve conflicts collaboratively, thereby improving constructability and design reliability [13, 54].

BIM-enabled clash detection typically categorizes conflicts into hard clashes, involving direct geometric interferences; soft clashes, related to clearance, safety, or maintenance requirements; and time-based (4D) clashes, which arise from improper sequencing or overlapping construction activities [29, 53]. Addressing these clash types at early project stages significantly reduces design errors, minimizes construction-phase disruptions, and enhances schedule and resource planning.

Recent studies indicate that clash detection increasingly functions as a lifecycle-oriented coordination mechanism rather than a design-only checking tool. When integrated with 4D and 5D BIM, clash detection contributes to schedule optimization and cost control by linking conflicts to time and resource impacts [19, 25]. Furthermore, advanced integration with digital twins, IoT-enabled monitoring, and reality capture allows comparison between as-built conditions and BIM models, supporting real-time deviation detection and quality assurance during construction [27]. Overall, BIM-based clash detection plays a central role in reducing risk, enhancing coordination, and improving efficiency in digitally enabled construction projects. As BIM-enabled clash detection evolves from a design-stage coordination tool to a lifecycle-oriented management capability, its integration with IoT-based sensing and Digital Twin platforms becomes increasingly important. Real-time field data and continuously updated digital replicas enable dynamic clash identification, deviation detection, and proactive resolution during construction and operation, thereby extending clash management beyond static model checking.

F. REDUCING CONSTRUCTION REWORK THROUGH IOT-INTEGRATED BIM (2020–2026)

Recent research consistently demonstrates that integrating the Internet of Things (IoT) with Building Information Modeling (BIM), digital twins, and real-time analytics significantly contributes to the reduction of construction rework. Rework in conventional construction often arises from design inconsistencies, poor coordination, installation errors, and delayed detection of deviations, leading to cost overruns, schedule delays, and material waste. IoT-integrated BIM frameworks address these issues by enabling continuous, real-time comparison between planned and actual construction conditions [19, 33].

IoT-enabled sensors deployed on construction sites capture live data related to material placement, geometric tolerances, equipment operation, environmental conditions, and workforce activities. When this data is



synchronized with BIM models, deviations from design intent can be detected at early stages rather than during or after execution. Studies show that sensor-driven BIM environments support automated quality checks, tolerance verification, and installation validation, thereby reducing the likelihood of downstream rework [25, 27].

The integration of digital twins further strengthens rework reduction mechanisms by creating a continuously updated virtual replica of the physical construction system. Digital twins ingest IoT data streams and dynamically update BIM representations, enabling real-time detection of clashes, sequencing conflicts, and construction errors. Research between 2022 and 2025 highlights that digital twin-enabled BIM systems improve defect detection accuracy and enable predictive identification of rework-prone activities before critical failures occur [38].

Moreover, when IoT-integrated BIM is combined with 4D and 5D workflows, rework impacts can be assessed not only geometrically but also in terms of time and cost. Automated alerts triggered by sensor-detected deviations allow project teams to intervene early, minimizing corrective work and associated schedule and budget impacts. Empirical studies report measurable reductions in rework frequency, improved first-time quality, and enhanced site productivity through such integrated digital workflows [9].

The above evidence from 2020–2026 confirms that IoT-integrated BIM shifts rework management from a reactive, inspection-based approach to a proactive, data-driven quality assurance system. By enabling early error detection, continuous monitoring, and lifecycle-oriented feedback loops, this integration plays a crucial role in improving construction quality, reducing waste, and enhancing overall project performance.

INTEGRATED IOT AND MOBILE APPLICATIONS FOR SMART CONSTRUCTION

Recent smart construction practices increasingly rely on the integration of Internet of Things (IoT) technologies with Building Information Modeling (BIM) to enable data-driven and lifecycle-oriented project delivery. IoT devices such as environmental sensors, RFID systems, smart meters, and equipment-mounted sensors support real-time data acquisition related to site conditions, resource utilization, safety, and asset performance. When integrated with BIM, these data streams facilitate continuous monitoring, improve model reliability, and support informed decision-making across the construction lifecycle [5]. In parallel, distributed mobile applications extend IoT-enabled BIM capabilities by enabling on-site access to real-time information through smartphones, tablets, and wearable devices. These platforms support live progress tracking, digital inspections, safety compliance monitoring, and maintenance reporting at the point of activity. Although challenges related to interoperability, connectivity, and cybersecurity persist, current adoption trends indicate a shift toward mobile, user-centric, and performance-oriented construction workflows, reinforcing IoT-enabled BIM as a core enabler of smart construction under the Construction 5.0 paradigm [11].

VI. DISCUSSION AND CONCLUSION

Building on the growing adoption of integrated IoT and mobile-enabled applications for smart construction, this study demonstrates that the incorporation of Internet of Things (IoT) technologies within Building Information Modeling (BIM) frameworks represents a decisive shift in digital construction practice. The evidence synthesized from studies published between 2020 and 2026 confirms a transition from static, model-centric BIM applications toward dynamic, data-driven, and lifecycle-oriented systems. IoT-enabled BIM environments enhance real-time visibility, support continuous feedback, and enable predictive control across design, construction, and operational phases, leading to measurable improvements in productivity, cost efficiency, quality assurance, and sustainability performance.

The reviewed literature highlights that the evolution of BIM from 3D to higher dimensions (4D–7D), when augmented by IoT sensing, digital twins, and real-time analytics, has expanded BIM's role beyond design coordination into integrated lifecycle management. Empirical findings indicate significant reductions in construction rework, improved clash detection accuracy, enhanced reliability of 4D scheduling, strengthened 5D cost governance, and more informed sustainability and asset-management decisions. In particular, the coupling of continuous IoT data streams with BIM-based digital twins enables early detection of deviations between planned and actual performance, supporting proactive interventions that reduce delays, waste, and operational inefficiencies.



The discussion further reveals a paradigm shift toward closed-loop decision-making environments, in which BIM models are continuously updated using real-time construction and operational data. The convergence of BIM, IoT, and artificial intelligence facilitates predictive analytics, automated schedule and cost adjustments, and adaptive control mechanisms that improve project reliability and lifecycle performance [38, 8]. Digital twins, in this context, are evolving from static visual representations into multi-scale, process-aware systems capable of supporting simulation-driven optimization across design, construction, and operation stages [57, 55].

Despite these advancements, the study underscores that the full potential of IoT-integrated BIM remains constrained by persistent challenges related to interoperability, organizational readiness, skills availability, governance structures, and standardization. The findings suggest that technological capability alone is insufficient; effective value realization requires coordinated institutional frameworks, standardized data environments, and sustained industry capacity building. In the context of Indian commercial building projects, these challenges are further influenced by procurement practices, regulatory maturity, workforce skill distribution, and digital infrastructure readiness, underscoring the need for context-sensitive and scalable implementation strategies.

In conclusion, the synthesized evidence positions IoT-integrated BIM as a foundational enabler of resilient, intelligent, and sustainable construction ecosystems, aligned with the objectives of Construction 5.0. While current applications demonstrate clear benefits, achieving scalable and repeatable outcomes requires a shift from fragmented pilot implementations toward system-level integration supported by robust governance, interoperability standards, and cross-industry collaboration.

Future Research Directions

Future research should prioritize

1. **System-level IoT–BIM integration**
Future research should prioritize scalable, lifecycle-oriented IoT–BIM architectures that transcend isolated project pilots and support portfolio- and city-scale deployment, enabling consistent productivity and sustainability gains [29,57].
2. **AI-enabled closed-loop decision-making**
The convergence of AI, IoT, and BIM warrants deeper investigation into closed-loop construction management systems, where real-time data streams drive predictive analytics, automated model updates, and proactive rework prevention [38,8].
3. **Digital twins for lifecycle optimization**
Future studies should advance digital twins as multi-scale, process-aware systems that integrate design intent, construction data, and operational feedback to support simulation-driven optimization across the entire asset lifecycle [57,55].
4. **Smart asset management and sustainability**
Further research is needed to quantify how IoT-enabled asset management, when linked with lifecycle BIM, can optimize maintenance strategies, extend asset life, and reduce whole-life carbon emissions, particularly in operationally intensive building typologies [39].

By consolidating recent evidence and articulating future research priorities, this study contributes a coherent, lifecycle-focused perspective on IoT–BIM integration. The insights presented provide a strong foundation for advancing digital construction research and practice, supporting the transition toward intelligent, sustainable, and performance-driven built environments.

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