



PROJECT PREFEASIBILITY REPORT

PROJECT DETAILS

Project Name	Smart and Sustainable Infrastructure for Future Cities
Location	Bergvliet Local Municipality
Sector	Social
Department	Department Of Infrastructure
Project Owner	Poonam Yawalkar
Project Manager	Poonam Yawalkar

BACKGROUND & JUSTIFICATION

Urban centres across the world are experiencing rapid population growth, increased economic activity, and rising pressure on existing infrastructure systems. Traditional infrastructure models are no longer sufficient to meet the evolving needs of modern cities, particularly in the face of climate change, resource scarcity, congestion, and environmental degradation. As cities expand, the demand for efficient transport networks, reliable utilities, sustainable energy systems, and resilient public services continues to intensify.

Smart and sustainable infrastructure presents a transformative opportunity to address these challenges. By integrating digital technologies—including IoT sensors, real-time data platforms, artificial intelligence, and automation—with green and energy-efficient design principles, cities can significantly improve operational efficiency and environmental performance.

Investing in smart and sustainable infrastructure is justified because it enables:

- **Optimised resource management** (energy, water, waste)
- **Reduced operational and maintenance costs** through predictive monitoring
- **Improved mobility and reduced congestion** via intelligent transport systems
- **Resilience to climate risks** such as heatwaves, floods, and extreme weather
- **Enhanced quality of life** for residents through safer, cleaner, and more accessible urban spaces
- **Support for economic growth and innovation**, attracting investment and skilled talent

This approach aligns with global sustainability commitments, including the UN Sustainable Development Goals (SDGs), and national priorities for low-carbon, climate-resilient development.

PROJECT SCOPE

The Scope of Work outlines the key activities, tasks, and deliverables required to plan, design, and implement smart and sustainable infrastructure for future urban development. The project scope includes the following components:

1. Baseline Assessment & Data Collection

- Analyse existing infrastructure systems, including transport, energy, water, waste, ICT, and public services.
- Conduct site surveys, environmental assessments, and socio-economic studies.
- Identify gaps, inefficiencies, constraints, and opportunities for improvement.

2. Smart Infrastructure Planning

- Develop an integrated master plan for smart mobility, utilities, buildings, and public spaces.
- Identify smart technologies such as IoT, smart meters, sensors, automation, and digital twins.
- Propose data management frameworks, cybersecurity measures, and connectivity requirements.

3. Sustainability & Resilience Design

- Incorporate renewable energy systems, energy-efficient design principles, and low-carbon materials.
- Integrate climate resilience measures including flood management, heat mitigation, and disaster preparedness.
- Evaluate environmental impacts and propose mitigation strategies.

OBJECTIVES & KEY FOCUS AREAS

OBJECTIVE	KEY FOCUS AREA
Consistent Public-Private strategic value for all WC infrastructure stakeholders	• Prioritising Infrastructure for Maximum Impact • Enhancing Private Sector Partnerships • Addressing Climate Change & Sustainability
Infrastructure & Governance & Standards (IMC ITC RPG)	• Strengthening Municipal Infrastructure • Innovation & Futures Planning

OBJECTIVE	KEY FOCUS AREA
Infrastructure Monitoring & Evaluation	• Strengthening Municipal Infrastructure • Enhancing Private Sector Partnerships

PROJECT TIMELINE & COST

Estimated Duration	3 Year(s) & 6 Month(s)
Estimated Start Date	29 Nov 2025
Estimated Cost	R 7,000,000,000

PROJECT STAGE-0 SUBMISSION & APPROVAL

Self Approved By: **Poonam Yawalkar**
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ENVIRONMENTAL & SOCIAL CONSIDERATIONS

ENVIRONMENTAL CONSIDERATIONS	SOCIAL CONSIDERATIONS
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• Air, water, and soil pollution from industrial and agricultural activities • Overuse of natural resources leading to scarcity and degradation • Deforestation causing habitat loss, soil erosion, and climate impacts • Sustainable water management to protect quality and prevent scarcity	• Assessment of community impacts such as displacement and livelihood loss • Preservation of cultural heritage sites and artifacts • Engagement with stakeholders throughout the project lifecycle • Support and compensation for involuntary resettlement • Other_1
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REGULATORY & ENVIRONMENTAL APPROVALS

NATIONAL LEVEL	PROVINCIAL AND LOCAL LEVELS	OTHER RELEVANT ENTITIES
• Department of Forestry, Fisheries and the Environment (DFFE): Responsible for environmental management, conservation, and protection in South Africa • Environmental Management Inspectors (EMIs): Responsible for compliance and enforcement of environmental regulations • Environmental Management Frameworks (EMFs): Strategic planning tools for land-use and environmental management decisions • Other_1 • Other_2	• Provincial Environmental Departments: Implement and enforce environmental regulations within provinces • Municipalities: Play a role in environmental management, especially in land-use planning and development applications • Other_1 • Other_2	• Environmental Assessment Practitioners Association of South Africa (EAPASA): Voluntary certification body for Environmental Assessment Practitioners • Wildlife and Environment Society of South Africa (WESSA): Non-profit organization involved in environmental conservation and education • Future demand will be projected using current and emerging growth patterns, including demographic shifts, urban expansion rates, economic development projections, and technological adoption trends. This allows the model to anticipate future pressures on infrastructure.

IDENTIFY KEY STAKEHOLDERS

Government

NAME	ENGAGEMENT STRATEGY
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Department of Agriculture	
Education	
Provincial Treasury	
Department of Mobility	
Premier	
Social Development	
Western Cape Liquor Authority	
Department of Cultural Affairs and Sport	
Western Cape Government	
Other_1	

State-Owned Entities

NAME	ENGAGEMENT STRATEGY
Development Bank of Southern Africa (DBSA)	The DBSA is a leading development finance institution focused on accelerating infrastructure development across South Africa and the broader Southern African region. The bank provides funding, technical assistance, and project preparation support for initiatives in transport, energy, water, sanitation, ICT, and urban development. DBSA's mandate is to promote sustainable socio-economic growth and improve the quality of life by enabling infrastructure-led development.
Industrial Development Corporation (IDC)	The IDC is a national development finance institution dedicated to supporting industrial capacity, economic diversification, and job creation. It provides funding for manufacturing, mining, green industries, agro-processing, and strategic infrastructure. The IDC plays a major role in supporting transformational and high-impact projects that stimulate innovation, competitiveness, and inclusive economic growth.
Eskom	Eskom is South Africa's state-owned electricity utility responsible for the generation, transmission, and distribution of electrical power. It is one of the largest utilities in Africa and plays a critical role in national energy security. Eskom provides technical expertise, grid integration support, infrastructure investment, and operational capabilities essential for energy planning, renewable energy deployment, and large-scale infrastructure development.

Private Entities

NAME	ENGAGEMENT STRATEGY
Construction Companies	Construction companies are responsible for executing physical works related to infrastructure development. Their scope includes site preparation, civil works, building construction, installation of utilities, and implementation of smart infrastructure components. These companies ensure that designs are translated into completed structures that meet quality, safety, and regulatory standards. They play a critical role in project delivery, cost control, and timely execution.
Engineering Firms	Engineering firms provide specialist technical expertise across civil, structural, electrical, mechanical, environmental, and digital engineering disciplines. Their responsibilities include feasibility studies, detailed designs, technical specifications, system integration planning, and construction supervision. They ensure that infrastructure solutions are technically sound, compliant with regulations, and aligned with sustainability and smart-city objectives. Engineering firms also support risk assessments, quality assurance, and performance testing.
Financial Institutions	Financial institutions support project development by offering funding, investment products, loan facilities, guarantees, and financial advisory services. These institutions help structure viable financial models, assess project bankability, and ensure long-term financial sustainability. Their involvement may include project finance, public–private partnership (PPP) funding, capital investment, and risk mitigation instruments. They play a key role in enabling affordable and sustainable infrastructure delivery.

Civil Entities

NAME	ENGAGEMENT STRATEGY
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Civil society organizations advocating for community needs	Civil society organizations (CSOs) play a vital role in representing the interests, concerns, and priorities of local communities. These groups advocate for inclusive development, equitable access to services, environmental protection, and social well-being. Their engagement ensures that infrastructure planning and implementation reflect community needs, cultural considerations, and social impacts. CSOs also contribute to transparency, accountability, and participatory decision-making by facilitating dialogue between citizens, government entities, and project developers.
Other_1	Their involvement may include project finance, public–private partnership (PPP) funding, capital investment, and risk mitigation instruments. They play a key role in enabling affordable and sustainable infrastructure delivery.

Other Stakeholders

NAME	ENGAGEMENT STRATEGY
Local Development Finance Institutions (DFIs)	Local DFIs provide financing, technical expertise, and advisory support for infrastructure and economic development projects within South Africa. Their role includes offering concessional loans, blended finance, guarantees, and project preparation facilities. By supporting sustainable and socially beneficial initiatives, DFIs help bridge funding gaps, de-risk large projects, and ensure long-term financial viability. They are key partners in enabling inclusive growth and infrastructure-led development.
Sustainable Infrastructure Development Symposium - South Africa (SIDSSA)	SIDSSA is a national platform established to coordinate, promote, and accelerate strategic infrastructure projects across South Africa. It brings together government, private sector, DFIs, investors, and technical experts to align infrastructure priorities with national development goals. SIDSSA supports project pipeline development, investment mobilisation, and policy alignment, ensuring that sustainable, resilient, and economically impactful infrastructure projects receive visibility and support. The platform plays a crucial role in shaping infrastructure investment strategies for the country.
Other	A customizable category for additional stakeholders, institutions, or partners relevant to the specific project. This may include sector-specific agencies, research institutions, or private investors depending on the project needs.

NAME	ENGAGEMENT STRATEGY
Other_1	Another placeholder intended for project-specific entities such as innovation hubs, regional development agencies, technology partners, or international organizations that may support project planning, implementation, or financing.

WCG SECTOR PRIORITIES

OUTCOMES	SOCIAL	ENERGY & WATER	ECONOMIC	TECHNOLOGY	ECOLOGICAL
Households have increased access to basic services and improved shelter	Short Term 1-5 YRS (Up to 2030)		Short Term 1-5 YRS (Up to 2030)	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)
Infrastructure investment drives spatial transformation and improves spatial resilience		Short Term 1-5 YRS (Up to 2030)	Long Term 15-30 YRS (Up to 2050)	Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)
Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Medium Term 5-15 YRS (Up to 2040)	Medium Term 5-15 YRS (Up to 2040)			Long Term 15-30 YRS (Up to 2050)
Mobility systems and transportation corridors provide safe and efficient connectivity to opportunities, services, and facilities	Medium Term 5-15 YRS (Up to 2040)			Short Term 1-5 YRS (Up to 2030)	Short Term 1-5 YRS (Up to 2030)

INFRASTRUCTURE TYPE

- **Hard**

Hard infrastructure refers to the physical, tangible systems required for the functioning of a city or region. These include transportation networks, energy systems, water supply, sanitation, communication networks, and built structures. Hard infrastructure supports daily operations, economic growth, and service delivery by providing essential physical assets.

- **Soft**

Soft infrastructure includes the institutional, social, and human systems that support community well-being and effective governance. Examples include educational institutions, healthcare services, regulatory frameworks, financial systems, public administration, social services, and community programs. Soft infrastructure strengthens societal resilience and ensures efficient operation of hard infrastructure.

- **Critical**

Soft infrastructure includes the institutional, social, and human systems that support community well-being and effective governance. Examples include educational institutions, healthcare services, regulatory frameworks, financial systems, public administration, social services, and community programs. Soft infrastructure strengthens societal resilience and ensures efficient operation of hard infrastructure.

PROJECT STAGE-1 SUBMISSION & APPROVAL

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GEO LOCATION

Geo Location	
Latitude	
Longitude	

PROCUREMENT PLANNING

- **Decentralized Preference Criteria**

- 1] ["Departments"]

Criteria applied to support decentralized or local procurement processes. This may include preferences for local suppliers, community-based contractors, or region-specific service providers to strengthen local economic participation and inclusivity.

- **Designated Groups**

1] ["Women-owned businesses","Youth-owned businesses"]

Procurement preferences aimed at ensuring participation of designated groups such as women-owned businesses, youth-owned enterprises, persons with disabilities, and historically disadvantaged communities, in line with national transformation objectives.

- **Local Content and Production**

1] □

Requirements that mandate a certain percentage of goods, materials, or components to be sourced locally. This promotes domestic manufacturing, job creation, and industrial development by ensuring that procurement decisions stimulate the local economy.

PROCUREMENT ACTION

- **E-Procurement Solution (ePS)**

The World Green Building Council defines a green building as one that “in its design, construction or operation, reduces or eliminates negative impacts, and can create positive impacts, on our climate and natural environment; preserve precious natural resources and improve our quality of life”⁵ Given the pressure on cities to act on climate change, green buildings are going to invade our urban centres. Besides being built with sustainable and ethical materials, they will be energy, water and resources-efficient, environmental-friendly by design, and capable of producing their own energy (electricity prosumers). Vertical and/or rooftop gardens will foster quality of living and a good environment for those who live in them or use them.

- **Western Cape Supplier Evidence Bank (WCSEB)**

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SOCIAL IMPACT

SOCIAL IMPACT	REMARKS
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Environmental Sustainability	Smart and sustainable buildings open up a future to environments that do not just support our ways of living, but actually augment and enhance them. Smart buildings will serve as ambient social infrastructure that connects and interacts with occupants to improve their circumstances, by bringing features, services and information right to our location. Through smart buildings people no longer occupy a space, they engage with a place. With smart buildings architecture has evolved from designing structures and objects, to the design of systems and interactions. This leads to a human-centric future, where each interaction by the smart building with its occupants becomes an opportunity to learn and improve or enhance that interaction the next time around. Buildings tend to be integrated like never before into the way we work and live – as a result of a correlation of building and human performance.
Skills Development and Job Creation	Smart and sustainable buildings open up a future to environments that do not just support our ways of living, but actually augment and enhance them. Smart buildings will serve as ambient social infrastructure that connects and interacts with occupants to improve their circumstances, by bringing features, services and information right to our location. Through smart buildings people no longer occupy a space, they engage with a place. With smart buildings architecture has evolved from designing structures and objects, to the design of systems and interactions. This leads to a human-centric future, where each interaction by the smart building with its occupants becomes an opportunity to learn and improve or enhance that interaction the next time around. Buildings tend to be integrated like never before into the way we work and live – as a result of a correlation of building and human performance.
Other_1	

PROPERTY AVAILABILITY

Has the land for the site been identified?	Yes
Remarks	In order to meet the goals of the Paris Agreement to limit global warming, we need to see in the next ten or so years the majority of our buildings become net zero carbon. Any guess on how many cities currently meet that goal? Less than one per cent.

PROJECT STAGE-2 SUBMISSION & APPROVAL

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BACKGROUND & JUSTIFICATION

Urban centres across the world are experiencing rapid population growth, increased economic activity, and rising pressure on existing infrastructure systems. Traditional infrastructure models are no longer sufficient to meet the evolving needs of modern cities, particularly in the face of climate change, resource scarcity, congestion, and environmental degradation. As cities expand, the demand for efficient transport networks, reliable utilities, sustainable energy systems, and resilient public services continues to intensify. Smart and sustainable infrastructure presents a transformative opportunity to address these challenges. By integrating digital technologies—including IoT sensors, real-time data platforms, artificial intelligence, and automation—with green and energy-efficient design principles, cities can significantly improve operational efficiency and environmental performance. Investing in smart and sustainable infrastructure is justified because it enables:

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ECONOMIC AND SOCIAL JUSTIFICATION

- **Poverty reduction**

smart infrastructure include intelligent traffic systems and other geospatial data and information which can make infrastructure planning more responsive to citizens' needs and enable the efficiency of service delivery, garbage collection, water sanitation

- **Job creation**

smart infrastructure include intelligent traffic systems and other geospatial data and information which can make infrastructure planning more responsive to citizens' needs and enable the efficiency of service delivery, garbage collection, water sanitation

- **Inclusive growth**

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GEOGRAPHIC COVERAGE

- **Regions**

City of Cape Town
Cape Wineland
West Coast
Other_1
Other_2

- **Municipalities**

City of Cape Town
Matzikama Municipality
Bergrivier Municipality
Swartland Municipality
Theewaterskloof Municipality
Cape Agulhas Municipality
Local Municipality

- **Communities**

Albertina
Community4
Bergvliet
Caledon
Ceres
Constantia
Hardys Memories of Africa

SECTOR-SPECIFIC ANALYSIS

- **Lack of access to water**

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- **Limited digital connectivity**

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- **Other_1**

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APPROVAL BODIES

1] Provincial Government Departments

- Department of Agriculture
- Education

- Provincial Treasury
- Department of Mobility
- Premier
- Social Development
- Western Cape Liquor Authority
- Department of Cultural Affairs and Sport
- Western Cape Government
- Private Sector

2] Public Entities and Regulatory Bodies

- Western Cape Gambling and Racing Board
- Western Cape Provincial Treasury
- Western Cape Provincial Parliament
- Other_1

3] Specialized Committees and Boards

- Research Ethics Committees
- Environmental Appeals Advisory Panel
- Smart and sustainable buildings open up a future to environments that do not just support our ways of living, but actually augment and enhance them. Smart buildings will serve as ambient social infrastructure that connects and interacts with occupants to improve their circumstances, by bringing features, services and information right to our location. Through smart buildings people no longer occupy a space, they engage with a place. With smart buildings architecture has evolved from designing structures and objects, to the design of systems and interactions. This leads to a human-centric future, where each interaction by the smart building with its occupants becomes an opportunity to learn and improve or enhance that interaction the next time around. Buildings tend to be integrated like never before into the way we work and live – as a result of a correlation of building and human performance.
- Other_1

ENVIRONMENTAL CONSIDERATIONS

1] Projections of usage over time

- traffic volumes

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- energy consumption

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SOCIAL CONSIDERATIONS

1] Department of Social Development Policies

- Focus on child protection, substance abuse prevention, disability inclusion, and older persons' welfare
- Promotes community-based care and support systems

2] Inclusive Economic Development

- Supports SMMEs, women- and youth-owned enterprises
- Encourages job creation through public procurement and infrastructure projects

3] Public Participation and Equity

- Ensures community involvement in planning and decision-making
- Promotes equitable access to services and opportunities

4] Expanded Public Works Programme (EPWP)

- Provides short-term employment and skills development
- Targets vulnerable groups including youth, women, and persons with disabilities

INVESTMENT NEEDS

SR	NAME	DESCRIPTION
1	Infrastructure Development	• Other_1
2	Human Settlements	• Other_1
3	Healthcare	• Other_1
4	Education	• Other_1
5	Agriculture and Agri-processing	• Other_1 • Investment in climate-resilient farming. • Agro-logistics and cold chain infrastructure.
6	Green Economy	• Other_1 • Renewable energy (solar, wind, bioenergy). • Waste-to-energy and recycling initiatives.
7	SMME and Entrepreneurship Support	• Skills development and mentorship programs. • Access to finance and market linkages. • Business incubators and innovation hubs.
8	Tourism and Cultural Investment	• Infrastructure for eco-tourism and heritage sites. • Hospitality training and development.

POLICY INCENTIVES

1. Sector-Focused Incentives

- a. Agri-processing: Support for infrastructure, logistics, and export readiness.
- b. Green Economy: Incentives for renewable energy, water efficiency, and waste-to-energy projects.
- c. Technology and Innovation: Support for ICT hubs, fintech, and digital startups.
- d. Tourism and Film: Rebates and grants for film production and tourism infrastructure.

2. Investment Ecosystem Support

- a. Municipal Investment Readiness Programme: Helps municipalities prepare for and attract investment.
- b. Sector IQ: Provides data-driven insights to guide investment decisions.
- c. Film Incentive Scheme: Assesses and supports the impact of film-related investments.

3. Business Support and Facilitation

- a. Site selection assistance
- b. Regulatory guidance
- c. Market intelligence
- d. Access to government incentives
- e. Investment Summits: Hosted by the Premier to connect investors with opportunities and funding partners

4. National Incentives Accessible in the Western Cape Via the Department of Trade, Industry and Competition (DTIC)

- a. 12I Tax Allowance: For industrial projects.
- b. SEZ Incentives: For businesses in Special Economic Zones.
- c. Export Marketing and Investment Assistance (EMIA): Supports international marketing efforts.
- d. Black Industrialists Scheme: Funding and support for black-owned manufacturing businesses.

5. Investment Summits: Hosted by the Premier to connect investors with opportunities and funding partners

SCALE AND COMPLEXITY

1] Total Addressable Market (TAM)

- **Population served by a transport corridor**

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- **Households needing water access**

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2] Served Available Market (SAM)

- **Location**

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- **Capacity**

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- **Are there any envisaged Operational constraints?**

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3] Demand Forecasting

- Projections of usage over time

- traffic volumes

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4] Size

Project Type	New Project
Project Size	Small to Medium - Below 30 Mill

CHALLENGES

- Technical challenges

A lack of integration between different business systems leads to manual data transfer, inconsistent data, and an inability to achieve a unified view of the organization's position. Poor data quality is a significant inhibitor for adopting advanced technologies like AI in finance and other areas. Effective management requires accurate, real-time data analysis, which is difficult with outdated software and manual processes.

- **Financial Complexity**

Complex operations often stem from inefficient or ineffective processes, a lack of standardization, and manual data entry, which slow down reporting and analysis.

- **Operational Complexity**

Complex operations often stem from inefficient or ineffective processes, a lack of standardization, and manual data entry, which slow down reporting and analysis.

PHASES

- **Initiation**

The [project initiation](#) phase is the first stage of turning an abstract idea into a meaningful goal. In this stage, you need to develop a business case and define the project on a broad level. In order to do that, you have to determine the need for the project and create a project charter.

The [project charter](#) is an important document consisting of details like the [project constraints](#), goals, appointment of the project manager, budget, expected timeline, etc. Project managers can utilize [background removal](#) tools to create clean, professional-looking project visuals and presentations.

Once you have the project goals and [project scope](#), identify key project stakeholders—the people who are to be involved in the project. Create a stakeholder register with the roles, designation, communication requirements, and influence.

- **Design**

During the planning stage, the scope of the project is defined. There is a possibility of changing the scope of the project demands it but the project manager must approve the change. Project managers also develop a work breakdown structure (WBS), which clearly visualizes the entire project in different sections for the [team management](#).

A detailed [project timeline](#) with each deliverable is another important element of the planning stage. Using that timeline, project managers can develop a [project communication plan](#) and a schedule of communication with the relevant stakeholders.

- **Develop**

During the planning stage, the scope of the project is defined. There is a possibility of changing the scope of the project demands it but the project manager must approve the change. Project managers also develop a work breakdown structure (WBS), which clearly visualizes the entire project in different sections for the [team management](#).

A detailed [project timeline](#) with each deliverable is another important element of the planning stage. Using that timeline, project managers can develop a [project communication plan](#) and a schedule of communication with the relevant stakeholders.

- **Implement**

During the planning stage, the scope of the project is defined. There is a possibility of changing the scope of the project demands it but the project manager must approve the change. Project managers

also develop a work breakdown structure (WBS), which clearly visualizes the entire project in different sections for the [team management](#).

A detailed [project timeline](#) with each deliverable is another important element of the planning stage. Using that timeline, project managers can develop a [project communication plan](#) and a schedule of communication with the relevant stakeholders.

• **Handover**

During the planning stage, the scope of the project is defined. There is a possibility of changing the scope of the project demands it but the project manager must approve the change. Project managers also develop a work breakdown structure (WBS), which clearly visualizes the entire project in different sections for the [team management](#).

A detailed [project timeline](#) with each deliverable is another important element of the planning stage. Using that timeline, project managers can develop a [project communication plan](#) and a schedule of communication with the relevant stakeholders.

• **Monitor & Evaluate**

During the planning stage, the scope of the project is defined. There is a possibility of changing the scope of the project demands it but the project manager must approve the change. Project managers also develop a work breakdown structure (WBS), which clearly visualizes the entire project in different sections for the [team management](#).

A detailed [project timeline](#) with each deliverable is another important element of the planning stage. Using that timeline, project managers can develop a [project communication plan](#) and a schedule of communication with the relevant stakeholders.

1] Phase-1

Project managers can develop a project communication plan and a schedule of communication with the relevant stakeholders.

PROJECT STAGE-3 SUBMISSION & APPROVAL

Self Approved By: **Poonam Yawalkar**
Self Approved On: **18 Nov 2025 02:39:54 PM**

Submitted By	
Submitted On	
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