

PROJECT REPORT

142

CONSTRUCTION OF REGIONAL TAX OFFICE GUJRANWALA

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PAKISTAN PUBLIC WORKS DEPARTMENT

CERTIFICATE

This is to certify that the report titled as “CONSTRUCTION OF REGIONAL TAX OFFICE GUJRANWALA” is an original work of Mr. Sajjad Ali and Mr. Arif Rasool is submitted in partial fulfillment of the requirement for **MSP 632 – Dynamics of PMO and EPM Server** course completion in MS (Project Management) Semester-II at BAHRIA University Lahore Campus . This is the record of the candidates’ own work. The matter embodied in this report is original and has not been submitted for the award of any other degree.

Your’s Faithfully,


(FAYYAZ MUHAMMAD)
Executive Engineer,
Project Civil Division,
Pak P.W.D Gujranwala

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PREFACE

For years, construction industry has strived to deliver projects on time and within budget, yet till date it is an underlying discussion. Today's world is rapidly progressing towards more optimization in conducting projects through continuous improvement which is harnessed to standardize project management practices. The challenge "survival of the fittest" has led many to turn to Project Management Office (PMO) as a way to accomplish augmented projects.

While not a new solution, we still encounter conflicts upon the need of setting a PMO in an organization. Due to the fact that quantifiable ROI of implementing PMO in an organization is elusive, organization often run into conflict in justifying its need. In this report we will discuss the need of a PMO, how it should be best structured and what value it adds to an organization. By this we are able summarize our concepts regarding Enterprise Project Management which our honorable instructor **Mr. Ahsan Maqbool** taught us.

We would like to express our gratitude to Mr. Ahsan, Mr. Farid Zafar and the academic staff at BULC for providing us continuous support and guidance for achieving this task. Our families and our employers who have provided us with the dimension to excel.



INTRODUCTION TO PAK PWD DEPARTMENT

Pak PWD department is a Federally Administered Department working under the Ministry of Housing and works. The department is basically related with the Construction Projects. It also deals with the maintenance of Federal Government Buildings as well as residences. A number of Construction Projects are under process under the Supervision of this department.

a) AIMS & OBJECTIVES

Pak PWD owes its system of operation since pre-independence day.

The functions of Pak. PWD are:

- a. Acquisition and development of Federal Government lands.
- b. Maintenance of all federally owned Government Building and their furnishing except those financed from Defence budget.
- c. Construction of federally financed Government Offices and residential accommodation.
- d. Management of Federal Lodges.
- e. To act as technical adviser to Federal Government in Engineering matters.

The Pak PWD Operates through:

- a. Public Sector Development Program.
- b. Deposit Works
- c. Maintenance

The Aim of Pak. PWD is to achieve excellence in execution and maintenance of Federally financed Government owned offices and residential accommodation.

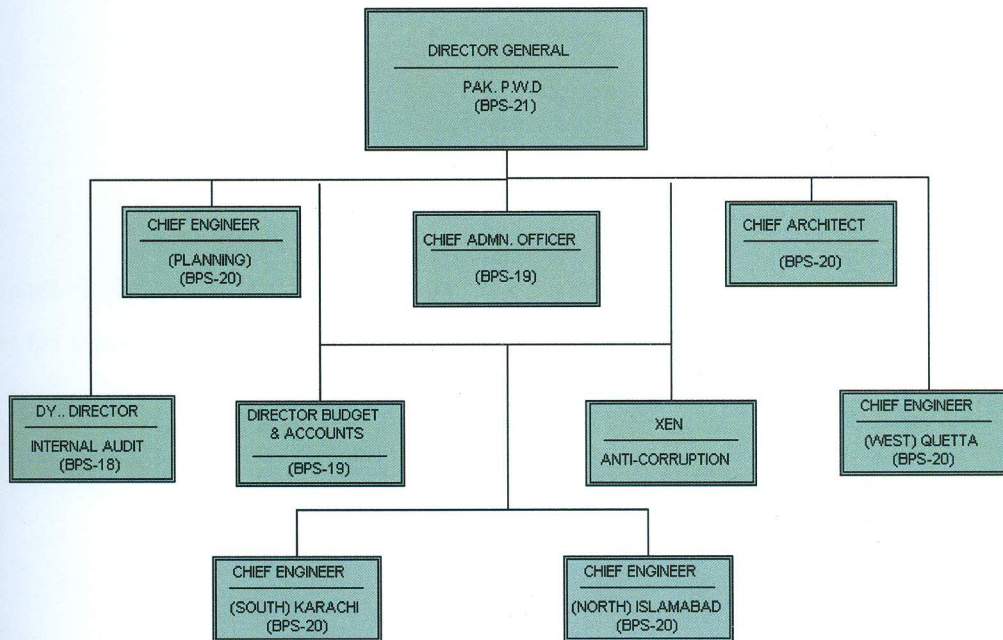
The objective of Pak. PWD are to execute the offices and residential accommodation for federal Government employee and to overcome the backlog of millions of square foot of office space and housing units being presently accommodated in hired office space and privately owned residences within budgetary provisions of Federal Government.

ORGANIZATIONAL STRUCTURE

- Organizational Structure (Planning)
- Organizational Structure (Admin)

Organizational Structure (Architect)

PWD Organizational Structure



INTRODUCTION TO PMO OFFICE

PMO is a project /program/portfolio management office. The meaning of PMO is “Project management office or it is a project /program/portfolio management office”. It is an organizational part allocated for various responsibilities corresponding to consolidate and management coordination of such projects under its supervision. It’s responsibilities can vary from giving project management functional support which is directly responsible for project



management. It helps us providing and sharing techniques and tools, methodologies and resources for successful project management.

2. PMO FUNCTIONS

There are the following six common functions of PMO.

1. Training
2. Support
3. Methodology
4. Head office
5. Mutual consulting
6. Software power

what is this?

+

Now we discuss these in detail one by one.

Training:

it helps us in improving abilities, capacities and management skills of both team leader and managers. The main focus of training is to ensure proper staff with best skills or deputed and assigned to the project.

Support:

This primary function is used to provide guidelines for implementation, advice and teams to the project managers for different projects.

Methodology:

The main function of PMO is to establish a standardized and consistent managing process of many projects as per defined and selected methodology.

Head office:

For successful implementation of a PMO and to ensure the success of a project, it is very urgent requirement for project managers and team leaders to work under a single consolidated and centralized office. In other words under a head office command to maximize the interaction and collaboration between team leaders, Project managers and team members.

Mutual consulting:

With the implementation of PMO, team leaders and project managers give their team members a number of advices, tips for best practices of PMO. Team members can be guided efficiently and effectively by the implementation of PMO.

Software power:

Using a specific and effective software is the base for implementation of PMOs purposes.

3. PMO Responsibilities:

The PMO continuously ensures that enterprise assets and resources are strategically aligned with business goals. The exact roles of a PMO vary from organization to organization depending upon their

needs and nature of the on-going projects. The major role of the PMO is to define and maintain process standards by providing a framework to establish standard performance measures based on

organizational goals and objectives, and providing tools and procedures to achieve this. This results into three key areas:

- a) Establishing Project Methodologies
- b) Project Tracking
- c) Project Support

a) Establishing Project Methodologies:

A major PMO role includes providing a project baseline or the implementation road map for the project.

The PMO estimates the size of the proposed project, required timeline, required project resources and defines the project management methodology. It generates artifacts like project charter, plans (risk,

communication, cost management, quality, procurements etc.), work breakdown structure and standard

forms and templates for record-keeping and reporting.

b) Project Tracking:

PMO is supposed to audit and track ongoing projects in the organization at certain frequency to ensure

that projects are following the approved methodology and are on course. In addition, during project

tracking, PMO is responsible to collect and archive project experience to improve the being used project

management methodology.

c) Project Support:

PMO is supposed to provide continuous support for successful execution of the ongoing projects in an organization.

Role of Project Managers vs. PMO:

1. A project Manager focuses on the specified project objects.
2. A project Manager control the assigned project resources in order to meet Project Objectives.
3. A project manager is responsible to manage the project constraints e.g. Scope, Schedule, Cost, Quality, etc.

PMO manages major scope changes in program which may be considered as potential opportunities to better achieve business goals.

PMO is responsible for optimize use of shared organizational resources across all on-going projects.

PMO manages to standards, Methodologies, over/under risk opportunities, and many interdependencies among projects at organizational level.

A brief difference between PMO Manager and Project Manager can be depicted as

follows:

PMO Manager

- Help
- Advise
- Review
- Facilitate
- Audit / QA
- Mentor / Coach
- Strategic Planning
- Train PM Resources
- Manage Project Knowledge

Project Manager

- Plan
- Track
- Initiate
- Control
- Manage
- Execute
- Estimate
- Organise
- Communicate

4. CHARACTERISTICS OF THE PMO

Career Management

The responsibility for career management could be assumed by the PMO. Job description and career pass for project management personnel are established across the organization. Mentoring and coaching programs are included in development program for professionals.

Project Coordination

Responsibility of coordination in some of the organization project rest with the PMO. The purpose is to coordinate between projects and management of interfaces, but the focus is not only on managing the project.

Active Reporting

It is assumed that the reports used by the project and programs should be standardized by the PMO as he is responsible for reporting. Therefore, standard guidelines for the project managers are established by an every active reporting PMO.

Passive Reporting

Reports would be collected from the various programs and projects, compared and summarized by the PMO and then the draft report is sent to organization management for review. This role of PMO could be called as the “Reporting PMO”.

Project Management approach

In any company the PMO assumes the responsibility for the project management system and this is one of the most key functions of PMO. Appropriate Project Management methodology and process are basically established for approval of project, initiation, planning, executing and managing and control of projects. Proper life span model of the project is included in the project management system. It also includes project phases, phase transfer and lesson learnt from the OPA. The performing metrics for projects are assessed from the historical data basis which are included in reporting and records which are maintained by the PMO.

Managing Programs and Projects

PMO is the Project Management Functional home for the project management personnel. When any project starts, the project manager from the PMO will be pushed to that project in addition to other resources including staff from other functional department

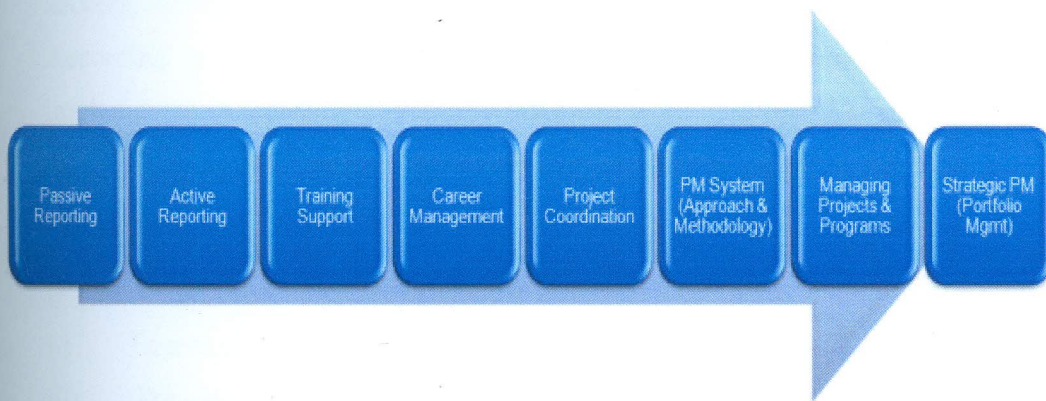


Training support

PMO becomes responsible for training and development of project management personnel in addition to the responsibility of reporting if PMO is given powers by the organizations beyond its basic functions. PMO here works with learning and development department and human resource department for recommendations of appropriate learning program for the staff as per required by the project management.

Strategic Project Management

Strategic project management is one of the glaring facets of the PMO.



5. BENEFITS OF PMO

- Gives knowledge how the project management is built in the organizational culture
- Projects are aligned with the strategic of organization and departments
- Works for the standardization of processes in the organization
- Project Management requirements are evaluated in the organization
- Roles and responsibilities are defined in the management organization
- Importance of resource management is understood for successful completion of the project
- Project scope and priorities are properly managed
- Tools are learned for managing risks and giving awards in the organization
- Projects are completed without delay and cost overruns
- Projects teams performance is understood to establish reward and reorganization and mechanism

6. WHY DO ORGANIZATIONS HAVE PMO?

Sums of heavy amounts are being spent across the organization over the globe, for execution of projects. Successful change management has become prominent feature for organizational successes and investment in projects and program depends upon that success. Nevertheless, majority of projects attain their objectives with great struggle. According to a view the objectives of projects are better achieved after PMO is implemented. According to research PMOs are working globally in more than 70% of the organization. The reasons for establishing PMOs in organizations as their integral part are:-

- i) Project resources are efficiently utilized by having a “shared services”
- ii) Scarce skills and resources are more effectively used in the projects
- iii) The risks of project failure are minimized, and their delivery within time, budget and quality is ensured
- iv) The business value of the delivered projects is increased.

7. PMO SERVICES

Essential support services

To provide administrative re-enforcement / assistant to manages

Reporting status of the project to the higher management

Giving standards, methods and software power and other tools of PM

Keeping and managing documents of the project including
 communication logs, risk register, headlines, etc.

Up to date specialist services

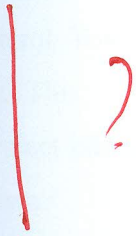
- Giving estimate schedule and expertise for risk management to project Manager and team leader
- Coordination of projects plan to the monitoring persons for proper resource allocation
- For review, tracking and monitoring the performance of the project
- Imposing and operation of a project IS.
- Implementing quality standards and maintaining the quality.

Services of Advisory and consultant

- Built up and grooming the personal abilities of managers and team leaders through trainings and workshops
- Giving advice to project and program leaders / managers
- Evaluation of performance of the project manager.
- Selection, short listing, hiring to allocate the team leaders / project managers
- Maintaining and updating the OPA (Organizational Process Assets)

Governance and Strategic Services

- Identification, selection and prioritization of new programs / projects and the benefits involved in management, availability of funds, revenue generation and contingency plan etc.
- Creating staffing management plan and resource management of different projects
- Giving advice and suggestion to senior management
- Tracking project and reviews after project completion to update OPA
- Tracking performance of PMO and project delivery date under



8 Types of PMO

There are three types of PMO:

1. Weather Station (Governance)
2. Control Tower (Centre of Excellence)
3. Resource Pool (Project Support)

a) Weather Station:

The Weather Station project management office reports on what is going on but does not try to influence

it. This PMO doesn't bother any of the PMs who are leading projects. These Weather Station people

accumulate data about projects and summarize it for executives without making any decisions or

enforcing any standards. They just pass on the information to anyone who is interested. It often turns out

that no one uses their data. The Weather Station can be implemented painlessly and if the information is

focused, they can serve decision-

makers' needs. Sometimes executives get nervous about all the money

they're spending on projects without their really knowing what's happening. They get confused by different

reporting formats coming from different project managers with different varieties of jargon, plus the sheer

number of activities going on at once. To end their confusion, weather station is suggested.

b) Control Tower:

In the Control Tower PMO, the project office gives project managers direction on methodology. This includes project initiation, acquiring resources and correcting variances. While each PM manages his own projects, the Control Tower PMO will alert them to impending problems. It will also identify situations where the PM is not adhering to the methodology, particularly during scheduling and verification of deliverables.

c) Resource Pool:

This type of PMO helps projects conform and perform. The solution organizations that rely heavily on projects to do business cannot afford inattention to this key capability. Set up a “Resource Pool” for project managers. Managers and executives needing projects then “hire” a project manager from this repository of expertise. It makes logical sense to combine the Resource Pool with the two earlier PMOs. With a Resource Pool properly in place, executives may reasonably expect project managers supervised to ensure that they properly apply their skills.

9. PMO IMPLEMENTATION IN PAK PWD

PMO implementation is required in PAK PWD office. Projects are under the risk of failure. The application of PMO is crucial for the setup.

Why there is a Need of PMO?

To achieve the goals there is always need a planned setup with minimum risk. PMO is a planned setup for the organization which leads towards the success.

Problems without a PMO:

- 1) Project reports are offered by the senior management and the project managers differs.
- 2) Representation of the projects is done by the matrix and project managers unable to share its opinion.
- 3) The documentation of the running projects is poor.
- 4) Project managers are not regularly tracking the activities. Many projects do not have complete documentation.
- 5) Projects accomplishment is done before time and more than budget.
- 6) Active project management is lacking.
- 7) No business value of the project management.
- 8) Executives are applying random tools
- 9) For project status client have to go for many steps of meetings.
- 10) Overloading of resources is happened because of many projects running on the same time.

10. ESTABLISHING PMO FOR PAK PWD LAHORE

PMO set up placement was build up at PAK PWD office. Their benefits can be accessed by associating with them. At PAK PWD office PMO was established in 5 stages.

10.1 PMO Strategy:

- **Development of project Management methodolog**
- **Project administrative Support**
- **Project training and Coaching**
- **Management reporting**

10.1.1 PMO Scope:

- 1) PMO is added by Chief Engineer and follow all running projects. 2)
The PMO will set the standards and make a report for senior management that will show project efforts at PAK PWD.
- 3) The project measures set up by PMO will use as a template in all projects.
- 4) The PMO will train all the project requirements at all location.
- 5) The availability of all tools and their usage will be delivered by PMO.

10.1.2 PMO Mission:

For the development approaches placement of high effective values at PAK PWD.

- 1) For continuous project success managing the supportive management structure.

10.1.3 PMO Vision:

The PMO is collection of experts who manage their strategies and tools in a way to perform effective and deliver a high quality results.

10.1.4 PMO Values:

1. Accurate information delivering so that project can be supported with actual facts..
2. Working is efficient with high quality service and less risks.

10.1.5 Stakeholders:

A

stakeholder is also very important for the PMO. There is an effective communication with

stakeholder so that their support can be achieved.

10.1.6 Proposed PMO Functions/Objectives:

The proposed PMO will have following functions/objectives:

1. To streamline and standardise the project processes.
2. To govern rules and procedures in project delivery.
3. To monitor and control project delivery scopes.
4. The custodian of projects' knowledge base.
5. To develop appropriate skill-sets for project teams.
6. To advise senior management on optimized resources allocation.
7. A centralized project support office.
8. To manage competency levels of the project resources.
9. A centralized repository of project resources e.g. project managers and project team members.
10. Inter location usage of project team members.
11. To select and maintain project management tools.
12. Imparting trainings.
13. To ensure project baselines for measuring project performances.
14. Central body for defining reporting / tracking / auditing requirements.
15. Creation of templates / forms required in projects.
16. Team development.
17. Career development.
18. New projects' assessments.
19. Scheduling of projects.
20. Defining standards and policies for projects.
21. Uniform distribution of resources across projects.

10.1.7 PMO Roles and Responsibilities:

- 1) Development of project template.
- 2) Project management training and development coordination.

3) All project management processes including its development, implementation, and management.

4) Supplying all developed templates to the respective departments.

10.2 Project management methodology:

For the proposed PMO PAK

PWD is utilized for ventures. Following strategies are made as standards of the methodology of project management.

- 1) Development of standard issue management processes.
- 2) Development of management reporting system.
- 3) Development of required project management processes.
- 4) Development of standard project management guidelines.
- 5) Development of standard change management processes.
- 6) Development of required project templates, registers and checklists.

10.3 Project administrative support:

All the planning activities which done by PMO directing council. A proper platform is provided to the PMO for working by organization. PMO working tools are set up accordingly. For PMO activities proper office is established Following project management tools will be used by PMO

- 1) Microsoft Project 2013.
- 2) Microsoft Office 2013.
- 3) Microsoft Enterprise Project Management (EPM) Server 2010.
- 4) For tracking business projects online system will be used by all departments.
 - 5) To manage all electronic data a documents archiving system will used by the PMO.

10.4 Project Training and Coaching:

At regular intervals undertaking directors will be led by PMO. On regular basis ventures will be

given training classes. All design set will be made by PMO and checked by Chief Engineer. For further

important activity it will send it to the HR. all the task requirement will be filled up by the PMO.

All the prepared groups by PMO will be responsible for their duties. Chief Engineer is authority to bring any change in the PMO structure.

10.5. Management Reporting:

Reporting of all the work will be done on regular basis. Data will be collected from the ventures and will be keeping as documentation. Ventures accessibility will be to the senior management for delivering their data to the office dash boards.

For the senior administration presentations will be held for delivering the project reports and discussing the crucial parts relating to projects. All the reports will be arranged in electronic way in the task library.

10.6. Continuous Improvement:

PMO will always be focusing on more development and improvements regarding the project. For better results PMO will search all the meander for development. Yearly PMO will be reviewed for high quality results. After approval all the data will be present online so that all related departments and can review the reports. Availability of reports will make sure for many organizational areas.

11. CHALLENGES FACED IN ESTABLISHMENT OF PMO

Challenges faced in Organization of PMO:

During the formation Of PMO, Faced many challenges major of which are:

1. Senior Management not understand the task. It's difficult for them to comprehend whole scheme and purpose of this company has been built.
2. Apprehensions of experienced and senior managers regarding the expenditures of construction and future outcomes of this project.
3. Senior bench showed opposition in accepting the main frontline project control.
4. Assessment of the senior officials that this project may hurdle in achievement of project's original objectives.
5. They did not comprehend the original benefits and value that project can given management.
6. They field to analysis the project's worth and the entire required department do not show the conformity to this project.

We anticipate the following issues confronted by PMO in its maintenance

1. Project performance Assessment
2. Incessant and uninterrupted enhancement in the project
3. Excellent management by PMO.
4. For the enforcement of this project compliance of the all departments is required.

Explain

Solution of these challenges:

Above mentioned problems faced by the PMO in its initial period were tackled by the following methods

Reorganizing the whole course:

- Harmonized the proposal management program.
- Coverage of the management work is clearly defined

Through better exchange of ideas and communication with other stakeholders by

including following shareholders:

- Scheme development team

- Business and all other related departments.
- Supporting and operating team management was also essential for the solution of problems faced by formation of PMO.
- Opposing behavior of the senior managing officials were according to the new proposal and procedures defined and explained by PMO.
- Organizational configuration was reestablished.
- Guidelines, rules and procedures of PMO were defined according to the segmented or phase manner and their execution was prioritized on time based policy.

Assurance from the senior officials

- Firstly that they will implement unvarying processes.
- To acknowledge the performance of this proposal.

12. PMO VALUE ADDITION FOR PAK PWD

1. One of the significant benefits of the PMO is that it help in equal distribution of resources to the suitable project at the proper time. It means all things are done on proper time; tasks are addressed at the right time with proper spending.
2. Trustworthy responsible management transportation method applied on the organization
3. Tasks of experienced business enterprises directed to the big organizational project.
4. Different responsible groups and project managers are now accountable for the project completion by utilization of knowable work implementation, evaluation and measurement.
5. Tasks and responsibilities that are regularly the duty of some other public meetings can easily executed by PMO.
6. PMO also involved momentary / advantages and cost related inspection to list down what responsibilities should be performed.
7. Project management and administration office (PMO), assure that project's responsibilities would not fail.
8. In the organization task is perceived as a single standpoint.
9. Reporting and administration process is viewed regularly by pattern examination.
10. Many difficult responsibilities still persisted, so the PMO will communicate the issue beforehand and highlighted the problems and threat to higher , experienced administration,
11. It is the guarantee of PMO that all comprehensive tasks should have proper guidelines and methods.
12. Heart stream lessons are the guarantee of PMO, and may keep up and produce administration related lessons as well.

13. BUSINESS DRIVERS

The essential variables that can cause prominent change, decide and enhance the business are

known as Business drivers. These drivers are any resource, progression and any circumstances that

are essential's for the improvement, and enhancement of the business. Implementation of the

manure business is influenced by these business drivers and for the mysterious nature of these

drivers it is important to know these drivers which are,

1. Quality products
2. Powerful brand name
3. Efficiency Improvement
4. Economical cost
5. Skilled manpower
6. Shareholder engagement
7. Customer satisfaction
8. Strong product demand in the market.
9. Compliance to government policies
10. Operational efficiency.

14. SELECTED PROJECT

PAK PWD Lahore has executive engineer office at Gujranwala under the Supervision of Gujranwala Office the project of Construction of Additional Block at Regional Tax Office Gujranwala for the under process which was selected project for the propose.

14.1 Project Title:

Construction of Additional Block at Regional Tax office Gujranwala.

14.2 Critical Success Factors:

Following are the critical success factors of the selected project;

1. Effective and efficient communication
2. Senior officials support
3. Project team work with collaboration for the development and implementation of project.
4. Mutual coordination of company and dealers
5. Final product should meet the requirements of the company and project.
6. Organizational value should not be harmed during the project completion.
7. Employee's awareness regarding the project purposes and policies is also Very important.

14.3 External Dependices:

1. Some of the equipment were acquired from the external salespersons.
2. Approval from DG office.
3. Subcontractor for the EM work is required.
4. Approval from CDWP.

14.4 Stack Holder Analysis:

Stake holders	Power	Interest	Priority
DG office	High	High	Manage Closely
Chief Engineer	High	High	Manage Closely
MANGMENT	High	High	Manage Closely
Vendors	High	High	Manage Closely
Sub contraction	High	High	Manage Closely
Resident of Gujranwala	High	High	Manage Closely
Marketing management	High	High	Manage Closely
Executive Head	High	High	Manage Closely

14.5 Project Documents:

Following Documents should be prepared for the manifestation of this Project,

1. Charter of the project.
2. Resource sheet.
3. Project scope statement.
4. View from the Microsoft project.
5. Network diagram.
6. Reports from the Microsoft project.

CONSTRUCTION OF ADDITIONAL BLOCK AT REGIONAL TAX OFFICE**GUJRANWALA****15. PROJECT CHARTER:**

Version #	Completed By	Revision Date	Approved By	Approval Date	Reason
1.0 (Rev 0)	Sajjad ali		PMO		It is first version of project charter document.

15.1 Introduction:

As per PMBOK, the project charter is the document issued by the project initiator or sponsor that formally authorizes the existence of a project and provides the project manager with the authority to apply organizational resources to project activities. The project charter documents the necessary information required by decision maker(s) to approve the project for funding. It is created during the initiating phase of the project.

15.2 Project Objectives:

To Build additional block at regional tax office Gujranwala to meet the requirements of FBR and officials of the tax office Gujranwala and Supervised more space area for the employees of FBR.

15.3 High level requirements:

1. The project will be finished in time meeting set budget and with required deliverables.

2. Performance of the Project will be measured in terms of planned cost and time.

15.4 Success criteria:

1. Timely completion of project.
2. Completion of the project within approved budget.
3. Meeting the required quality standards.
4. Completing the project with target of zero accidents and injuries

15.5 Estimated duration:

The estimated duration for the project is 28 months which will also include the approvals.

not match
with
Schedule

15.6 High level Risks:

Below is major list of High level Risks

Ref	Category	Risk
1	Client	Changes in scope of works
2	Client	Failure to handover the site on time
3	External	Neighbors - dust, noise lack of barrier around site.
4	Design	Vibration in the existing structure during construction works.
5	Regularity Authority	Improving environment quality by regularity Authority
6	Handover	Failure to meet stakeholder requirements at Handover
7	Operations	Cleaning / Maintenance strategies not acceptable to the college
8	Design	Building regulations approvals.
9	Construction	Health, Safety and Environment issues at site

15.7 List the major Stake holders:

Stake Holders
Branch Controller
PAK PWD
MANGMENT
Vendors
Sub contraction
Local Resident
Marketing management
Executive Head
Consultant

15.8 Project Budget Estimated

The estimated budget for the project is Rs. 75.367/- Million.

15.9 Project Charter Approval:

The undersigned acknowledge that they have reviewed the project charter and authorize and fund the project. Changes to this project charter will be coordinated with and approved by the under signed or their designated representatives.

Signature:.....

Date:.....

Name:.....

Role:..... Project Sponce

Signature:.....

Date:.....

Name:

Role: Project Manager

16. Project Scope Statement

Version #	Completed By	Revision Date	Approved By	Approval Date	Reason
1.0 (Rev 0)	Sajjad ali		PMO		It is first version of project charter document.

Version History:

16.1 Introduction:

As per PMI PMBOK, The project scope statement is the description of the project scope, major deliverables, assumptions, and constraints. The project scope statement documents then tire scope, including project and product scope. It describes, in detail, the project’s deliverables and the work required to create those deliverables.

16.2 Project scope description:

Additional block at regional tax office is being constructed in Gujrawala with direct access on Main Boulevard Commercial area.

The Covered area for ground floor is 3667 sft for first floor is 3921 sft. The project shall include Electrification, Air Conditioning and Cabeling, Data networking System, Fire Alarm System, Fire Fighting, Road and Paths.

16.3 Acceptance criteria:

1. Timely completion of project.
2. Completion of the project within approved budget.
3. Meeting the required quality standards.

16.4 PROJECT MAIN DELIVERABLES:

Sr. No.	PROJECT MAIN DELIVERABLES
1	HR Procurements
2	Procurement of Design Consultant
3	Procurement of Contractor
4	Procurement of Project Team
5	Architectural design
6	Structural design
7	Basement
8	Ground Floor
9	1st Floor
10	Mounty plan complete
11	Interior Finishing
12	Plumbing, Electrical, HVAC
13	Plaster work
14	Ceiling, Floor, Wood works, Paint etc.
15	Exterior Finishing
16	Closing

16.5 Constraints:

There are several constraints that must be considered. These constraints apply to several areas which

include schedule, cost, scope, resources.

Sr No	Area	Constraint
1	Schedule	Major materials to be procured from external vendor
2	Cost	Only approved changes in scope statement will allow utilization of all kind of reserves or management reserves the right to take decision
3	Resource	Activities shall be executed with the selected personnel only
4	Finishing Work	Finishing work is to be done the by the subcontractor

16.6. Assumptions:

1. The approval of drawings from the design company shall be the responsibility of the Contractor.
2. Civil design, approvals and execution shall be carried out by the Owner.
3. The Contractor shall provide relevant information to ensure that the civil works are according to the project requirements.
4. All civil work drawings shall be forwarded to Contractor for approval prior to execution.

Contractor shall submit four sets of technical data and drawings for

5. Approval to Owner.
6. The project team will have ample support from the top management.
7. Neither party shall consider to be in default or in breach of his obligation

Under the contract

7. The contractor shall be entitled to get adequate extension of time and cost relief

for delays due to uncontrollable/natural or genuine issues and shall be entitled to terminate the contract if such aggregate delays continue for more than six months.

Microsoft Project Sheets

The project plan for the selected project has been prepared in Microsoft Project. This section contains views and reports generated from Microsoft Project for my project

“Construction of Regional Tax

Office”. The project is in progress. Some tasks have been completed. Rest of the tasks are in

progress.

Following sections contain the following:

1. Resource Sheet.
2. Task Sheet.
3. Network Diagram.
4. Project Milestones.
5. Project Burn Down Report.
6. Project Resource Overview.
5. Project Cost Over run.
6. Project Earned Value.
7. Project S Curve.
8. Project Work Status.
9. Critical Task.
10. Project Work Status.

RESOURCE SHEET OF Construction of Reginal Tex office Project

ID	Resource Name	Type	Material Label	Initials	Group	Max. Units	Std. Rate	Ovt. Rate	Cost/Use	Accrue At	Base Calendar	Code
2	Akram	Cost	A	A						Prorated		
31	Aluminium	Material	A	A			Rs120.00		Rs0.00	Prorated		
16	Architect	Work	A	A		100%	Rs800.00/hr	Rs0.00/hr	Rs0.00	Prorated	Standard	
4	Arif	Cost	A	A						Prorated		
1	Aslam	Cost	A	A						Prorated		
32	Bricks	Material	B	B			Rs9,000.00		Rs0.00	Prorated		
26	Cement	Material	C	C			Rs525.00		Rs0.00	Prorated		
10	Contractor 6	Cost	C	C						Prorated		
12	Contractor 8	Cost	C	C						Prorated		
13	Contractor 9	Cost	C	C						Prorated		
14	Contractor 10	Cost	C	C						Prorated		
20	Contractor1	Cost	C	C						Prorated		
21	Contractor2	Cost	C	C						Prorated		
22	Contractor3	Cost	C	C						Prorated		
23	Contractor4	Cost	C	C						Prorated		
24	Contractor5	Cost	C	C						Prorated		
11	Contractor7	Cost	C	C						Prorated		
28	Crush	Material	C	C			Rs65.00		Rs0.00	Prorated		
30	Glass	Material	G	G			Rs50.00		Rs0.00	Prorated		
19	Inspector	Work	I	I		400%	Rs100.00/hr	Rs0.00/hr	Rs0.00	Prorated	Standard	
6	Kashif	Cost	K	K						Prorated		
25	Lumsum	Cost	L	L						Prorated		
15	Project manager	Work	P	P		100%	Rs1,000.00/hr	Rs0.00/hr	Rs0.00	Prorated	Standard	
3	Rashid	Cost	R	R						Prorated		
18	Resident Engr	Work	R	R		400%	Rs500.00/hr	Rs0.00/hr	Rs0.00	Prorated	Standard	
5	Sajid	Cost	S	S						Prorated		
27	Sand	Material	S	S			Rs18.00		Rs0.00	Prorated		
7	Sajib	Cost	S	S						Prorated		
9	Shahid	Cost	S	S						Prorated		
29	Steel	Material	S	S			Rs85.00		Rs0.00	Prorated		
17	Structural Engr	Work	S	S		100%	Rs800.00/hr	Rs0.00/hr	Rs0.00	Prorated	Standard	
8	Tahir	Cost	T	T						Prorated		

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	PredefResource Names	Cost
0			Construction of Reginal Tex office Project	589.44 days	Fri 03/07/15	Tue 10/10/17		Rs65,966,905.95
1		1	HR PROCUREMENT	17 days	Fri 03/07/15	Thu 30/07/15		Rs297,000.00
2		1.1	Procurement of Design Consultant	17 days	Fri 03/07/15	Thu 30/07/15		Rs105,000.00
3		1.1.1	Advertisement	1 day	Fri 03/07/15	Fri 03/07/15	Lumsum[Rs50,000.00]	Rs50,000.00
4		1.1.2	Prqualification of consultant	5 days	Mon 06/07/15	Fri 10/07/15	3 Aslam[Rs20,000.00]	Rs20,000.00
5		1.1.3	Shortlisting of consultant	5 days	Mon 13/07/15	Wed 22/07/15	4 Aslam[Rs10,000.00]	Rs10,000.00
6		1.1.4	Tender submission	5 days	Thu 23/07/15	Wed 29/07/15	5 Sajid[Rs5,000.00]	Rs5,000.00
7		1.1.5	Award of contract	1 day	Thu 30/07/15	Thu 30/07/15	6 Aslam[Rs20,000.00]	Rs20,000.00
8		1.2	Procurement of Contractor	17 days	Fri 03/07/15	Thu 30/07/15		Rs105,000.00
9		1.2.1	Advertisement	1 day	Fri 03/07/15	Fri 03/07/15	Lumsum[Rs50,000.00]	Rs50,000.00
10		1.2.2	Prqualification of contractor	5 days	Mon 06/07/15	Fri 10/07/15	9 Aslam[Rs20,000.00]	Rs20,000.00
11		1.2.3	Shortlisting of contractor	5 days	Mon 13/07/15	Wed 22/07/15	10 Aslam[Rs10,000.00]	Rs10,000.00

Project: Construction of Reginal Tex office Project
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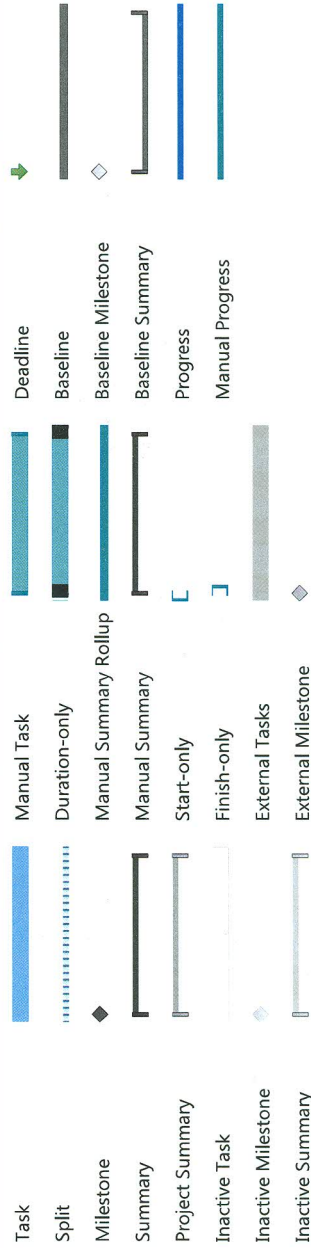
Task Legend:

- Manual Task
- Duration-only
- Manual Summary Rollup
- Manual Summary
- Start-only
- Finish-only
- External Tasks
- External Milestone
- Task
- Split
- Milestone
- Summary
- Project Summary
- Inactive Task
- Inactive Milestone
- Inactive Summary
- Deadline
- Baseline
- Baseline Milestone
- Baseline Summary
- Progress
- Manual Progress

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predef Resource Names	Cost
12		1.2.4	Tender submission	5 days	Thu 23/07/15	Wed 29/07/15	11 Sajid[Rs5,000.00]	Rs5,000.00
13		1.2.5	Award of contract	1 day	Thu 30/07/15	Thu 30/07/15	12 Aslam[Rs20,000.00]	Rs20,000.00
14		1.3	Procurement of Project Team	11 days	Fri 03/07/15	Wed 22/07/15		Rs87,000.00
15		1.3.1	Advertisement	1 day	Fri 03/07/15	Fri 03/07/15	Lumsum[Rs50,000.00]	Rs50,000.00
16		1.3.2	Shortising	5 days	Mon 06/07/15	Fri 10/07/15	15 Shahid[Rs2,000.00]	Rs2,000.00
17		1.3.3	Interview	1 day	Mon 13/07/15	Mon 13/07/15	16 Arif[Rs5,000.00],Aslam[Rs	Rs20,000.00
18		1.3.4	Final selection	3 days	Tue 14/07/15	Thu 16/07/15	17 Arif[Rs3,000.00],Aslam[Rs	Rs10,000.00
19		1.3.5	Contract	1 day	Wed 22/07/15	Wed 22/07/15	18 Kashif[Rs2,000.00],Sajid[R	Rs5,000.00
20		1.4	Procurement Completed	0 days	Fri 03/07/15	Fri 03/07/15		Rs0.00
21		2	Planning & Design	54 days	Fri 03/07/15	Mon 21/09/15		Rs677,600.00
22		2.1	Architectural design	36 days	Fri 31/07/15	Fri 18/09/15		Rs326,000.00
23		2.1.1	Proposed Architectural design	12 days	Fri 31/07/15	Mon 17/08/15	1 Architect	Rs76,800.00
24		2.1.2	Submission of design	1 day	Tue 18/08/15	Tue 18/08/15	23 Architect	Rs6,400.00

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ID	WBS	Task Name	Duration	Start	Finish	Predecessor Names	Cost
25	2.1.3	Review of design	6 days	Wed 19/08/15	Wed 26/08/15	Aslam [Rs5,000.00], Project	Rs96,400.00
26	2.1.4	Recommended changes	3 days	Thu 27/08/15	Mon 31/08/15	Aslam [Rs5,000.00], Project	Rs48,200.00
27	2.1.5	Approval of recommended changes	1 day	Tue 01/09/15	Tue 01/09/15	Aslam [Rs5,000.00]	Rs5,000.00
28	2.1.6	Redesign as per approved changes	7 days	Wed 02/09/15	Thu 10/09/15	Architect	Rs44,800.00
29	2.1.7	Resubmission	1 day	Fri 11/09/15	Fri 11/09/15	Architect	Rs6,400.00
30	2.1.8	Design review	4 days	Mon 14/09/15	Thu 17/09/15	Project manager	Rs32,000.00
31	2.1.9	Final approval	1 day	Fri 18/09/15	Fri 18/09/15	Aslam [Rs5,000.00]	Rs10,000.00
32	2.2	Architectural design complete	0 days	Fri 18/09/15	Fri 18/09/15		Rs0.00
33	2.3	Structural design	54 days	Fri 03/07/15	Mon 21/09/15		Rs351,600.00
34	2.3.1	Soil Investigation	1 day	Mon 21/09/15	Mon 21/09/15		Rs0.00
35	2.3.2	Structural Design	14 days	Fri 03/07/15	Mon 27/07/15	Structural Engr	Rs89,600.00
36	2.3.3	Submission of detailed design	1 day	Tue 28/07/15	Tue 28/07/15	Structural Engr	Rs6,400.00



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ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predef(Resource Names	Cost
37		2.3.4	Design review	6 days	Wed 29/07/15	Wed 05/08/15	36 Architect,Project manager	Rs110,400.00
38		2.3.5	Recommended changes	3 days	Thu 06/08/15	Mon 10/08/15	37 Architect,Project manager,Resident Engr	Rs55,200.00
39		2.3.6	Approval of recommended changes	1 day	Tue 11/08/15	Tue 11/08/15	38 Aslam[Rs5,000.00],Project manager	Rs13,000.00
40		2.3.7	Resubmission	1 day	Wed 12/08/15	Wed 12/08/15	39 Structural Engr	Rs6,400.00
41		2.3.8	Design review	4 days	Thu 13/08/15	Tue 18/08/15	40 Architect,Project manager	Rs57,600.00
42		2.3.9	Final approval	1 day	Wed 19/08/15	Wed 19/08/15	41 Aslam[Rs5,000.00],Project	Rs13,000.00
43		2.3.10	Structural design complete	0 days	Fri 03/07/15	Fri 03/07/15		Rs0.00
44		2.4	Planning & Design Completed	0 days	Fri 03/07/15	Fri 03/07/15		Rs0.00
45		3	Execution	589.44 days	Fri 03/07/15	Tue 10/10/17		Rs64,819,505.95
46		3.1	Basement	50 days	Thu 20/08/15	Wed 28/10/15		Rs2,635,072.00
47		3.1.1	Layout & excavation of foundation	1 day	Thu 20/08/15	Thu 20/08/15	42 Arif[Rs600.00],Inspector,R Engr	Rs5,400.00
48		3.1.2	Compaction & leveling of foundations	2 days	Fri 21/08/15	Mon 24/08/15	47 Contractor1[Rs3,000.00],F Engr,Inspector	Rs15,600.00

Project: Construction of Regin
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Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Deadline

Baseline

Baseline Milestone

Baseline Summary

Progress

Manual Progress

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	PredefResource Names	Cost
49		3.1.3	Cutting of steel rebars	7 days	Fri 21/08/15	Mon 31/08/15	Contractor2[Rs30,000.00],	Rs63,600.00
50		3.1.4	Placing sand layer	1 day	Tue 25/08/15	Tue 25/08/15	Contractor1[Rs2,000.00],F	Rs6,800.00
51		3.1.5	Anti- termite spray	1 day	Wed 26/08/15	Wed 26/08/15	Contractor1[Rs20,000.00],	Rs24,800.00
52		3.1.6	Placing & laying of lean concrete	1 day	Thu 27/08/15	Thu 27/08/15	Contractor1[Rs15,000.00], Engr, Inspector	Rs135,800.00
53		3.1.7	P/L water proof membrane	4 days	Fri 28/08/15	Wed 02/09/15	Contractor2[Rs200,000.00 Engr, Inspector	Rs216,032.00
54		3.1.8	Fabrication of footing steel	5 days	Thu 03/09/15	Wed 09/09/15	Steel[3,000], Resident Engr, Inspector	Rs279,000.00
55		3.1.9	Shuttering of footing	2 days	Thu 10/09/15	Fri 11/09/15	Contractor2[Rs20,000.00],	Rs29,600.00
56		3.1.10	P/L of footing concrete	1 day	Mon 14/09/15	Mon 14/09/15	Contractor1[Rs30,000.00], Engr, Inspector	Rs363,200.00
57		3.1.11	Removal of shuttering	1 day	Tue 15/09/15	Tue 15/09/15	Contractor1[Rs4,000.00],F	Rs8,800.00
58		3.1.12	Shuttering of retaining wall	6 days	Wed 16/09/15	Wed 23/09/15	Contractor2[Rs30,000.00], Engr, Inspector	Rs58,800.00
59		3.1.13	P/L of concrete	1 day	Thu 24/09/15	Thu 24/09/15	Contractor1[Rs300,000.00	Rs510,050.00
60		3.1.14	Removal of shuttering	1 day	Fri 25/09/15	Fri 25/09/15	Contractor2[Rs8,000.00],F	Rs12,800.00

Project: Construction of Regim
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Task		Manual Task		Deadline
Split		Duration-only		Baseline
Milestone		Manual Summary Rollup		Baseline Milestone
Summary		Manual Summary		Baseline Summary
Project Summary		Start-only		Progress
Inactive Task		Finish-only		Manual Progress
Inactive Milestone		External Tasks		
Inactive Summary		External Milestone		

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predef(Resource Names	Cost
61		3.1.15	Layout of columns & inspection	1 day	Mon 28/09/15	Mon 28/09/15	Arif[Rs600.00],Inspector,R Engr	Rs5,400.00
62		3.1.16	Steel fabrication, shuttering & pouring of column	6 days	Tue 29/09/15	Tue 06/10/15	Cement[40],Contractor1[Engr,Inspector	Rs107,140.00
63		3.1.17	Shuttering of basement slab & lift well	1 day	Wed 07/10/15	Wed 07/10/15	Contractor2[Rs10,000.00], Engr,Inspector	Rs14,800.00
64		3.1.18	Inspection of shuttering	1 day	Wed 07/10/15	Wed 07/10/15	Arif[Rs600.00],Inspector,R	Rs5,400.00
65		3.1.19	Fabrication of steel	5 days	Thu 08/10/15	Wed 14/10/15	Contractor1[Rs8,000.00],S	Rs202,000.00
66		3.1.20	Placing of PVC pipes	1 day	Thu 15/10/15	Thu 15/10/15	Contractor3[Rs50,000.00],	Rs54,800.00
67		3.1.21	Pooring of concrete	1 day	Fri 16/10/15	Fri 16/10/15	Contractor1[Rs20,000.00],	Rs230,050.00
68		3.1.22	Removal of shuttering	1 day	Mon 19/10/15	Mon 19/10/15	Contractor2[Rs10,000.00],	Rs14,800.00
69		3.1.23	Brick work	7 days	Tue 20/10/15	Wed 28/10/15	Contractor1[Rs25,000.00],	Rs270,400.00
70		3.2	Basement grey structure complete	0 days	Wed 28/10/15	Wed 28/10/15		Rs0.00
71		3.3	Ground Floor	30 days	Mon 19/10/15	Fri 27/11/15		Rs964,990.00

Project: Construction of Regin
Date: Wed 14/06/17

Task Legend:

- Task:
- Split:
- Milestone:
- Summary:
- Project Summary:
- Inactive Task:
- Inactive Milestone:
- Inactive Summary:
- Manual Task:
- Duration-only:
- Manual Summary Rollup:
- Manual Summary:
- Start-only:
- Finish-only:
- External Tasks:
- External Milestone:
- Deadline:
- Baseline:
- Baseline Milestone:
- Baseline Summary:
- Progress:
- Manual Progress:

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predecessor	Resource Names	Cost
72		3.3.1	Layout of ground floor plan	1 day	Mon 19/10/15	Mon 19/10/15	67	Arif[Rs600.00], Inspector, R Engr	Rs5,400.00
73		3.3.2	Fabrication of column steel, shuttering & pouring of concrete	7 days	Tue 20/10/15	Wed 28/10/15	72	Contractor1[Rs30,000.00], Engr, Inspector	Rs138,940.00
74		3.3.3	Removal of shuttering	1 day	Thu 29/10/15	Thu 29/10/15	73	Contractor1[Rs5,000.00], F	Rs9,800.00
75		3.3.4	Shuttering of ground floor slab & lift well	5 days	Fri 30/10/15	Thu 05/11/15	74	Contractor2[Rs10,000.00], Engr, Inspector	Rs34,000.00
76		3.3.5	Fabrication of steel	5 days	Fri 06/11/15	Thu 12/11/15	75	Contractor1[Rs8,000.00], S	Rs202,000.00
77		3.3.6	Placing of PVC pipes	2 days	Fri 13/11/15	Mon 16/11/15	76	Contractor3[Rs50,000.00],	Rs59,600.00
78		3.3.7	Pouring of concrete	1 day	Tue 17/11/15	Tue 17/11/15	77	Contractor1[Rs20,000.00],	Rs230,050.00
79		3.3.8	Removal of shuttering	1 day	Wed 18/11/15	Wed 18/11/15	78	Contractor2[Rs10,000.00],	Rs14,800.00
80		3.3.9	Brick work	7 days	Thu 19/11/15	Fri 27/11/15	79	Contractor1[Rs25,000.00],	Rs270,400.00
81		3.4	Ground floor grey structure complete	0 days	Fri 27/11/15	Fri 27/11/15			Rs0.00
82		3.5	1st Floor	31.8 days	Thu 19/11/15	Fri 01/01/16			Rs925,150.00

Project: Construction of Regim
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Task Legend:

- Task:
- Split:
- Milestone:
- Summary:
- Project Summary:
- Inactive Task:
- Inactive Milestone:
- Inactive Summary:
- Manual Task:
- Duration-only:
- Manual Summary Rollup:
- Manual Summary:
- Start-only:
- Finish-only:
- External Tasks:
- External Milestone:
- Deadline:
- Baseline:
- Baseline Milestone:
- Baseline Summary:
- Progress:
- Manual Progress:

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predel/Resource Names	Cost
83		3.5.1	Layout of 1st floor plan	1 day	Thu 19/11/15	Thu 19/11/15	79 Arif[Rs600.00]	Rs600.00
84		3.5.2	Fabrication of column steel, shuttering & pouring of concrete	6 days	Fri 20/11/15	Sat 28/11/15	Contractor1[Rs30,000.00]	Rs105,340.00
85		3.5.3	Shuttering of 1st floor slab & lift well	10.7 days	Tue 01/12/15	Tue 15/12/15	Contractor2[Rs10,000.00], Engr, Inspector	Rs36,960.00
86		3.5.4	Inspection of shuttering	1 day	Tue 08/12/15	Fri 11/12/15	Arif[Rs600.00], Inspector, R	Rs5,400.00
87		3.5.5	Fabrication of steel	5 days	Tue 08/12/15	Wed 23/12/15	Contractor1[Rs8,000.00], S	Rs202,000.00
88		3.5.6	Placing of PVC pipes	2 days	Tue 15/12/15	Thu 24/12/15	Contractor3[Rs50,000.00]	Rs59,600.00
89		3.5.7	Pouring of concrete	1 day	Thu 17/12/15	Thu 24/12/15	Contractor1[Rs20,000.00]	Rs230,050.00
90		3.5.8	Removal of shuttering	1 day	Fri 18/12/15	Fri 25/12/15	Contractor2[Rs10,000.00]	Rs14,800.00
91		3.5.9	Brick work	7 days	Mon 21/12/15	Fri 01/01/16	Contractor1[Rs25,000.00]	Rs270,400.00
92		3.6	1st floor grey structure complete	0 days	Tue 29/12/15	Tue 29/12/15		Rs0.00
93		3.7	2nd Floor	54.27 days	Mon 21/12/15	Fri 04/03/16		Rs958,190.00

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Date: Wed 14/06/17

Task Legend:

- Task: Blue bar
- Split: Dotted line
- Milestone: Diamond
- Summary: Bracket
- Project Summary: Bracket with bar
- Inactive Task: Grey bar
- Inactive Milestone: Grey diamond
- Inactive Summary: Grey bar

Task Legend:

- Manual Task: Blue bar
- Duration-only: Black bar
- Manual Summary Rollup: Blue bar with bracket
- Manual Summary: Bracket
- Start-only: Blue bar with bracket
- Finish-only: Blue bar with bracket
- External Tasks: Grey bar
- External Milestone: Grey diamond

Task Legend:

- Deadline: Green arrow
- Baseline: Black bar
- Baseline Milestone: Diamond
- Baseline Summary: Bracket
- Progress: Blue bar
- Manual Progress: Blue bar

Task ID	Task Name	Duration	Start	Finish	Predecessor	Resource Names	Cost
94	Layout of 2nd floor plan	1 day	Mon 21/12/15	Fri 25/12/15	90	Arif[Rs600.00],Inspector,R	Rs5,400.00
95	Steel fabrication, shuttering & pouring of column	7 days	Tue 22/12/15	Mon 11/01/16	94	Contractor1[Rs30,000.00], Engr,Inspector	Rs138,940.00
96	Shuttering of floor slab & lift well	5 days	Thu 31/12/15	Wed 27/01/16	95	Contractor2[Rs10,000.00], Engr, Inspector	Rs34,000.00
97	Inspection of shuttering	0.5 days	Thu 07/01/16	Wed 27/01/16	96	Arif[Rs600.00],Inspector,R	Rs3,000.00
98	Fabrication of steel	5 days	Thu 07/01/16	Fri 29/01/16	97	Contractor1[Rs8,000.00],S	Rs202,000.00
99	Placing of PVC pipes	2 days	Thu 14/01/16	Thu 04/02/16	98	Contractor3[Rs50,000.00],	Rs59,600.00
100	Pooring of concrete	1 day	Mon 18/01/16	Fri 05/02/16	99	Contractor1[Rs20,000.00],	Rs230,050.00
101	Removal of shuttering	1 day	Tue 19/01/16	Fri 05/02/16	100	Contractor2[Rs10,000.00],	Rs14,800.00
102	Brick work	7 days	Wed 20/01/16	Fri 04/03/16	101	Contractor1[Rs25,000.00],	Rs270,400.00
103	2nd floor grey structure complete	0 days	Fri 29/01/16	Fri 29/01/16			Rs0.00
104	3rd Floor	59.97 days	Wed 20/01/16	Wed 13/04/16			Rs993,518.71

Project: Construction of Regin
Date: Wed 14/06/17

- Task: Solid blue bar
- Split: Dotted blue bar
- Milestone: Diamond symbol
- Summary: Thick black bar
- Project Summary: Thin black bar
- Inactive Task: Thin grey bar
- Inactive Milestone: Diamond symbol
- Inactive Summary: Thin grey bar
- Manual Task: Solid blue bar
- Duration-only: Dotted black bar
- Manual Summary Rollup: Thick blue bar
- Manual Summary: Thin black bar
- Start-only: Thin blue bar
- Finish-only: Thin blue bar
- External Tasks: Grey bar
- External Milestone: Diamond symbol
- Deadline: Green arrow
- Baseline: Solid black bar
- Baseline Milestone: Diamond symbol
- Baseline Summary: Thin black bar
- Progress: Solid blue bar
- Manual Progress: Solid blue bar

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predecessor	Resource Names	Cost
105		3.9.1	Layout of 3rd floor plan	1 day	Wed 20/01/16	Mon 08/02/16	101	Arif[Rs600.00],Inspector,R	Rs5,400.00
106		3.9.2	Steel fabrication, shuttering & pouring of column	12 days	Thu 21/01/16	Mon 14/03/16	105	Contractor1[Rs30,000.00], Engr,Inspector	Rs162,940.00
107		3.9.3	Shuttering of floor slab & lift well	5 days	Mon 08/02/16	Tue 22/03/16	106	Contractor2[Rs10,000.00], Engr,Inspector	Rs34,000.00
108		3.9.4	Inspection of shuttering	1 day	Mon 15/02/16	Thu 24/03/16	107	Arif[Rs600.00],Inspector,R	Rs5,400.00
109		3.9.5	Fabrication of steel	6.25 days	Tue 16/02/16	Fri 08/04/16	108	Contractor1[Rs8,000.00],S	Rs208,000.00
110		3.9.6	Placing of PVC pipes	2.23 days	Tue 23/02/16	Mon 11/04/16	109	Contractor3[Rs50,000.00],	Rs58,928.71
111		3.9.7	Pouring of concrete	1.13 days	Thu 25/02/16	Mon 11/04/16	110	Contractor1[Rs20,000.00],	Rs230,650.00
112		3.9.8	Removal of shuttering	1.13 days	Fri 26/02/16	Mon 11/04/16	111	Contractor2[Rs10,000.00],	Rs15,400.00
113		3.9.9	Brick work	7.5 days	Mon 29/02/16	Wed 13/04/16	112	Contractor1[Rs25,000.00],	Rs272,800.00
114		3.10	3rd floor grey structure complete	0 days	Fri 03/07/15	Fri 03/07/15			Rs0.00
115		3.11	4th Floor	67.94 days	Mon 29/02/16	Thu 02/06/16			Rs1,114,970.24

Project: Construction of Regin
Date: Wed 14/06/17

Task Legend:

- Task: Solid blue bar
- Split: Dotted blue bar
- Milestone: Diamond symbol
- Summary: Bracketed blue bar
- Project Summary: Bracketed blue bar with vertical line
- Inactive Task: Light blue bar
- Inactive Milestone: Diamond symbol
- Inactive Summary: Bracketed light blue bar
- Manual Task: Solid blue bar
- Duration-only: Solid black bar
- Manual Summary Rollup: Solid blue bar
- Manual Summary: Bracketed blue bar
- Start-only: Bracketed blue bar with vertical line
- Finish-only: Bracketed blue bar with vertical line
- External Tasks: Solid grey bar
- External Milestone: Diamond symbol
- Deadline: Solid black bar with downward arrow
- Baseline: Solid black bar
- Baseline Milestone: Diamond symbol
- Baseline Summary: Bracketed black bar
- Progress: Solid blue bar
- Manual Progress: Solid blue bar

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predecessor	Resource Names	Cost
116		3.11.1	Layout of 4th floor plan	1.25 days	Mon 29/02/16	Tue 12/04/16	112	Arif[Rs600.00],Inspector,R	Rs6,600.00
117		3.11.2	Steel fabrication, shuttering & pouring of column	12.5 days	Tue 01/03/16	Tue 10/05/16	116	Contractor1[Rs30,000.00], Engr,Inspector	Rs168,479.17
118		3.11.3	Shuttering of floor slab & lift well	5.31 days	Thu 17/03/16	Tue 24/05/16	117	Contractor2[Rs10,000.00], Engr,Inspector	Rs35,500.00
119		3.11.4	Inspection of shuttering	1.25 days	Thu 24/03/16	Wed 25/05/16	118	Arif[Rs600.00],Inspector,R	Rs6,600.00
120		3.11.5	Fabrication of steel	6.25 days	Fri 25/03/16	Fri 27/05/16	119	Contractor1[Rs8,000.00],S	Rs250,500.00
121		3.11.6	Placing of PVC pipes	2.25 days	Fri 01/04/16	Fri 27/05/16	120	Contractor3[Rs50,000.00]	Rs60,800.00
122		3.11.7	Pouring of concrete	1.25 days	Tue 05/04/16	Mon 30/05/16	121	Contractor1[Rs20,000.00]	Rs282,562.50
123		3.11.8	Removal of shuttering	1.25 days	Wed 06/04/16	Mon 30/05/16	122	Contractor2[Rs10,000.00]	Rs16,000.00
124		3.11.9	Brick work	7.5 days	Thu 07/04/16	Thu 02/06/16	123	Contractor1[Rs25,000.00]	Rs287,928.57
125		3.12	4th floor grey structure complete	0 days	Mon 18/04/16	Mon 18/04/16			Rs0.00
126		3.13	5th Floor	52.74 days	Thu 07/04/16	Tue 21/06/16			Rs950,990.00

Project: Construction of Regin
Date: Wed 14/06/17

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	PredefResource Names	Cost
127		3.13.1	Layout of 5th floor plan	1 day	Thu 07/04/16	Tue 31/05/16	123 Arif[Rs600.00], Inspector,R	Rs5,400.00
128		3.13.2	Steel fabrication, shuttering & pouring of column	12 days	Fri 08/04/16	Thu 09/06/16	127 Contractor1[Rs30,000.00], Engr,Inspector	Rs162,940.00
129		3.13.3	Shuttering of floor slab & lift well	5 days	Tue 26/04/16	Mon 13/06/16	128 Contractor2[Rs10,000.00], Engr,Inspector	Rs34,000.00
130		3.13.4	Inspection of shuttering	1 day	Tue 03/05/16	Mon 13/06/16	129 Arif[Rs600.00], Inspector,R	Rs5,400.00
131		3.13.5	Fabrication of steel	5 days	Wed 04/05/16	Wed 15/06/16	130 Contractor1[Rs8,000.00],S	Rs202,000.00
132		3.13.6	Placing of PVC pipes	2 days	Wed 11/05/16	Wed 15/06/16	131 Contractor3[Rs50,000.00],	Rs59,600.00
133		3.13.7	Pouring of concrete	1 day	Fri 13/05/16	Thu 16/06/16	132 Contractor1[Rs20,000.00],	Rs230,050.00
134		3.13.8	Removal of shuttering	1 day	Mon 16/05/16	Thu 16/06/16	133 Contractor2[Rs10,000.00],	Rs14,800.00
135		3.13.9	Brick work	7 days	Tue 17/05/16	Tue 21/06/16	134 Contractor1[Rs25,000.00],	Rs236,800.00
136		3.14	5th floor grey structure complete	0 days	Thu 26/05/16	Thu 26/05/16		Rs0.00
137		3.15	Mumty	0 days	Thu 26/05/16	Thu 26/05/16		Rs0.00

Project: Construction of Regin
Date: Wed 14/06/17

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Baseline

Baseline Milestone

Baseline Summary

Progress

Manual Progress

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predef(Resource Names	Cost
138		3.16	Mumty plan complete	10 days	Tue 17/05/16	Thu 23/06/16	134 Contractor1[Rs40,000.00]	Rs45,129,200.00
139		3.17	Finishing works	338 days	Thu 23/06/16	Tue 10/10/17		Rs10,589,825.00
140		3.17.1	Interior Finishing	93 days	Thu 23/06/16	Tue 01/11/16		Rs1,568,625.00
141		3.17.1.1	Plumbing, Electrical, HVAC	37 days	Thu 23/06/16	Mon 15/08/16		Rs797,600.00
142		3.17.1.1.1	Mumty floor	1 day	Thu 23/06/16	Fri 24/06/16	138 Contractor5[Rs20,000.00]	Rs24,800.00
143		3.17.1.1.2	5th floor	6 days	Fri 24/06/16	Mon 04/07/16	142 Contractor5[Rs100,000.00]	Rs128,800.00
144		3.17.1.1.3	4th floor	6 days	Mon 04/07/16	Tue 12/07/16	143 Contractor5[Rs100,000.00]	Rs128,800.00
145		3.17.1.1.4	3rd floor	6 days	Tue 12/07/16	Wed 20/07/16	144 Contractor5[Rs100,000.00]	Rs128,800.00
146		3.17.1.1.5	2nd floor	6 days	Wed 20/07/16	Thu 28/07/16	145 Contractor5[Rs100,000.00]	Rs128,800.00
147		3.17.1.1.6	1st floor	6 days	Thu 28/07/16	Fri 05/08/16	146 Contractor5[Rs100,000.00]	Rs128,800.00
148		3.17.1.1.7	Basement	6 days	Fri 05/08/16	Mon 15/08/16	147 Contractor5[Rs100,000.00]	Rs128,800.00
149		3.17.1.2	Plaster work	56 days	Mon 15/08/16	Tue 01/11/16		Rs771,025.00
150		3.17.1.2.1	Mumty floor	2 days	Tue 13/09/16	Thu 15/09/16	142 Cement[5],Sand[100],Con	Rs19,025.00

Project: Construction of Regin
Date: Wed 14/06/17

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Baseline

Baseline Milestone

Baseline Summary

Progress

Manual Progress

ID	WBS	Task Mode	Task Name	Duration	Start	Finish	Predecessor Names	Cost
151	3.17.1.2.2		5th floor	14 days	Wed 12/10/16	Tue 01/11/16	143 Contractor1[Rs40,000.00]	Rs130,000.00
152	3.17.1.2.3		4th floor	7 days	Thu 15/09/16	Mon 26/09/16	144 Contractor1[Rs40,000.00]	Rs102,000.00
153	3.17.1.2.4		3rd floor	14 days	Thu 15/09/16	Wed 05/10/16	145 Contractor1[Rs40,000.00]	Rs130,000.00
154	3.17.1.2.5		2nd floor	7 days	Mon 15/08/16	Wed 24/08/16	146 Contractor1[Rs40,000.00]	Rs130,000.00
155	3.17.1.2.6		1st floor	7 days	Wed 24/08/16	Fri 02/09/16	147 Contractor1[Rs40,000.00]	Rs130,000.00
156	3.17.1.2.7		Basement	7 days	Fri 02/09/16	Tue 13/09/16	148 Contractor1[Rs40,000.00]	Rs130,000.00
157	3.17.2		Ceiling, Floor, Wood works, Paint etc.	271 days	Mon 26/09/16	Tue 10/10/17		Rs9,021,200.00
158	3.17.2.1		Basement finishing works	46 days	Mon 07/08/17	Tue 10/10/17	156 Contractor7[Rs700,000.00] Engr,Inspector	Rs920,800.00
159	3.17.2.2		1st floor finishing works	53 days	Wed 24/05/17	Mon 07/08/17	155 Contractor7[Rs1,000,000.00] Engr,Inspector	Rs1,220,800.00
160	3.17.2.3		2nd floor finishing works	53 days	Tue 21/03/17	Fri 02/06/17	154 Contractor7[Rs900,000.00] Engr,Inspector	Rs1,120,800.00
161	3.17.2.4		3rd floor finishing works	39 days	Fri 03/02/17	Thu 30/03/17	153 Contractor7[Rs800,000.00] Engr,Inspector	Rs953,600.00
162	3.17.2.5		4th floor finishing works	39 days	Tue 20/12/16	Tue 14/02/17	152 Contractor7[Rs700,000.00] Engr,Inspector	Rs853,600.00

Project: Construction of Regin
Date: Wed 14/06/17

ID	Task Mode	WBS	Task Name	Duration	Start	Finish	Predef Resource Names	Cost
163		3.17.2.6	5th floor finishing works	25 days	Tue 08/11/16	Wed 21/12/16	151 Contractor7[Rs600,000.00 Engr,Inspector	Rs686,400.00
164		3.17.2.7	Mumty floor finishing works	19 days	Mon 26/09/16	Fri 21/10/16	150 Contractor7[Rs150,000.00 Engr,Inspector	Rs207,600.00
165		3.17.2.8	Installation of passenger lift	19 days	Fri 21/10/16	Thu 17/11/16	164 Contractor 6[Rs3,000,000.00],Resider	Rs3,057,600.00
166		3.18	Exterior Finishing	12 days	Fri 03/07/15	Thu 23/07/15	Contractor7[Rs500,000.00]	Rs557,600.00
167		4	Closing	32 days	Thu 17/11/16	Mon 02/01/17		Rs172,800.00

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Baseline

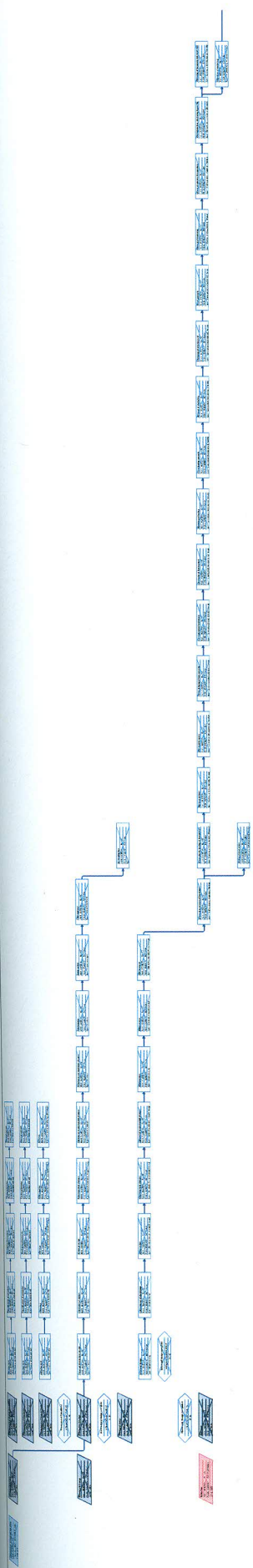
Baseline Milestone

Baseline Summary

Progress

Manual Progress

Project: Construction of Regin
Date: Wed 14/06/17



- 1. [Box]
- 2. [Box]
- 3. [Box]
- 4. [Box]
- 5. [Box]
- 6. [Box]
- 7. [Box]
- 8. [Box]
- 9. [Box]
- 10. [Box]
- 11. [Box]
- 12. [Box]
- 13. [Box]
- 14. [Box]
- 15. [Box]

- 16. [Box]
- 17. [Box]

18. [Red Box]

19. [Red Box]

20. [Blue Box]

21. [Red Box]

MILESTONE REPORT

LATE MILESTONES

Milestones that are past due.

Name	Finish
------	--------

MILESTONES UP NEXT

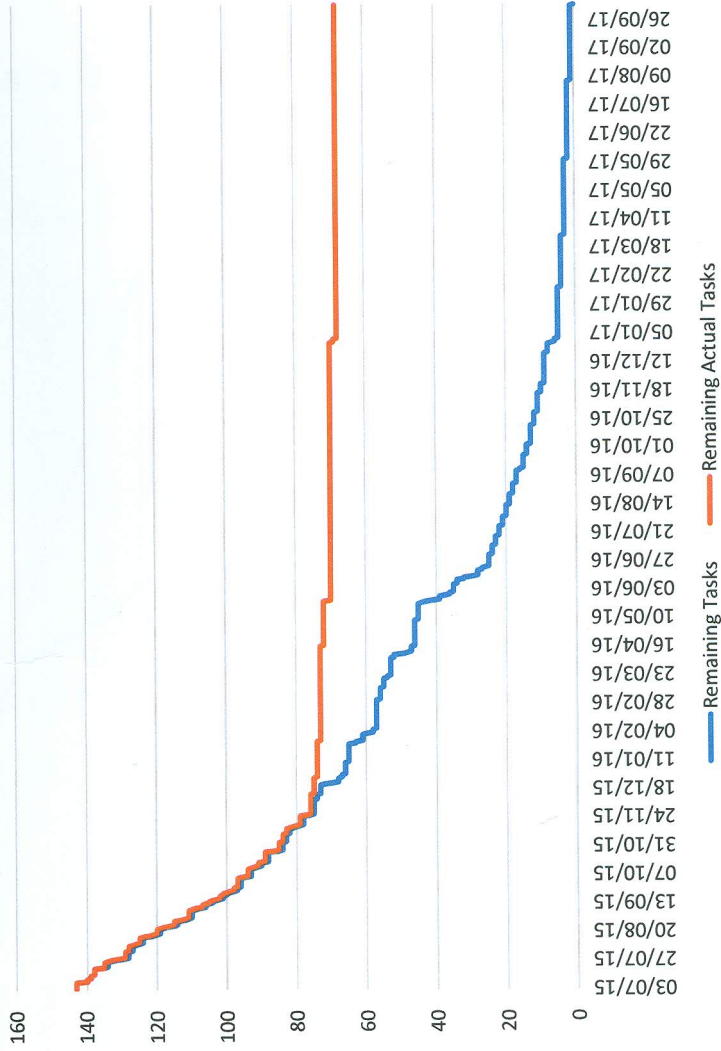
Milestones due in this month.

Name	Finish
------	--------

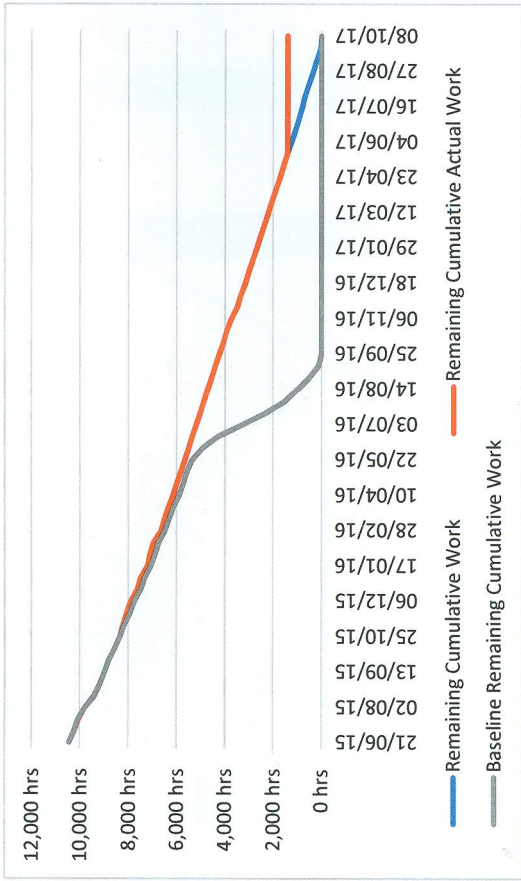
COMPLETED MILESTONES

Milestones that are 100% complete.

Name	Finish
Procurement Completed	Fri 03/07/15
Architectural design complete	Fri 18/09/15
Structural design complete	Fri 03/07/15
Planning & Design Completed	Fri 03/07/15
Basement grey structure complete	Wed 28/10/15
Ground floor grey structure complete	Fri 27/11/15
1st floor grey structure complete	Tue 29/12/15
2nd floor grey structure complete	Fri 29/01/16
3rd floor grey structure complete	Fri 03/07/15
4th floor grey structure complete	Mon 18/04/16
5th floor grey structure complete	Thu 26/05/16
Mumty	Thu 26/05/16



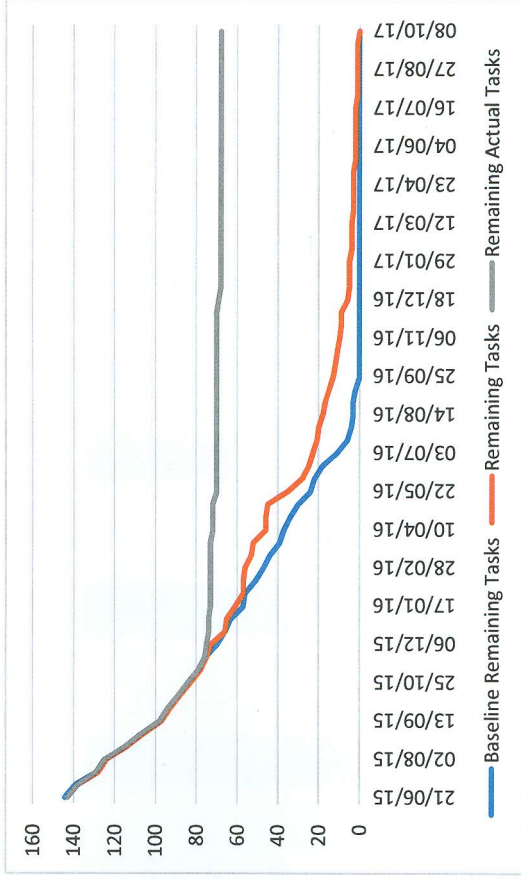
BURNDOWN



WORK BURNDOWN

Shows how much work you have completed and how much you have left. If the remaining cumulative work line is steeper, then the project may be late. Is your baseline zero?

[Try setting a baseline](#)



TASK BURNDOWN

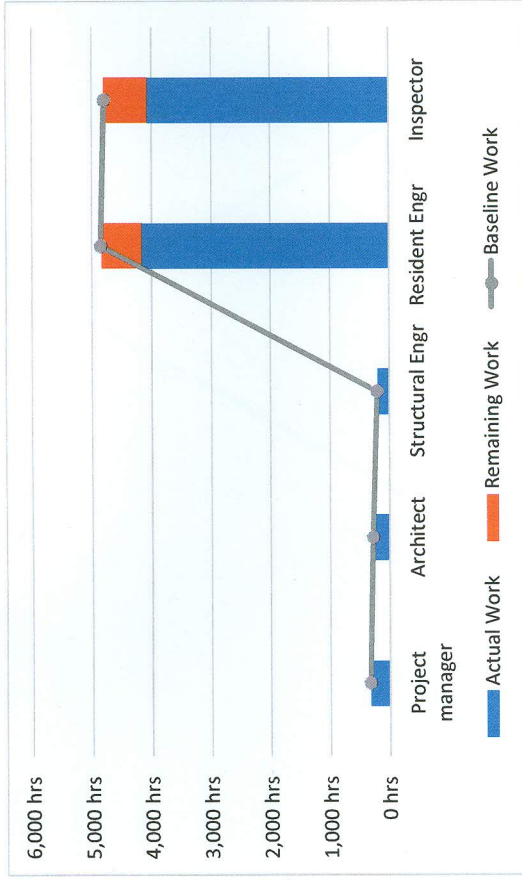
Shows how many tasks you have completed and how many you have left. If the remaining tasks line is steeper, then your project may be late.

[Learn more](#)

RESOURCE OVERVIEW

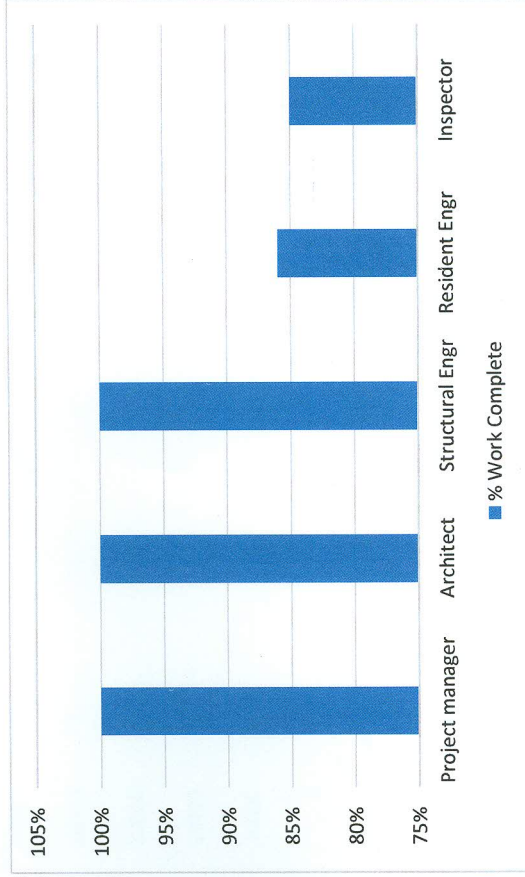
RESOURCE STATS

Work status for all work resources.



WORK STATUS

% work done by all the work resources.



RESOURCE STATUS

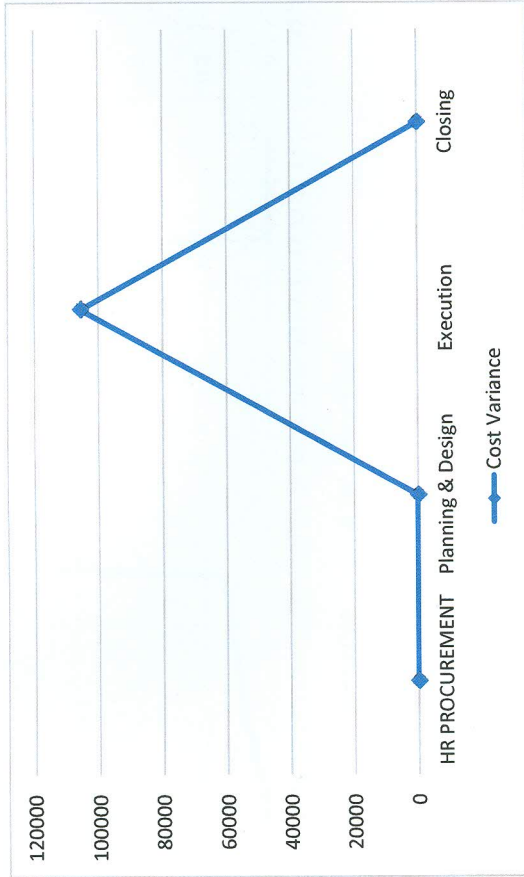
Remaining work for all work resources.

Name	Start	Finish	Remaining Work
Project manager	Wed 29/07/15	Fri 30/12/16	0 hrs
Architect	Wed 29/07/15	Fri 30/12/16	0 hrs
Structural Engr	Fri 03/07/15	Mon 31/08/15	0 hrs
Resident Engr	Fri 03/07/15	Tue 10/10/17	675.52 hrs
Inspector	Fri 03/07/15	Tue 10/10/17	731.52 hrs

COST OVERRUNS

TASK COST VARIANCE

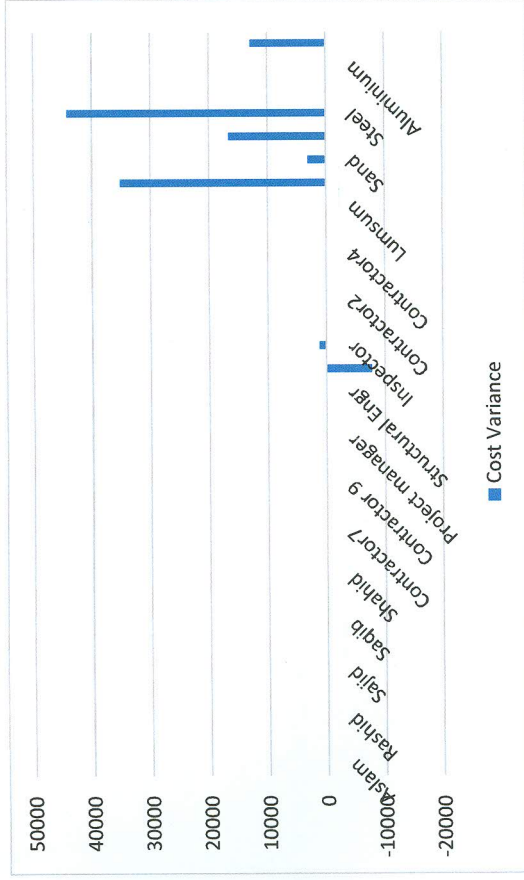
Cost variance for all top-level tasks in the project.



Name	% Complete	Cost	Baseline Cost	Cost Variance
HR PROCUREMENT	100%	Rs297,000.00	Rs297,000.00	Rs0.00
Planning & Design	100%	Rs677,600.00	Rs677,600.00	Rs0.00
Execution	86%	Rs64,819,505.95	Rs64,714,053.00	Rs105,452.95
Closing	99%	Rs172,800.00	Rs172,800.00	Rs0.00

RESOURCE COST VARIANCE

Cost variance for all the work resources.

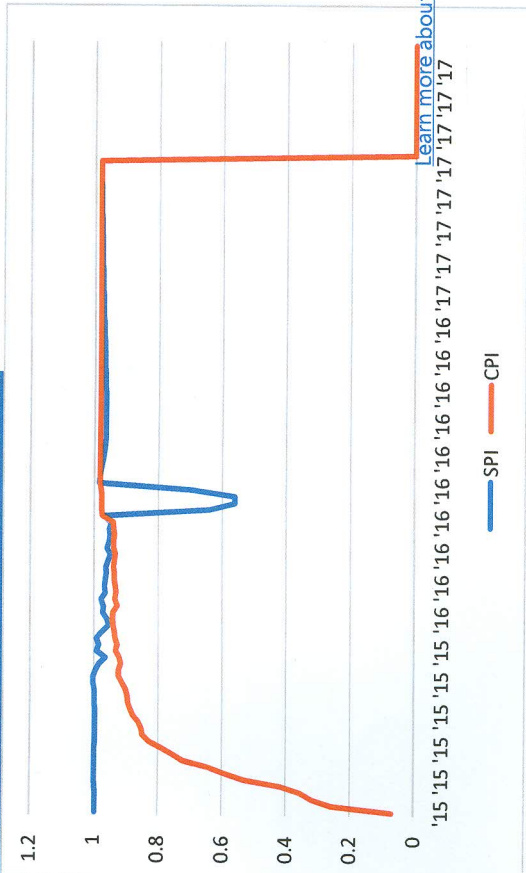


Name	Cost	Baseline Cost	Cost Variance
Project manager	Rs328,000.00	Rs328,000.00	Rs0.00
Architect	Rs224,000.00	Rs224,000.00	Rs0.00
Structural Engr	Rs160,000.00	Rs160,000.00	Rs0.00
Resident Engr	Rs2,422,160.89	Rs2,430,000.00	(Rs7,839.11)
Inspector	Rs480,859.82	Rs479,648.00	Rs1,211.82

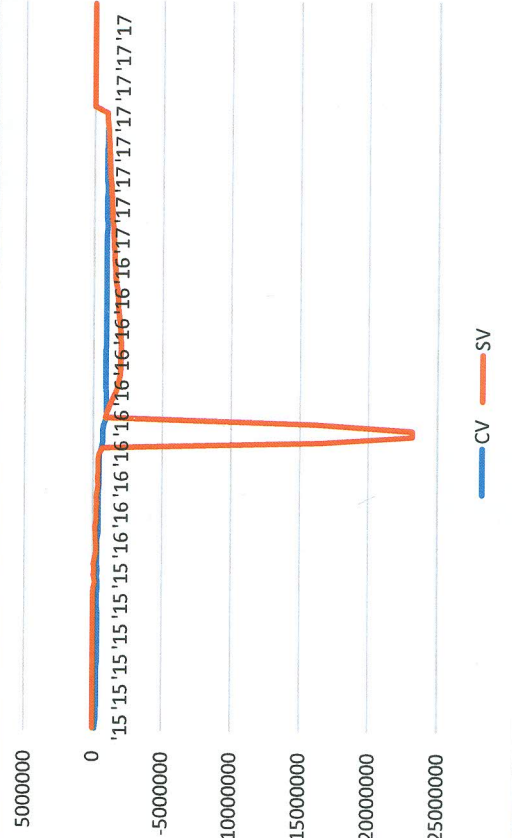
Rs66,612,046.31

Rs54,249,592.95

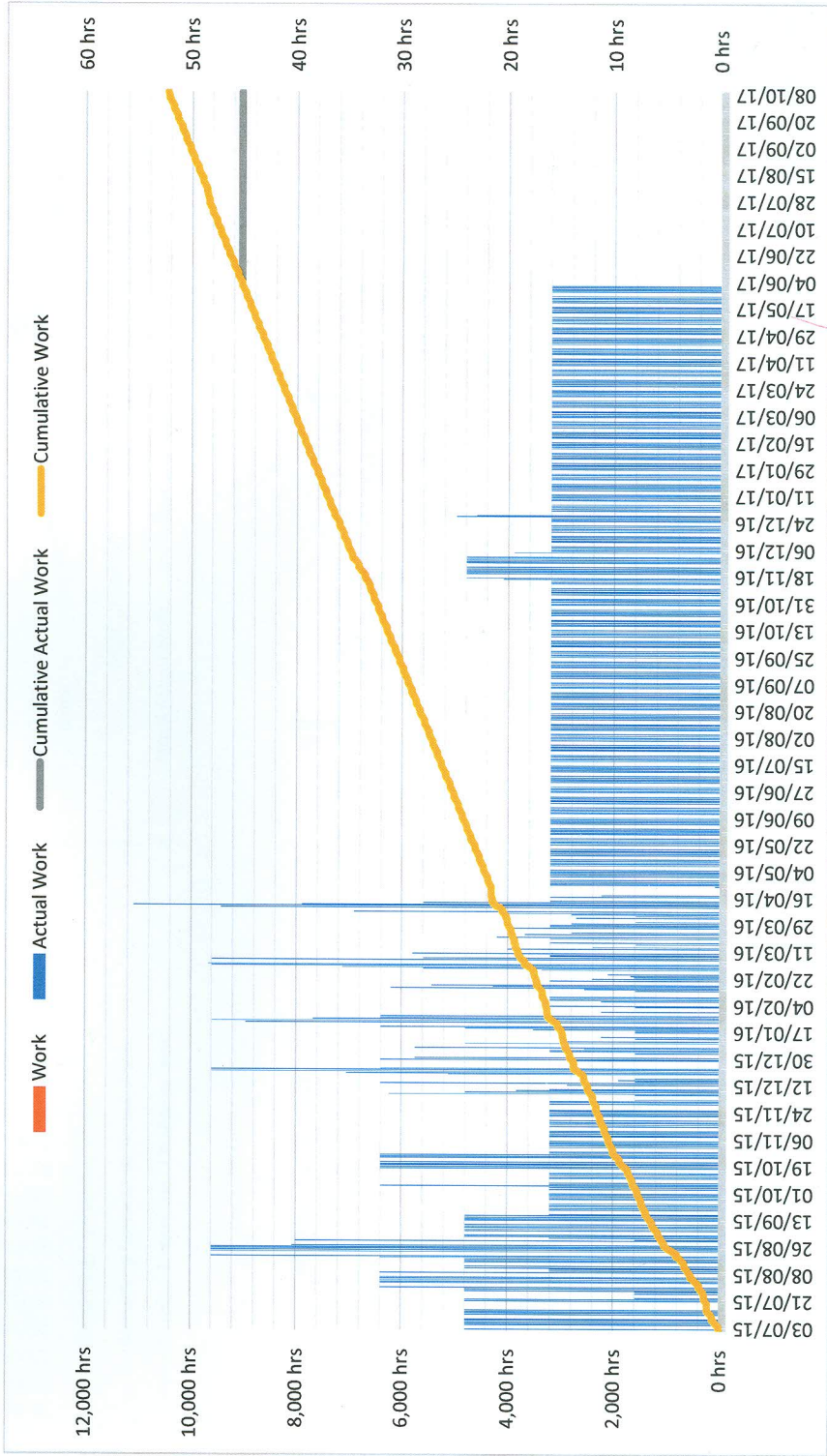
Rs53,638,324.49



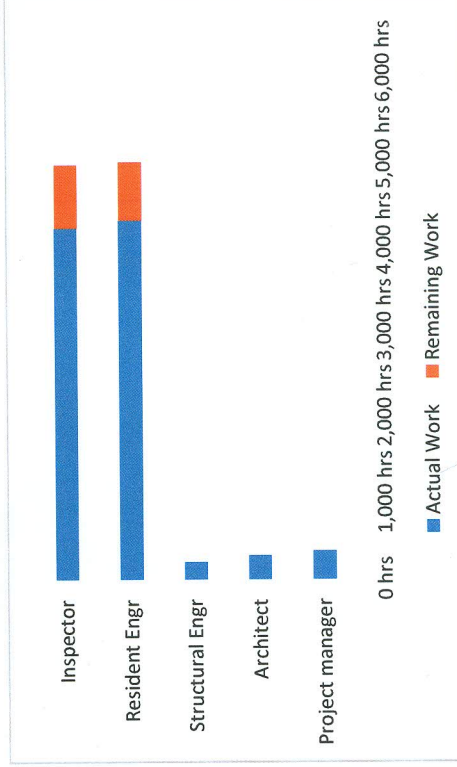
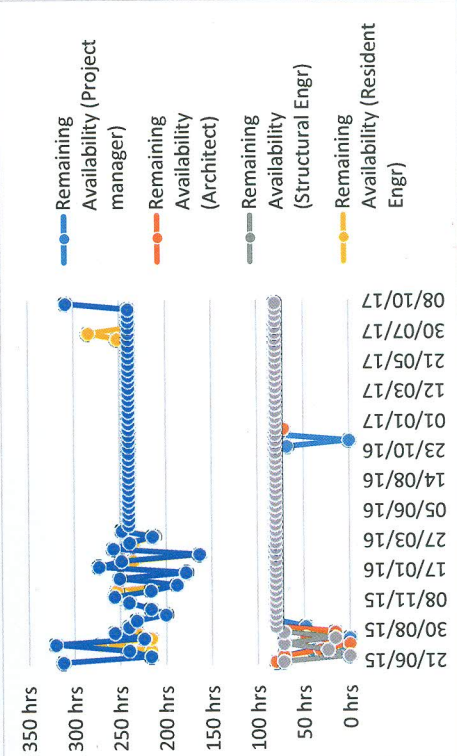
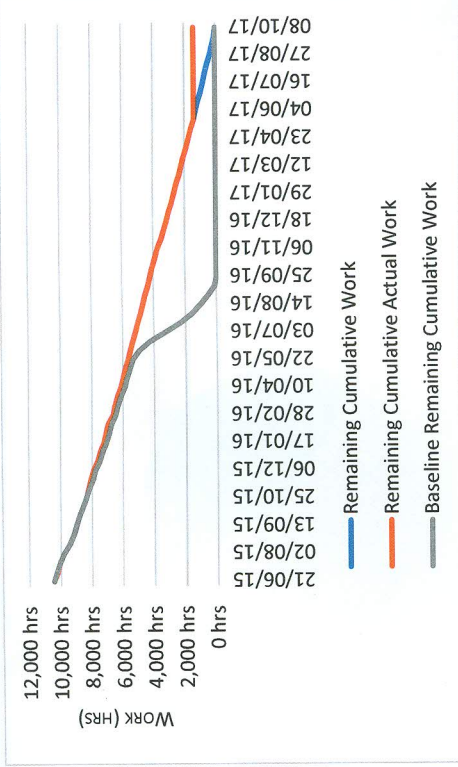
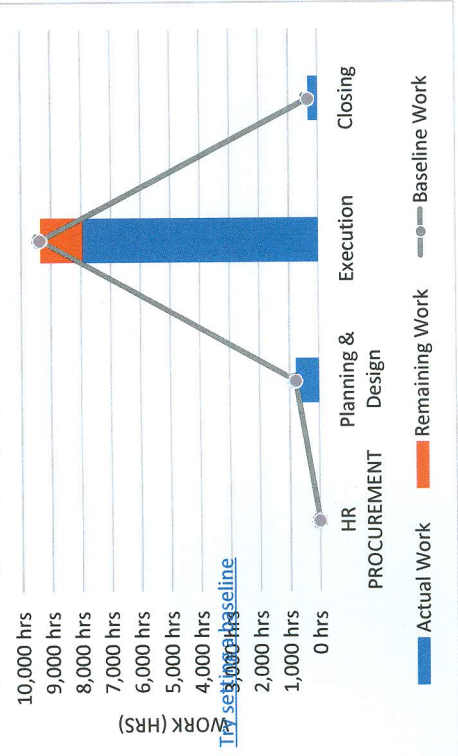
Learn more about earned value



PROJECT S-CURVE



Shows work stats for all top level tasks.



REMAINING AVAILABILITY

Shows remaining availability for all work resources.

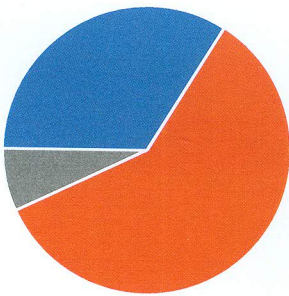
RESOURCE STATS

Shows work stats for all your resources.

Fri 03/07/ - Tue 10/10/17



CRITICAL TASKS



- Status: Complete
- Status: Late
- Status: Future Task

A task is critical if there is no room in the schedule for it to slip.
[Learn more about managing your project's critical path.](#)

Name	Start	Finish	% Complete	Remaining Work	Resource Names
Placing of PVC pipes	Tue 15/12/15	Thu 24/12/15	99%	0 hrs	Contractor3[Rs50,000.00],Resident Engr,Inspector
Pooring of concrete	Thu 17/12/15	Thu 24/12/15	99%	0 hrs	Contractor1[Rs20,000.00],Cement[250],Sand[500],Cru sh[1,000],Resident Engr,Inspector
Removal of shuttering	Fri 18/12/15	Fri 25/12/15	99%	0 hrs	Contractor2[Rs10,000.00],Resident Engr,Inspector
Shuttering of floor slab & lift well	Thu 31/12/15	Wed 27/01/16	99%	0 hrs	Contractor2[Rs10,000.00],Resident Engr,Inspector
Fabrication of steel	Thu 07/01/16	Fri 29/01/16	99%	0 hrs	Contractor1[Rs8,000.00],Steel[2,000],Resident Engr,Inspector
Placing of PVC pipes	Thu 14/01/16	Thu 04/02/16	99%	0 hrs	Contractor3[Rs50,000.00],Resident Engr,Inspector
Pooring of concrete	Mon 18/01/16	Fri 05/02/16	99%	0 hrs	Contractor1[Rs20,000.00],Cement[250],Sand[500],Cru sh[1,000],Resident Engr,Inspector
Shuttering of floor slab & lift well	Mon 08/02/16	Tue 22/03/16	99%	0 hrs	Contractor2[Rs10,000.00],Resident Engr,Inspector

000.00],Resident Engr,Inspector[1%]									
Pooring of concrete	Thu 25/02/16	Mon 11/04/16	99%	0 hrs	Contractor1[Rs20, 000.00],Cement[2 50],Sand[500],Cru sh[1,000],Residen t Engr,Inspector				
Removal of shuttering	Fri 26/02/16	Mon 11/04/16	99%	0 hrs	Contractor2[Rs10, 000.00],Resident Engr,Inspector				
Shuttering of floor slab & lift well	Thu 17/03/16	Tue 24/05/16	99%	0 hrs	Contractor2[Rs10, 000.00],Resident Engr,Inspector				
Fabrication of steel	Fri 25/03/16	Fri 27/05/16	99%	0 hrs	Contractor1[Rs8,0 00.00],Steel[2,500 ,Inspector,Reside nt Engr				
Placing of PVC pipes	Fri 01/04/16	Fri 27/05/16	99%	0 hrs	Contractor3[Rs50, 000.00],Resident Engr,Inspector				
Pooring of concrete	Tue 05/04/16	Mon 30/05/16	99%	0 hrs	Contractor1[Rs20, 000.00],Cement[3 12.5],Sand[625],C rush[1,250],Resid ent Engr,Inspector				
Removal of shuttering	Wed 06/04/16	Mon 30/05/16	99%	0 hrs	Contractor2[Rs10, 000.00],Resident Engr,Inspector				
Steel fabrication, shuttering & pouring of column	Fri 08/04/16	Thu 09/06/16	99%	0 hrs	Contractor1[Rs30, 000.00],Steel[500 ,Cement[40],San d[80],Crush[160], Resident Engr,Inspector				
Shuttering of floor slab & lift well	Tue 26/04/16	Mon 13/06/16	99%	0 hrs	Contractor2[Rs10, 000.00],Resident Engr,Inspector				
Fabrication of steel	Wed 04/05/16	Wed 15/06/16	99%	0 hrs	Contractor1[Rs8,0 00.00],Steel[2,000 ,Resident Engr,Inspector				

11/05/16

000.00],Resident
Engr,Inspector

000.00],Resident Engr,Inspector	Contractor1[Rs20, 000.00],Cement[2 50],Sand[500],Cru sh[1,000],Residen t Engr,Inspector	0 hrs	99%	Thu 16/06/16	Fri 13/05/16	0 hrs
	Contractor1[Rs40, 000.00],Bricks[5,0 00],Cement[20],S and[400],Crush[1 00],Steel[200],Res ident Engr,Inspector	0 hrs	99%	Thu 23/06/16	Tue 17/05/16	0 hrs
Basement	Contractor1[Rs40, 000.00],Cement[8 0],Sand[800],Resi dent Engr,Inspector	0 hrs	99%	Tue 13/09/16	Fri 02/09/16	0 hrs
Basement finishing works	Contractor7[Rs70 0,000.00],Residen t Engr,Inspector	736 hrs	0%	Tue 10/10/17	Mon 07/08/17	736 hrs

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