

Essay about project management

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PROJECT REPORT ON CONSTRUCTION OF CMR CENTRALSHOPPING**MALLVISAKHAPATNAM SUBMITTED BY GROUP -2 INTRODUCTION**

The biggest shopping mall in coastal Andhra, CMR Central was inaugurated by the

Managing Director, APSRTC, S. S. P. Yadav at Maddilapalem on Saturday.

CMR Central has been constructed in an area of 3.5 acres with an

investment of Rs. 45 crores at the centre of the city. The four storey CMR

Central will have an Inox multiplex with four theatres, fun zone and a special

entertainment zone for children. The new mall promises international

shopping experience to Vizagties.

Men's wear, ladies corner, kids wear, jewellery, foodcourts, a modern two

level parking and a host of customer friendly services are the salient features

of the mall. It offers various international brand costumes, fashion

accessories and latest make and of reputed companies can also be brought

at the mall. MISSION: " Forgiving international shopping experience for the

people in Visakhapatnam. " With the changing trends, fashion, increased

standard of living and customer needs in Vizag, the C. M. R group has come

up with this project C. M. R Central. This project was first of its kind for C.

M. R group and for Visakhapatnam. Just like any other project it has all the

factors involved in it. It is considered to be one of the major projects in the

city. This project comes under medium and expansion project. Expansion

since it is a new venture of 3 decade old Chandana Brothers. PROJECT LIFE

CYCLE OF CMR CENTRAL: * CONCEPT PHASE: This idea was germinated in

1991 when Mr. M. Venakata Ramana (CEO Of CMR Group) has been to

Singapore and dreamt of bringing a world class mall consisting all needs and

verities under one roof with good ambience to Visakhapatnam.

But it took quite a long time to bring his dream into reality as he thought it might not be successful at that point of time. In 2003 this group was successful with its new venture CMR shopping mall which was first mall in Vizag. He then gained confidence that he can put his idea into reality and it is then he communicated about his thought. * DEFINITION PHASE: For any project Location is the key factor. For this project the availability of that particular land in that location made the project happen. It was in 2005 when APSRTC has kept its land for lease for commercial purpose at Maddilapalem, looking at that Mr.

Ramana thought it was the apt location for his dream project. * PLANNING AND ORGANIZING PHASE: Mr. Ramana has thought with his experience he can be a potential project manager. In 2005 the land was leased from APSRTC for 33 years. It took six months for converting APSRTC land into commercial zone. Decided to give the contracts to old contractors. Financial procurement from State Bank Of India through long term loan. Project manager has decided to make the work simpler by his direct control by giving the work packages to small contactors by not further sub-contracting.

Land Use And Area Statement

The multiplex is planned in the area of 3. 15 acres. The floor wise area utilization is as follows: Floor area| Utilization| Area in M2| Basement Floors| Parking| 9455. 63| Ground Floor| Commercial| 4810. 97| First Floor| Commercial| 4076. 14| Second Floor| Commercial| 4076. 14| Third Floor| Theatres| 1562. 6| | Commercial| 2513. 54| Fourth Floor| Food Courts| 3216. 13| | |

Water Requirements And Supply: As per the initial estimation, the

average water requirement for the proposed project will be 15m³/day during the construction phase and 67m³ per day during the operational phase.

Water requirement during the construction phase will be met from municipal supply. Water during operation phase will be met from the pipe water supply network of Vizag Municipal Corporation site. Water conservation and rainwater harvesting plant will be implemented as per VMC guidelines to conserve the resources. It is estimated about 200m³ of water will be reserved for fire fighting in the premises. Power Requirement And Supply: Power demand for the academic complex is estimated to be about 3500KVA. Electricity supply will be provided from APEPDC Ltd.

All fire and safety measures will be taken as directed by concerned authority. Backup Power Supply System: It is proposed to install D. G. sets of 750 KVA for full power backup. The ventilating stacks of adequate height above the roof of the building will be provided as per the norms. Each D. G. set will also be equipped with state of the art insulating and acoustic enclosures. Water Storage Tanks and Pump Room: The project will provide for underground water storage tanks of capacities 50m³ and two 20m³ storage capacity overhead tanks. Sewage Treatment and Disposal System:

The Sewage and other domestic waste water after treating in septic tanks are connected to underground pipe UGD system of municipal corporation for further treatment and sewage treatment plant of GVMC. Storm Water Drainage System: All along road storm water drains would be provided to collect water during rains. They would be adequately sized to prevent over flooding of the site. The stormwater collection system will be designed in

such a way so that clean storm water from garden, parking areas, road ways and lawns is used for recharging of ground water.

The excess run off will be directed towards the nearest storm water drainage. Internal Road Network and Vehicle Parking: The layout plan of the parking for proposed complex has developed in such a manner that it will not create congestion for parking or free movement of pedestrians but also integrate the whole complex in an interesting composition of built masses and open spaces with a pedestrian dominated movement pattern. Entry points to the complex have been worked out keeping in view the desired movement of vehicles. As the site is surrounded by road networks from all the four sides, entry can be made through all the four sides.

Its proposed to provide total equivalent car space of 200 in complex. This includes 20 ECS for open parking and 180 ECS for basement parking. The total area covered under open parking is 500 sq. mts and in combined basement 9455. 63 sq. mts Construction Plan and Time table: The preliminary schedule and time table of major construction activities are listed below -----

-----		Site development	45 days
-----		Cellar	floors:
-----	1st floor	cellar slab	45 days
-----	2nd level	cellar slab	30 days
-----		Main	Building:
-----	Basement	floor slab	45 days

Ground floor slab 50 days ----- First floor slab 30 days ----- Second floor slab 30 days

----- Third floor slab 30 days

Fourth floor slab 30 days ----- Construction of
super structure 60 days ----- Finishing,
electrical & fire fighting 75 days -----
----- Total days planned= 425 days

FEASIBILITY REPORT: * Raw material required for the project is majorly for civil engineering work. There are available contractors for the raw material supply, they can get all the approvals and clearances for water supply and power. As it is established retailing firms there are product suppliers. * Demand is always there for clothing, household requirements and food. They have also analysed the people demand for branded goods and availability of different variety goods under one roof. * The plant size is 3. acres which is required for the project of this kind and can be affordable in terms of this project. * The location for this project can be termed as the heart of the city. It is the prime location. Availability of the site at Maddilapalem is undoubtedly an added advantage to the project in terms of labour transportation and in terms of customer reachability. * The capital cost estimated for the project is 45 crores. * The source of finance is through financial institutions. * The estimated cost of the project including construction and machinery cost is expected to be 18.1 crores. *

IMPLEMENTATION PHASE: The project manager hired Y. Shyam who was well known architect in India, he was assisted by another architect Mr. Vishwanath a professor from Andhra University. The project was physically started on July 2006 but has faced several obstacles since the plan approval,

it took quite a long time for the plan approval and delayed the project. At initial stages for leveling there was one labour contractor. The civil engineering materials used: * Cement 1, 15, 000 bags (Parameshwari Cements) * Sand 12, 000 units * Steel 1850 tonnes (Vizag steel plant) Bricks 3, 50, 000 nos * Metal 9500 m³ Work orders are given to people depending on the expertise in their domain, this work order is signed by the contractors and this is treated as the contract agreement. Soon after the earthing due to floods in 2007 the dwellings are filled with water and it took 6 months to dry and continue further. After 6 months the actual civil engineering works has started with 500 labourers working every day. The work is monitored by the project manager (Mr. Ramana) and Mr. Sharma who looks into all contract works of C. M. R.

During the construction the project manager has been to China for the equipments and to make up his mind on the interior construction. He came up with his ideas of construction and communicated the same to the architects, finally sat together to decide on the construction plan. It is in this phase that they thought of inox , KFC and they have to meet certain requirements of them. There are some issues with the labour contractors and the sand, cement suppliers on the delivery and the working systems. Due to dissatisfaction on the work there is demolishing andreconstructionwhich took additional time andmoney.

There are many contractors : * Electrical contract * Fire safety contract * Air conditioning contract * Painting contract * Under ground drainage contract * Plumbing contract * Elevation contract * Flooring (tiles, marble and granite) contract * Fabrication contract “ This phase continued for 3 and a half years

due to many obstacles. ” * PROJECT CLEAN UP PHASE: In this stage elevation works, ceiling, interiors, glass fixings, fire extinguisher equipment, structure paintings, security surveillance cameras, wall elevations, lift and escalators, wood work and plantations are done or fixed.

Security equipment: 9 door frame metal detectors are fixed, 4 vehicle search mirrors, 5 LED torch lights. Entry ; Exits: 8 gates are fixed. Lift ; Escalators: 7 lifts and 14 escalators are fixed. CMR group Chairman Chandana Mohan Rao described it as a New Year gift to the people of the city who have patronized the group for the last 25 years. He recalled that CMR was first to introduce the concept of a ‘ mall’ in North Andhra. The new mall will feature multinational brands and provide world-class food, fun and fantasy for all age groups. A modern two-level parking and a host of customer-friendly features await customers at the new mall”, said CMR Group Managing Director Mavuri Venkata Ramana. PLANT BECAME OPERATIONAL ON 5TH JANUARY 2012: The District Collector, J. Shyamal Rao inaugurated the outlet of the mall while the City Police Commissioner, N. SambasivaRao inaugurated the Men's wear and saree zone. Speaking to media, the Managing Director of CMR Group M. Venkata Ramana said that the CMR Central is the new year gift of the group to Vizagties. PROJECT LIFE CYCLE CURVE: PROJECT EVOLUTION:

TOOLS AND TECHNIQUES: Conception phase: As the project is big and first of its kind in the city they have done ‘ risk and sensitivity analysis’ as to the risks involved in the project execution and the issues they might faced from the authority. There is also the market analysis to identify the feasibility and market acceptance probabilities. Project execution phase: In this phase as the project is big ‘ work break down structure’ is defined. This specifies the

works that have to be given for contracting and identifying the potential contractors.

Project monitoring and progressing phase: Progress measurement technique is used where by the time factor is considered with the quality of work. The performance is regularly monitored, as the owner himself is the project manager he has timely review checks and could match his expectations with the work done, there by giving his response. Project communication and clean up phase: Computerized information systems are used. PROBLEMS INVOLVED IN THE PROJECT: * Oppositions from family members * Natural calamities * Political interference * Delay in project plan approvals Road extension problem CONCLUSION: . Each and every project whether big or small, technological or conventional, irrespective of their kind have many challenges. There will be many hurdles and inhibitors which will stop the project manager from accomplishing it. a project becomes successful completed only if the project manager faces the challenges and tackle them . There must be utmost customer satisfaction then only the project is said to be successful.