Standard Operating Procedures for Land Acquisition and Resettlement

October, 2025
Coordination and Monitoring Unit (CMU)
Punjab Clean Air Program (P-CAP)
Government of the Punjab

Contents

1 Introduction....6
2 Environmental and Social Effects of the Program....7
3 Land Acquisition and Involuntary Resettlement....8
4 Mechanism for Land Acquisition....9
5 Legal Framework....9
5.1 National and Provincial Legal Framework on land acquisition and involuntary resettlement....9
5.1.1 Constitution of the Islamic Republic of Pakistan....9
5.1.2 The Land Acquisition Act, 1894....9
5.1.3 Punjab Land Acquisition Rules, 1983....10
5.1.4 Pakistan Antiquities Act 1975....11
6 Core Principle 4 of World Bank....11
7 Standard Operating Procedures for Land Acquisition and Involuntary Resettlement under the Program....12
7.1 Assessment of Social Risks and Mitigations Measures....12
7.1.1 Bus Depot....12
7.1.2 Bus Stops....12
7.1.3 Bus Charging Stations....12
7.2 Recommended Mitigation Measures....12
7.2.1 Involuntary Resettlement Screening....13
7.2.2 Preparation of Resettlement Plan....13
7.2.3 Community Participation and Consultations....14
7.3 Categories of Persons Affected by Resettlement Land Acquisition....14
8 Implementing Arrangements....14
8.1 Planning and Development Board....14
8.2 Coordination and Monitoring Unit....14
8.3 Punjab Board of Revenue....15
8.4 Environmental Protection and Climate Change Department....15
8.5 Transport and Mass Transit Department....15
8.6 Agriculture Department....15
8.7 Internal and external monitoring....16
9 Chance Finds Procedures....16
10 Grievance Redress Mechanism....16

List of Tables

Table 1: Disbursement Link Indicators (DLIs)....6
Table 2: Proposed Locations for the Construction of Bus Depot in Lahore....8
Table 3: Facilities/ Physical Infrastructures....8
Table 4: Preference of Land for Acquisition of Physical Infrastructure....9
Table 5: Salient Features of LAA, 1894....10
Table 6: Salient features of Core Principle 4 of the World Bank....11

Disclaimer:

These draft Standard Operating Procedures (SOPs) will be presented to the competent forum for approval prior to their implementation. In case any private land has to be acquired or compensation/resettlement related issues arise, a separate PC-1 will be prepared and get approved from relevant forum before implementing /exercising these SOPs.

List of Acronyms

AD	Agriculture Department
AED	Anti-Encroachment Drive
AQM	Air Quality Management
ARAP	Abbreviated Resettlement Action Plan
BOR	Board of Revenue
CHS	Community Health & Safety
CMU	Coordination and Management Unit
DPAC	District Price Assessment Committee
DLI	Disbursement Link Indicator
EPA	Environment Protection Agency
EPCCD	Environment Protection and Climate Change Department
E&S	Environment & Social
EIA	Environmental Impact Assessment
ESIA	Environmental & Social Impact Assessment
ESSA	Environmental & Social Systems Assessment
GoPb	Government of the Punjab
GRM	Grievance Redress Mechanism
IA	Implementing Agency
IEE	Initial Environmental Examination
IPF	Investment Project Financing
LAA	Land Acquisition Act
LAC	Land Acquisition Collector
PAP	Program Affected Person
PCAP	Punjab Clean Air Program
PEECA	Punjab Energy Efficiency and Conservation
PEPA	Punjab Environmental Protection Act
PforR	Program for Results
PMA	Punjab Mass-transit Authority
P&D	Planning and Development Board
PRTC	Punjab Road Transport Corporation
PTA	Punjab Provincial Transport Authority
PTC	Punjab Transport Company
RAs	Result Areas
RP	Resettlement Plan

SOPs	Standard Operating Procedures
S&GAD	Services and General Administration Department
T&MD	Transport & Mass Transit Department
TPU	Transport Planning Unit
OHS	Occupational Health & Safety

Definition of Key Terms

Affected Persons	Any person affected by acquisition of land and relevant adjacent activities during the acquisition process.
Chance Finds Procedures	A Program-specific procedure that will be followed if previously unknown cultural heritage is encountered during Program activities. It will set out how chance finds associated with the Program will be managed.
Compensation	Payment in cash or kind for an asset to be acquired or affected by a Program at replacement cost.
Cut-off date	Refers to a day on and beyond which any person who occupies land or assets, or constructs assets on land, required for Program use, will not be eligible for compensation. The date is often the day when the assessment of persons and their property in the Program area commences.
Encroachers	People who have trespassed onto private/community/public land to which they are not authorized. If such people arrived before the entitlements cut-off date, they are eligible for compensation for any structures, crops or land improvements that they will lose.
Entitlement	Means the sum total of compensation and other assistance assessed according to the status of each individual belonging to the Program area or related therewith or dependent thereon.
Land acquisition	A process whereby a person is compelled by a public agency to alienate all or part of land a person owns or possesses, to the ownership and possession of that agency, for public purpose in return for compensation.
Non-titled Holders	People with no legal title to land that they occupy.
Program Affected Person (PAP)	Any person or household adversely affected by any Program related change or changes in use of land, water or other natural resources, or the person/s who loses his/her/their asset or property movable or fixed, in full or in part including land, with or without displacement, after the commencement and during execution of a Program.
Replacement Cost	An amount needed to replace an asset at current market value including depreciation and overhead expenses of the transactions as follows: I. Agricultural land based on its productive potential II. Residential land based on market value (of properties with similar location attributes) III. Houses and other structures, including boundary walls, built up areas, other structures and fixtures thereto, crops, trees and other commodities based on current market value, sufficient to build a house or any structure without any deduction on account of depreciation or salvageable materials and labor cost or overheads for any transaction whatsoever connected therewith. IV. Economic loss/business loss
Resettlement Action Plan	The time-bound action plan with budget setting out resettlement strategy, objectives, entitlements, actions, responsibilities, monitoring and evaluation.
Squatter	Those occupying public/private lands without legal arrangements with the Government or any of its concerned agencies.
Standard Operating Procedure	A set of instructions that outlines the standard steps to be followed in a given process.
Vulnerable	Any people who might suffer disproportionately or face the risk of being marginalized from the resettlement effects including women, children, squatters, poor persons, tribal communities, children, elderly people or landless groups.

1 Introduction

The Punjab Clean Air Policy and Action Plan (2023) and the Punjab Smog Mitigation Action Plan (2024) form the basis of the government's air quality program, covering air quality improvement objectives, policy interventions, implementation mechanisms, coordination, and monitoring. The Smog Mitigation Action Plan (2024) serves as the short-term implementation strategy, with budgeted activities extending until Q1 2025. The Government of Punjab (GoPb) will update this plan annually, incorporating priority activities and budgets.

Key Implementation Agencies (IA) of the Program activities are, Environmental Protection and Climate Change Department (EPCCD), Transport and Mass-transit Department (T&MD) in collaboration with Punjab Mass-transit Authority (PMA) and Punjab Transport Company (PTC) and Agriculture Department (AD), whereas Planning and Development (P&D) Board is overall responsible for the overall coordination among all the implementing agencies and monitoring the Program performance. The Industries Department will be involved in the implementation of solar power plants at small industries. Punjab Energy Efficiency and Conservation (PEECA) will be mainly involved in the studies conducted under the Investment Project Financing (IPF) component.

The Program clearly define Environmental & Social (E&S) responsibilities of each IA. P&D has established Punjab Clean Air Program (PCAP) Coordination and Monitoring Unit (CMU).

The PCAP aims to strengthen Air Quality Management (AQM) and reduce emissions from targeted sectors. It will achieve these objectives through three Result Areas (RAs), each targeting specific pollution sources:

- RA-1: AQM Governance and Awareness Raising
- RA-2:Transport Sector Abatement Measures
- RA-3:Agriculture Sector Abatement Measures

The PCAP is being executed in Program-for-Results (PforR) operation and contains following 09 DLIs. **Table-1** below illustrate the details.

Table 1: Disbursement Link Indicators (DLIs)

Purpose of DLI	DLI	Agency Responsible	Financing (US$ mil)
Results Area 1: Air Quality Management Governance and Awareness Raising			
Strengthen air quality monitoring on a continuous basis	**DLI-1:** Additional regulatory grade monitors added to air quality monitoring network (Number)	EPCCD/EPA	9
Strengthen air quality management governance	**DLI-2:** Integrated air pollutant/SLCP/GHG emissions inventory system is developed and routinely updated, used for assessment of Smog Action Plan and informs annual development plans (Yes/No)	EPCCD/EPA	6
Strengthen air quality monitoring infrastructure	**DLI-3:** Fuel quality testing laboratories with mobile and fixed facility operational (Number)	EPCCD/EPA	3
Enhance public awareness campaign and citizen engagement	**DLI-4:** Interactive public information and awareness sessions held (Number)	EPCCD/EPA	2
Results Area 2: Transport Sector Abatement Measures			
Expand public transport provisions with electric	**DLI-5:** Expand Cleaner Public Transport in Lahore Division	T&MD via	140

buses to encourage modal shifts away from private vehicles	(Electric Buses) (Number)	PMA/PTC	
Catalyze a transition towards cleaner 2/3Ws	**DLI-6:** Transition to Electric Two- and Three-Wheelers (new vehicles)	T&MD	50
Expand vehicle inspections and strengthen nexus with vehicle licensing and retirement	**DLI-7**: Expand vehicle inspections	T&MD	10
Scrap polluting vehicles with appropriate financial incentives	**DLI-8:** Buyback of aged polluting vehicles	T&MD	40
Results Area 3: Agriculture Sector Abatement Measures			
Improve mechanized rice straw management to reduce crop residue burning	**DLI-9:** Expanding mechanized rice straw management (Number)	AD	20

2 Environmental and Social Effects of the Program

The PforR operation of the PCAP is consistent with the requirements of the World Bank policy in that it does not undertake or support activities, which are considered to be a high risk from an E&S perspective.

Construction related activities to develop bus depots, bus stops, repair roads, improve road shoulders, develop footpaths and cycling lanes and installation of battery charging stations are assessed to be temporary, localized and reversible in nature, including Occupational Health & Safety (OHS) / Community Health & Safety (CHS), noise and dust as well as construction and general waste generation.

The proposed bus depot's tentative locations are in the well-developed areas of Lahore. Development of bus depots require an Environmental & Social Impact Assessment (ESIA), as informed by The Punjab Environmental Protection (Amendment) Act 2017. Under the Program, ESIA of the e-bus depot/s, charging stations and operations will be carried out and its recommendations will be implemented during designing, construction and operational phases.

The Program will apply two key exclusion criteria regarding land acquisition and resettlement. Sites identified for e-bus depots will exclude: (i) areas displacing 200 or more individuals per site; and (ii) areas which have legacy Anti-Encroachment Drives (AED) starting from the approval date of the Program Concept (December 9, 2024).

Given the scope of the proposed Program's activities, the Program is unlikely to have any large-scale adverse impacts caused by the acquisition of land or the restriction of use or access to land or natural resources, including the loss of income caused by such actions. Land requirements under the program are expected under RA 2 for the establishment of e-bus depots. T&MD has in the past prioritized government lands for public transport activities, and will continue to do so under PCAP. However, due to the specific requirements of the e-bus depots, T&MD has also identified four parcels of private lands to tentatively acquire for the construction of e-bus depots, with a total area of 33.85 acres (if public land is not available). The size of each parcel ranges from 5.88 acres to 10 acres as provided in the **Table-2** below.

Table 2: Proposed Locations for the Construction of Bus Depot in Lahore

Sr. No	Location	Area (Acres)	Coordinates	
			Latitude	Longitude
1	Near Khaira Bridge BRB Canal	10	31°35'15.05"N	74°29'57.20"E
2	Near Gajjumata Interchange along Hudiara Drain	9	31°23'23.51"N	74°21'16.99"E
3	Near Muridwal Village M-2 Link	8.97	31°29'21.52"N	74°13'45.87"E
4	Near Barki Village	5.88	31°28'21.94"N	74°30'58.37"E

3 Land Acquisition and Involuntary Resettlement

A portion of the implementation activities (specifically the construction of bus depots, bus stops, repair roads, improve road shoulders, develop footpaths and cycling lanes) will involve civil works of moderate scale, and are likely to require land acquisition. The program will exclude those land parcels which involve any anti-encroachment drive carried out by the government after 9th December 2024, and also those parcels of land where the resettlement impacts (physical and economic dislocation) will be 200 persons or more, as per the Environmental & Social Systems Assessment (ESSA) recommendation No. 10 (Fair Land Pricing and Displacement Mitigation). Government of Punjab is committed to provide public land free of all encumbrances[1] for the construction of bus depots. **Table-3** illustrate the physical infrastructures to be developed under the program.

Table 3*:* Facilities/ Physical Infrastructures

Name of Facility	Location	Details	Land Acquisition Status
Bus Depot	Public lands to be identified. However, in the absence of public lands, following private land parcels will be considered. 1. Near Khaira Bridge BRB Canal 2. Near Gajjumata Interchange along Hudiara Drain 3. Near Muridwal Village M-2 Link 4. Near Barki Village	TBD	Land parcels free of all encumbrances still to be determined for the facility of bus depot. Screening will be performed once sites are identified.
Bus Stops	To be identified	TBD	Public land free of all encumbrances will be allotted.
Battery Charging Stations	To be identified	TBD	Public land free of all encumbrances will be allotted.
Repair Roads and Improve Road Shoulders	To be identified	TBD	Public land. Existing roads will be repair along with the shoulders.
Develop Footpaths and Cycling Lanes	To be identified	TBD	

[1] Encumbrances refer to land disputes, presence of informal settlers/encroachers, and legacy anti-encroachment drives (AEDs) conducted after approval date Program Concept (December 9, 2024).

4 Mechanism for Land Acquisition

State-owned public land free of all encumbrances will be considered as first priority for implementation of Program activities in order to avoid social issues and economic losses. As stated earlier, Government of the Punjab has special focus on environment sector therefore, PCAP with the support of Board of Revenue (BOR) is striving to acquire the public land free of all encumbrances for implementation of civil works to fulfill the safeguards requirements as defined in ESSA of the PCAP. **Table-4** describe the criteria which will be used in order of preference for land acquiring:

Table 4: Preference of Land for Acquisition of Physical Infrastructure

<table>
<tr><th>Preference Type</th><th>Nature of Land</th><th>Social Issues</th><th>Status of Land</th></tr>
<tr><td>Use of existing provincial government owned land</td><td rowspan="2">Public Land</td><td rowspan="3">There might be squatters/encroachers or non-titleholders living on, or using public or private lands.</td><td rowspan="3">Public land free from all of encumbrances will be allotted by the provincial government for construction of bus depot, bus stops and charging stations</td></tr>
<tr><td>Use of government or state-owned land</td></tr>
<tr><td>Small scale private land acquisition</td><td>Private land</td></tr>
</table>

This document titled as “Standard Operating Procedures (SOPs) for Land Acquisition and Resettlement issues” has been developed to provide an additional guidance while acquiring land to overcome social issues arising due to the presence of squatters/encroachers or non-titleholders living on or using public or private land.

5 Legal Framework

PCAP will comply with the Land Acquisition Act (LAA), 1894, and the World Bank Core Principle 4 as defined in ESSA which requires Programs to avoid or minimizes land acquisition related adverse impacts.

5.1 National and Provincial Legal Framework on land acquisition and involuntary resettlement

5.1.1 Constitution of the Islamic Republic of Pakistan

The article 24 of the Constitution of Pakistan (1973) clearly addresses the protection of property rights such that “no person shall be deprived of his property save in accordance with law” (Article 24(1)), and “No property shall be compulsorily acquired or taken possession of save for a public purpose, and save by the authority of law which provides for compensation therefor and either fixes the amount of compensation or specifies the principles on and the manner in which compensation is to be determined and given” (Article 24(2)). Further, Article 4(2a) reiterates the right of the people by stating that: “No action detrimental to the life, liberty, body, reputation or property of any person shall be taken except in accordance with law”.

5.1.2 The Land Acquisition Act, 1894

The LAA, 1984 is the primary piece of national legislation that allows federal and provincial governments to acquire private land for public use. It specifies a systematic approach for the acquisition of such land, as well as a mechanism for providing compensation to stakeholders affected by the acquisition. The law also defines the directions for notifying stakeholders, conducting surveys, determination of compensation, and mechanisms for dispute resolution. The LAA, 1894 requires that following notification of land acquisition, impacts assessment and valuation, land, structures, crops and other improvements are compensated at market rate to titled landowners and registered land tenants/users. In addition, a 15% compulsory acquisition surcharge is provided. **Table-5** below provide the salient features of LAA, 1894.

Table 5: Salient Features of LAA, 1894

Theme	LAA, 1894
Consultations, communication, and stakeholder engagement.	As per Section 9. Notice to persons interested sub-section-2 describes the procedure of how to inform the public e.g. particulars of the land so needed, and the nature of their respective interests in the land and the amount and particulars of their claims to compensation for such interests and their objections (if any) to the measurements made under section 8. The Collector may in any case require such statement to be made in writing and signed by the party or his agent. Under Rule 10, sub- rule1(i), of Punjab Land Acquisition Rules, 1983; The Commissioner of the Division while issuing a Notification under section 5 of the Act shall ensure that: - (i) Full description of the village, Tehsil and district, square and rectangle, field numbers and area of the land is mentioned in the Notification.
Grievance and dispute resolution	Any person interested in any land, which has been notified under Section 5 may, within thirty days after the issuance of the notification, object to the acquisition of the land under Section 5A. The collector shall hear the objection, make necessary enquiries, and submit a report within 90 days to the appropriate government authority. This authority must announce its decision, which shall be final, within 90 days, otherwise the objection shall be deemed to have been admitted and the acquisition proceedings will come to an end. As per Section 18, affected person, if not satisfied, can go to the Court of Law to contest the compensation award, if aggrieved.
Physical and economic assistance to displaced persons	Section 10 delegates powers to the collector to record statements of persons possessing any interest in the land or any part thereof as proprietor, sub-proprietor, mortgage and tenant, or otherwise.
Transparent, consistent, and equitable land valuation	The Collector gets the price valued in District Price Assessment Committee (DPAC) which takes into consideration market value through rate of sale and purchase over a specific period of time. DPACs have been notified for Districts.
Land and asset valuation procedure	Land and structures are valued at market-value at time of publishing the first notification of intent of acquisition. An additional compulsory acquisition surcharge of 15% of market-value is specified in instances where acquisition is made by public entities, and 25% when acquisition is done on behalf of a private company as defined in sub-section 2 of Section 23.
Payment of compensation	As per Section 18, affected person, if not satisfied, can go to the Court of Law to contest the compensation award of the Land Acquisition Collector (LAC).

5.1.3 Punjab Land Acquisition Rules, 1983

Government of Punjab has also framed the Punjab Land Acquisition Rules, 1983 (1983 Rules) under Section 55 of the LAA, 1894. It describes the land acquisition procedure for public purposes or for a company. The Punjab Land Acquisition Rules comprises 16 rules pertaining to area notification and surveys, inquiry and award, compensation and apportionment, awards and dispute resolution, and exceptions.

The Punjab Land Acquisition Rules of 1983 under its Rule 4 states “On receipt of the application under Rule 3 the collector of the district shall examine its feasibility taking into consideration the genuineness of the public purpose involved, the minimum requirements of the acquiring agency, and suitability of the area proposed for requisition keeping in view its alternative uses if any.”

5.1.4 Pakistan Antiquities Act 1975

The current Antiquities Act 1975 (amended in 1990), redefined as 'ancient' any object that is at least 75 years old. It requires that all accidental discoveries are reported to Department of Archeology. The Antiquities Act guarantees that no changes or repairs can be made to a protected monument even if it is owned privately without approval of the official agencies concerned with it.

6 Core Principle 4 of World Bank

This core principle aims to manage land acquisition and loss of access to natural resources in a way that avoids or minimizes displacement, and assists affected people in improving, or at the minimum restoring, their livelihoods and living standards. **Table-6** illustrate the salient features of Core Principle 4 of the World Bank.

Table 6: Salient features of Core Principle 4 of the World Bank

	Brief Description	Applicability	Exclusion
Land acquisition and loss of access to natural resources are managed in a way that avoids or minimizes displacement, and affected people are assisted in improving, or at least restoring, their livelihoods and living standards	4.1. Avoids or minimizes land acquisition	1) Preliminary assessment of the site using involuntary Resettlement Screening Checklist **(Annex-1).** 2) An entitlement matrix has been developed as a part of these SOPs at **Annex-3**.	Sites identified for e-bus depots will exclude: (i) areas displacing 200 or more individuals per site; and (ii) areas which have legacy AED starting from the approval date of the Program Concept (December 9, 2024).
	4.2 Identifies and addresses economic and social impacts caused by land acquisition or loss of access to natural resources, including those affecting people who may lack full legal rights to assets or resources they use or occupy	1) Preliminary assessment of the site using involuntary Resettlement Screening Checklist 2) Abbreviated Resettlement Action Plan (ARAP)	
	4.3 Provides compensation sufficient to purchase replacement assets of equivalent value and to meet any necessary transitional expenses, paid prior to taking of land or restricting access	Entitlement matrix has been developed as a part of these SOPs.	

	4.4 Provides supplemental livelihood improvement or restoration measures if taking of land causes loss of income generating opportunity (for example, loss of crop production or employment)	As above	

7 Standard Operating Procedures for Land Acquisition and Involuntary Resettlement under the Program

Land is a basic resource required for the establishment/expansion of any infrastructure related Program. PCAP will acquire land with the help of the Board of Revenue Department by following the LAA, 1894 and Punjab Land Acquisition Rules (1983).

National legal framework on land acquisition and involuntary resettlement supports only titleholders rather compensating non-titleholders and encroachers. This represents a major gap between the national framework and the World Bank's safeguards instruments pertaining to Core Principles-4 which do include specific provisions for those without legal rights to the land they occupy.

Therefore, these Standard Operating Procedures have been prepared to fill this gap as ready reference in conformity with LAA, 1894 and Core Principle 4 of World Bank where and when required while acquiring of land for construction of bus depots, bus stops and charging stations or presence of squatters/encroachers at selected pieces of land.

These SOPs will define procedures to ensure that compensation is provided to non-titleholders, if so assessed, as no one is worst-off as a result of Program implementation. For this purpose, an entitlement matrix has been developed (Annex-3) to address the issues pertaining to compensation to the non- titled holders/encroachers to address and fairly compensate them in compliance with core Principle 4 defined in ESSA.

7.1 Assessment of Social Risks and Mitigations Measures

The Program carries a low to moderate risk of involuntary resettlement if private land is acquired or presence of squatters/encroachers on acquired land (public/private land) for construction of the following facilities:

7.1.1 Bus Depot

Bus depot is a new construction for which state-owned public land free of all encumbrances will be acquired in Lahore city. Civil works involve framing the structure, electrical and plumbing, and finishing.

7.1.2 Bus Stops

Bus stops are new constructions for which state-owned public land free of all encumbrances will be acquired in Lahore city. Civil works involve framing the structure, electrical and plumbing, and finishing.

7.1.3 Bus Charging Stations

This facility is planned to be installed in a number of sites across Lahore to provide the charging of electric buses. GoPb is committed to use public land free from all kind of encumbrances.

7.2 Recommended Mitigation Measures

PCAP aims to mitigate the possibilities of arising land acquisition related social issues at the planning stage, thus making efforts to select parcels of land that are both public and owned by government

that comply with the Exclusion Criteria and are free from all kind of encumbrances. In this regard, extensive working will be done by PCAP and BOR such as site visits, consideration of alternative sites and meaningful public consultation in finding public land to avoid any conflict. This will be determined through the following steps:

7.2.1 Screening against Exclusion Criteria

The Program will apply two key exclusion criteria regarding land acquisition and resettlement. Lands with the following characteristics will not be considered for Program activities:

(i) Areas displacing 200 or more individuals per site; and
(ii) Areas which have legacy AED starting from the approval date of the Program Concept (December 9, 2024).

7.2.2 Involuntary Resettlement Screening

All Program activities which involve civil or construction works will be screened to identify all potential impacts related to land acquisition and involuntary resettlement using **Annex (Annex-1)**. The screening process will determine whether the sites fulfills the Exclusion Criteria, if any land acquisition and resettlement impacts are expected, if a Resettlement Plan (RP) is necessary or not, and the required degree of detail. Consultation with all affected persons and communities is a required step in the completion of the screening checklist.

7.2.3 Preparation of Resettlement Plan

If the Involuntary Resettlement Screening Checklist identifies potential resettlement impacts, including those related to removal of encroachers/informal settlers, detailed assessments should be conducted as following:

1. A full assessment of resettlement impacts will be conducted, involving all stakeholders and with a specific focus on affected persons (including encroachers) and establish a full inventory of all assets to be acquired or displaced.
2. Preparation of ARAPs/RPs (the contents of which will be guided by the identified risks) for all activities requiring land acquisition or resulting in displacement of formal or informal settlers.
3. Use of an entitlement matrix (**Annex-3**) to guide the planning and compensation for all losses incurred due to the unanticipated impacts and/or acquisition of additional properties. New entitlements may be developed depending on the scale of any specific impacts caused by the Program.

The draft RP will be shared with the World Bank for concurrence and approval. An indicative outline for the RP is provided in **Annex 2** (Elements of a RP)**.** In case the impact of Program is minor or marginalized and displacing less than 200 people (1-40 families), an ARAP will be prepared including the following information:

1. Description of the Program
2. Basic census survey and inventory of affected assets
3. Consultation with affected persons
4. Institutional responsibility for implementation
5. A detailed budget and source of funding for compensation
6. Implementation schedule

7.2.4 Community Participation and Consultations

The Program will ensure engagement and consultations with all concerned stakeholders affected by Program activities to gather their views and concerns to incorporate into the RPs.

7.3 Categories of Persons Affected by Resettlement Land Acquisition

While the LAA, 1894 applies only to those with legal or customary rights to the land being acquired, the World Bank policies require compensation and entitlements to all PAPs, regardless of rights to land.

Three categories of Programed affected person shall therefore require compensation and assistance:

i. Those who have formal legal rights to land or assets

ii. Those who do not have formal legal rights to land or assets, but have a claim to land or assets (deriving from adverse possession, or customary tenure arrangements) that is recognized under national law

iii. Those who have no recognizable legal right or claim to the land or assets they occupy or use.

Additional provisions should be made for PAPs belonging to any of the three categories above if they are:

- Formal or informal business owners
- Employees of businesses, whether formal or informal
- Vulnerable persons, including women-headed households, the elderly, disabled persons, individuals living below the poverty line, the landless, indigenous peoples, and ethnic minorities. These may also include any PAPs who are not afforded benefits under national legislation

The required entitlements for people and communities affected by land acquisition are provided in **Annex 3** as Entitlement matrix.

8 Implementing Arrangements

This section describes the functions of various agencies involved in the implementation of the project and their capacity assessment to manage environmental and social impacts of the Program activities.

8.1 Planning and Development Board

The Planning and Development Board, Government of Punjab, is the principal planning organization at the provincial level. It coordinates and monitors development programs and activities of various departments of the provincial government. The mandate of the Planning and Development Board includes provision of technical support and coordination to various Government departments in their planning activities. The department is also the main government agency working with foreign donors in the province.

8.2 Coordination and Monitoring Unit

The PCAP, will lead the implementation of the Program's activities through its CMU. The PCAP will be primarily responsible for ensuring that the procedures in this document are applied in all cases of land acquisition and involuntary resettlement. It will therefore lead the preparation of RPs, and coordinate with the relevant government agencies to carry out land acquisition and resettlement.

8.3 Punjab Board of Revenue

The Revenue Department of the Punjab BOR is responsible for maintaining and updating land records, and implementing laws related to land acquisition. At the district level, land acquisition is overseen by the Deputy Commissioner. The BOR through its district level staff performs the identification and verification of land titles, and determines the value of the land to be acquired, and related assets and structures. The disbursement of compensation through cross-cheque is also overseen by the BOR through the District Collector. Decisions on grievances related to land acquisition are made by the Commissioner.

8.4 Environmental Protection and Climate Change Department

The mandate of EPCCD according to the Punjab Environmental Protection Act (PEPA) 2012 is summarized as follows:

Implement rules and regulations prepared under PEPA 2012 and prepare additional legislation according to the needs of the province, prepare and implement provincial environmental standards, develop provincial systems for the implementation of pollution charges, conduct research and development for most viable environmental technologies, certify laboratories, engage LGs in the implementation of PEPA 2012, raise environmental awareness and incorporate environmental issues in educational curriculums, prepare provincial-level Environmental Disaster Management Plans, collaborate and coordinate with stakeholders for the effective implementation of environmental policies and PEPA 2012, entertain inquiries and complaints raised by stakeholders, mobilize national and international financial resources for environmental projects, develop provincial level fiscal programs and financial incentives for environmental compliance, fix pollution charges, conduct investigations against polluters, assist courts by generating field-level environmental data about polluters, establish environmental laboratories, implementation of Initial Environmental Examination (IEE) / Environmental Impact Assessment (EIA) Rules and Regulations and Guidelines, manage hazardous waste under the Hazardous Substance Rules, and monitor vehicles for controlling air pollution.

8.5 Transport and Mass Transit Department

Transport Department, Government of the Punjab was established in 1987. Earlier, it was a cell in the Services and General Administration Department (S&GAD) under the supervision of the Additional Chief Secretary, Government of Punjab. The establishment of the Transport Department is headed by Secretary with two Additional Secretaries, three Deputy Sectaries, and six Section Officers. In 2024, the department was renamed from "Transport Department" to "Transport & Masstransit Department." The Attached Departments of T&MTD are Punjab Provincial Transport Authority (PTA), PMA, Transport Planning Unit (TPU), PTC, Punjab Road Safety Authority and Punjab Road Transport Corporation (PRTC, Defiant).

8.6 Agriculture Department

The main functions of AD are as follows:

A. Legislation, policy formulation and sectoral planning regarding:
    1. Agriculture education, training and research including Agricultural University, Faisalabad and Pir Mehr Ali Shah University of Arid Agriculture Rawalpindi and pre-service/in-service training at Agriculture Training Institutes.
    2. Adaptive research and research farms.
    3. Improvement of agricultural and water management methods.
    4. Protection against insects, pests, prevention of plants diseases and quality control of pesticides
    5. Soil fertility and soil conservation.
    6. Mechanization, reclamation of land, use of agricultural machinery ploughing, tube wells installation, and agricultural engineering research (agricultural machinery and implements), Water Management Training and Research Institute, Lahore.
    7. Agricultural information and publications / training.
    8. Agricultural statistics.

9. Preparation and review of agricultural production strategy in coordination with district agriculture extension.

B. Arboricultural operations
C. Monitoring of agriculture inputs like fertilizers, pesticides and irrigation through field extension staff.
D. Promotion of modern agriculture technologies and other extension activities through method / result demonstration, farmers gatherings, print and electronic media, etc.

8.7 Internal and External Monitoring

The Social Safeguard & Gender Specialist, in CMU- PCAP will be responsible for the preparation and implementation of RPs and consultation plans, and to guide the appropriate channeling of complaints. The Specialist will also compile biannually progress reports to share the results of internal monitoring to share with Program management and the World Bank.

The Program will also hire external monitors for conducting independent monitoring and evaluation during implementation of RPs if so, required under **Annex-2**.

9 Chance Finds Procedures

Chance finds procedures which will be used during this Program are as follows:

- Stop the construction activities in the area of the chance find;
- Delineate the discovered site or area;
- Secure the site to prevent any damage or loss of removable objects. In cases of removable antiquities or sensitive remains, a night guard shall be present until the responsible local authorities and Department of Archaeology.
- Inform the supervisory Engineer who in turn will inform the responsible local authorities and Department of Archaeology within seven days.
- Responsible local authorities and Department of Archaeology would be in charge of protecting and preserving the site before deciding on subsequent appropriate procedures. This would require a preliminary evaluation of the findings to be performed by the archaeologists of the Department of Archaeology. The significance and importance of the findings should be assessed according to the various criteria relevant to cultural heritage; those include the aesthetic, historic, scientific or research, social and economic values;
- Decisions on how to handle the finding shall be taken by the responsible authorities and Department of Archaeology. This could include changes in the layout (such as when finding an irremovable remain of cultural or archaeological importance) conservation, preservation, restoration and salvage.
- Implementation for the authority decision concerning the management of the finding shall be communicated in writing by Department of Archaeology and
- Construction work could resume only after permission is given from the responsible local authorities and Department of Archaeology concerning safeguard of the heritage.
- During Program supervision, the Site Engineer shall monitor the above procedures relating to the treatment of any chance find encountered are observed.

10 Grievance Redress Mechanism

A Grievance Redress Mechanism (GRM) will be established under the PCAP to address conflicts, concerns, compensation related to land acquisition and civil works activities. A dedicated GRM

committee will be notified under the Program ensuring prompt and effective resolution of issues during program execution. Special care is being taken to ensure that the GRM is accessible to vulnerable persons, including the poor, elderly, handicapped, female heads of households, women, and ethnic and religious minorities.

Furthermore, complaints pertaining to land acquisition will be dealt through this existing GRM, providing a structured and transparent process for stakeholders to lodge their complaints and their timely resolution.

Annex 1: Involuntary Resettlement Screening Checklist

Program Name					
Activity Name					
Facility Name					
Exclusion Criteria					
Will the land parcel require displacement of more than 200 individuals? Yes____No_____					
Have any Anti-Encroachment Drives (AEDs) been conducted after December 9, 2024? Yes____No_____					
Site Details					
City/Town/Village		Union Council		Tehsil	
District		Province			
GPS Coordinates		N		E	
Description of Civil Works					
Nature of land	Agriculture, commercial, residential, industrial, barren etc.				
Size of land					
Type of land					
Total cost of the land	Including of total Program cost				

SECTION 1: Land					
	Question	**Yes**	**No**	**Expected**	**Remarks**
1.1	Does the activity involve physical construction works/civil works? Please elaborate in the "Remarks" column.				
1.2	Are the civil works expected to have impacts on land, assets, and people? If "Yes", resettlement plan must be prepared prior to commencement of construction. Record answers for all questions in checklist to inform RP.				
1.3	Will the civil works be conducted on government owned or public land/private land?				

1.4	Does the government owned or public land have any occupation (agriculture, settlements, structures, informal settlers)?				
1.5	Will civil works be conducted on private or communal land for which land acquisition will be required?				
SECTION 2: Potential Impacts, Assess the potential for each impact listed below.					
	Question	**Yes**	**No**	**Expected**	**Remarks**
2.1	Permanent or long-term impacts on land that affect productivity.				
2.2	Loss of residential land				
2.3	Partial loss of dwellings and structures				
2.4	Full loss of dwellings and structures				
2.5	Loss of assets other than land, including crops, infrastructure, and other improvements to the land				
2.6	Loss of livelihoods and employment				
2.7	Relocation and resettlement				
2.8	Loss of security of tenure				
SECTION 3: Affected Persons					
3.1	Number of PAPs (specify male and female)				
3.2	Number of titled land owners				
3.3	Number of users/settlers (including tenants, sharecroppers, leaseholders, laborers)				
3.4	Number of encroachers and squatters				
SECTION 4: Disadvantaged/Vulnerable Individuals and Groups					
4.1	Are there any disadvantaged or vulnerable individuals and groups affected by land acquisition or involuntary resettlement? This may include but is not limited to: the poor, elderly, handicapped, female heads of households, women, and ethnic and religious minorities.				
4.2	Number of disadvantaged/vulnerable individuals				
4.3	Describe the nature of impacts for each disadvantaged/vulnerable group identified.				

Name of Enumerator: _____

Signature: _____ **Date:** _____

Note:

1. Latest and historical satellite images.

2. Latest pictures
3. Provision of a certificate that no persons have been forcibly removed from the area since the inception of the Program/ year when Program initiated.

Annex 2: Elements of a Resettlement Plan

A. Detailed Resettlement Plan

In case the impact of Program is severe and displacing more than 200 people (40-50 families), a detailed Resettlement Plan will be prepared provided with following elements:

1. *Description of the Program*. General description of the Program
2. *Potential impacts and actions taken to mitigate these impacts* Identification of*:*
    a) the Program components or activities that
    give rise to displacement, explaining why the selected land must be acquired for use within the timeframe of the Program;
    b) the zone of impact of such components or activities;
    c) the scope and scale of land acquisition and impacts on structures and other fixed assets;
    d) any Program-imposed restrictions on use of, or access to, land or natural resources;
    e) alternatives considered to avoid or minimize displacement and why those were rejected; and
    f) the mechanisms established to minimize displacement, to the extent possible, during Program implementation.

3. *Objectives.* The main objectives of the resettlement program*.*
    Census survey and baseline socioeconomic studies. The findings of a household-level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures and other fixed assets to be affected by the Program.
    Applicability of Legal framework.
4. *Institutional framework.* The findings of an analysis of the institutional framework covering*:*
    the identification of agencies responsible for resettlement activities
5. *Eligibility.* Definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.
6. *Valuation of and compensation for losses*
    a) *Community participation*.
    b) institutionalized arrangements by which displaced people can communicate their concerns to Program authorities throughout planning and implementation, and measures to ensure that such vulnerable groups as indigenous people, ethnic minorities, the land- less, and women are adequately represented.
7. *Implementation schedule.* An implementation schedule providing anticipated dates for dis-placement, and estimated initiation and completion dates for all resettlement plan activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall Program.
8. *Costs and budget*. Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetables for expenditures; sources of funds; and arrangements for timely flow of funds, and funding for

resettlement, if any, in areas outside the jurisdiction of the implementing agencies.

9. *Grievance redress mechanism.* The plan describes affordable and accessible procedures for third-party settlement of disputes arising from displacement or resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.
10. *Monitoring and evaluation*. Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.
11. *Arrangements for adaptive management*. The plan should include provisions for adapting re-settlement implementation in response to unanticipated changes in Program conditions, or un- anticipated obstacles to achieving satisfactory resettlement outcomes.

Annex 3: Entitlement matrix

The following entitlements are applicable for the PAPs losing land, structures, and other assets and incurring income losses.

Impact	Entitled Persons	Entitlements	Responsibility
Permanent impact on land affecting productivity	Legal owners of land	Compensation for land loss at replacement cost at minimum. Compensation may be higher than replacement cost if negotiation strategies are employed. Income rehabilitation allowance equal to the net value of annual production.	The Program through District Administration for all compensations.
	Encroachers / Non-titleholders	No compensation for land loss. Income rehabilitation allowance equal to the net value of annual production and other appropriate rehabilitation.	The Program through District Administration for all compensations.
	Legal users of land	Income rehabilitation allowance equal to the net value of annual production and other appropriate rehabilitation.	The Program through District Administration for all compensations.
Loss of residential land	Encroachers / Non-titleholders	Provide arrangements to allow DP to obtain adequate housing with security of tenure. Relocation assistance may be provided in lieu of compensation for land based on consultations with such displaced persons. Such assistance should enable them to restore their standards of living at an adequate alternative site. Relocation allowances may also be provided for households opting for self- managed relocation.	The Program through District Administration for all compensations.
	Legal owners of land	Full replacement cost of land provided plus 15% land acquisition surcharge. Relocation allowance for households opting for self-managed relocation	The Program through District Administration for all

			compensations.
	Legal users of land	Relocation assistance to PAPs. Relocation allowance for households opting for self-managed relocation.	The Program through District Administration for all compensations.
Partial loss of dwellings, structures	All owners and users of structures, including non-titleholders	Compensation at full replacement cost for affected structure taking into account the functionality of remaining portion of structure. Compensation for repair of remaining structure at market rate for materials, labor, and other associated costs. No deduction for depreciation due to age.	The Program through District Administration for all compensations.
Full loss of dwellings, structures	All owners and users of structures, including non-titleholders	Choice between: a) Fully titled replacement structure of comparable quality and value. All transaction costs will also be covered. Replacement structure location should be determined through consultation with PAPs. b) Compensation at full replacement costs including all transaction costs. All costs associated with self-relocation will be covered.	The Program through District Administration for all compensations.
Loss of assets other than land (crops, infrastructure, other improvements to	All owners and users of structures, including non-titleholders	Compensation for lost assets at replacement cost. Assistance will also be provided in lieu of land compensation sufficient to provide an opportunity to reestablish livelihoods elsewhere.	The Program through District Administration for all compensations.

land)			
Loss of livelihoods and employment	All owners and users of structures, including non-titleholders	Affected persons who lose livelihoods and employment, whether temporarily or permanently, will be provided with compensation equal to lost wages for up to 6 months.	The Program through District Administration for all compensations.
Relocation and resettlement	All owners and users of structures, including non-titleholders	Logistic support will be provided to all PAPs for both self-relocation and Program facilitated relocation.	The Program through District Administration for all compensations.
Loss of security of tenure	All owners and users of structures, including non-titleholders	All PAPs that are required to relocate as a result of the Program will be provided with secure tenure (including all legally recognized rights) to the replacement land and structures.	The Program through District Administration for all compensations.

11 Note:

Compensation to encroachers/non-titleholders is subject to approval of these SOPs from the competent forum. Accordingly, a PC-I for land acquisition with budgetary allocations for compensation to the PAPs (legal owners and non-titleholders) will be made for approval from the relevant forum.