

Land Use Permit Enhancement for Programs Mega Projects

▲ By Talal A. AlShalan

Introduction

The basic concept of land is that it is a specific piece of earth, a property with clearly delineated boundaries, that has whether a public or a private owner. Mainly, the uses of land are for residences, commercial, transportation, production, agriculture, and recreation.

However, considering a huge land for a new Program/Mega Project that reached up to millions of square meters, multiple construction contractors with their subcontractors, different scopes worked together at the same time, has a short period to reach the project completion timeline, will defiantly increase the risks of maintaining the lands, controlling the land uses, and projects success.

During the Program master plan development, which is at the beginning of the project development, the project's lands will be allocated fairly in terms of their objectives and their temporary facilities and therefore, the program will be divided into deferent projects based on their scopes, values, abilities, and minimum interfaces between each project. In addition, facilitating the construction activities will be accounted as well by considering the construction activities sequences with their lifting plans, traffic plans, allocated temporary offices, allocated camps with its

recreation facilities, allocated Laydown yards with its workshops and any natural recourses such as water and filling materials.

In this paper, we will go over the best practices of how monitoring and controlling the land uses during the project execution by interface management through TLUPs.

Abbreviations & Acronyms

Abb.&Acr.	Meaning
TLUP	Temporary Land Use Permit
Contractor	A company has awarded the contract to perform services
PM	The owner side or client that worked as Project Manager
PCM	The owner side or client that worked as Program Control Manager
PgM	The owner side or client that worked as Program Manager

Problem

Designated lands during the planning stages usually, ends up with changes during the project executions as contractors might needs temporary dumping areas, borrow pits, changes in activities construction sequences, or additional laydown yards as the equipment or material might not match the original plan dates and therefore, the temporary facility areas were allocated to contractors during the planning stage might not be sufficient to accommodate the excess.

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Solution

To mitigate this risk, there are other additional areas within the proximity of the program main plot, which can be made available to contractors for their use. However, to ensure the new designated land is used in a safe, economical, efficient, and environmentally appropriate manner. In addition, to discourage placing the new land outside the designated project's land. A regulation of TLUP shall be applied to facilitate the use of designated land manner that complies with applicable standard, policies, regulations, and guidelines, in which will hold all land use permit beneficiaries accountable to comply with all conditions stated in the permit's form.

Moreover, the additional requested lands by contractors can be made with fee or without fee depends on the program objectives and the mitigated risk's actions. These conditions shall be included on the established permit's form part of the conditions.

TLUP Types

A temporary land use permit shall be requested, processed, and approved as outlined in section 7 to grant permission for temporary designated sites, in which an additional TLUP with its conditions can be used and requested by contractor as stipulated below:

- Temporary Dumping Area is a selected site around the project for dumping excess material in a temporary basis to increase the project productivity and to make the project site ready for the next activity in a shorter time. Efforts shall be made to utilize authorized dumping areas closed to the project and within the proximity of the program main plot where practical.
- Borrow Pit is a selected site for collecting filling material such as marl and sand, where the earth material that removed by mechanical equipment and transported to an off-site location for future use, is a borrow pit as well. Efforts shall be made to utilize transported material for future use as borrow pits where applicable.
- Additional Laydown Yard is a selected site within the project's boundaries for unplanned material or material excess for the project's execution. Efforts shall be made to utilize the current laydown yard where practical.
- Additional Areas such as camps, offices, workshops, or any required additional areas for natural recourses or areas resulted from changing construction activities sequences. Efforts shall be made to utilize originally allocated areas where applicable.

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Responsibilities

Item	Responsibility
Contractor	Shall request the additional land based on the project needs as outlined above in section 5, with its location, coordinates, total area, duration, and current conditions.
PM	Shall verify contractor's request and agree or reject on the purpose, location, coordinates, total area, duration, and current conditions.
PCM	Shall approve or reject the agreed request from the PM by ensuring the requested land does not fall outside the proximity of the program main plot or fall within previously released lands to other contractors, by having a log for all contractor's requests from different projects with their purposes, locations, coordinates, total areas, durations, and current conditions.
PgM	Shall be notified by all accepted lands by the PCM and ensure the appropriate process is in place with identifying the requested lands from contractors to be with fee or without fee if applicable at the beginning of initiating the permit's form.

Process

- Contractor shall request the PM through an official letter requesting a land use within the overall program main plot. The letter shall indicate the required land location with its purpose as outlined in section 5 above. The letter shall also indicate all supporting information of the request such as a clear justification with quantities if applicable, marked up plan, attachments, etc.
- PM will review Contractor's request by validating the information provided and determining the requested land according to the applicability.
 - If point 2 reviewed with no objection by the PM, then the appropriate requested form with both signatures of Contractor representative and PM will be sent to PCM for further processing.
 - If point 2 reviewed with objection by the PM for some reasons due to invalid information or missing documents, then the official response letter will be sent to contractor identifying the reasons of rejection for contractor corrective actions.
- PCM will review the requested signed form by both Contractor representative and PM to ensure that the requested land does not fall within previously released lands or a land outside the proximity of the program main plot.
 - If point 3 reviewed with no objection by the PCM, then the requested form will be signed by the PCM. Then, the PCM will advise the PM for land reservation attaching the approved form with all signatures of Contractor representative, PM, and PCM, with keeping the PgM informed.
 - If point 3 reviewed with objection by the PCM, then the PCM will select an alternative location for contractor through the PM and back to point 2.2.

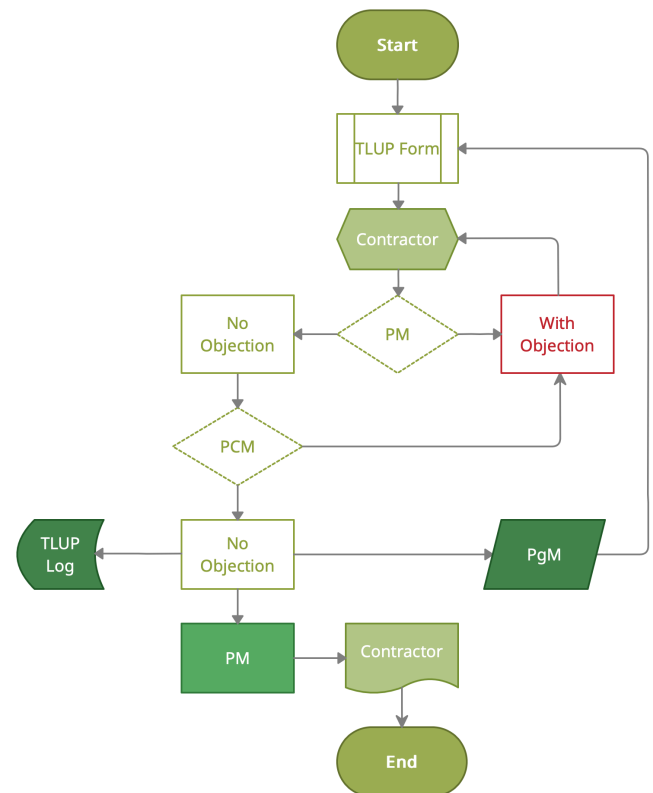
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- Once the PM received the signed form from PCM, the PM will prepare an official response letter to contractor advising the land reservation with its conditions on the agreed form previously.
- Following point 3.1, the PCM will then assign the land with an ID number in the control log that has all lands information with their conditions & durations.
- Any extension or addition to the approved form, the new form shall be resubmitted following the above process.

All requests to deviate from the above process in section 7, shall be done in writing by the PM who shall follow this process and send such request to the PgM for approval. The PCM shall be consulted prior to any deviation request is performed and kept informed of the request and the outcome.

Flow Chart



Examples of TLUP conditions

- Display the Location on site at visible location, with emergency contact number.
- Provide a rest shelter at site and drinking water at site with portliest.
- Assign fulltime safety officer and flagmen to direct the traffic and reversing trucks.
- Housekeeping to be done on daily basis.

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- Don't spill oil or fuel on the ground (No oil changes on site).
- Toolbox Talk by safety officer on traffic management (Follow the speed limit and traffic signs and the construction site rules).
- All Machines and operators must be certified by the Project.
- All drivers must have valid Driving Licenses and Government ID.
- Contractor must demark the land area. Do not take material beyond the allocated area.
- Contractor shall retain the area as it was before.
- The newly allocated area to be with fee or without fee.

environmental constraints, and without placing the new land outside the designated program's lands or fall within previously released lands to other contractors. A regulation of TLUP shall be applied to facilitate the use of designated land manner that complies with applicable standard, policies, regulations, and guidelines, in which will hold all land use permit beneficiaries accountable to comply with all conditions stated in the permit's form.

Conclusion

To facilitate the construction activities, each project within the same program shall be assigned to a specific area for their specific project with its activities. Land use regulation governed by the Program Owner, shall be applied to define each Project's activities, where these regulations are generally governed by determine the zoning for each parcel of land, known as by-right uses through the Program owner with its right conditions.

Securing temporary land use permits ensures that current or proposed land uses consider all viable factors, which includes to be used in a safe, economical, efficient,