

**SCHEDULE-V**  
**Decision on IEE**


1. **Name, address of proponent:** Mr. Mahmood Ahmad,  
Owner of Green Villas Housing Scheme,  
MK Developers, 800 meters,  
Khazana Sugar Mill Road,  
District Charsadda Road, Peshawar.  
Contact No. 0300-9393694
2. **Description of project** Green Villas Project is located at 0.8 km from Khazana Sugar Mill Road, Peshawar. The total area of the project is 108.119Kanal. The project site is surrounded by agricultural land from the north, east and western sides and bifurcated in two major land uses. Approximately 60% of the project site is water-logged with very limited agricultural activity. Whereas, the rest of the area is cultivable land.
3. **Location of project.** District Peshawar, Khyber Pakhtunkhwa.  
**GPS Coordinates:**  
34°4'40.580" N 71°34'56.896" E
4. **Date of filing of IEE** 19/06/2020 (Ref: EPA/Diary No.537)
5. After careful review of the Initial Environmental Examination (IEE) report of project "Green Villas Project is located at 0.8 km from Khazana Sugar Mill Road, Peshawar" followed by queries, comments, clarifications/replies by the proponent, Environmental Protection Agency (EPA), Government of Khyber Pakhtunkhwa has decided to accord its approval with the guidelines issued by Khyber Pakhtunkhwa Environmental Protection Act, 2014 and IEE/EIA Regulations, 2000, on IEE Report subject to the following terms and conditions:
  - a) The proponent shall adopt all precautionary and mitigation measures recommended in the IEE report as well as replies of the proponent submitted to this Agency and any un-anticipated impacts arising during the construction and operation phase of the project.

- b) The proponent shall be bound to construct a Sewerage Treatment Plant (STP) at 07Marla covered area to bring the effluent within the NEQS permissible limit.
- c) The proponent shall carry out plantation of 1000 numbers of plants in the open spaces of the housing scheme specified for the said purpose.
- d) The excavated materials/debris from the construction work shall be properly used and shall not be disposed off in agricultural land, water bodies or any other private land.
- e) There shall be no legal case pending in any court against the project. This approval has been issued on the basis of land ownership documents and GPS Coordinates submitted by the management/owner of the Project. Furthermore, this Agency shall not be responsible for any issue related to land ownership, etc. All such issues to be resolved at proper forum like Revenue Department/Courts, etc.
- f) The approved Master Plan shall be verified from the concerned department and provided to this Agency before starting construction activities.
- g) The Proponent is bound to ensure the planning standards as prescribed under the NWFP Local Govt. (Site Development Scheme) Rules, 2005 including allocation of roads/streets not less than 30 feet, play ground & open space 07%, Graveyard 02%, Commercial Area 05 % and Public Buildings (Mosque, school etc.) 02-10% of the total area of said housing scheme.
- h) The proponent shall dispose their solid waste as per agreement with WSSP Peshawar. An area of 07Marla Kanal shall be allocated for solid waste collection point. A record of solid waste disposal shall be maintained.
- i) During construction, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- j) Natural flow of the drain (wallah) water shall not be disturbed as per submitted affidavit.
- k) Health and safety equipments must be provided to the workers during working hours.
- l) Maximum efforts shall be made to minimize the water usage in the housing society.
- m) A centralized water supply facility shall be established in the scheme.

- n) Proper mitigation measures shall be adopted for control of water logging and salinity.
- o) Non-Technical jobs shall be provided to local community.
6. The proponent shall be bound for taking mitigation measures against un-anticipated impacts arising from the scheme during construction and operational stages of the housing scheme.
7. The proponent shall be liable for compliance of Regulations 13, 14, 16, 17 and 18 of IEE/EIA Regulations, 2000, regarding approval, confirmation of compliance, entry, inspections and monitoring.
8. This approval is accorded only for the construction and development phase of the project. The proponent shall obtain approval for operation of the project in accordance with the Regulations 13 (2) (b) and 18 of the IEE/EIA Regulations, 2000.
9. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
10. This approval shall be treated as null and void if all or any of the conditions mentioned above is/are not complied with.
11. This approval does not absolve the proponent of the duty to obtain any other approval or clearance that may be required under any law in force.
12. In exercise of the power under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the IEE Report for construction phase of the project with the above mentioned terms and conditions.

Dated: Peshawar 01 / 10 / 2020.

Tracking/File. No. EPA/IEE/Housing/Green-Villas/Pesh/20/127-28

  
Director General,  
EPA, Khyber Pakhtunkhwa,  
Peshawar.

16.10.2020