

SCHEDULE-VIII

Decision on IEE

1. **Name & Address of proponent:** Syed Mansoor Ali Shah,
(Chief Executive),
M/S Multi- Storey Building "The Avenue" Peshawar Cantt.
13 Park Line, University Town Peshawar.

2. **Description of project.**

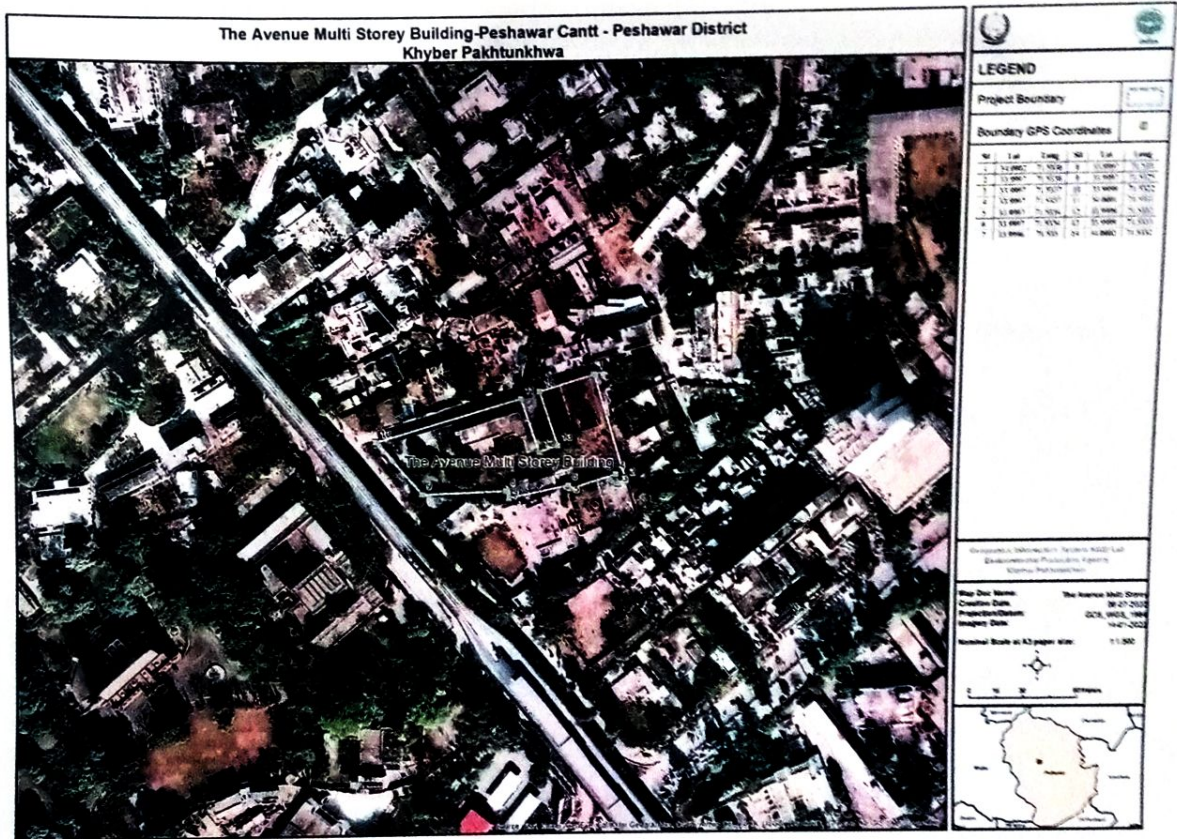
The Initial Environmental Examination (IEE) Report submitted for the proposed project "The Avenue Multi-Storey Building" is a commercial & residential building to be constructed. The total area of the proposed project is 58762 sft or 2459.123 Sq. yard, It's a commercial plot, of Class B3 managed by Cantt. Board, nature of the plot is a leased plot, leased under IX-C of the CLA Rules 1937 and the date of expire of lease is 05-11-2106 may be renews for further term of 99 years. The building is a 10 floor building and two basement of parking. NOC of the building height are already granted under Height allowable as per New CAA Rules, notified dated 23rd February, 2021.

The master plan has been designed by a team of highly qualified property development/architecture experts. This state-of-the-art building is divided into three sections; the first section is reserved for commercial purposes, which includes lower ground, ground + 1st Floor for shops 31, 35 and 54 shops respectively. 2nd Floor will have 06 offices and 07 food courts, 3rd Floor will have 36 offices and rest of floors will have 29 living residential apartments.

The detailed designing of building has been carried out in compliance to the conformity with the "Building Control Regulations, 2020" issued by Building Control Authority. Environmental Management Plan (EMP) is identified in the IEE Report of the project for the environmental Impacts & its mitigations.


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Environmental Protection Agency
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Peshawar

3. **Location of Project:** The Project is located in Cantt. Board, District Peshawar, Khyber Pakhtunkhwa.
4. **GPS Coordinates/GIS Map**



5. **Date of filing of IEE.** 11/05/2022 Ref. (EPA Diary No. 38)
6. After careful review, the Environmental Protection Agency (Central Directorate), Government of Khyber Pakhtunkhwa, Peshawar has decided to accord its construction phase approval on the Initial Environmental Examination (IEE) Report of **“Multi-Storey Building, The Avenue, and Peshawar Cantt. District Peshawar”** as per the mentioned GPS coordinates/GIS Map, according to the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following conditions:-

- a) The proponent of the project shall adopt all precautionary and mitigation measures reflected in the submitted IEE Report as well as replies submitted to the Agency and any un-anticipated impacts arising during the construction and operational phase of the project.
- b) The Proponent shall ensure the compliance and implementation of the National Environmental Quality Standard (NEQS) for ambient air, noise, water and gaseous emission during construction and operation phase of the Project.

(Signature)
 DIRECTOR
 Environmental Protection Agency
 Govt. of Khyber Pakhtunkhwa
 Peshawar

- c) Proper Standard Sewerage Treatment Plant (STP) shall be constructed for the compliance of the effluent with the NEQS, be constructed.
- d) All the construction and installation in the project area must be carried out according to Master Plan of the project.
- e) Personal protective equipment's shall be provided to all workers to ensure health and safety with first aid box for emergency medical coverage.
- f) Solid waste/debris/excavated material shall be disposed off at designated site with the prior permission of Cantt. Board, Peshawar.
- g) The plantation must be carried out at the proposed project site available spaces and as per submitted plantation plan.
- h) Energy efficient technologies shall be adopted in the project.
- i) The parking area shall be identified inside the project area and vehicles shall be parked in designated parking area.
- j) Proper traffic management plan to be followed.
- k) Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities.
- l) Proper designated area shall be identified for the debris/waste during construction activities of the project.
- m) Heavy machinery usage shall be avoided during night time.
- n) Efficient measures shall be adopted for the noise control.
- o) The building shall be constructed on the standard engineering designs/practices and by-laws of the Building Control Regulations in-vogue and rules/regulations of the Cantonment Board.
- p) Signboards must be installed on the sensitive areas for guidance of the workers as well as the visitors.
- q) There shall be nothing repugnant to any Govt. order or policy on subject.
- r) The proponent of the project shall ensure social security/norms of the nearby locality.
- s) The proponent has to obtain NOCs prior to the commencement of activities of the project from the following;
 - (i) Adjacent Khana-e-Farhang, Iran
 - (ii) Transport Deptt Govt. of Khyber Pakhtunkhwa
 - (iii) Cathedral Education Center
 - (iv) Any other authority (if required)
- t) Ensure centralized drinking water system OR utilize the available facility of the Cantt. Board in the area.
- u) Non-technical jobs shall be provided to the local people of the area and list of the same be submitted to EPA.
- v) The monitoring team of this Agency will visit the Project site to check the terms and conditions of the approval and compliance of the Khyber Pakhtunkhwa Environmental Protection Act, 2014.
- w) The proponent shall provide the copy of this approval and IEE Report to the contractor for information and compliance.

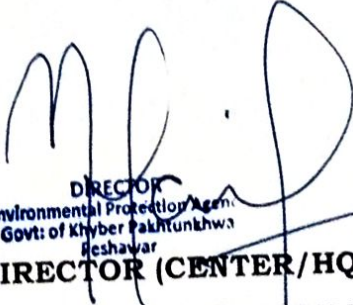
7. The proponent shall be liable for correctness and validity of the information supplied by the environmental consultant.

8. The proponent shall be liable for compliance of Rules 14, 15, 18, 19, 20 & 21 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.

9. This approval is accorded only for the installation/construction phase of the project.
10. The proponent must obtain separate approval for operation of the project in accordance with the Rule 14 (2) and Rule-19 of the Assessment Rules, 2021.
11. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval from this Agency.
12. This approval doesnot obvise the project for any other approval/s under the rules/laws in-vogue.
13. This approval shall be treated as null and void if all or any of the conditions mentioned above is/are not complied with.
14. 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.
15. There shall be no legal case pending in the courts against the project.
16. 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 aforementioned project with the terms and conditions as mentioned.

Dated: Peshawar the 10/08/2022

Tracking/File No. EPA/CD/IEE/Multi-storey/22/545-48


DIRECTOR
Environmental Protection Agency
Govt. of Khyber Pakhtunkhwa
Peshawar
DIRECTOR (CENTER/HQ), 10/08/2022
EPA, CENTRAL DIRECTORATE,
GOVT. OF KHYBER PAKHTUNKHWA,
3rd FLOOR, S.D.U. BUILDING,
KHYBER ROAD, PESHAWAR CANTT.