

SCHEDULE-VIII
Decision on IEE

1. Name & address of proponent:

1. Mr. Nisar Ahmad
2. Mr. Ibrahim Shah
3. Mr. Saif Ullah
Proponents M/S Al-Aqsa City,
Nowshera.

Postal Address: Al-Aqsa City, Main
G.T Road, Near WAPDA Town, Tehsil
Pabbi, District Nowshera.

Ph No. 0346-9372118

2. Description of project


The proposed housing scheme namely, "**Al-Aqsa City Nowshera**" which is located on Main G.T Road, Near WAPDA Town, Tehsil Pabbi, District Nowshera. Total area of the proposed housing scheme is **two hundred and twenty-two (222) kanals** (As per provided GPS coordinates) comprising total 310 Nos. of plots will be established. The estimated population of the scheme will be 1860 persons. Estimated 299 imperial tons per year solid waste will be generated and total water consumption of the housing scheme will be 27 imperial gallons per day. Solid waste of the said scheme will be collected in containers/waste bins in each street and will be carried by pickup or trucks and dumped into a designated dumping site by the concerned TMA Pabbi, District Nowshera.

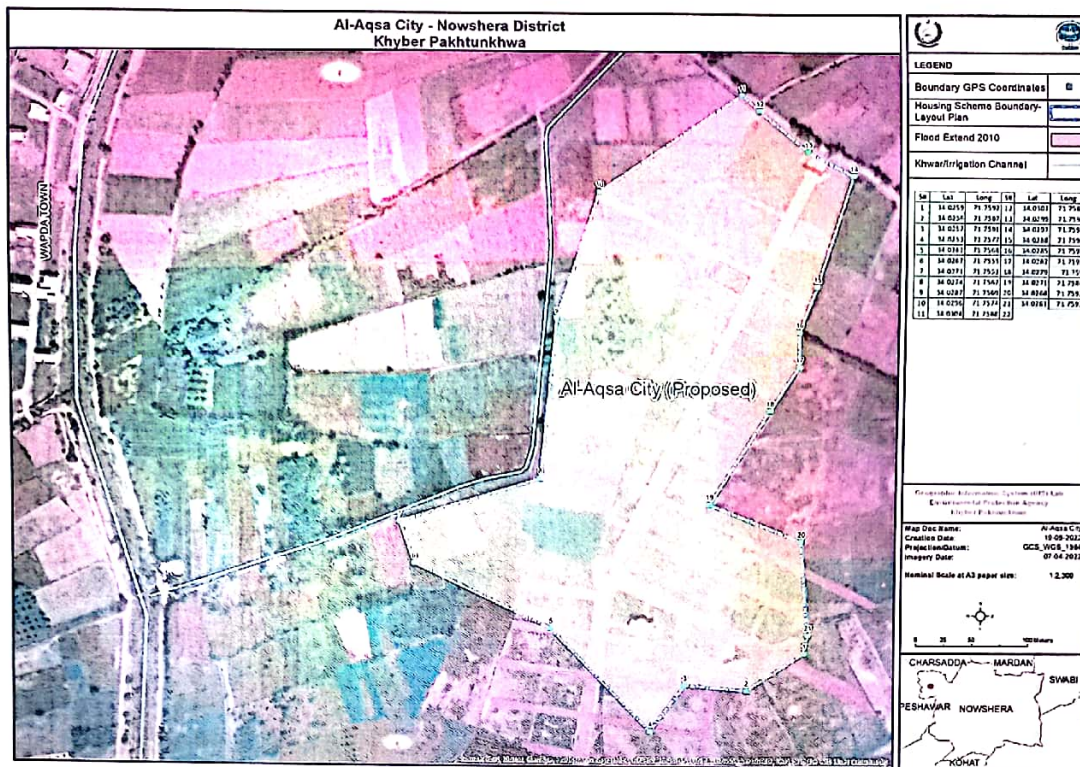
3. Location of project and

The proposed project is located on Main G.T Road, Near WAPDA Town, Nowshera.

GPS Coordinates/GIS Map

S#	Latitude	Longitude	S#	Latitude	Longitude
1	34.0259	71.7592	12	34.0302	71.7589
2	34.0256	71.7587	13	34.0299	71.7594
3	34.0257	71.7581	14	34.0297	71.7598
4	34.0253	71.7577	15	34.0288	71.7594
5	34.0262	71.7568	16	34.0285	71.7593
6	34.0267	71.7555	17	34.0282	71.7592
7	34.0271	71.7553	18	34.0279	71.759
8	34.0274	71.7567	19	34.0271	71.7584
9	34.0287	71.7569	20	34.0268	71.7592
10	34.0296	71.7574	21	34.0261	71.7593
11	34.0304	71.7588	--	--	--


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4. Date of filing of IEE

29-07-2021 (Ref: EPA/Diary No. 626)

5. After careful review of the Initial Environmental Examination (IEE) Report of project "**Al-Aqsa City Housing Scheme, District Nowshera**" followed by queries, comments, clarifications/replies by the proponent and in consultation with District Administration, Nowshera regarding status and nature of the Land wherein it was reported that the land is banjar and the same was received in written by District Administration vide letter No. 7179-80/23/DC/AGB/NSR/2022 dated 09-09-2022 received on 16-09-2022 and District Director Agriculture (Extension) Nowshera with respect to letter No: 2329/DDA (E) NSR dated 23-08-2021 also confirmed that the land is not fit for agriculture purpose, the Environmental Protection Agency (EPA) Central Directorate, Government of Khyber Pakhtunkhwa has decided to accord construction phase Environmental Approval on the IEE Report as per submitted GPS coordinates/GIS map under the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following 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 has to construct a Standard Sewerage Treatment Plant (STP) facility to bring the effluent within the National Environmental Quality Standards (NEQS) permissible limits on the allocated land fifteen (15) Marla's as per layout & design submitted to EPA within one (01) year of the issuance of this Approval. Moreover, a buffer of minimum 10 feet must be maintained between the STP, Waste Disposal Site & Graveyard. Furthermore, the proponent is directed to submit an undertaking on Affidavit to EPA for construction of STP within one (01)

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- c) The proponent will adopt water conservancy plan in the scheme which may include but not limited to water metering, centralized water scheme and rain water harvesting etc.
- d) The proponent is directed to construct rain-water drain system in such a way that it does not damage the buildings in future. Moreover, a retaining wall must be constructed towards khwar side of the scheme in order to minimize the effects of the flooding (if any).
- e) The proponent is bound not to disturb the Right of Way (Row) of Irrigation Channel passing in/near the proposed housing scheme.
- f) The Right of Way (RoW) of the road passing in front of the scheme shall not be disturbed.
- g) The proponent shall carry out comprehensive plantation of 2,000 (different plant species) (preferably 05 to 08 feet height) as well as submitted plantation plan in the available space/green belts of the housing scheme. Forest Department may be consulted for the same. Moreover, the proponent must allocate separate fund for plantation during construction/development of the housing scheme.
- h) A committee shall be constituted regarding environmental issues (if any) during construction & operation phase of the project.
- i) The proponent shall submit verified Master Plan from the concerned Govt. Departments as per provided GPS Coordinates before commencement of the construction activities.
- j) The proponent shall establish a Service/Public dealing office at the proposed housing scheme to facilitate the dwellers and other Government Departments.
- k) The excavated materials/debris from the construction/development work shall be properly used in land leveling or properly disposed off at designated landfill sites. Agricultural land, water bodies, roads, right of ways or any other private land shall be protected.
- l) Proper mitigation measures shall be adopted to minimize dust and noise etc during construction/development phase.
- m) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- n) Health and safety equipment's must be provided to the workers during working hours.
- o) The proponent shall dispose their solid waste as per agreement with TMA Pabbi, Nowshera dated 29-09-2021 vide letter No: 415-18 TMA/PABBI. An area of fifteen (15) Marla's shall be allocated for solid waste collection point as per submitted layout plan. A record of solid waste disposal shall be maintained.
- p) The Proponent is bound to ensure the planning standards as prescribed under the Khyber Pakhtunkhwa Local Government (Private Housing Schemes Management and Regulation) Rules, 2021 including allocation of major roads not less than 60 feet, streets/internal road not less than 30 feet, Service Area/Scheme Office not less than 10 Marla's, playground & open space 07%, Graveyard 02%, Commercial area maximum 07 % and Public Buildings (Mosque, school etc.) 03-10% of the total area of said housing scheme.

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- q) Non-Technical jobs shall be provided to the local community.
- r) An affidavit shall be submitted regarding responsibility that proponent(s) of the housing scheme will be responsible for the maintenance of the STP, proper management of the solid waste and compliance of all the conditions of the environmental approval in future.
- s) In case of lay out/design changes or extension of the housing scheme, EPA shall be intimated accordingly for approval of the same.
- t) There shall be no legal case pending in any court against the project.
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 Rules 14, 15, 18, 19, 20 & 21 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 regarding conditions of approval, confirmation of compliance, validity period of Approval, entry, inspections, monitoring & cancellation of approval.
8. This approval is accorded only for the **Construction & Development Phase** of the project. The proponent must obtain approval for operation of the project in accordance with the Rules, 14(2) of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.
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 stand rejected 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.

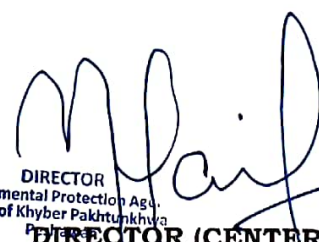
Dated: The Peshawar 26-09-2022

Tracking/File. No. EPA/IEE/Housing/Al-Aqsa-City/NSR/22/ 717-20

Tracking Code:



<https://epakp.gov.pk/environmental-approvals/>


DIRECTOR
Environmental Protection Agency
Govt. of Khyber Pakhtunkhwa
DIRECTOR (CENTER),
CENTRAL DIRECTORATE
ENVIRONMENTAL PROTECTION AGENCY
GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR
26/09/2022