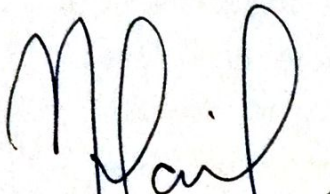


**SCHEDULE-VIII**  
**Decision on IEE**

**1. Name & address of proponent:** Mr. Asad Jamal & Partners,  
Owners Pearl City, Mardan.  
**Postal Address:** Site Office,  
Motorway, Wali Interchange Road,  
Toru,

**2. Description of project**

The proposed housing scheme namely, **"Pearl City Housing Scheme"** which is located near village Toru, District Mardan. The said scheme is having **449.9 kanal** land (As per provided GPS coordinates) comprising total 775 Nos. of plots will be established and having capacity of 5425 persons. The Initial Environmental Examination (IEE) Report submitted for the proposed housing scheme. Environmental Management Plan (EMP) identified in the IEE Report for environmental issues. Standard Sewerage Treatment Plants (STPs) are proposed for the waste water. Solid waste of the said scheme will be collected in containers in each street carried by pickup or trucks and dumped into a transitional dumping site which will be further dumped by the concerned WSSM District Mardan.

  
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**3. Location of project and GPS Coordinates/GIS Map**

Village Toru, District Mardan.

S#	Lat	Long	S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	34.112	72.0893	13	34.1173	72.0904	25	34.1157	72.0928	37	34.1112	72.092
2	34.1126	72.0891	14	34.1173	72.0903	26	34.1157	72.0929	38	34.1113	72.0917
3	34.1133	72.089	15	34.1175	72.0903	27	34.1144	72.0928	39	34.1114	72.0914
4	34.1139	72.0889	16	34.1175	72.0903	28	34.1139	72.0928	40	34.1114	72.0913
5	34.1146	72.0888	17	34.1176	72.0912	29	34.1141	72.0923	41	34.1119	72.0913
6	34.1149	72.0888	18	34.1176	72.0918	30	34.1141	72.0923	42	34.1119	72.091
7	34.1157	72.0887	19	34.1177	72.0922	31	34.1127	72.0926	43	34.1118	72.0908
8	34.117	72.0889	20	34.1184	72.0922	32	34.1128	72.0931	44	34.1119	72.0906
9	34.117	72.0896	21	34.1184	72.0924	33	34.112	72.0932	45	34.1119	72.0906
10	34.1165	72.0897	22	34.1197	72.0923	34	34.1118	72.0929	46	34.112	72.0893
11	34.1166	72.0904	23	34.1198	72.0925	35	34.1112	72.0925			
12	34.1169	72.0904	24	34.118	72.0927	36	34.111	72.092			








undertaking on Affidavit to EPA for construction of the STP within one (01) year.

- c) The proponent is directed to protect the existing rain-water drain system in such a way that it does not damage the buildings in future. The proponent is directed not to block the passage way of flood/rainwater of the housing scheme.
- d) The proponent is bound to avoid disturbance of the Right of Way (Row) of Irrigation Channel passing in/near the proposed housing scheme.
- e) The adjacent RoW of the Road shall not be disturbed and the same must be demarcated with concerned authorities/depts.
- f) The proponent shall carry out comprehensive plantation of 3,000 (different plant species) (preferably 05 to 08 feet height) as well as submitted plantation plan in the available spaces/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.
- g) A committee shall be constituted regarding environmental issues (if any) during construction & operation phase of the project.
- h) The proponent shall submit verified Master Plan from the concerned Govt. Departments before commencement of the construction activities.
- i) The proponent shall establish a Service/Public dealing office at the proposed housing scheme to facilitate the dwellers and other Government Departments.

  
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- j) 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.

- k) Proper mitigation measures shall be adopted to minimize dust and noise etc during construction/development phase.
- l) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.



- m) Health and safety equipment's must be provided to the workers during working hours.
- n) 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.
- o) Non-Technical jobs shall be provided to the local community.
- p) 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.
- q) Quarterly analysis reports shall be submitted from EPA-Certified Laboratory.
- r) The proponent will not disturb the existing Masjid and other public facilities used by the existing residents (OR) alternate compensation shall be provided.

  
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s) A certificate shall be generated from concerned revenue office regarding land acquisition of the project land/area. A copy of the same shall be provided to EPA.

In case of lay out/design changes or extension of the housing scheme, EPA shall be intimated accordingly for prior approval of the same.

- u) 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.
- 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 Rules, 14(2) & 19 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.

9. This approval shall stand rejected if all or any of the conditions mentioned above is/are not complied with.
10. 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.
11. 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 31-08-2022

Tracking/File. No. EPA/IEE/Housing/Pearl-City/ 22/705-9

31/08/2022

**DIRECTOR (CENTER)**  
**CENTRAL DIRECTORATE,**  
**ENVIRONMENTAL PROTECTION AGENCY,**  
**GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR**

**DIRECTOR**  
**Environmental Protection Agency**  
**Govt. of Khyber Pakhtunkhwa**  
**Peshawar**