

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

**1. Name & address of proponent:**

Mr. Iftikhar Ahmad Khan  
Proponent M/S Icon Homes Housing Scheme, Mardan.  
**Postal Address:** Icon Homes, Main Road, Ghala Dher, Eastern Bypass, Ring Road, District Mardan.  
Ph No. 0333-6000788

**2. Description of project**

The proposed housing scheme namely, "**Icon Home Mardan**" which is located on Main Road, Ghala Dher, Eastern Bypass, Ring Road, District Mardan. Total area of the proposed housing scheme is **one hundred and seventy-eight (178) kanals**, (As per provided GPS coordinates) comprising total 380 Nos. of plots, will be established. The estimated population of the scheme will be 2280 persons. Estimated 438 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 of the concerned WSSCM Mardan, District Mardan.

**3. Location of project and**

Main Road, Ghala Dher, Eastern Bypass, Ring Road, District Mardan.

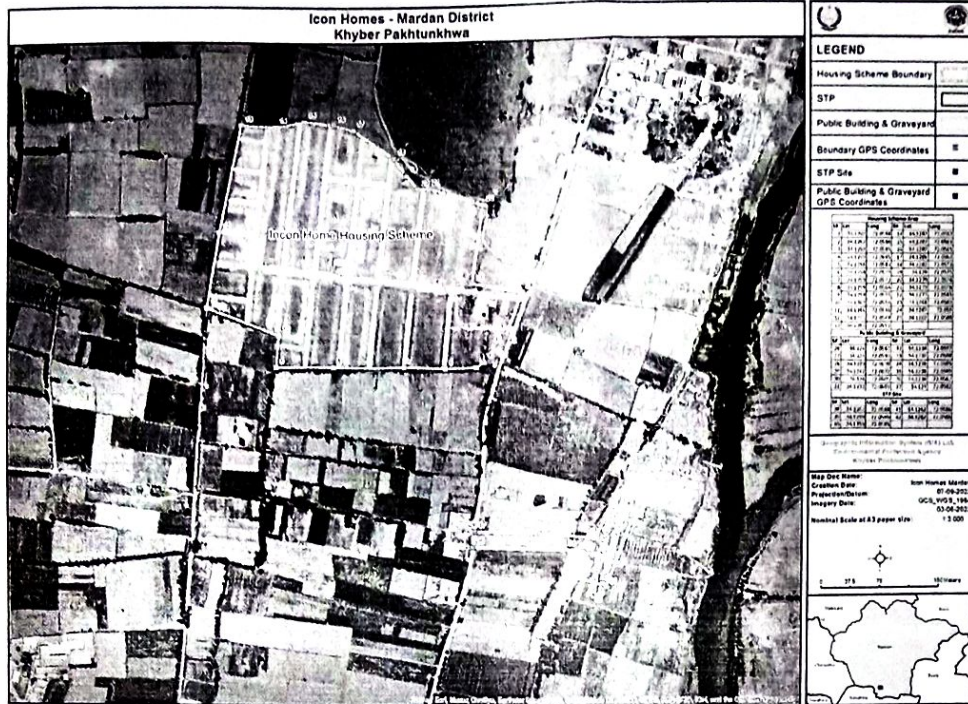
**GPS Coordinates/GIS Map**

Housing Scheme Area					
S#	Lat	Long	S#	Lat	Long
1	34.1262	72.0588	14	34.1287	72.0557
2	34.1262	72.0586	15	34.1287	72.0561
3	34.1259	72.0585	16	34.1287	72.0565
4	34.1259	72.0585	17	34.1286	72.0567
5	34.1258	72.0584	18	34.1282	72.0573
6	34.1258	72.0579	19	34.128	72.0575
7	34.1259	72.0573	20	34.1279	72.0576
8	34.1259	72.0564	21	34.1279	72.0578
9	34.1259	72.0555	22	34.1277	72.0585
10	34.1263	72.0556	23	34.1268	72.0583
11	34.1266	72.0546	24	34.1267	72.059
12	34.1275	72.0548	25	34.1262	72.0588
13	34.1287	72.0552			
Public Building & Graveyard					
S#	Lat	Long	S#	Lat	Long
26	34.124	72.0582	32	34.1234	72.0597
27	34.124	72.0592	33	34.1237	72.0598
28	34.1239	72.0599	34	34.1238	72.0595
29	34.1242	72.0602	35	34.1238	72.0589
30	34.124	72.0605	36	34.1238	72.0582
31	34.1233	72.0601	37	34.124	72.0582

STP & Solid Waste Collection Site					
S#	Latitude	Longitude	S#	Latitude	Longitude
38	34.1262	72.0588	41	34.1262	72.0586
39	34.1259	72.0586	42	34.1262	72.0588
40	34.1259	72.0585			

  
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**4. Date of filing of IEE**

28-07-2021 (Ref: EPA/Diary No. 630)

5. After careful review of the Initial Environmental Examination (IEE) Report of project "**Icon Homes Housing Scheme, District Mardan**" followed by queries, comments, clarifications/replies by the proponent and in consultation with District Administration, Mardan regarding status and nature of the Land wherein it was reported that the land is Banjar Qadeem and the same was received in written by District Administration vide letter No. 616/ADC(M)/Rev: dated 29-06-2022 received on 01-07-2022 and District Director Agriculture (Extension) Mardan with respect to letter No: 1546/DDA (E) dated 29-09-2022 also states that water table in the area is high and canal irrigation system is available in the surrounding, the Environmental Protection Agency (EPA) Central Directorate, Peshawar 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 Thirteen (13) Marla's as per layout & design submitted to EPA within one (01) year of the issuance of this Approval. Moreover, a buffer of minimum 05 feet must be maintained between the STP & Disposal Site. Furthermore, the proponent is directed to submit an Undertaking on Affidavit to EPA for construction of STP within one (01) year.
- 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.

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- 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 (Kalpani) 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 Water & Sanitation Services Company Mardan (WSSCM), dated 13-01-2022 vide letter No: WSSCM/CEO/2021-22. An area of Five (05) 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.
- q) Non-Technical jobs shall be provided to the local community.

  
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- 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 stands 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 17/10/2022

Tracking/File. No. EPA/IEE/Housing/Icon-Homes/MRD/22/ 743-46

Tracking Code:



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

DIRECTOR  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar

**DIRECTOR (CENTER),  
CENTRAL DIRECTORATE**

**ENVIRONMENTAL PROTECTION AGENCY  
GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR**

17/10/2022