

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

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

Mr. Shoukat Ali Khan & Partners  
CEO of Palm City, Nowshera  
**Postal Address:** Main GT Road Azakhel,  
District Nowshera  
Ph No. 0300-5930620

**2. Description of project**


The proposed housing scheme namely, "**Palm City, Nowshera**" which is located on Main GT Road, Azakhel, District Nowshera. Total area of the proposed housing scheme is **One Hundred and Sixty-Two (162) kanals** (As per provided GPS coordinates) comprising total 219 Nos. of plots will be established. The estimated population of the scheme will be 1752 persons. Estimated 332.88 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 at 5 Marla's plot near STP and will be carried by pickup or trucks and dumped into a designated dumping site of the concerned TMA, District Nowshera.

**3. Location of project and**

Main GT Road, Azakhel, District Nowshera.

**GPS Coordinates/GIS Map**

Housing Scheme Area					
S#	Lat	Long	S#	Lat	Long
1	34.0106	71.8782	15	34.0137	71.8773
2	34.0115	71.8782	16	34.0125	71.8773
3	34.0115	71.8765	17	34.0124	71.8787
4	34.0119	71.8765	18	34.0139	71.8788
5	34.0119	71.876	19	34.0142	71.8784
6	34.0125	71.876	20	34.0143	71.8785
7	34.0125	71.877	21	34.0142	71.8797
8	34.0133	71.877	22	34.0137	71.8793
9	34.0133	71.8755	23	34.0135	71.88
10	34.0138	71.8755	24	34.0114	71.88
11	34.0138	71.8759	25	34.0114	71.8795
12	34.014	71.8759	26	34.0109	71.8796
13	34.014	71.8767	27	34.0109	71.88
14	34.0137	71.8768	28	34.0106	71.88

  
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STP & Solid Waste Collection Site		
S#	Latitude	Longitude
38	34.0142	71.8794
39	34.0142	71.8797
40	34.0137	71.8793





**4. Date of Filing of IEE**

01-09-2021 (Ref: EPA/Diary No. 1038)


5. After careful review of the Initial Environmental Examination (IEE) Report of project "Palm City, 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 Qadeem/Ghair Mumkin Land and the same was received in written by District Administration vide letter No. 6619-20/02/PS/DC/NSR/2022 dated 22-07-2022 received on 12-08-2022 and District Director Agriculture (Extension) Nowshera with respect to letter No: 1191/DDA (E) NSR dated 29-09-2022 also states that the land is hard, compact, infertile and currently not fit for agriculture. Executive Engineer Peshawar Canal Division, Irrigation Department vide letter No: 21/193-W dated 23-09-2022 stated that Mouza Azakhel Payan District Nowshera along right bank of river Kabul behind newly constructed embankment is out of reach of flood 2010 & August 2022, as such the area does not fall in the flood plain, and the same has been endorsed vide letter No: 233/193-W dated 17-10-2022, 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 One (01) Kanal 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 & Waste Disposal Site. Furthermore, the proponent is directed to submit an undertaking on Affidavit to EPA for construction of STP within one (01) year.

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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 (at least 10-12 feet high) must be constructed towards Northern side of the scheme and the drain passing on northern side of the scheme must be paved and widened in order to minimize the effects of the flooding (if any).
- e) The proponent is directed not to carry out any kind of construction like houses, schools, mosque etc. under the High Transmission Lines (HTL), Moreover a green belt and/or road must be designed in such a way that it covers the passage way of transmission lines as per PESCO/NTDC rules/guidelines.
- f) The proponent is bound not to disturb the Right of Way (Row) of Irrigation Channel passing in/near the proposed housing scheme.
- g) The Right of Way (RoW) of the road passing in front of the scheme shall not be disturbed.
- h) 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.
- i) A committee shall be constituted regarding environmental issues (if any) during construction & operation phase of the project.
- j) The proponent shall submit verified Master Plan from the concerned Govt. Departments as per provided GPS Coordinates before commencement of the construction activities.
- k) The proponent shall establish a Service/Public dealing office at the proposed housing scheme to facilitate the dwellers and other Government Departments.
- l) 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.
- m) Proper mitigation measures shall be adopted to minimize dust and noise etc during construction/development phase.
- n) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- o) Health and safety equipment's must be provided to the workers during working hours.
- p) The proponent shall dispose their solid waste as per agreement with Tehsil Municipal Administration, Nowshera, dated 23-02-2022 vide letter No: 2976-77BCA/TMA/NSR. 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.
- q) 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

  
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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.

- r) Non-Technical jobs shall be provided to the local community.
- s) 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.
- t) In case of lay out/design changes or extension of the housing scheme in future, 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 & 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, 1 ( ) 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 25-10-2022

Tracking/File. No. EPA/IEE/Housing/Palm-City/NSR/22/328-30

Tracking Code:



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

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Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
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DIRECTOR (CENTER),  
CENTRAL DIRECTORATE

ENVIRONMENTAL PROTECTION AGENCY  
GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR