


SCHEDULE-VIII
Decision on IEE

1. Name & address of proponent:

Mr. Wasim Abbas & Partners
CEO of Malak Garden, Mardan.
Postal Address: Nisatta-Mardan Road,
Near Commerce College, District Mardan
Ph No. 0313-8001234

2. Description of project

The proposed housing scheme namely, "**Malak Garden, Mardan**" which is located on Nisatta-Mardan Road, Near Commerce College, District Mardan. Total area of the proposed housing scheme is **One Hundred and Ninety One (191) Kanals** (As per provided GPS Coordinates) comprising total 355 Nos. of plots will be established. The estimated population of the scheme will be 2130 persons. Estimated 10.71 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 04 Marla's plot near STP and will be dumped initially at temporary dumping site of Turo Mardan as allowed by concerned Tehsil Municipal Administration, District Mardan.


DIRECTOR (Central)
Environmental Protection Agency
Govt. of Khyber Pakhtunkhwa

3. Location of project and

Nisatta-Mardan Road, Near Commerce College,
District Mardan.

GPS Coordinates/GIS Map

Housing Scheme Boundary GPS Coordinates											
S#	Lat	Long	S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	34.1882	72.0146	23	34.1865	72.018	45	34.1838	72.0156	67	34.1842	72.0129
2	34.1882	72.0147	24	34.1865	72.0179	46	34.1837	72.0155	68	34.1843	72.0134
3	34.1878	72.0148	25	34.1866	72.0178	47	34.1837	72.0154	69	34.1844	72.0133
4	34.1874	72.015	26	34.1866	72.0177	48	34.1836	72.0153	70	34.1846	72.0133
5	34.1874	72.0154	27	34.186	72.0178	49	34.1836	72.0153	71	34.1847	72.0136
6	34.1872	72.0154	28	34.186	72.0177	50	34.1835	72.0152	72	34.1847	72.0136
7	34.1872	72.0154	29	34.186	72.0177	51	34.1833	72.0151	73	34.1848	72.0138
8	34.1872	72.0154	30	34.1858	72.0172	52	34.1832	72.015	74	34.1849	72.0142
9	34.1871	72.0154	31	34.1853	72.0172	53	34.1831	72.0148	75	34.1849	72.0144
10	34.1869	72.0154	32	34.1853	72.0173	54	34.183	72.0148	76	34.185	72.0146
11	34.1868	72.0155	33	34.1851	72.0173	55	34.183	72.0148	77	34.185	72.0148
12	34.1867	72.0155	34	34.1851	72.0174	56	34.183	72.0146	78	34.1851	72.0151
13	34.1868	72.0157	35	34.1847	72.0174	57	34.183	72.0144	79	34.1855	72.015
14	34.1868	72.0158	36	34.1847	72.017	58	34.1829	72.0141	80	34.1856	72.0151
15	34.1868	72.016	37	34.1845	72.017	59	34.1829	72.014	81	34.1862	72.0149
16	34.1868	72.0162	38	34.1845	72.0168	60	34.1833	72.014	82	34.1867	72.0148
17	34.1865	72.0163	39	34.1844	72.0165	61	34.1833	72.0139	83	34.1872	72.0147
18	34.1865	72.0165	40	34.1844	72.0162	62	34.1835	72.0139	84	34.1872	72.0149
19	34.1872	72.0163	41	34.1844	72.016	63	34.1835	72.0136	85	34.1873	72.0148
20	34.1872	72.0166	42	34.184	72.0161	64	34.1838	72.0135	86	34.1875	72.0148
21	34.1872	72.0167	43	34.184	72.016	65	34.1837	72.013	87	34.1878	72.0147
22	34.1874	72.0178	44	34.1839	72.016	66	34.1839	72.013			

STP, SWM & Graveyard GPS Coordinates											
S#	Lat	Long	S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	34.1838	72.0135	2	34.1837	72.013	3	34.1839	72.013	4	34.1842	72.0129
5	34.1843	72.0134									



4. Date of Filing of IEE

09-09-2021 (Ref: EPA/Diary No. 1207)

5. After careful review of the Initial Environmental Examination (IEE) Report of project "Malak Garden, 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. 1543 ADC(M) dated 10-10-2022 received on 27-10-2022 and District Director Agriculture (Extension) Mardan with respect to letter No: 364/DDA Mardan dated 10-03-2023 also states that previously the land was irrigated through Sharif Abad Ring Road but due to rapid urbanization and population the source is now blocked/vanished, however the land is Banjar Qadeem in nature and now established as Malak Garden. As per the GIS mapping dated 30-03-2023, the housing scheme site lies in proposed residential area of the approved city master plan map of urban policy unit P& D Department. 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 10 Marla's as per layout & design submitted to EPA within one (01) year of the issuance of this Approval. Moreover, a buffer zone must be maintained between the STP & Graveyard by constructing a park (green belt) on an area of 1.209 Kanals as per submitted layout plan. Furthermore, the proponent is directed to submit an undertaking on Affidavit to EPA for construction of STP within one (01) year or 25 percent construction completion, which may be earlier.

- 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 bound not to disturb the Right of Way (Row) of Irrigation Channel passing in/near the proposed housing scheme. Moreover, proponent is bound not to block/divert/disturb the drain passing through the proposed housing scheme.
- e) The Right of Way (RoW) of the road passing in front of the scheme shall not be disturbed.
- f) If any land issue reported to the Agency, the approval may be deemed as null and void.
- g) The proponent is bound to seek clearance from any other department where required.
- 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 is bound to carry out analysis report as per SMART Rules for the assigned parameters at the required frequency.
- k) The proponent shall submit verified Master Plan from the concerned Govt. Departments as per provided GPS Coordinates before commencement of the construction activities.
- l) The proponent shall establish a Service/Public dealing office at the proposed housing scheme to facilitate the dwellers and other Government Departments.
- m) 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.
- n) Proper mitigation measures shall be adopted to minimize dust and noise etc during construction/development phase.
- o) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- p) Health and safety equipment's must be provided to the workers during working hours.
- q) The proponent shall dispose their solid waste as per permission by Tehsil Municipal Administration, Mardan, dated 21-05-2021 vide letter No: 1393/TMA (M). An area of Four (04) Marla's shall be allocated for solid waste collection point as per submitted layout plan. A record of solid waste disposal shall be maintained. Proper transportation arrangement detail shall be submitted to the Agency prior operation phase of the project.
- r) 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, residential area allocation as per TMA

Rules/Regulation, 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.

- s) Non-Technical jobs shall be provided to the local community.
- t) 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.
- u) 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.
- v) 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 06/04/2023

Tracking/File. No. EPA/IEE/Housing/Malak-Garden/MRD/23/887-90

Tracking Code:



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


DIRECTOR (CENTER),
CENTRAL DIRECTORATE
ENVIRONMENTAL PROTECTION AGENCY
GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR
06/04/2023