

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

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

Mr. Siddiq Shah, Mr. Kabir Shah & Mr. Zamir Shah  
Owners of Al Makkah Town, Nowshera.  
**Postal Address:** Main G.T road, Near Ummah Children Academy, Surya Khel District Nowshera  
Ph No. 0333-9370770

**2. Description of project**

The proposed housing scheme namely, “**Al Makkah Town Nowshera**” which is located on Main G.T Road, Near Ummah Children Academy, Surya Khel, District Nowshera. Total area of the proposed housing scheme is **One Hundred and Sixty-One (161) Kanals** (As per provided GPS Coordinates) comprising total 265 Nos. of plots will be established. The estimated population of the scheme will be 1590 persons. Estimated 1272 Kg/Day solid waste will be generated and total water consumption of the housing scheme will be 20 imperial gallons per day. Solid waste of the said scheme will be collected in containers/waste bins in each street and at 0.8 Kanal’s plot near STP and will be collected by concerned Tehsil Municipal Administration, Tehsil Jehangira as per agreement at designated place.



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**3. Location of project and**

Main G.T Road, Near Ummah Children Academy, Surya Khel, District Nowshera.

**GPS Coordinates/GIS Map**

Housing Scheme Boundary GPS Coordinates											
S#	Lat	Long	S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	34.006	72.0902	10	34.0073	72.0888	19	34.0087	72.0896	28	34.0088	72.0916
2	34.0061	72.0891	11	34.0075	72.0889	20	34.0089	72.0896	29	34.0088	72.0917
3	34.0062	72.0884	12	34.0075	72.0889	21	34.0087	72.0902	30	34.0086	72.0924
4	34.0062	72.0879	13	34.0081	72.0893	22	34.0086	72.0903	31	34.0084	72.0923
5	34.0064	72.088	14	34.0081	72.0892	23	34.0089	72.0904	32	34.0078	72.092
6	34.0065	72.0881	15	34.0082	72.089	24	34.0091	72.0905	33	34.0072	72.0916
7	34.0067	72.0881	16	34.0085	72.0892	25	34.009	72.0907	34	34.0067	72.0907
8	34.0071	72.0883	17	34.0086	72.0892	26	34.009	72.0909	35	34.0066	72.0905
9	34.0073	72.0884	18	34.0088	72.0893	27	34.0089	72.0913			
STP & SWM Site Boundary GPS Coordinates											
S#	Lat	Long	S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	34.0084	72.0923	2	34.0084	72.0921	3	34.0086	72.0922	4	34.0086	72.0924

**Al-Makkah Town -Nowshera District  
Khyber Pakhtunkhwa**



STP Site		STP & SWM Site	
Lat	Long	Lat	Long
34.0084	72.0921	34.0084	72.0921
34.0084	72.0921	34.0084	72.0921

  

Housing Scheme Boundary GPS Coordinates	
Sl. No.	Coordinates
1	34.0084 72.0921
2	34.0084 72.0921
3	34.0084 72.0921
4	34.0084 72.0921
5	34.0084 72.0921
6	34.0084 72.0921
7	34.0084 72.0921
8	34.0084 72.0921
9	34.0084 72.0921
10	34.0084 72.0921
11	34.0084 72.0921
12	34.0084 72.0921
13	34.0084 72.0921
14	34.0084 72.0921
15	34.0084 72.0921
16	34.0084 72.0921
17	34.0084 72.0921
18	34.0084 72.0921
19	34.0084 72.0921
20	34.0084 72.0921
21	34.0084 72.0921
22	34.0084 72.0921
23	34.0084 72.0921
24	34.0084 72.0921

  

STP & SWM Site Boundary GPS Coordinates	
Sl. No.	Coordinates
1	34.0084 72.0921
2	34.0084 72.0921

  

Geographic Information System (GIS) Lab  
Environmental Protection Agency  
Khyber Pakhtunkhwa

Map Doc Name: Al-Makkah Cooperative Housing  
Creation Date: 04-04-2023  
Projection: GCS\_WGS\_1984  
Imagery Date: 22-09-2021

Nominal Scale at A3 paper size: 1:2,000

**4. Date of Filing of IEE**

12-12-2018 (Ref: EPA/Diary No. 681)

5. After careful review of the Initial Environmental Examination (IEE) Report of project "Al Makkah Town, 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 **Null Chahi** and at the time of visit few houses were constructed in the said scheme and the same was received in written by District Administration vide letter No. 11736-38/02/PS/DC/NSR/2022 dated 27-10-2022 received on 31-10-2022 and District Director Agriculture (Extension) Nowshera with respect to letter No: 1150/DDA (E) NSR. Dated 19-09-2022 also states that at the time of visit it was found that the site was developed into housing scheme having houses, streets and roads and the land is hard compact and currently not fit for agriculture therefore, this department has no objection on regularization of the said society. The EPA team visited the proposed housing scheme on 21-11-2022 and reported that some houses were seen constructed in the scheme along with a Masjid. That an administrative penalty amounting two lacs and fifty thousand (RS 250000/) was imposed for violation of section-13. The visiting team submitted some recommendations that the proponent will submit NOC from Irrigation Department regarding flood, construction of protection wall towards the proposed graveyard for future protection, GIS mapping, identification of Right of Way (RoW) etc. the same was conveyed to the proponent and reply of which was received on 05-05-2023 along with irrigation department letter No: 984/193-W dated 03-05-2023 addressed to DC Nowshera stating that the scheme is situated at Mouza Surya Khel Nowshera along right bank of Kabul River behind newly constructed embankment at RD: 151+900 to 152+700 and during recent flooding of August 2022, the flood water was not over flow in the proposed area as the society is located at higher altitude. The Environmental Protection Agency (EPA) Central Directorate, Peshawar Government of Khyber Pakhtunkhwa after the review committee meeting dated 24-05-2023 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

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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 0.86 Kanal's as per layout & design submitted to EPA. Moreover, a buffer zone must be maintained between the STP & Graveyard. Furthermore, the proponent is directed to submit an undertaking on Affidavit to EPA for construction of STP within one (01) year of the issuance of the approval or 25 percent construction completion, whichever 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/water 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/dispute 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. 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/approved 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.

  
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- 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, Tehsil Jehangira, District Nowshera dated 01-04-2022 vide letter No: 419-22/TMA/JEH/NSR. An area of 0.8 Kanal's (16 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 Phase** of the project for two (02) years only. 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 16/06/2023

Tracking/File. No. EPA/IEE/Housing/Al-Makkah Town/NSR/23/25-28

Tracking Code:



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

*M. H. Hail*

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Peshawar  
16/06/2023

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