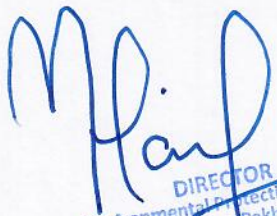


SCHEDULE-VIII
Decision on IEE

1. Name & address of proponent: Mr. Shahreyar Khalil S/o M Bakhtyar and Ali Haider S/o Ghulam Haider
Address: People Stop, Railway Road, Pawaka Peshawar.

2. Description of project The proposed project is the construction of a residential apartments building project namely **"Khyber Heights"** located near People Stop, Railway Road, Pawaka, District, Peshawar. The total area of the proposed Project/building is 48590 square feet having ground plus 09 storeys along with 02 basements. The basements will be reserve for parking, while the Lower ground, ground floor and 1st floor are designated for commercial setup including 31, 35 and 54 shops respectively. The 2nd floor will also have 06 offices and 07 food courts. The 3rd floor will also have 36 offices and rest of floors will have 29 living residential apartments. The estimated domestic water requirement for the proposed project will be 27,500 Gallons per day during operational phase of the project.


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3. Location of project The proposed project is located at People Stop, Railway Road, Pawaka Peshawar.

4. GPS Coordinates/GIS Map

S.No	Lat	Long
1	33.9897	71.5057
2	33.9903	71.5058
3	33.9902	71.5064
4	33.9901	71.5064
5	33.9895	71.5063




5. **Date of filing of IEE**

28/12/2022 (Ref: EPA/Diary No. 416)

6. After careful review of the IEE report, the Central Directorate, Environmental Protection Agency Govt. of Khyber Pakhtunkhwa has decided to accord **Construction Phase** Environmental approval of "**Khyber Heights**" located at People Stop, Railway Road, Pawaka Peshawar" as per the mentioned GPS Coordinates/GIS Map, according to the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following terms and 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 shall ensure the compliance and implementation of the National Environmental Quality Standards (NEQS) for Ambient Air, Noise and Water during construction and operation phase of the project.
- c) The proponent is directed to construct proper waste water treatment plant to bring the effluents within the permissible limit of National Environmental Quality Standards (NEQS) permissible limit within one (01) year or with 25% occupancy which may be earlier of the issuance of this Approval. Moreover, the proponent is directed to submit an undertaking on Affidavit to EPA for construction of the STP within the above mentioned timeline.
- d) All the construction/installation in the project area must be carried out according to approved master plan of the project.
- e) The solid waste/debris/excavated material shall be disposed off at designated dumping sites with the prior permission of concerned authorities.
- f) The proponent will provide an agreement for solid waste management and disposal with WSSP/Service provider within one year or 25% occupancy which may be earlier.
- g) The plantation must be carried out at the project site in available open spaces and as per submitted plantation plan.
- h) Energy efficient technologies shall be adopted in the project.
- i) The erection of high rise building shall not disturb the social norms/parda of the locals. Moreover, the proponent shall ensure social security/norms of the nearby locality.
- j) NOCs required from any other government department must be obtained as per the relevant law in vogue.
- k) Such generator may be installed which comply with the NEQS levels of emissions and noise pollution. Special mitigation measures to be adopted for vibration and noise control by fully covering the generator in a room with rubber pad installed. The location of the generator in the building to be finalized with the consultation of the Agency.
- l) Necessary equipment for the firefighting must be installed in the building.
- m) Necessary mitigation measures regarding climate change must be adopted by the proponent in future.
- n) In case of land issues, the approval may be considered null and void.
- o) The parking area shall be identified inside the project area and vehicles must be parked in the designated parking area only.
- p) Proper traffic management plan to be followed.
- q) Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities. The proponent will not encroach Right of Way (RoW) of nearby water channel and will seek clearance from Irrigation Department.


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- r) Personal protective Equipment's shall be provided to the workers to ensure health and safety along with availability of first aid box for emergency medical coverage during constructional and operational phase of the project.
 - s) Non-technical jobs shall be provided to the local people of the area and details of the same shall be shared with EPA.
 - t) Heavy machinery usage shall be avoided during night time.
 - u) The building shall be constructed on the standard engineering designs/practices and by laws of the Building Control Regulations in vogue and rules/regulations of the concerned authorities.
 - v) Signboards must be installed on the sensitive areas for guidance of the workers as well as the visitors.
 - w) There shall be nothing repugnant to any Govt. order or policy on the subject.
 - x) The proponent shall provide the copy of this approval and IEE Report to the contractor for information & compliance.
 - y) 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.
 - z) The proponent is directed to construct 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/rain-water at the main entrance of the project.
 - aa) A committee shall be constituted regarding environmental issues (if any) during construction & operation phase of the project.
 - bb) Agricultural land, water bodies, roads, right of ways (if any) or any other private land shall be protected.
 - cc) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
 - dd) If any issue come up during execution of the project the proponent shall be made bound to address those issue which are unforeseen and not identified in IEE report.
 - ee) The monitoring team of EPA will visit the project site to check the term and condition of the approval and compliance under the Khyber Pakhtunkhwa Environmental Protection Act, 2014. Furthermore, the management shall facilitate the EPA Monitoring team at the time of monitoring.
 - ff) An affidavit shall be submitted regarding responsibility that proponent(s) of the high-rise 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 of the subject project.
 - gg) The proponent is bound to comply with any decisions/recommendations made by the EAAC in future regarding the high rise buildings.
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. The proponent shall be liable for correctness and validity of the information provided in the IEE report.
 9. This approval is accorded only for the **construction and development phase** of the project. The proponent shall obtain separate approval for operation of the project in accordance with the Rules, 15(1) of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.


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10. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
11. This approval shall stand rejected if all or any of the conditions mentioned above is/are not complied with.
12. 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.
13. There shall be no legal case pending in any court against the project.
14. 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 aforementioned project with the above mentioned terms and conditions.

Dated: The Peshawar 16/05/2023

Tracking/File. No. EPA/CD/IEE/High-Rise/Khyber-Heights/Pesh/23 1193-95

Tracking Code:



M. Hanif

16/05/2023
DIRECTOR
Environmental Protection Agency
Govt. of Khyber Pakhtunkhwa
Peshawar

**DIRECTOR (CENTRE)
CENTRAL DIRECTORATE
ENVIRONMENTAL PROTECTION AGENCY,
GOVT. OF KHYBER PAKHTUNKHWA,
2nd FLOOR, KHYBER PAKHTUNKHWA BAR COUNCIL
BUILDING, KHYBER ROAD PESHAWAR CANTT**

Copy for information to:

- P.A to Director General, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.
- GIS Specialist, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.