



## Environmental Protection Agency

### (Central Directorate)

Climate Change, Forestry, Environment &  
Wildlife Department

Govt. of Khyber Pakhtunkhwa

No. EPA/CD/IEE/KB Homes/Now/23/780-82

Dated 25/10/2023



To

Muhammad Amjad Shuja,  
Owner of KB Homes, Nowshera,  
Postal Address: Awai-Gul Dheri Dam Road, Akora Khattak,  
Jehangira, District Nowshera.

Subject:

**DECISION ON INITIAL ENVIRONMENTAL EXAMINATION (IEE)  
REPORT OF KB HOMES, AWAI-GUL DHERI DAM ROAD, AKORA  
KHATTAK, JEHANGIRA, DISTRICT NOWSHERA.**

Kindly refer to the subject cited above and to enclose herewith Environmental Approval/Decision Note on IEE Report of “KB Homes” located Awai-Gul Dheri Dam Road, Akora Khattak, Jehangira, District Nowshera for your information and further implementation.

Moreover, Schedule-X must be submitted to this Agency within a month on Stamp Paper as an undertaking for the compliance of terms and conditions as mentioned in the Environmental Approval as well as mitigation measures proposed in the IEE Report. (Copy enclosed).

**Deputy Director (Center)**

**Copy for information to the:**

1. P A to Director General EPA, Govt. of Khyber Pakhtunkhwa, Peshawar.
2. Assistant Director (IT)/GIS Specialist EPA, Govt. of Khyber Pakhtunkhwa, Peshawar.

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

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

Muhammad Amjad Shuja  
Owner of KB Homes, Nowshera.  
**Postal Address:** Awai-Gul Dheri Dam  
Road, Akora Khattak, Tehsil Jehangira,  
District Nowshera  
Ph No. 0333-9104852

**2. Description of project**

The proposed housing scheme namely, “**KB Homes, Nowshera**” is located on Main Awai-Gul Dheri Dam Road, Akora Khattak, Tehsil Jehangira, District Nowshera. Total area of the proposed housing scheme is **One Hundred and Sixty-Two (162) Kanals & 10 Marla’s** (162 k 10 M) 311 Nos. of plots will be established. The estimated population of the scheme will be 18660 persons. Estimated 1550 Kg/Day solid waste will be generated and total water consumption of the housing scheme will be 335880 L/day. A minimum of 9.98 marlas will be allocated for the STP. Solid waste of the said scheme will be collected in containers/waste bins in each street and at 10.36 marlas plot at Southern corner of the scheme and will be collected by concerned Tehsil Municipal Administration, Tehsil Jehangira as per agreement at designated place.



**DIRECTOR**  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar

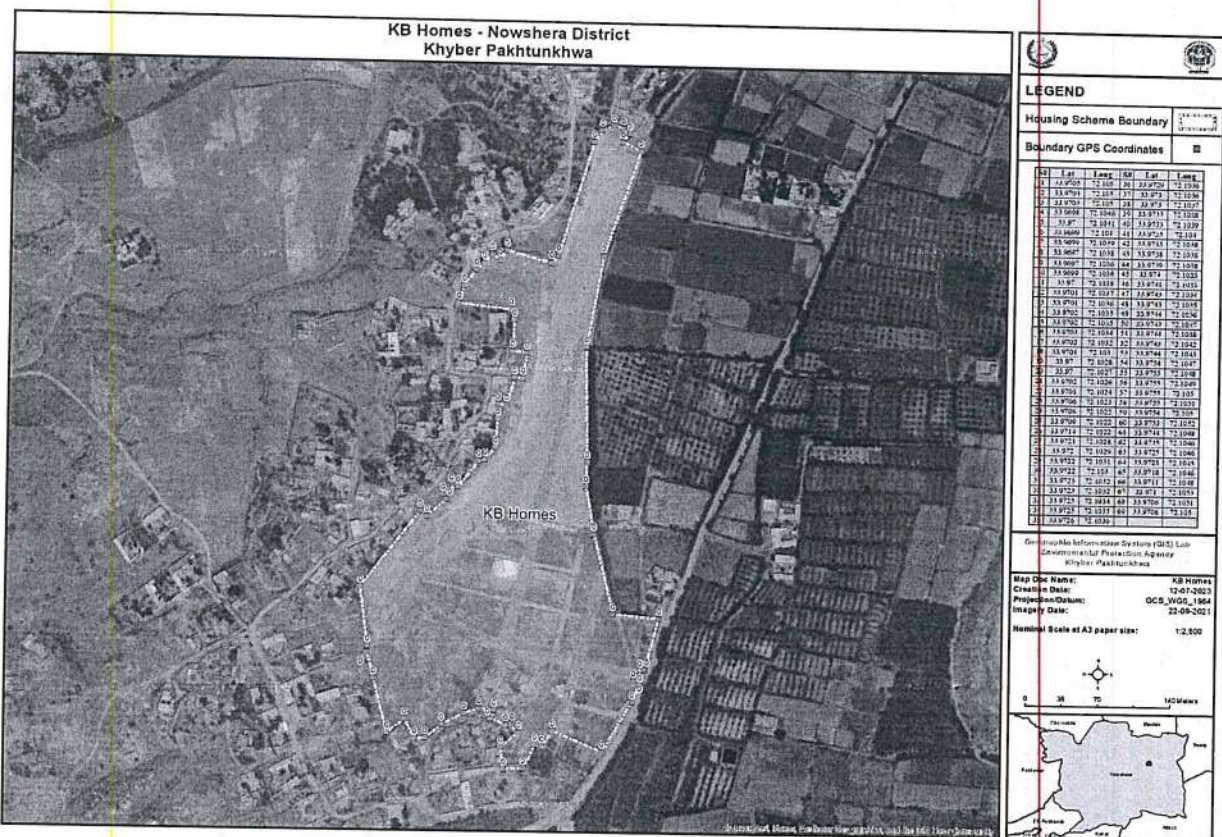
**3. Location of project and**

Main Awai-Gul Dheri Dam Road, Akora Khattak,  
Tehsil Jehangira, District Nowshera.

**GPS Coordinates/GIS Map**

S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	33.9705	72.105	24	33.9708	72.1022	47	33.9743	72.1034
2	33.9704	72.105	25	33.9709	72.1022	48	33.9743	72.1035
3	33.9703	72.105	26	33.9714	72.1022	49	33.9744	72.1036
4	33.9698	72.1046	27	33.9721	72.1028	50	33.9743	72.1037
5	33.97	72.1041	28	33.972	72.1029	51	33.9744	72.1038
6	33.9699	72.104	29	33.9722	72.1031	52	33.9743	72.1042
7	33.9699	72.1039	30	33.9722	72.103	53	33.9744	72.1043
8	33.9697	72.1038	31	33.9723	72.1032	54	33.9754	72.1047
9	33.9697	72.1036	32	33.9723	72.1032	55	33.9755	72.1048
10	33.9699	72.1036	33	33.9725	72.1034	56	33.9755	72.1049
11	33.97	72.1038	34	33.9725	72.1035	57	33.9755	72.105
12	33.9701	72.1037	35	33.9726	72.1036	58	33.9755	72.1051
13	33.9701	72.1036	36	33.9729	72.1036	59	33.9754	72.105
14	33.9702	72.1035	37	33.973	72.1036	60	33.9753	72.1052
15	33.9702	72.1035	38	33.973	72.1037	61	33.9744	72.1048
16	33.9703	72.1034	39	33.9733	72.1038	62	33.9735	72.1046
17	33.9702	72.1032	40	33.9733	72.1039	63	33.9725	72.1046
18	33.9701	72.103	41	33.9735	72.104	64	33.9723	72.1045
19	33.97	72.1028	42	33.9735	72.1038	65	33.9718	72.1046
20	33.97	72.1027	43	33.9738	72.1038	66	33.9711	72.1048
21	33.9702	72.1026	44	33.9739	72.1038	67	33.971	72.1053
22	33.9701	72.1024	45	33.974	72.1033	68	33.9706	72.1051
23	33.9706	72.1023	46	33.9741	72.1033	69	33.9706	72.105





**4. Date of Filing of IEE**

**24-07-2023** (Ref: EPA/Diary No. 67)

5. After careful review of the Initial Environmental Examination (IEE) Report of project "**KB Homes, Nowshera**" followed by queries, comments, clarifications/replies by the proponent and in consultation with District Administration, Nowshera regarding status and nature of the Land as per the approved district land use plan of Nowshera vide letter No: 7388-92/07/PS/DC/NSR/2023 dated received on 11-10-2023 wherein as per attached report of GIS Analyst (DC office Nowshera) the land is **Class-III Agriculture Land**. The District Director Agriculture (Extension) Nowshera with respect to letter No: 614-16/DDA (E) NSR dated 14/06/2023 also states that "the site under discussion is a marginal land which have been cut and plain. Several years ago Afghan muhajrin camp was established on the said land which has been evacuated. The soil of land is class C in nature". Moreover, the case were placed before the review committee dated 18/10/2023. The Environmental Protection Agency (EPA) Central Directorate, Peshawar Government of Khyber Pakhtunkhwa has decided to accord **Construction & Development 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 9.98 marlas 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. 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, 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.

*M. H. Khan*  
 DIRECTOR  
 Environmental Protection Agency  
 Govt. of Khyber Pakhtunkhwa  
 Peshawar



- d) The proponent will not block the flow of rainwater/flash flood. Moreover the proponent is bound to construct minimum 08 feet wide storm/rain water nulla towards the hill side upto the last corner of the proposed housing scheme for smooth discharge of rain/storm water.
- 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, Tehsil Jehangira, District Nowshera vide letter No. 1975 TMA(j) 23 dated 19/04/2023. An area of 10.36 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 25 feet, residential area allocation as per TMA Rules/Regulation, Service Area/Scheme Office not less than 05 Marla's, playground & open space minimum 07%, Graveyard minimum 02%, Commercial Area maximum 05



% and Public Buildings (Mosque, school etc.) 03-5% 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.
  - w) The proponent will ensure implementation of Environmental Management Plan as submitted by the proponent.
  - x) The proponent will seek clearance from the NTDC/PESCO for relocation of the low transmission line poles. Moreover, the proponent will ensure not to carryout plotting activity below the wires of the transmission lines.
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, 15(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 & Development Phase** of the project with the above-mentioned terms and conditions.

Dated: The Peshawar 25-10-23

Tracking/File. No. EPA/IEE/Housing/KB-Homes/NSR/23/780-82

Tracking Code:



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

DIRECTOR  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar  
25/10/2023

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