



**Environmental Protection Agency
(Central Directorate)
Climate Change, Forestry, Environment &
Wildlife Department
Govt. of Khyber Pakhtunkhwa**



No. EPA/CD/IEE/Mohmand Heights/Pesh/23/777-74

Dated 29/10/2023

To

Shakeel Ahmad S/o Malik Haji Khaista War,
Owner Mohmand Heights Near Khyber Grammar School,
Warsak Road Peshawar.
Postal Address: Bani Gala, Mohmand Palace Road, P.O. Khas,
Mohra Noor, Tehsil & District Islamabad.

Subject:

**DECISION ON INITIAL ENVIRONMENTAL EXAMINATION (IEE)
REPORT OF MOHMAND HEIGHTS NEAR KHYBER GRAMMAR
SCHOOL, WARSAK ROAD PESHAWAR.**

Kindly refer to the subject cited above and to enclose herewith Environmental Approval/Decision Note on IEE Report of "Mohmand Heights" located near Khyber Grammar School, Warsak Road, Peshawar, 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: Shakeel Ahmad S/o Malik Haji Khaista War
Postal Address: Bani Gala, Mohmand Palace road, P.O. Khas, Mohra Noor, Tehsil & District Islamabad.
Site address: Near Khyber Grammar School, Warsak Road, Peshawar.

2. Description of project
The proposed project is the construction of residential cum commercial apartments building project namely "Mohmand Heights" located Near Khyber Grammar School, Warsak Road, Peshawar. The total area of the proposed building is 18875 square feet having 10 Storeys building including 01-06 typical residential floors, 01 sub-basement for car parking, Lower Ground, Ground and Mezzanine Floor for Commercial activities. There will be total 60 residential and 87 commercial shops in the high rise building.

3. Location of project
The proposed project is located Near Khyber Grammar School, Warsak Road, Peshawar.

4. GPS Coordinates/GIS Map

S.No	Latitude	Longitude
1	34.0383	71.5279
2	34.038	71.5281
3	34.038	71.5279
4	34.0378	71.5278
5	34.0379	71.5277
6	34.0382	71.5275


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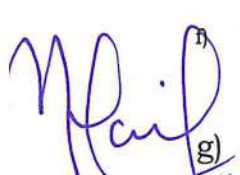


5. Date of filing of IEE 05/06/2023 (Ref: EPA/Diary No. 911)

6. After careful review of the IEE report and imposition of administrative penalty the Central Directorate, Environmental Protection Agency Govt. of Khyber

Pakhtunkhwa has decided to accord **Construction Phase** Environmental approval of **“Mohmand Heights, Near Khyber Grammar School, Warsak Road, 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 air, noise, water and soil during construction and operation phase of the project.
- c) The proponent is directed to construct proper waste water treatment plant (Not septic tanks) to bring the effluents within the National Environmental Quality Standards (NEQS) permissible limit within one (01) year or 25% occupancy which may be earlier of the issuance of this Approval. The WWTP process will consist of primary, secondary, tertiary treatment etc so as to bring the effluent discharge within NEQs. The treatment steps may consist of screening, grid chamber, primary sedimentation tank, aeration/anaerobic tank, secondary sedimentation tank, sludge holding tank, filter press etc. the treatment plant to be designed on the basis of effluent amount and composition so as to bring the discharge within the NEQS limits. Moreover, the proponent is directed to submit an undertaking on Affidavit to EPA for construction of the STP within one (01) year or 25% occupancy which may be earlier.
- d) The solid waste/debris/excavated material shall be disposed off at designated sites with the prior permission of concerned authorities.
- e) The proponent will provide an agreement for solid waste management & disposal and effluent discharge into the nearby drain with WSSP/Service provider within one year or 25% occupancy which may be earlier.
- f) The plantation must be carried out at the project site in available open spaces. Moreover the proponent will ensure vertical plantation and will submit plantation plan after the completion of the construction activity.
- g) Energy efficient technologies shall be adopted in the project.
- h) The erection of high rise building shall not disturb the social norms/parda of the locals.
- i) NOCs required from any department must be obtained as per the relevant law in vogue.
- j) 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. Moreover the detail about capacity of the generator shall be conveyed to the Agency so as to regulate the activity as per Law.
- k) Necessary equipment for the firefighting shall be available in the building.
- l) Necessary mitigation measures regarding climate change mitigation shall be adopted by the proponent in future.
- m) In case of land issues, the approval shall be considered null and void.
- n) The parking area shall be identified inside the project area and vehicles be parked in the designated parking area.


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- o) Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities.
 - p) 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.
 - q) Heavy machinery usage shall be avoided during night time.
 - r) 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.
 - s) Signboards shall be installed on the sensitive areas for guidance of the workers as well as the visitors.
 - t) There shall be nothing repugnant to any Govt. order or policy on the subject.
 - u) The proponent shall provide the copy of this approval and IEE Report to the contractor for information & compliance.
 - v) The proponent will not further extract ground water to lower the water table of the project area for construction purpose and 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.
 - w) 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 high-rise.
 - x) A committee shall be constituted regarding environmental issues (if any) during construction & operation phase of the project.
 - y) Agricultural land, water bodies, roads, right of ways or any other private land shall be protected.
 - z) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
 - aa) 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.
 - bb) The monitoring team of EPA will visit the project site to check the term and condition of the approval and compliance of the Khyber Pakhtunkhwa Environmental Protection Act, 2014. Furthermore, the management shall facilitate the EPA Monitoring team at the time of monitoring.
 - cc) 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.
 - dd) The proponent is bound to comply with any decisions/recommendations made by the Agency in future regarding the high rise buildings.
 - ee) The proponent will carry out the sampling for the parameters and frequency as required in SMART Rules, 2001.
 - ff) The proponent of the project will construct/install bore well at the project site with prior approval of concerned authority.
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.


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9. This approval is accorded only for the construction and development phase of the project for two (02) years. The proponent shall obtain approval for extension in construction phase or operation of the project in accordance with the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.
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 24/10/23

Tracking/File. No. EPA/CD/IEE/High-Rise/Mohmand-Heights/Pesh/23/777-79

Tracking Code:



M. Farid

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

DIRECTOR
Environmental Protection Agency
Govt. of Khyber Pakhtunkhwa
Peshawar
24/10/2023