



**Environmental Protection Agency  
(Central Directorate)**

**Climate Change, Forestry, Environment &  
Wildlife Department  
Govt. of Khyber Pakhtunkhwa**



No. EPA/CD/IEE/AH Tower/23/1000-1002

Dated 07/11/2023

To

Mr. Yasir Ali,  
Owner of AH Tower,  
Northern Bypass Road, Opposite Leeds School System,  
Peshawar.

Subject:

**DECISION ON INITIAL ENVIRONMENTAL EXAMINATION  
(IEE) REPORT OF AH TOWER NORTHERN BYPASS ROAD,  
OPPOSITE LEEDS SCHOOL SYSTEM PESHAWAR.**

Kindly refer to the subject cited above and to enclose herewith rejection/Decision Note on IEE Report of "AH Tower" located at Northern Bypass Road, Opposite Leeds School System District Peshawar for your information and further implementation, please.

**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.

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**2<sup>nd</sup> Floor Khyber Pakhtunkhwa Bar Council, Khyber Road,  
Peshawar Cantt Telephone: 091 9211560**

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

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

Mr. Yasir Ali  
Owner of AH Tower, Northern Bypass  
Road, opposite Leeds School System,  
Peshawar

**2. Description of project**

The proposed project is the construction of commercial cum residential highrise building having 48 shops and 275 residential flats under the name of **"AH Tower"** which is located at Northern Bypass Road, opposite Leeds School System, Peshawar. Total area of the proposed project is 300 marla in which the covered area is 495855 sq feet including 14 storey building having 02 basements, ground and 11 floors.

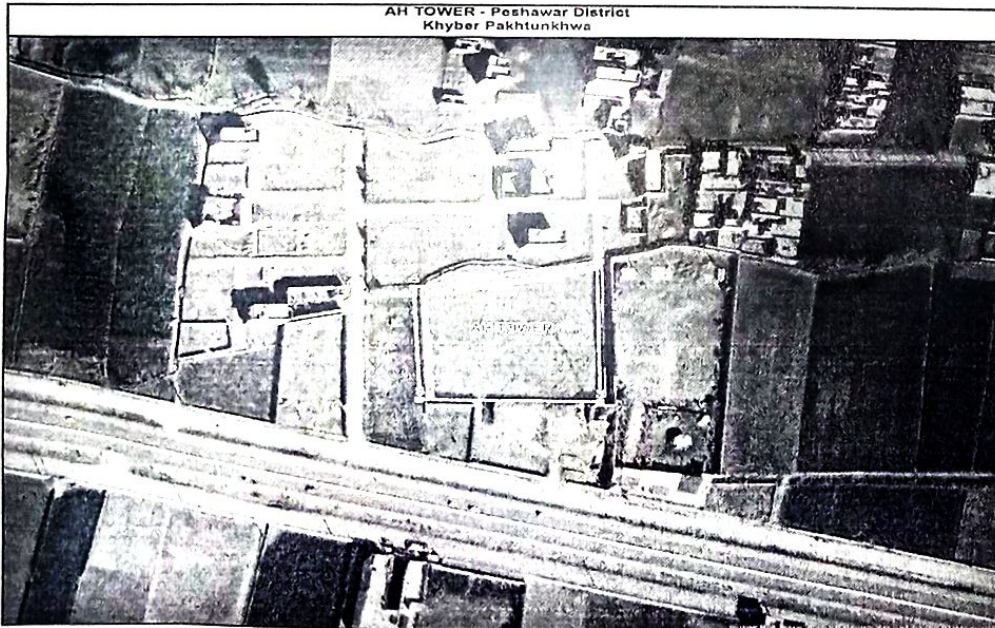
**3. Location of project and**

Owner of AH Tower, Northern Bypass Road, opposite Leeds School System, Peshawar.

**GPS Coordinates/GIS Map**

*(Handwritten Signature)*  
DIRECTOR  
Environmental Protection Agency  
Govt: of Khyber Pakhtunkhwa  
Peshawar

S#	Lat	Long
1	34.0379	71.6348
2	34.0372	71.6348
3	34.0373	71.634
4	34.0378	71.634



LEGEND		
Proposed Site Boundary	[Red Line]	
Proposed Site Boundary GPS Coordinates	[Red Box]	
S#	Lat	Long
1	34.0379	71.6348
2	34.0372	71.6348
3	34.0373	71.634
4	34.0378	71.634
Map Data Name: AH TOWER		
Creation Date: 22-10-2023		
Project Name/Number: DCE/3056/1984		
Issuance Date: 27-01-2023		
Horizontal Scale of A3 paper size: 1:1,200		

4. **Date of Filing of IEE** 20/06/2023 (Ref: EPA/Diary No. 956)

5. After careful review of the Initial Environmental Examination (IEE) Report of project "**AH Tower**" the Environmental Protection Agency (EPA) Central Directorate, Peshawar Government of Khyber Pakhtunkhwa has decided to **REJECT** the IEE report of the project, being contrary to environmental objectives, for the reason(s) mentioned below under the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021;

• That as per GIS report dated 31/10/2023 the proposed site of AH Tower falls in the Class-I Agriculture Land as per GIS data of approved District Land Use Plan of Land Use & Building Control Authority;

- i. **Class-I Agriculture Land:** Agricultural areas which are irrigated and productive; highly valuable not recommended for Land Use change.
- ii. That the Land Use Plan for District Peshawar was principally approved by Provincial Land Use & Building Control Council, Khyber Pakhtunkhwa chaired by Honorable Chief Minister of Khyber Pakhtunkhwa in his first meeting vide letter No: SO(UADAs)/LG/1-34/LUBC/2022/16266 dated 12th October, 2022.

6. Now in exercise of the power under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned **REJECTS** the IEE Report of "**AH Tower** on the above-mentioned reason(s).

Dated: The Peshawar 07/11/2023

Tracking/File. No. EPA/IEE/Housing/AH Tower/PWR/23/1000-1002

Tracking Code:



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

*M. J. I.*  
*03/11/2023*

**DIRECTOR (CENTER),  
CENTRAL DIRECTORATE**

**ENVIRONMENTAL PROTECTION AGENCY  
GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR**