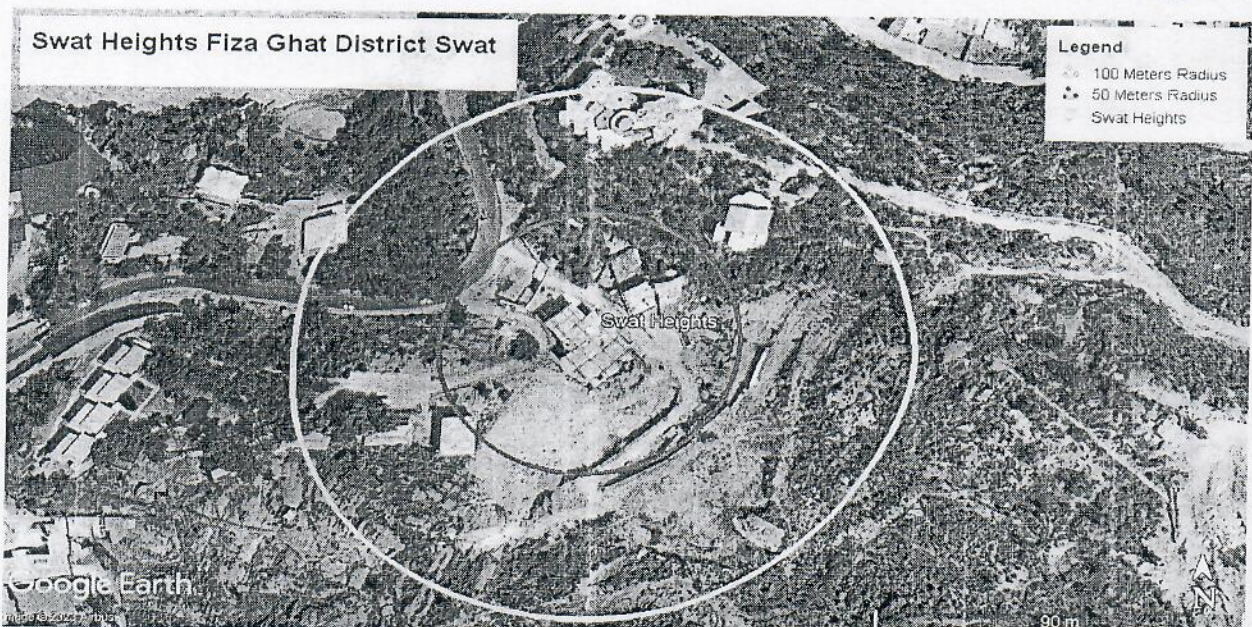


SCHEDULE-VIII

Decision on IEE

1. **Name & address of Proponent:** Mr Javed Iqbal,
Owner/Manager of Swat Heights, Office # 1, Block-B,
Lower Ground Floor, near Army Guest House, Fizaghat
Swat.
Contact # 0345-5637088/ 0336-3976160/ 0946-885054
2. **Description of Project:** The Swat Height is a high-rise building project situated on Main Madyan Road, Fizagat, District Swat, Khyber Pakhtunkhwa. The primary goal of this project is to create a modern and environmentally responsible high-rise building that will contribute positively to the local community and the surrounding environment. This multi-storey building is divided into four blocks: A, B, C, and D, having 10 stories. It includes basement-1, basement-2, a ground floor with parking spaces and commercial shops/setups/ branded outlets, and 1st - 07th floors featuring a variety of residential apartment types, including suites, studios, 2, 3 & 4 bed apartments, as well as duplex apartments. The total area spans 50997 SFT \approx 9.3 kanal. The estimated cost of the project is 1820 Million PKR approx. The development will also include a number of other amenities, such as a total of 202 car parking spaces, green spaces, retail shops, a 3,065 square foot (SQFT) Masjid on the premises, a borehole system to provide its residents with potable water, and more. This approval is granted based on the successful completion of the Initial Environmental Examination (IEE) process, ensuring strict adherence to all relevant environmental laws, regulations and Environmental Monitoring & Management Plan provided in IEE Report.
3. **Location of project:** The project site is located at Main Madyan Road, Fizagat, District Swat, Khyber Pakhtunkhwa
GPS coordinates & Google Earth Map
Center Point : 34.795007° 72.402427°



4. **Date of filing of IEE:** 02-08-2023 (Ref: EPA ROS Diary No.4184)

5. After careful review, the Environmental Protection Agency, Regional Office, Swat Government of Khyber Pakhtunkhwa, has decided to grant construction phase Environmental Approval for the Initial Environmental Examination (IEE) Report of the project titled "**Swat Heights (a high rise/ multi storey Building) located at Main Madyan Road, Fizagat, District Swat, Khyber Pakhtunkhwa**". This decision is in accordance with the guidelines issued by the Khyber Pakhtunkhwa Environmental Protection Act, 2014, and the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021. The approval is subject to the following terms and conditions:
- a. The proponent must implement all precautionary and mitigation measures identified in the IEE report, commitments made in subsequent correspondence, as well as to address any unanticipated impacts during the project's construction and operational phases.
 - b. All effluents, emissions, and noise, if any, must remain within the permissible limits defined by the National Environmental Quality Standards (NEQS) during construction and operational phase of the project.
 - c. The developer must construct/install and operate an efficient and standard Sewerage Treatment Plant (STP) beside septic tanks within the premises of the Swat Height project before 25% of occupancy of the building. The STP should have the capacity to treat and process all wastewater generated within the building, ensuring that discharged water meets NEQS for water quality. Regular maintenance and monitoring of the STP are mandatory to guarantee its effectiveness.
 - d. All construction and installation in the project area shall adhere to prevailing building by-laws, the approved master plan, and the Building Code of Pakistan - 2021 for safety and engineering standards. A compliance certificate from the relevant authorities must be submitted to the EPA upon project completion.
 - e. The developer must maintain comprehensive safety measures, including state-of-the-art fire safety system, emergency exits, alarm systems, PPE provisions to workers, clear labeling, a first aid box, and other safety protocols during construction and building operation.
 - f. No nuisance by way of noise, dust, odor, soil and ground water contamination shall be caused to the public and surrounding environment during construction and operation of the project.
 - g. The developer should take measures, in consultation with local authorities, to minimize traffic disruptions on the main public road, prevent accidents during entry and exit from the building, especially considering the road's convex curve adjacent to the site, and manage construction and occupancy-related impacts.
 - h. The project should incorporate green spaces, landscaping, and a minimum of 100 local/native trees or plants species to enhance the environment's aesthetics and contribute to air quality and biodiversity.
 - i. The building must utilize energy-efficient technologies, including LED lighting, insulation, and energy class-A appliances, to reduce energy consumption and greenhouse gas emissions. Efforts may also be made to switch to environmentally friendly and renewable energy sources such as solar energy, etc. to minimize reliance on fossil fuels.
 - j. The project should include measures for water conservation, such as low-flow fixtures, rainwater harvesting, water metering and water-efficient landscaping to reduce water usage.
 - k. Implement a waste minimization plan and provide clearly marked recycling, composting, and garbage bins on the premises to reduce waste generation, promote recycling, and minimize landfill contributions during construction and building operation.

- l. All electric motors and devices, including pumps, compressors, and generators, must comply with National Environmental Quality Standards for noise and air, and be properly enclosed in sound-attenuating canopies.
 - m. Design the high-rise building's mechanical and electrical systems to minimize noise pollution, especially during nighttime hours, to avoid disturbance to the local environment and nearby rest house.
 - n. Design outdoor lighting to minimize light pollution, enhancing the nighttime environment and saving energy.
 - o. Implement ventilation systems with air filtration to maintain good indoor air quality, which benefits both residents and the environment.
 - p. In addition to the submitted conditions in the affidavit, the proponent must incorporate any such additional measures as necessary to prevent adverse environmental impacts on the safety of the nearby rest house and Check Post.
 - q. Proper parking facilities must be provided within the project area.
 - r. The high-rise building must provide essential facilities and amenities, including Masjid, parking, utilities services, emergency power backup, elevators, Security, fitness/recreational areas, and more, to ensure resident's comfort and convenience.
 - s. Industrial and environmentally polluting or hazardous commercial activities must be strictly prohibited within the building premises.
 - t. The project must not disrupt the existing Right of Way (RoW) of the locality or interfere with storm water drainage.
 - u. Implement advanced security systems and protocols, including surveillance cameras, access control, and secure perimeter fencing to safeguard the building and public.
 - v. Provide local employment in non-technical jobs.
 - w. The project must prioritize necessary climate change mitigation measures, such as the use of sustainable and eco-friendly building materials, etc. to reduce the environmental footprint of construction. It should also integrate adaptation strategies to enhance resilience to extreme weather events and other climate-related risks.
 - x. In case of land issues, disputes, or any other court-related matters, this approval shall be considered null and void. The project may proceed only after the complete resolution of such matters, as determined by relevant legal or regulatory authorities.
 - y. A copy of this approval and IEE report shall be provided to the contractor/operator at the Building site for information & implementation, and a biannual (six month) performance/compliance report shall be submitted to this Agency by the proponent.
6. The proponent shall be liable for the correctness and validity of the information provided to the EPA in the IEE report and subsequent correspondence.
 7. EPA will regularly visit the project site. The proponent must facilitate monitoring and comply with additional EPA conditions if required.
 8. The proponent shall be liable for compliance of Rules 14(2), 15, 18, 19 and 20 of Khyber Pakhtunkhwa Environmental Assessment Rules 2021, regarding approval, confirmation of compliance, validity, entry, inspections and monitoring.
 9. The proponent must provide written notification to the relevant EPA authorities regarding the commencement date of construction/installation and the start of operations for monitoring purposes.

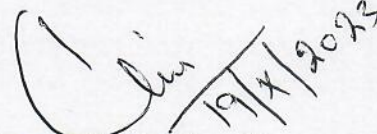
10. This approval is accorded only for the installation/ construction phase of the project; **the proponent will have to obtain separate approval for the operation phase** in accordance with Rule-15 of the KP-Environmental Assessment Rules, 2021.
11. Any alteration or expansion of the approved project shall be communicated to EPA and shall be commenced after obtaining the approval; likewise, no other activities should be undertaken other than what is stipulated in the IEE Report.
12. This approval shall be treated as null and void under rule-21 of the Rules ibid if all or any of the conditions mentioned above is/are not complied with.
13. 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 from any other Agency.
14. There shall be no legal case pending in the courts against the project.
15. In exercise of the powers conferred upon the undersigned under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the IEE Report for the construction phase of the project with the above mentioned terms and conditions.

Dated: Swat/ 19 / 10 /2023

Tracking/ File. No. EPA/ROS/ Swat Heights-High rise building/Swat/ 131

Tracking Code:




Director (Malakand)
EPA, Regional office Swat
KhyberPakhtunkhwa

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