



**Environmental Protection Agency  
(Central Directorate)**

**Climate Change, Forestry, Environment &  
Wildlife Department**

**Govt. of Khyber Pakhtunkhwa**

No. EPA/CD/IEE/Florenza-Mall/Pesh/23/01-03

Dated 01/01/2023



To

Mr. Yasir Ali,  
Owner of Florenza Mall,  
Sra Rogha, Kot Kai, Tehsil Sra Rogha, South Waziristan Agency.

Subject: **DECISION ON INITIAL ENVIRONMENTAL EXAMINATION (IEE)  
REPORT OF FLORENZA MALL, MAIN UNIVERSITY RD,  
OPPOSITE CUSTOM HOUSE, TAHKAL, PESHAWAR.**

Kindly refer to the subject cited above and to enclose herewith Environmental Approval/Decision Note on IEE Report of "Florenza Mall" located Main University Rd, Opposite to Custom House, adjacent to Ali Tower, Tahkal, Peshawar, Khyber Pakhtunkhwa", 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.

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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 Florenza Mall,  
Sra Rogha, Kot Kai, Tehsil Sra Rogha,  
South Waziristan Agency.

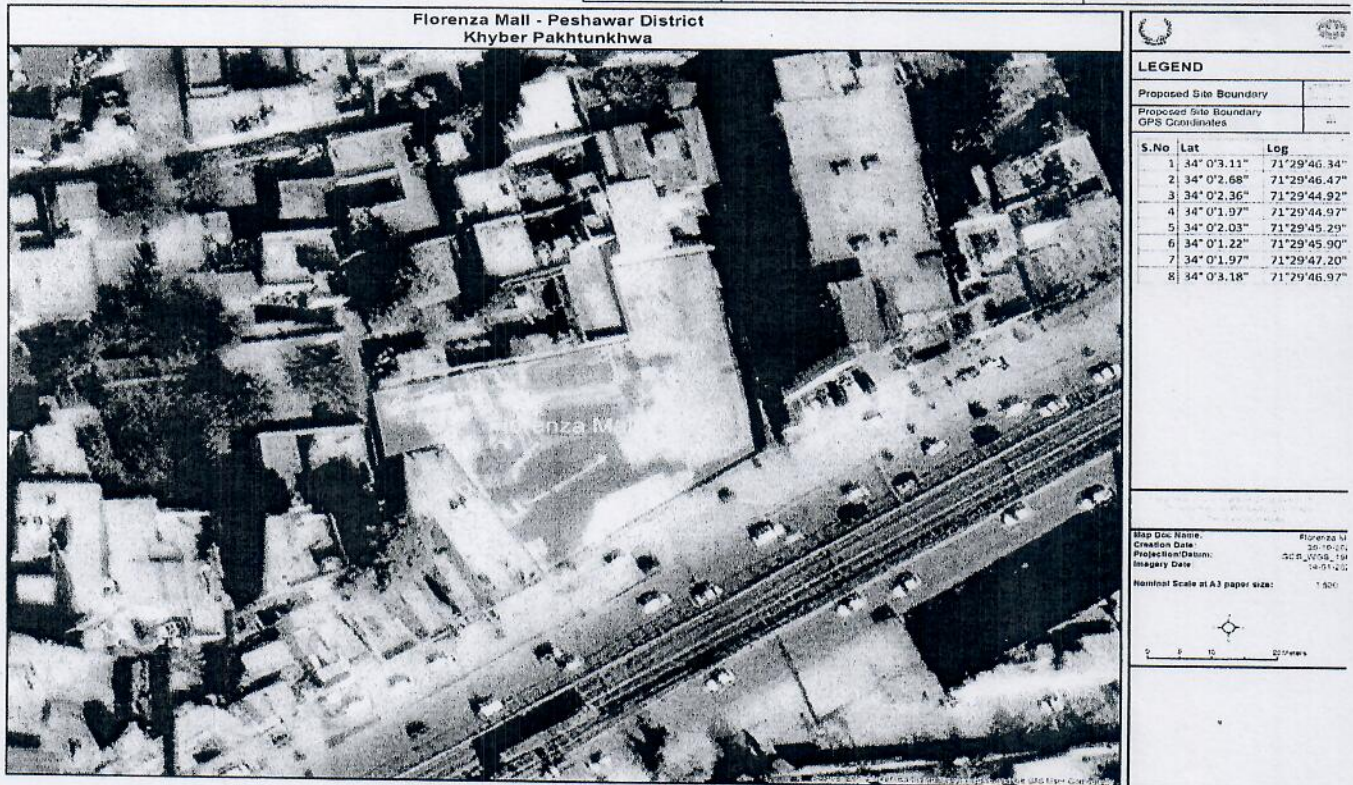
**2. Description of project** The proposed project is the construction of commercial apartments building namely "Florenza Mall" located at Main University road, opposite Custom House, adjacent to Ali Tower, Tahkal, Peshawar, Khyber Pakhtunkhwa. The total area of the proposed project 194877 Square feet, having 13 Story building including 03 basement, Lower Ground, Ground and 08 Floors for Commercial activities comprises of 180 shops and 32 offices.

**3. Location of project** The proposed project is located at Main University Rd, opposite Custom House, adjacent to Ali Tower, Tahkal, Peshawar, Khyber Pakhtunkhwa.

**4. GPS Coordinates/GIS Map**

S. No.	Latitude	Longitude
1	34 0 3.11	71 29 46.34
2	34 0 2.68	71 29 46.47
3	34 0 2.36	71 29 44.92
4	34 0 1.97	71 29 44.97
5	34 0 2.03	71 29 45.29
6	34 0 1.22	71 29 45.90
7	34 0 1.97	71 29 47.20
8	34 0 3.18	71 29 46.97

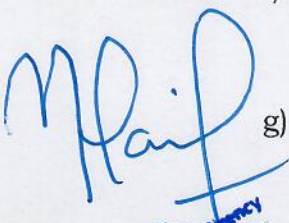
*M. Yasir*  
**DIRECTOR**  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar



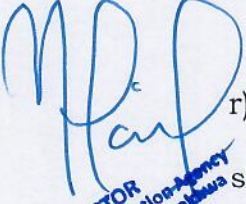
**5. Date of filing of IEE** 20/06/2023 (Ref: EPA/Diary No. 955)

5. 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 to **"Florenza Mall, located Main University Rd, opposite Custom House, adjacent to Ali Tower, Tahkal, Peshawar, Khyber Pakhtunkhwa"** 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. The proponent will carry out implementation of the submitted EMP.
- 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 proponent will provide an agreement for solid waste management & disposal, effluent discharge into the nearby drain, maintenance of STP and for collection & safe disposal of sludge produced at waste water treatment plant with WSSP/Service provider within one year or 25% occupancy which may be earlier. The copy of the same shall be shared with EPA.
- e) 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.
- f) The erection of high rise building shall not disturb the social norms/parda of the locals. Moreover, the parking area shall be identified inside the project area and vehicles be parked in the designated parking area.
- g) 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. The proponent will also carry out the sampling for the parameters and frequency as required in SMART Rules, 2001.
- h) Necessary equipment for the firefighting shall be available in the building. Moreover, necessary mitigation measures regarding climate change mitigation shall also be adopted by the proponent in future. Furthermore, energy efficient technologies shall be adopted in the project.

  
DIRECTOR  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar

- i) Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities. Moreover, the agricultural land, water bodies, roads, right of ways or any other private land shall be protected.
- j) 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.
- k) Heavy machinery usage shall be avoided during night time. Moreover, the signboards shall be installed on the sensitive areas for guidance of the workers as well as the visitors. Furthermore, 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.
- l) There shall be nothing repugnant to any Govt. order or policy on the subject. The NOCs required from any department must be obtained as per the relevant law in vogue. And in case of land issues, the approval shall be considered null and void.
- m) 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. Moreover, the proponent shall ensure rain water harvesting at the project site.
- n) The proponent of the project will construct/install bore well at the project site with prior approval of concerned authority or the proponent shall made an agreement with the services providers/WSSP for provision of water.
- o) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area. A committee shall also be constituted regarding environmental issues (if any) during construction & operation phase of the project.
- p) 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.
- q) The proponent is bound to comply with any decisions/recommendations made by the Agency in future regarding the high rise buildings. Moreover, 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.
- r) The proponent will obtain clearance from the Pakistan Civil Aviation Authority.
- s) The proponent will ensure that there will be no contamination from the project activity.

  
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 Environmental Protection Agency  
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 Peshawar

6. 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.
7. The proponent shall be liable for correctness and validity of the information provided in the IEE report.
8. 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.

9. 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 01/01/2024

Tracking/File. No. EPA/CD/IEE/High-Rise/Florenza-Mall/Pesh/23|01-03

Tracking Code:



*M. H. A.*

DIRECTOR  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar  
29/12/2023

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