



**Environmental Protection Agency
(Central Directorate)**

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

Govt. of Khyber Pakhtunkhwa

No. EPA/CD/IEE/Urban-Mall/Pesh/24/421-23

Dated 13/02/2024



To

Muhammad Shoaib,
Owner of Urban Mall,
Office No. 03, HH Tower, Near Sadat CNG Ring Road, Peshawar.

Subject: **DECISION ON INITIAL ENVIRONMENTAL EXAMINATION (IEE)
REPORT OF URBAN MALL, NEAR WADAN CNG, OPPOSITE BANNU
BEEF, ACHINI, RING ROAD, DISTRICT PESHAWAR, KHYBER
PAKHTUNKHWA.**

Kindly refer to the subject cited above and to enclose herewith Environmental Approval/Decision Note on IEE Report of **“Urban Mall”** located Near Wadan CNG, Opposite Bannu Beef, Achini, Ring Road, District 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:

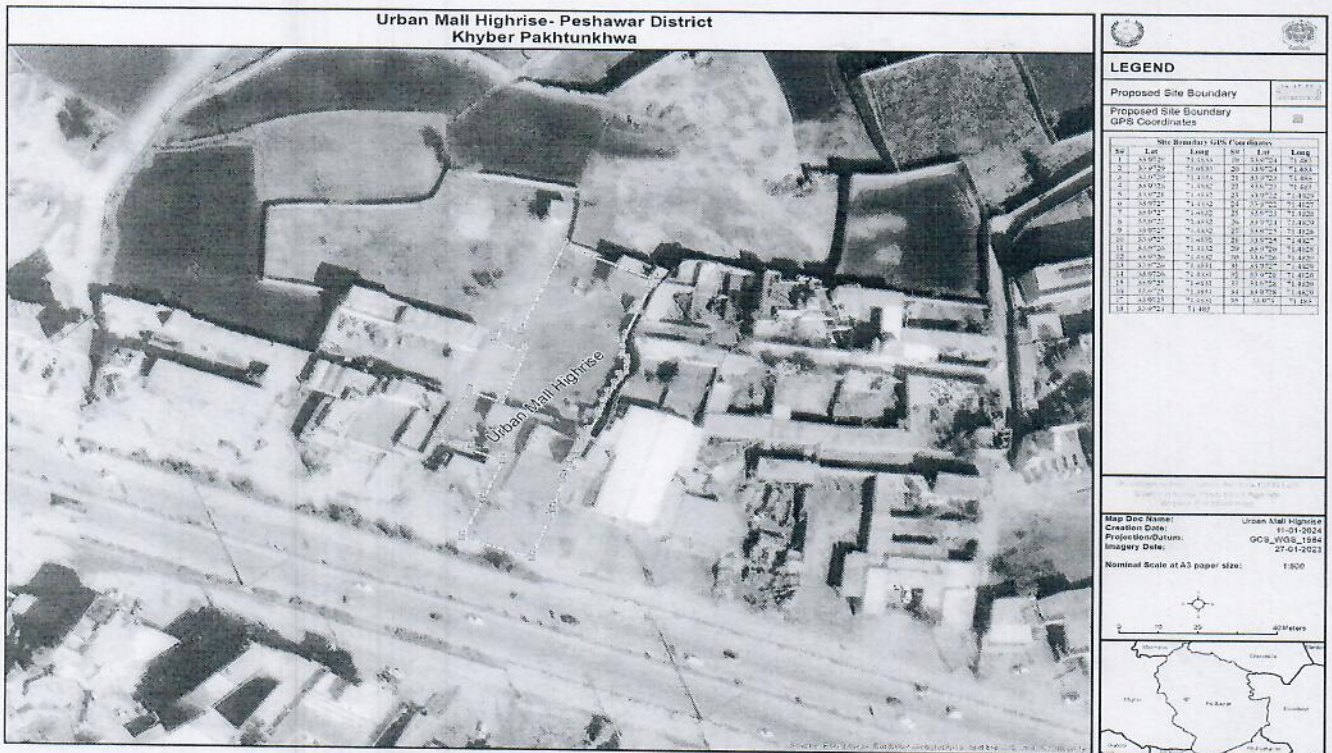
1. P.A to Director General EPA, Govt. of Khyber Pakhtunkhwa, Peshawar.
2. Assistant Director (IT)/GIS Specialist EPA, Govt. of Khyber Pakhtunkhwa, Peshawar.

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

SCHEDULE-VIII
Decision on IEE

- 1. Name & address of proponent:** Muhammad Shoaib,
Owner of Urban Mall,
Office No. 03, HH Tower, Near Sadat CNG
Ring Road, Peshawar.
- 2. Description of project** The proposed project is located Near Wadan CNG, Opposite Bannu Beef, Achini, Ring Road, District Peshawar. Total covered area of the project is 26,656 Sq Feet. The said High-Rise will comprise of 02 basement and 06 Floors.
- 3. Location of project** The proposed project is located Near Wadan CNG, Opposite Bannu Beef, Achini, Ring Road, District Peshawar.
- 4. GPS Coordinates/GIS Map**

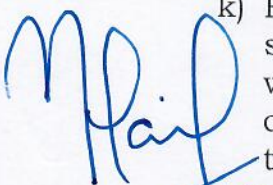
S. No.	Latitude	Longitude
1	33.9729	71.4833
2	33.9728	71.4832
3	33.9727	71.4831
4	33.9726	71.4832
5	33.9725	71.4831
6	33.9724	71.4829
7	33.9723	71.4828
8	33.9722	71.4827
9	33.9721	71.4833

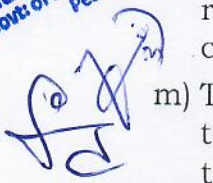



- 5. Date of filing of IEE** 20/12/2023 (Ref: EPA/Diary No. 857)
- 6.** After careful review of the IEE report, the Central Directorate, Environmental Protection Agency Govt. of Khyber Pakhtunkhwa has decided to accord **Construction Phase** Environmental approval to **“Urban Mall, located Near Wadan CNG, Opposite Bannu Beef, Achini, Ring Road, District 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:

(Handwritten Signature)
DIRECTOR
Environmental Protection Agency,
Govt. of Khyber Pakhtunkhwa
Peshawar

- 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 for which an undertaking on affidavit shall be submitted to EPA. Moreover, the proponent will provide an access point for effluent sampling to the Agency before final discharge from the high-rise premises. The proponent will allocate proper area for construction of waste water treatment plant in the project site.
 - d) The proponent will provide an agreement for solid waste management & disposal, effluent discharge into the nearby drain 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. Moreover the proponent will submit agreement for maintenance of STP. The copies 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.
 - 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.
- 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 water metering and rain


DIRECTOR
 Environmental Protection Agency
 Govt. of Khyber Pakhtunkhwa
 Peshawar

water harvesting at the project site. Furthermore the proponent will ensure to protect water table of the project area.

- 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 is bound to submit approved master plan from TMA/PDA as and when the project is approved.
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.
 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 stands 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 13/02/2024

Tracking/File. No. EPA/CD/IEE/High-Rise/Urban-Mall/Pesh/24 421-23

Tracking Code:



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

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