



# ENVIRONMENTAL PROTECTION AGENCY

CLIMATE CHANGE, FORESTRY, ENVIRONMENT

&

WILDLIFE DEPARTMENT

GOVERNMENT OF KHYBER PAKHTUNKHWA



No. EPA/EIA/High Rise/Broadway/Peshawar/24/ 530-32

Date: 30/04/2024

To

Mr. Luqman Ahmed (Proponent/Partner)  
Broadway Mall, Gulshan E Iqbal, University Road,  
Peshawar.

Address: H#301, Zone-3, Model Town, Sector-A, Peshawar.

Subject: **DECISION ON THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REPORT FOR CONSTRUCTION OF MULTISTORY MIXED PURPOSE BUILDING UNDER THE NAME OF "BROADWAY MALL" LOCATED AT GULSHAN E IQBAL, UNIVERSITY ROAD, PESHAWAR.**

Kindly refer to the subject cited above, please find enclosed herewith the Environmental Approval/Decision Note on EIA Report of the subject project 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 EIA Report. (Copy enclosed).

-sd-

**Director General**

**Copy for information and necessary action to the;**

- Director (Center), EPA Central Directorate, Peshawar.
- Assistant Director (IT), EPA, HQ, Peshawar.

*For [Signature]*  
**Deputy Director (EIA)**



**SCHEDULE-VI**  
**Decision on EIA**

1. Name, address of proponent: Mr. Shahkar Aziz s/o Abdul Rashid,  
P/O Khazana payan, Khazana, The. & District  
Peshawar.  
Mr. Luqman Ahmad s/o Ali Marjan  
H # 301, Zone-3, Model Town, Sector-A, Peshwar.  
Broadway Mall,  
Plot/Khasra No. 2615,2616, Gulshan E Iqbal,  
University Road, Peshawar.

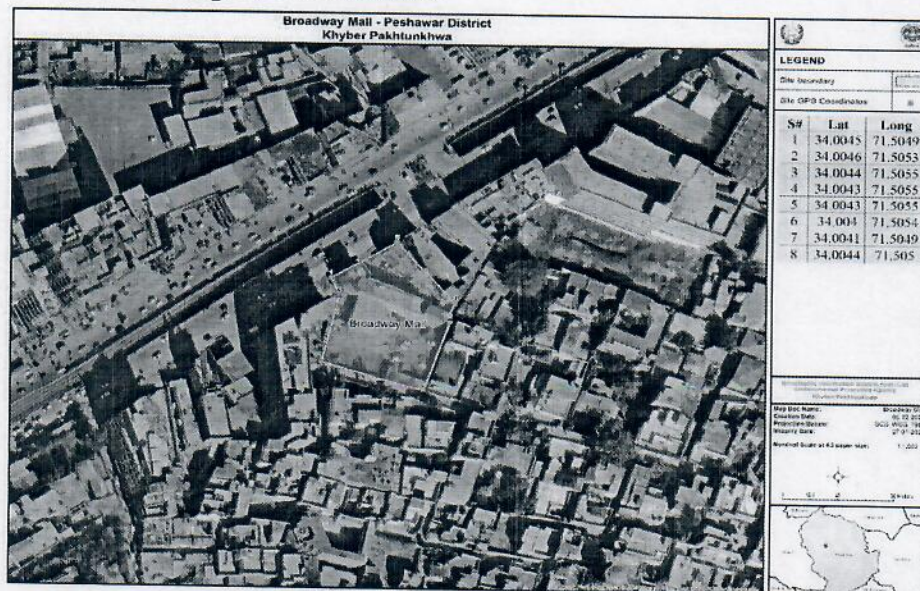
2. Description of project.

Subject project is the proposed construction of multistory mixed purpose building (comprising of both commercial and residential apartments) under the name of "Broadway Mall" a project by Xtreme Marketing located at Plot/ Khasra # 2615, 2616 at Gulshan-e-Iqbal University Road, Peshawar. Proponent intends to get the environmental approval for the subject proposed project by submission of EIA report for the said project for the compliance of section 13 of Khyber Pakhtunkhwa Environmental Protection Act, 2014. The said project will have total plot area of 29600 SFT and consists of 16-storeys including 03 Parking floors (Basements), Commercial floors including Lower ground floor, Ground floor, 1st to 5th floors and 6th to 12th residential floors. Total estimated cost of the project will be approx. 360 million.

3. Location of project.

Main University Road, Gulshan-e-Iqbal, Peshawar.

4. GIS Map & Coordinates



S#	Lat	Long
1	34.0045	71.5049
2	34.0046	71.5053
3	34.0044	71.5055
4	34.0043	71.5055
5	34.0043	71.5055
6	34.004	71.5054
7	34.0041	71.5049
8	34.0044	71.505

5. Date of filing of EIA.

03/10/2023 (Ref: EPA Diary No. 1966)

6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord Construction Environmental Approval of the Environmental Impact Assessment (EIA) Report of **"CONSTRUCTION OF MULTISTORY MIXED PURPOSE BUILDING UNDER THE NAME OF "BROADWAY MALL" LOCATED AT GULSHAN E IQBAL, UNIVERSITY ROAD, PESHAWAR"** in line



with the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following Terms & Conditions;

- a. The proponent shall adopt all precautionary and mitigation measures recommended in the EIA 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 Ambient Air, Noise and Water during construction and operation phase of the project.
- c. The proponent is directed to construct proper waste water treatment plant as committed in the EIA report and replies submitted to this Agency in order to bring the effluents within the permissible limit of National Environmental Quality Standards (NEQS) permissible limit within one (01) year or with 25% occupancy which may be earlier of the issuance of this Approval.
- d. Treated gray water shall be reused for sprinkling purposes During construction/development phase on regular basis for the control of dust pollution.
- e. The proponent will provide an agreement for solid waste management and disposal with WSSP/Service provider within one year or 25% occupancy which may be earlier. Moreover, as committed in replies submitted to this Agency, dust bin with color codes shall be introduced in the building for waste segregation as source and effective management.
- f. Roof top and vertical gardening techniques shall be adopted where possible.
- 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. Moreover, the proponent shall ensure social security/norms of the nearby locality.
- i. 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.
- j. Necessary equipment for the firefighting must be installed in the building. Moreover, a water tank shall be reserved for fire fitting purpose within the project premises.
- k. The parking area shall be identified inside the project area and vehicles must be parked in the designated parking area only. Moreover, traffic management/rules shall be followed strictly in order to avoid traffic congestion in the area.
- l. Existing Right of Way (ROW) of the locality shall not be disturbed during construction activities.
- m. 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 during constructional and operational phase of the project.
- n. Heavy machinery usage shall be avoided during night time.
- o. Signboards must be installed on the sensitive areas for guidance of the workers as well as the visitors.
- p. The proponent will adopt water conservancy plan in the scheme which may include but not limited to water metering, centralized water scheme and rain water harvesting.
- q. The proponent is directed to construct rain-water drain system in such a way that it does not damage the surrounding infrastructures in future. The proponent is directed not to block the passage way of flood/rain-water at the main entrance of the project.
- r. Non-technical jobs shall be provided to the local people of the area and details of the same shall be shared with this Agency.
- s. CSR activities shall be carried out in the area and proper funds shall be allocated in the ESMP (Environmental and Social Management Plan) for environmental improvement & awareness. Activities shall be carried out in this regard in coordination with EPA KP. Moreover, seasonal plantation campaign shall be launched in the area in consultation with this Agency.
- t. The monitoring team of EPA will visit the project site to check the term and condition of the approval and compliance under the Khyber Pakhtunkhwa Environmental Protection



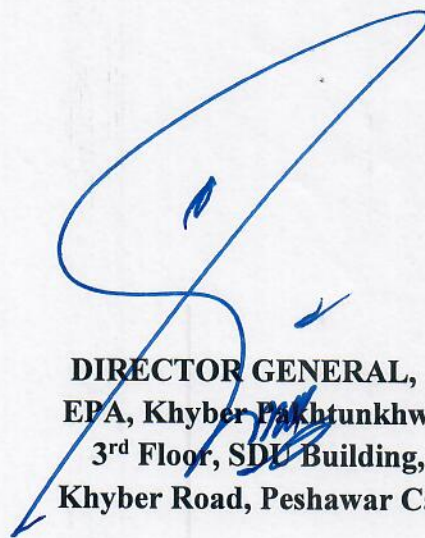
- Act, 2014. Furthermore, the management shall facilitate the EPA Monitoring team at the time of monitoring.
- u. Analysis reports of emissions, noise, effluents of the unit from EPA, Khyber Pakhtunkhwa certified laboratory shall be submitted to this Agency on annual basis.
  - v. The management shall be bound to adopt any additional mitigation measures suggested by EPA from time to time during construction & operation of the project activities.
7. The Proponent shall be liable for correctness and validity of the information supplied by the environmental consultant.
  8. There shall be no legal case/ cases pending in any court against the project.
  9. The proponent shall be liable for compliance of rules 14, 15, 18, 19, 20 & 21 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 regarding approval, confirmation of compliance, entry, inspections and monitoring.
  10. This approval accorded by the Agency under section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, and shall be valid, for commencement of construction for a period of two years from the date of issuance.
  11. This approval is accorded only for the construction phase of the project. The Proponent will obtain approval for operation of the project in accordance with the rule-15 and 18 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.
  12. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
  13. This approval shall be treated as null and void if all or any of the conditions mentioned above is/are not complied with.
  14. 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. NOCs required from any other government department or institutions must be obtained under the relevant laws.
  15. In exercise of the power under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the EIA Report of **"CONSTRUCTION OF MULTISTORY MIXED PURPOSE BUILDING UNDER THE NAME OF "BROADWAY MALL" LOCATED AT GULSHAN E IQBAL, UNIVERSITY ROAD, PESHAWAR"** for construction phase of the project with above mentioned terms and conditions.



QR Code Tracking:

Dated: Peshawar 30 / 04 /2024

Tracking/File.No. EPA/EIA/High Rise/Broadway/Peshawar/24/ 530-32

  
DIRECTOR GENERAL,  
EPA, Khyber Pakhtunkhwa,  
3<sup>rd</sup> Floor, SDI Building,  
Khyber Road, Peshawar Cantt.