



ENVIRONMENTAL PROTECTION AGENCY

CLIMATE CHANGE, FORESTRY, ENVIRONMENT  
&  
WILDLIFE DEPARTMENT  
GOVERNMENT OF KHYBER PAKHTUNKHWA



No. EPA/EIA/High Rise/City Arcade/Peshawar/24/ 113-15

Date: 13/05/2024

To

Mr. Adnan Nasir Afridi,  
Owner,  
City Arcade,  
Ring Road, Hayatabad Toll Plaza,  
Peshawar, Pakistan.  
Contact No. (+)92-300-5965656

Subject: **DECISION ON EIA REPORT FOR "CITY ARCADE" LOCATED AT HAYATABAD TOLL PLAZA, RING ROAD, PESHAWAR, KHYBER PAKHTUNKHWA**

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.

  
Deputy Director (EIA)



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

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

Mr. Adnan Nasir Afridi,  
Owner,  
City Arcade,  
Ring Road, Hayatabad Toll Plaza,  
Peshawar, Pakistan.  
Contact No. (+)92-300-5965656

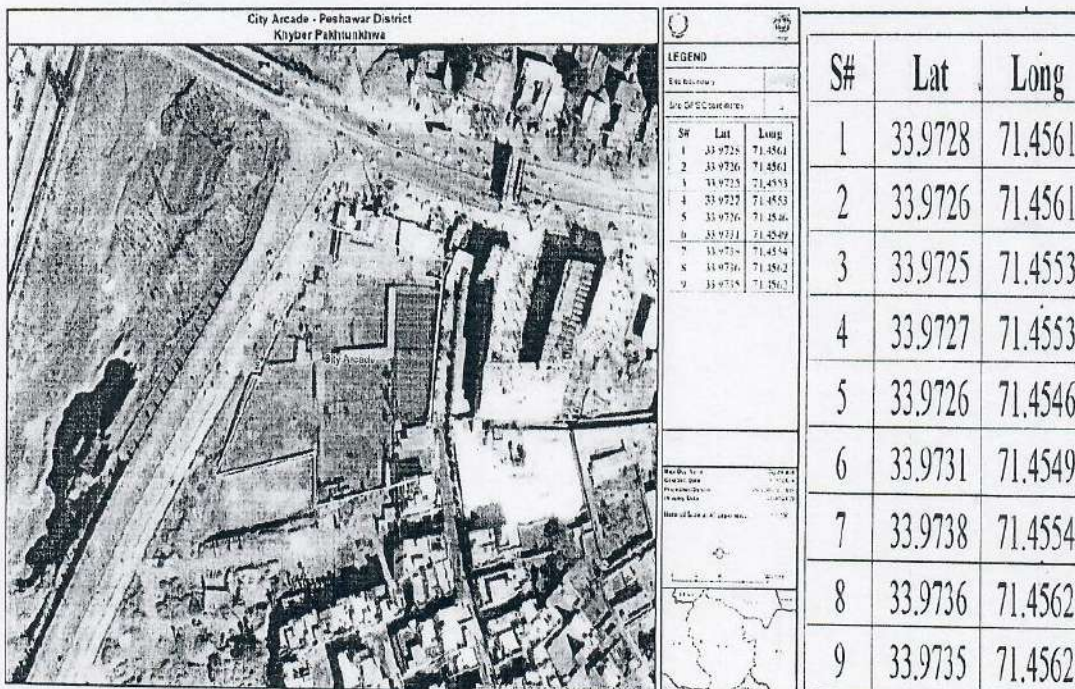
**2. Description of project.**

The proposed project is basically a high-rise commercial project. Which includes residential and commercial shops. The project will provide residence to almost 1370 persons in 184 flats and total 133 shops will be constructed. The overall cost of the project is estimated to be around a 1 Arab 50 crore Rupees. The proposed project is located at Hayatabad toll plaza, Ring road, Peshawar. Basic infrastructure like Transport, Electricity, Natural gas and telephone etc. will be provided to people of the area and there is a great potential for expansions and progress. All categories of labor required for the project operation are available conveniently and plentifully at affordable cost at the present site. There will be a water supply system for each flat. Submersible pumps will be installed for ground water abstraction. Overhead tank will be constructed on roof top with a capacity of 28509 Gallons.

**3. Location of project.**

Ring Road, Hayatabad Toll Plaza, Peshawar

**4. GIS Map & Coordinates**





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 **"CITY ARCADE" LOCATED AT HAYATABAD TOLL PLAZA, RING ROAD, PESHAWAR, KHYBER PAKHTUNKHWA** 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 whichever may occur earlier after the issuance of this Approval. Wastewater shall not be directly discharged to the nearby drain or Khwar without proper treatment.
  - d. Sprinkling shall be done 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 whichever may occur earlier. Moreover, as committed in replies submitted to this Agency, dust bin with color codes shall be introduced in the building for waste segregation at source for effective management.
  - f. Energy efficient technologies shall be adopted in the project. Solarization, renewable energy and other green initiatives shall be incorporated for sustainable energy solution.
  - g. Roof top and vertical gardening techniques shall be adopted where possible. Sustainable use of water and separate handling of sewerage and sludge shall be practiced.
  - 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. 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.
  - k. Signboards must be installed on the sensitive areas for guidance of the workers as well as the visitors.
  - l. 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.
  - m. The proponent shall construct rain-water drain system in such a way that it does not damage the surrounding infrastructures in future. The proponent shall not block the passage way of flood/rain-water at the main entrance of the project.
  - n. 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.
  - o. 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.

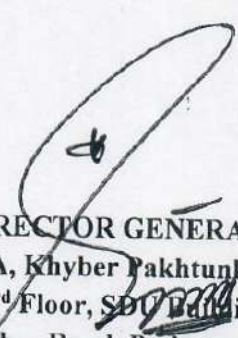
- p. Analysis reports of emissions, noise, effluents of the unit from EPA, Khyber Pakhtunkhwa certified laboratory shall be submitted to this Agency on annual basis.
- q. The management shall be bound to adopt any additional mitigation measures suggested by EPA from time to time during construction & operation of the project activities.
7. The Proponent shall be liable for correctness and validity of the information provided 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 **"CITY ARCADE" LOCATED AT HAYATABAD TOLL PLAZA, RING ROAD, PESHAWAR, KHYBER PAKHTUNKHWA** for construction phase of the project with above mentioned terms and conditions.



QR Code Tracking:

Dated: Peshawar 13 / 05 / 2024

Tracking/File.No. EPA/EIA/High Rise/City Arcade/Peshawar/24/ 113-15

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