



**ENVIRONMENTAL PROTECTION AGENCY  
SOUTHERN DIRECTORATE D.I.KHAN,  
(CLIMATE CHANGE, FORESTRY, ENVIRONMENT  
& WILDLIFE DEPARTMENT)  
GOVT.OF KHYBER PAKHTUNKHWA**



NO. EPA/IEE/Urban Development/Garden City/Bannu/ 2154-57

Dated: 25 / 10 / 2024

To

1. Mr. Pervaiz Khan (CEO),
2. Hidyat-u-Allah Khan (CEO).  
Garden City (Housing Scheme)  
Ghoriwala, Main D.I Khan Road,  
Tehsil & District Bannu.

Subject: **REQUEST FOR ENVIRONMENTAL APPROVAL OF OUR HOUSING PROJECT (GARDEN CITY), GHORIWALA, MAIN D.I KHAN ROAD, TEHSIL & DISTRICT BANNU.**

Reference to the subject cited above and to enclose herewith Environmental Approval / Decision Note on Initial Environmental Examination (IEE) of "Garden City (Housing Scheme) Ghoriwala, Main D.I Khan Road, Tehsil & District Bannu" for your information and further implementation.

Moreover, Schedule X must be submitted to this office within one 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 Guidelines. (Copy enclosed).

  
**DIRECTOR (SOUTH)**

**DIRECTOR**  
Environmental Protection Agency  
Southern Region, D.I.Khan  
Govt. of Khyber Pakhtunkhwa.

Copy for information to the;

- Deputy Commissioner, Bannu.
- Deputy Director, EPA Regional Office Bannu.
- TMO Tehsil Municipal Authority, Tehsil Bannu, District Bannu.

**HOUSE # 285, ARIF ABAD, DIYAL ROAD OPP: PANYALA HOUSE D.I.KHAN.  
Phone No. 0966-740171**

## SCHEDULE-VIII

### Decision on IEE

1. Name, address of proponent:

1. Mr. Pervaiz Khan (CEO),

2. Hidyat-u-Allah Khan (CEO).

Garden City (Housing Scheme), Ghoriwala,  
Main D.I Khan Road, Tehsil & District Bannu.

1. 2. Description of project:

The proposed Housing Scheme Namely Garden City is located at Ghoriwala, Main D.I Khan Road, Tehsil & District Bannu. The main goal of the proposed project is to provide a safe, economic & Environment friendly housing project to the people of the area with modern facilities. The Total area of the housing scheme is 279.16 Kanals with 56 Commercial & 531 Residential plots. The estimated population of the housing scheme will be 2655 Persons. The project also includes development of Parks/Green areas, commercial area, School, Graveyard, Mosque, Roads and Solid waste management & Sewerage Treatment Plant sites. To fulfill the demand of drinking water Individual Bore holes and a Tube well with overhead water tank will be installed. The solid waste of the housing scheme will be collected in waste bins/large containers & transferred to the designated solid waste dumping site of TMA/WSSA for safe disposal.

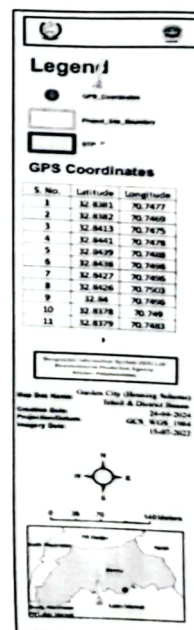
3 Location of project:

Tehsil & District Bannu.

4. GPS Coordinates:

S. No	Latitude	Longitude	S. No	Latitude	Longitude
1	32.8381	70.7477	7	32.8427	70.7496
2	32.8382	70.7469	8	32.8426	70.7503
3	32.8413	70.7475	9	32.84	70.7496
4	32.8441	70.7478	10	32.8378	70.749
5	32.8439	70.7488	11	32.8379	70.7483
6	32.8438	70.7498			

**GARDEN CITY (HOUSING SCHEME) TEHSIL & DISTRICT BANNU**



5. Date of filing of IEE:

(Ref: EPA/Dairy No. 254) Dated: 13.03.2024

DIRECTOR  
 Environmental Protection Agency  
 Southern Region, D.I.Khan  
 Govt. of Khyber Pakhtunkhwa.



6. After careful review of the Initial Environmental Examination (IEE) and all the comments thereon, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the Initial Environmental Examination (IEE) report for **"Garden City (Housing Scheme) Ghoriwala, Main D.I Khan Road, Tehsil & District Bannu"** in line with the guidelines issued under Khyber Pakhtunkhwa Environmental Protection Act, 2014 and 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 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 of the housing scheme shall be bound to collect and disposed of the solid waste properly in order to avoid nuisance to the public and also submit a Copy of Agreement, if proponent would engage the concern TMA / Contractor for Solid Waste Management (collection, transportation and disposal) of the housing scheme.
- c. Health and safety Equipment must be provided to the workers during working hours.
- d. The proponent must Construct / Install Sewerage Treatment Plant (STP) within the premises of the proposed Housing Scheme for Treatment of sewerage water and Separate Plot must be allocated for STP and collection of Solid waste. The location of the STP must be according to the Slope/grading of the site and STP must be designated / constructed and their connection with main drain must be justified according to the slop/grading of the site. Furthermore, an Affidavit to EPA must be submitted for construction of STP within one (01) year of the issuance of this approval or 25 percent construction completion, whichever may be earlier.
- e. The proponent is bound to seek clearance from any other department where required.
- f. The proponent shall carry out comprehensive plantation of 1500 (different plant species) as well submitted plantation plan in the available space/green belts of the housing scheme. Moreover, the proponent must allocate separate fund for plantation during construction/development of the housing scheme.
- g. Plantation must be carried out around proposed plot of the dumping site and STP site.
- h. The proponent shall submit verified/approved Master Plan from the concerned Govt. Departments as per provided GPS Coordinates before commencement of the construction activities.
- i. The Proponent must develop the Housing Scheme as per Khyber Pakhtunkhwa Local Government Act, 2021 and KP Land Use & Building Control Act-2021.
- j. The Proponent is bound to ensure the planning standards as prescribed under the KP Local Government (Private Housing Schemes Management and Regulation) Rules, 2021.
- k. The excavated materials/debris from the construction work shall be properly used and shall not be disposed of on Road, agricultural land, water bodies, Streets or any other private land. The excavated materials/debris from the construction/development work shall be properly used in land leveling or properly disposed off at designated landfill sites. Agricultural land, water bodies, roads, right of ways or any other private land shall be protected.
- l. Carry out regular maintenance of the Sewerage Line to avoid overflow and seepage.
- m. The waste water (Black & Grey Water) must be treated through STP and then used for Horticulture/Landscaping purposes and avoid discharging of wastewater in the open Nallh/Road/Stream.
- n. Proper mitigation measures must be adopted to eliminate the bad smell of sewerage and solid waste at dumping site and sewerage treatment plant site.
- o. In case of any dispute regarding land ownership arises at any stage (even after issuance of this approval) the entire responsibility shall rest with you. EPA shall not be a party in this issue and you will be responsible to settle any dispute about ownership of the land. If any land issue/dispute reported to the Agency, the approval may be deemed as null and void.

**DIRECTOR**  
Environmental Protection Agency  
Southern Region, D.I.Khan  
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- p. In case of any public complaint or court case received against your Housing Scheme, this Agency has reserved the right to issue Show Cause Notice and Suspend/Cancel the Approval
  - q. Designate specific place for Solid Waste, Raw material (Sand, Bricks etc.) and equipment and avoid disposal/storage of the same along the road to control environmental pollution. During construction water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
  - r. Separate IEE/EIA must be submitted for waste water treatment plant under Schedule-II in case the volume of waste water exceeds 10,000 cubic meters or Schedule-III if the annual capacity of waste water is less than 10,000 cubic meters.
  - s. All the construction and installation shall be carried out according to master plan. Natural drainage pattern of the area shall not be disturbed and avoid prime agricultural land / areas for said project.
  - t. Mitigation Measures shall be strictly adhering to minimize negative impact on Soil, ground water air & Biological resources of the project area.
  - u. Solid waste shall be collected on daily basis and properly dumped in designated area within the premises of the project. Open Burning of any waste will be prohibited in the project area and also avoid throwing of any type waste in drain/Road/Stream and make proper arrangement for disposal of solid waste and effluent shall be disposed-off at proper designated site of concerned TMA. Installed covered Dust Bins for collection of Solid waste.
  - v. Non-technical jobs should be provided to local community and also priority should also be given for technical jobs, if available.
  - w. All the emissions/effluents/Noise (if any) shall be kept within permissible limits of National Environmental Quality standards (NEQS) and ensure the compliance and implementation of the (NEQS) for Noise, Air, wastewater and gaseous emission during construction and operation phase of the Project.
  - x. The proponent is bound to adopt proper Mitigation Measures / arrangements before Monsoon with consultation of (XEN Flood) Irrigation department for rainy season / flood and copy of same must be provided to this office.
  - y. A copy of this approval and IEE report shall be provided to the contractor at project site for information & implementation and a biannual (six months) performance/ compliance report shall be submitted to this Agency.
  - z. Avoid discharging of any type of pollution in the vicinity whether it is Air, Water or Noise and make proper arrangement for control of the same.
  - aa. Phase wise development shall be carried out to safeguard the environmental concerns in best possible manner. The proponent shall develop 99 Kanals of land in 1<sup>st</sup> Phase, further development shall be started after submission of all land documents and compliance of all the environmental concerns in first Phase of the housing scheme.
  - bb. EPA monitoring team will regularly visit the project site and suggest further measures/updated technology for the control of environmental pollution at any stage (constructional & operational stage) and the proponent shall be responsible to facilitate the EPA team during visit/inspection/monitoring.
7. The proponent shall be liable for compliance of Regulations 14, 15, 17, 18, 19, 20 and 21 of Khyber Pakhtunkhwa Environmental Assessment Rules-2021, regarding approval, confirmation of compliance, Validity period of approval, entry, inspections and monitoring.
8. There shall be no legal case pending in the courts against the project and proponent shall inform the EPA concerned in writing regarding the date of commencement of construction/developmental work on site and operation of the activity for monitoring purposes.
9. This approval is accorded only for the **construction Phase** of the project. The proponent will obtain operational approval of the project in accordance with Regulation 20 of Khyber Pakhtunkhwa Environmental Assessment Rules-2021.

10. Any change in the approved project / Layout shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
11. 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 or any public complaint / court case received against your project.
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. Constructional work must be started within two years at the site, in case of failure the proponent shall apply to this Agency for extension in the validity period under section-18 of the KP Environmental Assessment Rules-2021.
14. This approval is accorded only for **279.16 Kanals** of land in case of extension the proponent is bound to obtain separate Environmental approval or in case of extension / change of design, Location prior approval shall be obtained from this office and the proponent is bound to file fresh EIA/IEE/GEA and obtain separate Environmental approval.
15. Any alteration/ 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.
16. If any issues come up during execution of the project the proponent shall be made bound to address those issues which are unforeseen and not identified in IEE Report.
17. 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 project with above mentioned terms and conditions.

Dated: 25 / 04 / 2024

Tracking/File. No EPA/IEE/Urban Development/Garden City/Bannu/ 2154-57

Tracking Code:



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

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EPA, SOUTHERN DIRECTORATE,  
D.I.KHAN

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Environmental Protection Agency  
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