



**ENVIRONMENTAL PROTECTION AGENCY**  
**REGIONAL OFFICE SWAT**  
Climate Change, Forestry, Environment & Wildlife Department  
Govt. of Khyber Pakhtunkhwa



No. EPA/ROS/IEE/Malam Jabba Residencia/ Housing Scheme/Swat/ 310-14

Dated. 14 / 06 / 2024

To,

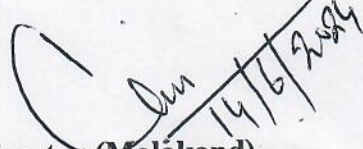
Mr. Amir Zaib Khan,,  
Owner/ CEO of Malam Jabba Residencia,  
Office Address: Makan Bagh Mingora Swat  
Contact #: 0346-9453339

Subject:

**DECISION ON INITIAL ENVIRONMENTAL EXAMINATION (IEE)  
REPORT FOR MALAM JABBA RESIDENCIA LOCATED AT KHAMBA  
ON MALAM JABBA ROAD, TEHSIL CHRABAGH, DISTRICT SWAT.**

Kindly refer to the subject cited above and to enclose herewith Environmental Approval/ Decision Note on IEE Report of "M/S For Malam Jabba Residencia located at Khamba on Malam Jabba Road, Tehsil Chrabagh, District Swat" for your information and further implementation.

Moreover, Schedule-X (Copy enclosed) 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 the IEE Report.

  
Director (Malakand)

Copy forwarded to the;

- Deputy Commissioner, District Swat.
- P.A to Director General Environmental Protection Agency, Khyber Pakhtunkhwa.
- ✓ Assistant Director (IT), EPA- Peshawar Khyber Pakhtunkhwa for uploading on EPA official website.
- Tehsil Municipal Officer (TMA) Charbagh, District Swat, with reference to your letter No.8609/TMA (Charbagh), dated 20/02/2024.



## SCHEDULE-VIII

### Decision on IEE

1. Name & address of  
Proponent:

Mr.Amir Zaib Khan,  
Owner/ CEO of Malam Jabba Residencia,  
**Office Address:** Makan Bagh Mingora Swat  
Contact #: 0346-9453339

2. Description of Project:

The proposed project of "Malam Jabba Residencia" is a **residential development initiative situated along the Minogra-Malam Jabba Road** at a distance of 12 Kilometre north-west from Manglor Town in Khamba near Kishawra Malam Jabba District Swat -Khyber Pakhtunkhwa. This project addresses the pressing need for affordable housing while emphasizing environmental sustainability and community integration. Comprising 100 residential units of various sizes, from apartments to single-family homes, the scheme also includes green belts and essential infrastructure. The total area of the project is 88 kanals 13 marlas. The key objective of the project is to develop a low-cost housing society with modern designs, providing affordable residences, easy installment plans, and comprehensive community facilities including medical, educational, and recreational services for all. Comprising 100 residential units of various sizes, from apartments to single-family homes, the scheme also includes green belts and essential infrastructure. Mitigation measures informed by the Initial Environmental Examination (IEE) report are to be implemented to address environmental concerns and ensure compliance with regulatory standards, thereby promoting long-term environmental stewardship.

3. Location of project:

The project site is located along the Minogra-Malam Jabba Road at a distance of 12 Kilometre north-west from Manglor Town in Khamba near Kishawra Malamjabba District Swat -Khyber Pakhtunkhwa  
**GPS coordinates & Google Earth Map**



S. No	Lat	Long	S. No	Lat	Long	S. No	Lat	Long
1	34.8385887	72.5358124	9	34.8384933	72.5337143	17	34.8384438	72.5350189
2	34.8370781	72.5355225	10	34.8384552	72.5338440	18	34.8384285	72.5351562
3	34.8370056	72.5345840	11	34.8385086	72.5340347	19	34.8384476	72.5353165
4	34.8366966	72.5330048	12	34.8385544	72.5341339	20	34.8384743	72.5354309
5	34.8383064	72.5328445	13	34.8385658	72.5342407	21	34.8385048	72.5355453
6	34.8385963	72.5332108	14	34.8385353	72.5344467	22	34.8385887	72.5358124
7	34.8386230	72.5335312	15	34.8385010	72.5346680	23	34.8385887	72.5358124
8	34.8385315	72.5335999	16	34.8385010	72.5348663			





4. Date of filing of IEE: 21-03-2024 (Ref: EPA ROS Diary No.4603)
5. After careful review, the Environmental Protection Agency, Regional Office, Swat Government of Khyber Pakhtunkhwa, has decided to grant construction phase Environmental Approval for the Initial Environmental Examination (IEE) Report of the project titled "Malam Jabba Residencia located at Khamba On Malam Jabba Road, Tehsil Chrabagh, District Swat Khyber Pakhtunkhwa". This decision is in accordance with the Khyber Pakhtunkhwa Environmental Protection Act, 2014, and the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 and in compliance of Secretary Climate Change, Forestry Environment and wildlife Department letter No.So(tech)/CCFE/&WD/V-427/2024/PC/2707-09, dated 12/03/2024. The approval is subject to the following terms and conditions:
- The proponent must implement all precautionary and mitigation measures identified in the IEE report, commitments made in subsequent correspondence, as well as to address any unanticipated impacts during the project's construction and operational phases.
  - All effluents, emissions, and noise, if any, must remain within the permissible limits defined by the National Environmental Quality Standards (NEQS) during construction and operational phase of the project.
  - The developer must construct/install and operate an efficient and standard Sewerage Treatment Plant (STP) beside septic tanks within the premises of the Housing Scheme project. Start with a temporary system for initial residents (e.g., septic tanks). As occupancy increases towards a pre-determined threshold (i.e., 25%), build the permanent WWTP in stages.
  - The mentioned waste water treatment plant in IEE shall be designed and constructed in such a way that it shall cope the potential peak flows and comply with NEQS limits. Regular maintenance and monitoring of the STP are mandatory to guarantee its effectiveness. A contingency plan and provision shall be there in case of malfunction or failure of plant.
  - All construction and installation in the project area shall adhere to prevailing building by-laws, the approved master plan, and the Building Code of Pakistan - 2021 for safety and engineering standards.
  - The developer must maintain comprehensive safety measures, including state-of-the-art fire safety system, emergency exits, alarm systems, PPE provisions to workers, clear labeling, a first aid box, and other safety protocols during construction and operation.



- g. No nuisance by way of noise, dust, odor, soil and ground water contamination shall be caused to the public and surrounding environment during construction and operation of the project activities.
- h. The developer should take measures, in consultation with local authorities, to minimize traffic disruptions on the main public road, prevent accidents during entry and exit from the Project area, especially considering the road's curve adjacent to the site, and manage construction and occupancy-related impacts.
- i. The project should incorporate green spaces, landscaping, and a minimum of 1000 local/native trees or plants species to enhance the environment's aesthetics and contribute to air quality and biodiversity.
- j. The project should include measures for water conservation, such as low-flow fixtures, rainwater harvesting, water metering and water-efficient landscaping to reduce water usage.
- k. As committed in the IEE report an agreement shall be signed with the concerned TMA for safe disposal of Municipal solid waste. Copy of the same shall be provided to this Agency.
- l. Implement a waste minimization plan and provide clearly marked recycling, composting, and garbage bins on the premises to reduce waste generation, promote recycling, and minimize landfill contributions.
- m. The Housing Scheme proponent must provide essential facilities and amenities, including Masjid, parking, utilities services, emergency power backup, elevators, Security, fitness/recreational areas, and more, to ensure resident's comfort and convenience.
- n. Industrial and environmentally polluting or hazardous commercial activities must be strictly prohibited within the project premises.
- o. The project must not disrupt the existing Right of Way (RoW) of the locality or interfere with storm water drainage.
- p. Implement advanced security systems and protocols, including surveillance cameras, access control, and secure perimeter fencing to safeguard the Project area and public.
- q. Check dams must be constructed in the drainage ways within the project area, with an additional two to three check dams outside the drainage way where the stormwater will flow, subject to the consent of the concerned landowner.
- r. In the case of project extension, prior environmental approval must be obtained for the entire project as a whole, rather than considering individual parts, blocks, or phases separately.
- s. The final and approved Master Plan must be submitted to the Environmental Protection Agency (EPA) prior to the commencement of any construction or development activities.
- t. The project must ensure that tourism activities are not hindered, and no construction or operational activities should disrupt or negatively impact the tourism potential and attractions in the vicinity.
- u. The project must prioritize necessary climate change mitigation measures, such as the use of sustainable and eco-friendly building materials, etc. to reduce the environmental footprint of construction. It should also integrate adaptation strategies to enhance resilience to extreme weather events and other climate-related risks.
- v. As the project area falls in the applied Mining area as per provided coordinates and mining Department letter No. 1535/MDW/SWT/Misc.(05)/87 dated 10 /06/2024, hence an approval shall be obtained from Mineral Department of Khyber Pakhtunkhwa and copy of the same shall be submitted to this Agency before commencement of construction activities. Failure to do so will result in this approval being cancelled and withdrawn as



per our letter No. EPA/ROS/IEE/5995, dated 07/06/2024 and your submitted affidavit.  
Serial No. D623108 dated 07/06/2024.

- w. Non-technical jobs shall be provided to the locals.
- x. In case of land issues, disputes, or any other court-related matters, this approval shall be considered null and void. The project may proceed only after the complete resolution of such matters, as determined by relevant legal or regulatory authorities.
- y. A copy of this approval and IEE report shall be provided to the contractor/operator at the Project site for information & implementation, and a biannual (six month) performance/compliance report of this approval shall be submitted to this Agency by the proponent.
6. The proponent shall be liable for the correctness and validity of the information provided to the EPA in the IEE report and subsequent correspondence.
7. EPA will regularly visit the project site. The proponent must facilitate monitoring and comply with additional EPA conditions if required.
8. The proponent shall be liable for compliance of Rules 14(2), 15, 18, 19 and 20 of Khyber Pakhtunkhwa Environmental Assessment Rules 2021, regarding approval, confirmation of compliance, validity, entry, inspections and monitoring.
9. The proponent must provide written notification to the relevant EPA authorities regarding the commencement date of construction/installation and the start of operations for monitoring purposes.
10. This approval is valid for the commencement of construction for a period of two (2) years from the date of issuance. If construction does not commence within this stipulated timeframe, the proponent must apply in writing for an extension of the validity period.
11. This approval is accorded only for the installation/ construction phase of the project; the proponent will have to obtain separate approval for the operation phase in accordance with Rule-15 of the KP-Environmental Assessment Rules, 2021.
12. Any alteration or 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.
13. 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 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 from any other Agency.
15. There shall be no legal case pending in the courts against the project.
16. In exercise of the powers conferred upon the undersigned under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the IEE Report for the construction phase of the project with the above-mentioned terms and conditions.

Dated: Swat/ 14/06/2024

Tracking/ File. No. EPA/ROS/IEE/ Malam Jabba Residencia/ Housing Scheme/Swat/ 309

Tracking Code:



*[Signature]*  
Director (Malakand)  
EPA, Regional office Swat  
Khyber Pakhtunkhwa.

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