

## **SCHEDULE-VIII**

### **Decision on IEE**

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

Mr. Athar Ali,  
Owner of Proposed Zee Rises High rise  
building.  
M/s Zee Rises Pvt Limited.  
R/O 2<sup>nd</sup> Floor 24/D, Rashid Plaza, G-6/3,  
Jinnah Avenue, Blue Area, Islamabad.

**2. Description of project:**

The proposed project for which Initial Environmental Examination (IEE) is conducted is "IEE Report of Zee Rises, A Project of High Rise Building". The proposed project is located at Khasra No. 84/2, 91/1/2, Mouza Tajwal, Kuza Gali, Ayubia Road, District Abbottabad, with a total area of approximately 06 Kanal. The High-Rise commercial building will comprise of 10 No. of storeys including 05 No. of basements, a Mezzanine floor, a Ground floor, 1<sup>st</sup> & 2<sup>nd</sup> Floor and Attic floor. The commercial building will consist of 105 No. of flats/apartments. The project is aimed to provide a comprehensive plan for land use, sustainability and Environmental Management to provide improved housing facility to the residents. The Municipal waste produced during the operational phase of the project will be collected at a safe place where the concerned services provider/TMA/GDA will be involved for the safe disposal of the waste. The wastewater facility in the form of septic tanks & soakage pits will be installed for the high rise building and as per the wastewater treatment design mentioned in the IEE report. A borehole will be constructed /installed to fulfill the water demand of the proposed project.

**3. Location of project:**

The proposed project is located at Ayubia Road, District Abbottabad.

**4. GPS Coordinates/GIS Map:**

S#	Lat	Long	S#	Lat	Long
1	34.0173	73.3906	3	34.0176	73.3916
2	34.0177	73.3906	4	34.0175	73.3917

  
DIRECTOR  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar



5. **Date of filing of IEE:**

26/09/2024 (Ref: EPA/Diary No. 2817)  
EPA Northern Directorate.

After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the **“IEE REPORT OF ZEE RISES, A PROJECT OF HIGHRISE BUILDING”** according to Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following terms and conditions:

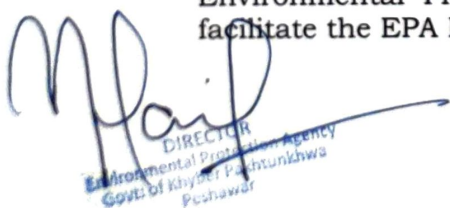
- a) This approval is accorded under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014.
- b) This approval is accorded in light of the decision taken under Agenda item No. 06 in the 2nd Environmental Protection Council (EPC) meeting held dated 11/09/2024 and Administrative Department Notification No. SO(Env)/CCFEWD/4-2/2023/EPC/V-III dated 22/01/2025.
- c) 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. The proponent shall have to obtain NOCs required from other departments/authorities under the prevailing laws/rules of the provincial government before commencement of the project.
- d) 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.
- e) 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.
- f) The proponent is directed to construct proper waste water treatment facility as per design mentioned in the IEE report to bring the effluents within the National Environmental Quality Standards (NEQS).
- g) The proponent shall make an agreement for solid waste management & disposal, effluent discharge into the nearby drain with concerned service

*[Signature]*  
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providers/authorities. The copy of the same shall be shared with EPA before operational stage of the project.

- h)** As per the site visit report dated 14/02/2025, GIS map/report dated 04/03/2025 and 24/04/2025 respectively, there are some trees on the proposed project site and expected to be removed 15-20 No. of trees. Where possible, the proponent shall avoid tree cutting, if necessary, the tree cutting shall be made in consultation with the Forest Department.
- i)** The proponent shall not only implement the plantation plan as mentioned in the IEE report of the project but also increase the number of plants in order to preserve the Natural Environment of the area, in consultation with the Forest Department.
- j)** 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.
- k)** Such generator may be installed which comply with the NEQS limits 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.
- l)** Necessary equipment for the firefighting shall be available in the building.
- m)** Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities. Moreover, the agricultural land, hill slopes, water bodies, roads, right of ways or any other private land shall be protected.
- n)** The proponent shall metal/asphalt the 170 meters un-metalled link road already constructed, to avoid dust generation, as committed in the reply submitted.
- o)** 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.
- p)** Non-technical jobs must be provided to the local community.
- q)** Heavy machinery usage shall be avoided during night time.
- r)** The signboards shall be installed for guidance of the workers as well as the visitors (where required).
- s)** 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.
- t)** The proponent shall adopt rain water harvesting system at the project site and avoid over exploitation of ground water.
- u)** During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- v)** No extension would be permitted in the future in the existing project without prior approval of the EPA/Govt. of Khyber Pakhtunkhwa.
- w)** The proponent is bound to implement any additional measures for the protection of Environment as and when suggested by EPA.
- x)** 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.

  
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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.

7. The proponent shall be liable for correctness and validity of the information provided in the IEE report.
8. 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.
9. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
10. This approval shall stands rejected if all or any of the conditions mentioned above is/are not complied with.
11. This Agency shall not be responsible for any issue related to the project land.
12. There shall be no legal case pending in any court against the project.
13. In exercise of the power under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, **delegated Vide letter No. EPA/050/01/93/2100-2103 dated 16/04/2025** the undersigned is pleased to approve the IEE Report for **Construction Phase** of the aforementioned project with the above mentioned terms and conditions.


Dated: Peshawar 25/04/2025

Tracking/File.No. EPA/HQ/IEE/Zee Rises/25/2377-78

Tracking Code:



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

  
25/04/2025  
**DIRECTOR HEAD QUARTER**  
**EPA, KHYBER PAKHTUNKHWA**  
DIRECTOR  
Environmental Protection Agency  
Govt. of Khyber Pakhtunkhwa  
Peshawar