

SCHEDULE-VIII
Decision on IEE

1. Name & address of proponent:

Mr. Wajid Iqbal,
Proponent of Zeenova Heights,
Postal Address: House# 139, Kakul Road,
District Abbottabad.

2. Description of project:

The proposed project for which Initial Environmental Examination (IEE) is conducted is "IEE Report of Zeenova Heights, UC Palak, Khaira Gali, District Abbottabad". The Zeenova Heights is an under construction building with a total area of about 4.6 kanals while the covered area will be 12000 sft, comprising 14 No. of stories including basements & mumty with a total cost of 300 million PKR. The project is planned to support the Government of Pakistan/Govt. of Khyber Pakhtunkhwa tourism initiative and for the betterment & advancement of the area, this project will improve and facilitate the tourism in the area and will have a total capacity of about 50 number of residential flats/apartments setup of various sizes. The project will also include development of green areas, access road and parking area. The total estimated daily water consumption will be around 8,000-10,000 Liter/day during the construction phase of the project while, 25m³ of water will be used during operational phase of the project at peak season, out of which 70-80% will be wastewater. The water supply will be managed from water supply scheme and water meter will be installed in order to calculate the water consumption. The wastewater will be treated through network of pipes and will be transferred to septic tanks for treatment. The solid waste that will be produced during operational phase of the project will be handed over to the relevant contractors for proper disposal, and an area of 0.5 Kanal is allocated for the collection of solid waste before final disposal. The master plan/building map is already approved by the Galiyat Development Authority (GDA), the copy of the same is available in the submitted IEE report. The power requirement at the project site will be fulfilled by WAPDA.

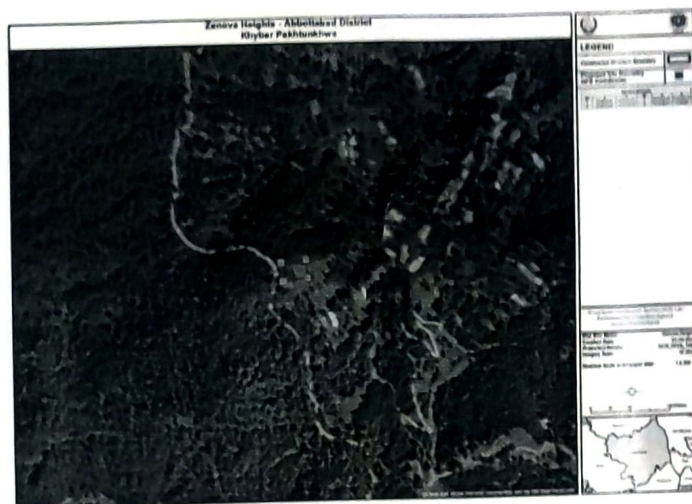

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3. Location of project:

The project is located at Khasra No. 146, Mouza Palak, Khaira Gali, tehsil & district Abbottabad.

4. GPS Coordinates/GIS Map:

S#	Latitude	Longitude
1	33.9877	73.3992
2	33.988	73.3991
3	33.988	73.3996
4	33.9877	73.3996

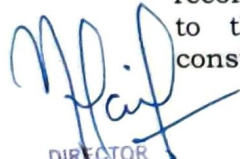


5. Date of filing of IEE:

03/01/2025 (Ref: EPA/Diary No. 07)
EPA Northern Directorate.

6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the **"IEE Report of ZEENOVA Heights, UC Palak, Khaira Gali, District Abbottabad"**, in consideration of Galiyat Development Authority (GDA) Abbottabad letter No. GDA/BPAC-10-2022/7506-11/BCA dated 10/11/2022 & letter No. GDA/BPAC-01-2023/8209-14/BCA dated 14/03/2023 respectively, and reply submitted dated 12/5/2025 in which the proponent acknowledged that there is no legal proceeding(s) in any court of law against the proposed project, according to Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following terms and conditions:

- This approval is accorded under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014.
- 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.
- 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.
- 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.


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- 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 wastewater treatment facility as per design mentioned in the IEE report/reply submitted to bring the effluents within the National Environmental Quality Standards (NEQS). Where possible, the treated wastewater shall be reused.
- g) The proponent shall make an agreement for solid waste management & disposal, effluent discharge into the nearby drain with concerned service providers/authorities. The copy of the same shall be shared with EPA before operational stage of the project.
- h) The plantation shall be carried out as per submitted plantation plan in the IEE report/reply submitted. Additional plantation of fast growing climate friendly and native species having a height of 05 to 10 feet shall be carried out and their sustainability shall be ensured, in order to preserve the Natural Environment of the area, in consultation with the EPA.
- i) 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 that it may not create hindrance for the locals.
- j) In case generator is to be installed, it shall 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. Moreover, this Agency is of the suggestion to install Solar Power system as an alternate source of energy (if possible).
- k) Necessary equipment for the firefighting shall be available in the building.
- l) 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.
- 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.
- n) Non-technical jobs must be provided to the local community.
- o) Heavy machinery usage shall be avoided during night time.
- p) 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.
- q) The proponent shall adopt rain water harvesting techniques at the project site and avoid over exploitation of ground water. Furthermore, water conservation strategies shall be adopted during the construction and operation stage of the project.
- r) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- s) The construction waste shall be reused and not to be dumped in the slopes/forest area/surrounding land etc.
- t) No extension would be permitted in the future in the existing project without prior approval of the EPA/Govt. of Khyber Pakhtunkhwa.
- u) The proponent is bound to implement any additional measures for the protection of Environment as and when suggested by EPA.

- v) 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.
- w) The proponent shall be liable to address the issues/complaints arising from the local community (if any).
- x) As per provided approved building plan the proponent shall not connect both the buildings/blocks and maintain a minimum a distance of 10 feet as committed.
7. 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.
8. The proponent shall be liable for correctness and validity of the information provided in the IEE report.
9. 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.
10. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
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 of **ZEENOVA Heights, UC Palak, Khaira Gali, District Abbottabad** for **Construction Phase** with the above mentioned terms and conditions.

Dated: Peshawar 29/5/25

Tracking/File.No. EPA/HQ/IEE/Zeenova/25/ 3283-85

Tracking Code:



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

**DIRECTOR HEAD QUARTER
EPA, KHYBER PAKHTUNKHWA**

**DIRECTOR
Environmental Protection Agency
Govt: of Khyber Pakhtunkhwa**