

SCHEDULE-VIII
Decision on IEE

1. Name & address of proponent:

- i. Mr. Inayat Ur Rehman,
- ii. Mr. Iftikhar Ali,
- iii. Mr. Sajjad Ur Rehman,
- iv. Mr. Zahid Sarfaraz Khan,
Co-owners of Hafeez Tower,
Ring Road, Achini Payan,
District Peshawar.

2. Description of project:

The proposed project for which the Initial Environmental Examination (IEE) conducted is "Hafeez Tower located at Ring Road, Achini Payan, Near Hayatabad, Peshawar". The proposed project is construction of high rise building having 07 No. of stories with a total project land of 16788.75 SFT. The building will consist of two parallel blocks, connected through 04 No. of bridges. Each block will consist of a basement floor, lower ground floor, ground floor and 04 above ground floors (B+LGF+GF=1-4F). The building will be used for commercial purposes, providing high quality office and retail spaces and to meet the rising demand for premium commercial facilities in the area. It will focus on promoting sustainable and modern infrastructure catering to the growing demand for eco-friendly and reliable urban developments in the region. The water supply for the project will be sourced from the municipal water system and supplemented by on-site wells or boreholes, ensuring a reliable and adequate supply to meet the project needs. To optimize consumption, sustainable water management systems will be implemented as part of the project's commitment to eco-friendly practices. The project will include an underground water storage system to ensure a consistent & reliable supply for its operational needs. The solid waste that will be produced at the operational phase of the project will be handed over to authorized contractors for proper collection & disposal ensuring compliance with local waste management regulations. The power requirements will be met through WAPDA electricity supply. Environmental Management Plan (EMP) is prepared to


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minimize the anticipated impacts of the proposed project on the surrounding environment.

3. Location of project:

The proposed project is at Ring Road, Achini Payan, Near Hayatabad, Peshawar.

4. GPS Coordinates/GIS Map:

S#	Lat	Long	S#	Lat	Long
1	33.9746	71.4637	4	33.9751	71.4639
2	33.9747	71.4635	5	33.9747	71.4638
3	33.9751	71.4637			



5. Date of filing of IEE:

28/1/2025 (Ref: EPA/Diary No. 442)
EPA Central Directorate.


6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the **“IEE REPORT OF HAFEEZ TOWER LOCATED AT RING ROAD, ACHINI PAYAN, NEAR HAYATABAD, PESHAWAR”**, after imposing an administrative penalty of PKR 50,000/- (Rupees Fifty Thousand only) in violation of Section-13 of the Act, 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.
- The proponent shall ensure the compliance and implementation of the National Environmental Quality Standards (NEQS) for Air, Noise, Water and

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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 detail provided in the IEE report and to bring the effluents within the National Environmental Quality Standards (NEQS). Moreover, separate arrangements shall be made for the treatment of Grey water & Black water.
- g) The proponent shall make an agreement for solid waste management & disposal, effluent discharge into the nearby drain with concerned authorities/services providers. The copy of the same shall be shared with EPA before operational stage of the project.
- h) 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.
- i) In case generator is required to be installed, it shall comply with the NEQS limits for emissions & noise. 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.
- j) Emergency Exits shall be identified and necessary firefighting equipment shall be made available in the building for emergencies.
- k) Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities.
- l) 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.
- m) The signboards shall be installed for guidance of the workers as well as the visitors (where required).
- n) The building shall be constructed on the standard engineering designs/practices/approved layout plan and By-laws of the Building Control Regulations in vogue and rules/regulations of the concerned authorities.
- o) The proponent shall adopt water conservation and energy conservation techniques in order to avoid over exploitation of ground water and reduce carbon footprint.
- p) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area. The debris/construction waste produced shall be re-used.
- q) The plantation shall be carried out as per submitted plantation plan in the IEE report/reply submitted. Additional plantation of 1000 fast growing climate friendly and native species including fruit plant preferably Jamun & Mulberry etc, having a height of 05 to 10 feet shall be done in consultation with the EPA and their sustainability shall be ensured.
- r) The proponent shall be bound to comply with the decisions/recommendations made by the Agency in future regarding the high rise buildings.
- s) Non-technical jobs must be provided to the local community.
- 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 shall be liable to address the issues/complaints arising from the local community (if any).
- v) The monitoring team of this Agency shall regularly visit the Project site to check the terms and conditions of the approval and compliance of the Khyber


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Pakhtunkhwa Environmental Protection Act, 2014 and no hindrance shall be created to the officials of the EPA

w) The proponent is bound to implement any additional measures for the protection of Environment as and when suggested by EPA.

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/Admin/050/01/93/2104-2107 dated 16/04/2025** the undersigned is pleased to approve the IEE Report of **Hafeez Tower Located at Ring Road, Achini Payan, Near Hayatabad, Peshawar**, for the **Construction Phase** of the aforementioned project with the above mentioned terms and conditions.

Dated: Peshawar 20/6/25

Tracking/File.No. EPA/HQ/Letters/ 4247

Tracking Code:



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

**DIRECTOR HEAD QUARTER
EPA, KHYBER PAKHTUNKHWA**

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