

**SCHEDULE-VIII**  
**Decision on IEE**


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

Mr. Kashif Hussain,  
Owner of Proposed Kashif Hussain Zee  
Rises & Others.

Postal Address: Jamal-Ud-Din Wali Road,  
Street-1, Mohallah Abid Abad Sadiqabad,  
District Rahim Yar Khan.

**2. Description of project:**

The proposed project for which the Initial Environmental Examination (IEE) conducted is "Kashif Hussain Zee Rises & others at Kuza Gali, District Abbottabad". The proposed project is construction of high rise building located at Khasra No. 84/2, 91/1/2, Mouza Tajwal, Kuza Gali, Ayubia Road, District Abbottabad. The total area of the project is approximately 05 Kanal with a total cost of about 200 million (20 Crore) comprising 09 No. of stories including basements (04 basements, a mezzanine floor, ground floor, 1<sup>st</sup> floor, 2<sup>nd</sup> floor & attic floor respectively). The main objective of the project is to develop a high-rise building on modern lines for all in the most cherished way. The site was selected based on land availability, accessibility to the site, potential for basic infrastructure development, environmental and social concerns, developmental policies and laws. A total 163 number of flats of different sizes will be constructed at the proposed high rise building within duration of about 36 months. The water will be extracted from underground water source, for which a submersible pump will be installed, the water is available at a depth of 200 to 300 feet, apart from it, overhead water storage tank with a size of 12 x 8 x 6 will also be constructed on rooftop of the building for continuous water supply to the residents of the building and the storage capacity of the overhead water storage tank will be 16,330 gallons. Waste water will be produced during operation stage of the project, to properly handle the waste water and its final disposal, a well effective sewerage plan has been prepared for the proposed project, the wastewater facility in the form of septic tanks will be installed. A space will be allocated for the collection of solid waste at each floor; the municipal waste will be

  
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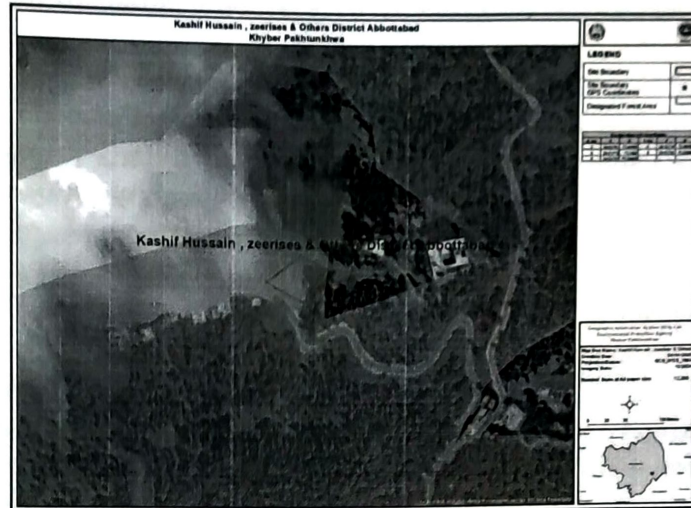
collected at a safe place from where the concerned authorities/GDA will be involved for safe disposal.

**3. Location of project:**

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

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

Site Boundary GPS Coordinates					
S. No	Y	X	S. No	Y	X
1	34.01791	73.39008	4	34.01744	73.38988
2	34.01773	73.3905	5	34.01761	73.38956
3	34.01735	73.39009			



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

06/02/2025 (Ref: EPA/Diary No. 94)  
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 KASHIF HUSSAIN ZEE RISES & OTHERS AT KUZA GALI, DISTRICT ABBOTTABAD"** in consideration of approved building plan by Galiyat Development Authority (GDA) vide letter No. GDA/BPAC/5479-84/ADMN dated 23/01/2025 & a letter vide No. 1468/E(Demarcation) dated 21/10/2024 issued by Divisional Forest Officer, Galis Forest Division, Abbottabad, 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.


d) The proponent shall adopt all precautionary and mitigation measures recommended in the IEE Report as well as replies of the proponent submitted

*[Signature]*  
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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 wastewater treatment facility as per design mentioned in the IEE report 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. The copy of the same shall be shared with EPA before operational stage of the project.
- h) As per site visit report 15 to 20 No. of trees located at the proposed project site may need to be removed for the construction activities. 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 carry out the plantation of 500 No. of trees of Pine, Deodar & Oak as committed in the submitted tree plantation plan in response to IEE observation. In addition, 100 No. of indigenous fruit trees at the project area shall also be carried out. The proponent shall ensure the survival of the trees planted.
- j) The proponent shall follow the bench cutting and terracing techniques during the excavation of soil and construct retaining wall(s) for the protection of slopes and to avoid soil erosion/land sliding.
- k) 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.
- l) 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.
- m) Necessary equipment for the firefighting shall be available in the building.
- n) 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.
- 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 techniques at the project site as per details provided in response to IEE observations in order to 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. The debris/

  
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- construction waste produced shall be re-used for leveling of the project area and compaction of the link road, landscaping etc.
- 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.
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 **Kashif Hussain Zee Rises & others at Kuza Gali, District Abbottabad** for the Construction Phase of the aforementioned project with the above mentioned terms and conditions.

Dated: Peshawar 13/06/25

Tracking/File.No. EPA/HQ/Letters/ 3985-57

Tracking Code:



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

**DIRECTOR HEAD QUARTER  
EPA, KHYBER PAKHTUNKHWA**

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Govt. of Khyber Pakhtunkhwa  
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