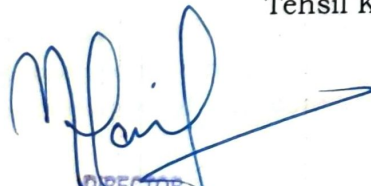


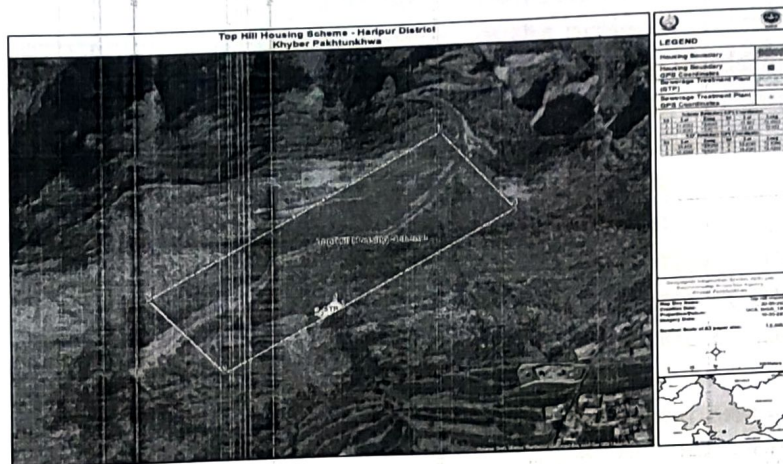
**SCHEDULE-VIII**  
**Decision on IEE**

1. **Name, address of proponent:** Mr. Ehtisham Khan,  
Proponent of Proposed Top Hill Housing Scheme, Tehsil Khanpur, District Haripur.
  
2. **Description of project:** The proposed project for which the Initial Environmental Examination (IEE) is conducted is "Top Hill Housing Scheme, Tehsil Khanpur, District Haripur". The construction of the proposed project is consistent with the Khyber Pakhtunkhwa Government's Housing Policy and goal for the development of the social sector. An area of about 100 kanals has been designated for the proposed project and the land is owned by the M/S Top Hill Developers i.e., owner of the project. The project will comprise around 140 number of plots / residential setup of different sizes and the other essential utilities such as construction of roads, water supply will be managed after getting approved from EPA & electric power will be provided through WAPDA. For water supply, a bore well is proposed to be installed at the project site for continuous supply of water, besides that, a water storage tank will also be constructed to meet the water requirement at the project. An estimated 117,600 liters of water per day will be used at a rate of 120 liters/capita/day. Sewage Treatment Plant (STP) will be constructed for the treatment of waste water of the project, while, for the collection & final disposal of municipal solid waste, concerned services providers / TMA will be involved. An Environmental Management Plan (EMP) is incorporated in the IEE Report that shall be adopted / implemented in letter & spirit in order to identify & mitigate the negative impacts of the project.
  
3. **Location of Project:** The proposed project site is located at Tehsil Khanpur, District Haripur.

  
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## GPS Coordinates & Map:

Scheme Boundary GPS Coordinates					
S#	Lat	Long	S#	Lat	Long
1	33.8282	72.9285	3	33.831	72.9312
2	33.8292	72.9277	4	33.83	72.932
STP Boundary GPS Coordinates					
S#	Lat	Long	S#	Lat	Long
1	33.829	72.9299	3	33.8289	72.9296
2	33.8288	72.9297	4	33.8291	72.9298



### 5. Date of filing of IEE.

15/07/2024 (Ref. EPA Diary No.2600)  
EPA Northern Directorate.

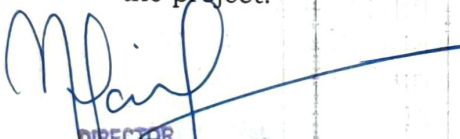
6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord **Construction Phase** Environmental Approval on the **"IEE Report of Top Hill Housing Scheme, Tehsil Khanpur, District Haripur"**, on the above mentioned GPS Coordinates & in consideration of DFO-Haripur, Forest Division Haripur letter No. 99/GB (58) dated 05/11/2024, provided latest Non Encumbrance / No Objection Certificate along with Halqa Patwari Report and Fards duly attested/verified by Tehsildar Khanpur dated 05/05/2025, mentioning the project area as Non-Agricultural / Ghair-Mumkin/Dhaka Rakh, in accordance with the 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 submit verified/approved master plan from the concerned government departments as per provided GPS coordinates before commencement of the construction activities. The layout/master

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plan of the scheme shall be in accordance with Housing Regulations, 2024. All the construction at the project area shall be made as per prevailing rules/regulations/criteria of the concerned provincial government departments.

- e) The proponent shall be bound to design the project or make construction at the project area in such a manner that it shall not be affected by the natural disasters including storms, flooding, soil erosion & earthquake etc.
- f) 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.
- g) The proponent shall ensure the compliance and implementation of the National Environmental Quality Standards (NEQS) for Air, Noise, Water and Soil during the construction and operational phase of the project. The proponent will carry out implementation of the submitted EMP.
- h) The proponent shall construct Sewage Treatment Plant (STP) as per design/plan submitted in the IEE Report, committed in the Reply in response to IEE observations for treating wastewater of the project before the operational phase. No untreated wastewater shall be discharged to the environment without treatment.
- i) The proponent shall be responsible for the maintenance of STP, proper management of solid waste & compliance of the conditions of the Environmental Approval in future, an affidavit on stamp paper shall be submitted to this Agency before operational stage.
- j) The proponent shall adopt separate treatment facilities for grey water and black water. The treated wastewater shall be re-used for horticulture, sprinkling and landscaping purpose.
- k) Water meters shall be installed at water extraction sources for sustainable use of ground water resources and to avoid over exploitation of such resources.
- l) Water conservation techniques (rain water harvesting, grey water recycling,) shall be integrated into the housing scheme.
- m) The proponent shall ensure sufficient arrangements for ground water recharge, management of storm water (if any) to avoid environmental degradation as well as the safety of locals residing adjacent to the project area.
- n) The proponent shall allocate a designated area for the collection of solid waste and make an agreement with municipal services/TMA etc. for collection & safe disposal of municipal solid waste, and a copy of the same shall be shared with EPA.
- o) The proponent shall avoid open burning of solid waste during the construction & operational phase of the project.
- p) The plantation of 1000 plants shall be carried out as per plan submitted in response to IEE observations. The plants must be native, fast growing, climate friendly and having a size of 5-10 feet and the plantation must include fruit plants/trees also, keeping in view of the land of the project. The proponent is bound to ensure their sustainability as well. In addition to that the proponent shall prepare and adopt a comprehensive tree plantation plan in consultation with EPA before the operational phase of the project.

  
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- q) Personal protective equipment shall be provided to all workers to ensure health and safety along with first aid box for emergency medical coverage.
  - r) The construction/establishment of the proposed project shall not affect/disturb the biodiversity of the area (if available).
  - s) The proponent shall avoid construction/developmental activities and use of heavy machinery during night time.
  - t) The construction waste shall be reused and not to be dumped in the hill slopes/open spaces/agriculture land etc. and ensure regular sprinkling of water to control dust.
  - u) The proponent shall be liable to address the issues/complaints highlighted by the local community (if any).
  - v) Non-technical jobs shall be provided to the local community.
  - w) The proponent is bound to protect the social norms of the area & maintain the parda system.
  - x) The proponent shall also obtain clearance from Mines & Mineral Department, Govt. of Khyber Pakhtunkhwa (if required).
  - y) No extension would be permitted in the future in the existing project without prior approval of the EPA, Govt. of Khyber Pakhtunkhwa.
  - z) 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 **Top Hill Housing Scheme, Tehsil Khanpur, District Haripur**, for **Construction Phase** with the above mentioned terms and conditions.

Dated: Peshawar 27/05/2025

Tracking/File.EPA/HQ/IEE/Tophill/25/ 3288-90

Tracking Code:



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

**DIRECTOR HEAD QUARTER  
EPA, KHYBER PAKHTUNKHWA**

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