

SCHEDULE-VIII
Decision on IEE

1. Name, address of proponent:

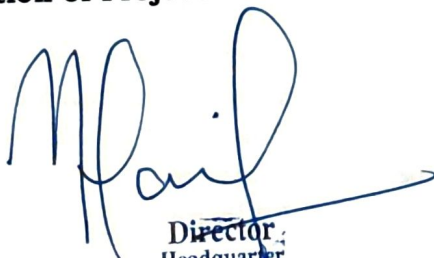
Mr. Abdullah Shah,
Proponent of Multi Villas Housing
Scheme, Opposite Green Acre, Eastern
Bypass, District Mardan.

2. Description of project:

The proposed project for which the Initial Environmental Examination (IEE) conducted is "Multi Villas Housing Scheme, District Mardan". 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 98.46 Kanal has been designated for the proposed project and the land is owned by the project proponent. The project will comprise around 223 numbers of plots / residential setup of different sizes and the other essential utilities such as construction of roads, water supply will be managed & 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 240840 liters of water per day will be used at a rate of 150 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.

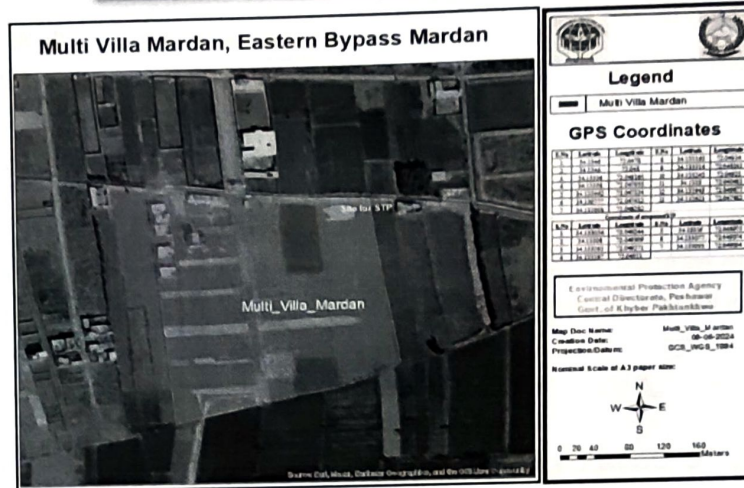
3. Location of Project:

The proposed project site is located Opposite Green Acre, Eastern Bypass, District Mardan.


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4. GPS Coordinates & Map:

S.No	Latitude	Longitude	S.No	Latitude	Longitude
1	34.1346	72.0478	8	34.131165	72.04914
2	34.1346	72.048	9	34.133314	72.048141
3	34.13336	72.048165	10	34.133242	72.04925
4	34.13338	72.047955	11	34.1333	72.040481
5	34.133462	72.047134	12	34.131943	72.049677
6	34.130777	72.047412	13	34.132623	72.047482
7	34.131008	72.048282			
Coordinate of proposed STP					
S.No	Latitude	Longitude	S.No	Latitude	Longitude
1	34.133036	72.049244	5	34.13316	72.048975
2	34.13308	72.049309	6	34.133077	72.049074
3	34.133193	72.049271	7	34.133035	72.049004
4	34.133197	72.04911			




5. Date of filing of IEE.


21/10/2022 (Ref. EPA Diary No.177)
EPA Central 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 MULTI VILLAS HOUSING SCHEME, OPPOSITE GREEN ACRE, EASTERN BYPASS, DISTRICT MARDAN"**, on the above mentioned GPS Coordinates, after imposition of Administrative Penalty of PKR=200,000 (Two Lac only) in violation of Section-13 of the Act & in consideration of the Deputy Commissioner, Mardan, letter No. 113A/DC(M)/PS dated 25/03/2025, NOC issued vide No. 2849/T.M.A/TO(I&S)/M dated 18/09/2023 by the Tehsil Municipal Officer, TMA District Mardan, land revenue record verified as "Banjar Jadeed" by the Additional Deputy Commissioner (G), district Mardan vide letter No. 822/DC(M)/DK/EA-39-V dated 01/06/2023, provided letter No. 491/DDA Mardan dated 04/04/2023 and letter No. 70/DDA Mardan dated 18/01/2023 from the District Director Agriculture, Mardan mentioning the land as "water logged (saim zada)", Non Encumbrance Certificates dated 29/09/2022 & 22/06/2023, 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.


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- 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 project is already approved by TMA, Mardan, if required under the prevailing law/rules/regulations the proponent shall have to obtain clearance/NOC from Land Use Planning & Building Control Authority.
- e) The proponent shall submit verified/approved master plan from the concerned government departments as per above mentioned GPS coordinates before commencement of the construction activities. The layout/master 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.
- f) 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.
- g) 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.
- h) 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.
- i) The proponent shall construct Sewage Treatment Plant (STP) as per design/plan submitted in the IEE Report for treating wastewater of the project before the operational phase. No untreated wastewater shall be discharged to the environment without treatment.
- j) 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.
- k) 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 purposes.
- l) Water meters shall be installed at water extraction sources for sustainable use of ground water resources and to avoid over exploitation of such resources.
- m) Water conservation techniques (rain water harvesting, grey water recycling,) shall be integrated into the housing scheme.
- n) The proponent shall ensure sufficient arrangements for ground water recharge, management of storm water (if any) to avoid environmental degradation.
- o) 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.
- p) The proponent shall avoid open burning of solid waste during the construction & operational phase of the project.


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- q) A plantation of 5000 plants shall be carried out inside the available spaces of the housing scheme and in the surrounding area. 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 in consultation with EPA. The proponent is bound to ensure their sustainability as well.
 - r) Personal protective equipment shall be provided to all workers to ensure health and safety along with first aid box for emergency medical coverage.
 - s) The construction/establishment of the proposed project shall not affect/disturb the biodiversity of the area (if available).
 - t) The proponent shall avoid construction/developmental activities and use of heavy machinery during night time.
 - u) 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.
 - v) The proponent shall be liable to address the issues/complaints highlighted by the local community (if any).
 - w) Non-technical jobs shall be provided to the local community.
 - x) The proponent is bound to protect the social norms of the area & maintain the parda system.
 - 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/Admin/050/01/93/2104-2107 dated 16/04/2025** the undersigned is pleased to approve the IEE Report of **Multi Villas Housing Scheme, Opposite Green Acre, Eastern Bypass, District Mardan**, for **Construction Phase** with the above mentioned terms and conditions.

Dated: Peshawar 04/07/2025

Tracking/File.EPA/HQ/Letters/ 4689-91

Tracking Code:



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

**DIRECTOR HEAD QUARTER
EPA, KHYBER PAKHTUNKHWA**

Director,
Headquarter
Environmental Protection Agency
Govt. of Khyber Pakhtunkhwa