

SCHEDULE-VIII
Decision on IEE

1. Name & address of proponent:

Mr. Rafi Ullah,
Proponent of Sami Tower & Medical
Complex,
Ring Road, Near Hayatabad Toll Plaza,
District Peshawar.

2. Description of project:

The proposed project for which the Initial Environmental Examination (IEE) conducted is "Sami Tower & Medical Complex located at Ring Road, near Hayatabad Toll Plaza, District Peshawar". The proposed project is construction of Nine (09) storey commercial building including 03 basements, 01 Lower ground, 01 ground and 04 above ground floors having a total area of approximately 5.01 Kanals. The proposed project will include facilities such as doctors' clinics, a laboratory, a pharmacy and commercial spaces/shops. There will be 104 No. of commercial shops and 111 No. of consultant/doctor clinics. The project aims to enhance the local infra-structure, provide essential healthcare, commercial opportunities and contribute to the region's economic development, offering modern services in a well structures environment. The medical complex may offer specialized treatments, better diagnostics, a broader range of healthcare services, improving access to quality care for the local population. The medical complex may be associated with training or research programs; it could enhance educational opportunities for medical students & professionals. The proposed project is expected to be completed by 2029 and the project is currently in the pre-construction phase. Rainwater harvesting systems will be installed to conserve water, while comprehensive waste management practices including recycling will be implemented to promote sustainability. For the medical & commercial facilities, an estimated 11,250 to 15,000 liters per day will be used, the restaurant/cafeteria & kitchen facility are expected to use 3,000 to 4,500 liters per day and the source of water will be underground water for which on-site wells or boreholes will be constructed. Approximately, 17,250 to 23,700 liters of wastewater will be produced; septic tanks


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will be constructed to treat the wastewater generated from the operations of the proposed project including wastewater from medical & commercial facilities, staff restrooms & kitchen areas. The solid waste generated will be managed by designated contractors for ensuring the proper disposal of waste from the project area.

3. Location of project:

The proposed project is located at Ring Road, Near Hayatabad Toll Plaza, District Peshawar.

4. GPS Coordinates/GIS Map:

Site Boundary GPS Coordinates					
S#	Lat	Long	S#	Lat	Long
1	33.9742	71.4574	6	33.9749	71.4578
2	33.9748	71.4577	7	33.9749	71.4578
3	33.9749	71.4576	8	33.9748	71.4578
4	33.9753	71.4578	9	33.9748	71.4579
5	33.9753	71.458	10	33.9741	71.4576



5. Date of filing of IEE:


**19/12/2024 (Ref: EPA/Diary No. 268)
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 SAMI TOWER & MEDICAL COMPLEX LOCATED AT RING ROAD, NEAR HAYATABAD TOLL PLAZA, DISTRICT PESHAWAR”**, for Block-“C” only on provided GPS coordinates, 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.

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- d) This Environmental approval shall be considered only for the Block "C" of the Sami Tower & shall not be considered for already constructed Block A & B.
- e) 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.
- f) The proponent shall submit approved master plan/layout map of the project mentioning the designated place for collection of Solid waste and Wastewater treatment facility before the operational 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 construction and operation phase of the project. The proponent will carry out implementation of the submitted EMP.
- h) 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.
- i) The proponent shall make an agreement for solid waste management with WSSP & Clinical waste with EPA approved incineration services for the safe disposal of both the wastes. The copy of the same shall be shared with EPA before operational stage of the project.
- j) The proponent shall submit an affidavit that there will be only clinics for outdoor patients in the building and there shall not be any Operation theater facility & surgeries as committed in the reply submitted before the operational phase of the project.
- 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. Moreover, this Agency suggests installing Solar Power system as an alternate source of energy.
- m) Emergency Exits shall be identified and necessary firefighting equipment shall be made available in the building for emergencies.
- n) Existing Right of Way (RoW) of the locality shall not be disturbed during construction activities.
- o) Personal Protective Equipment shall be provided to the workers to ensure health and safety along with availability of first aid box for emergency medical coverage.
- p) 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. Moreover, the construction of the building shall be on Green Building code. The corners of the proposed building shall be pellet not sharp to avoid heat island.
- q) The proponent shall make arrangements for Rain water harvesting as committed in the IEE report.
- r) The proponent shall adopt water conservation and energy conservation techniques in order to avoid over exploitation of ground water and reduce carbon footprint.
- s) 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.


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- t) The plantation of 250 number of plants shall be carried out as per submitted plantation plan in the IEE report/reply submitted in the available open spaces. Additional plantation of 1500 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.
 - u) The proponent shall be bound to comply with the decisions/ recommendations made by the Agency in future regarding the high rise buildings.
 - v) Non-technical jobs must be provided to the local community.
 - w) No extension would be permitted in the future in the existing project without prior approval of the EPA/Govt. of Khyber Pakhtunkhwa.
 - x) The proponent shall be liable to address the issues/complaints arising from the local community (if any).
 - y) 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 Pakhtunkhwa Environmental Protection Act, 2014 and no hindrance shall be created to the officials of the EPA
 - 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 **IEE Report of Sami Tower & Medical Complex Located at Ring Road, Near Hayatabad Toll Plaza, District Peshawar,** for the **Construction Phase** of the aforementioned project with the above mentioned terms and conditions.

Dated: Peshawar 30/6/2025

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Tracking Code:



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30/06/2025
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