

SCHEDULE-VII

Decision on EIA

1. Name, address of proponent: Mr. Irfan Khan
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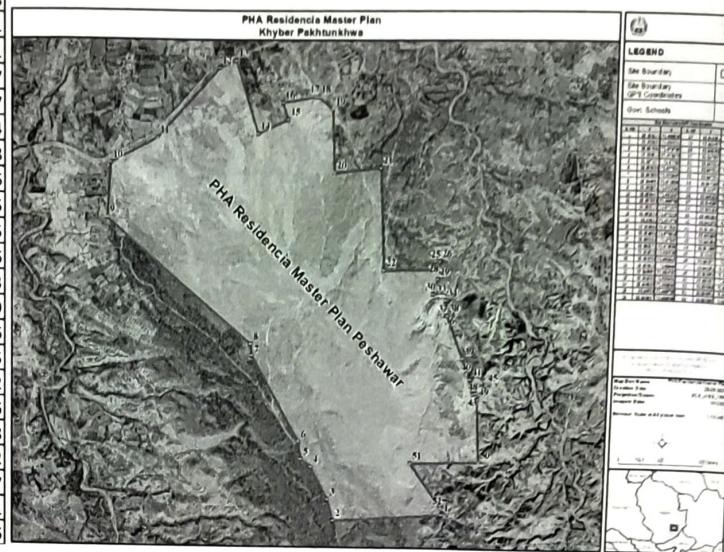
2. Description of project: The proposed project is the "Pakistan Housing Authority Foundation (PHA-F) Residencia, Peshawar". The project is essentially a non-linear project with some linear components power distribution network, roads/parking, water supply system, sui gas, and communication network. The project area is located in Peshawar, 13 kilometers from Peshawar Motorway interchange along southern side. The land lies in between Zangali and Shamshatoo refugee camp at a distance of about 05 km on southern side of Shamshato Hayatabad road.
The total area of the PHA Residencia is approximately. 9002.00* Kanals (*As per letter No. DG /KPHA/LAC/Surizai-4/ dated 26-07-2-24, it is stated that according to the revenue record and Mussavi (settlement map), the area is 8500 kanal. This measurement is based on Gutter-Chain measurement which was used during preparation of revenue record. Now-a-days modern and state of the art technology is in the vogue for measurement of land. The variation in the result is possible due to two different techniques applied to the measurement of land.).
The northern side of the project area is bounded by Surizai (at about 2.5 km) and Maryam Zai villages (at about 12 km). At present the access to the project area is from Jalozai-Hayatabad Road off taking from Zangali on Indus Highway N-55.

3. Location of project: The project area is located in Surizai, Kohat Road, Peshawar, 13 kilometers from Peshawar Motorway interchange along southern side. The land lies in between Zangali and Shamshatoo refugee camp at a distance of about 05 km on southern side of Shamshato Hayatabad road.

4. Date of filing of EIA: 01-11-2024 (Ref: EPA/Diary No. 470)

5. GPS Coordinates and Map:

Site Boundary GPS Coordinates					
S. No	Y	X	S. No	Y	X
1	33.833141	71.688999	27	33.849091	71.689049
2	33.832983	71.680211	28	33.848637	71.689197
3	33.834361	71.679785	29	33.848453	71.688904
4	33.836518	71.678476	30	33.847503	71.68849
5	33.837037	71.677769	31	33.847614	71.689348
6	33.838156	71.677531	32	33.847514	71.689651
7	33.843855	71.673905	33	33.847351	71.68971
8	33.844581	71.673836	34	33.847109	71.689527
9	33.852971	71.662522	35	33.84678	71.689457
10	33.856447	71.662907	36	33.846238	71.689274
11	33.857958	71.666753	37	33.846083	71.689258
12	33.862211	71.671876	38	33.846089	71.689606
13	33.862636	71.673205	39	33.843258	71.690815
14	33.85801	71.674779	40	33.842273	71.691085
15	33.858824	71.677201	41	33.841911	71.691406
16	33.859901	71.676818	42	33.840956	71.691583
17	33.860184	71.67945	43	33.841006	71.691829
18	33.860172	71.679653	44	33.841555	71.69206
19	33.859372	71.680788	45	33.84153	71.692705
20	33.855353	71.680815	46	33.841271	71.69252
21	33.855603	71.684449	47	33.841051	71.692716
22	33.849091	71.684592	48	33.840954	71.692168
23	33.849049	71.688491	49	33.840637	71.691962
24	33.849285	71.688538	50	33.836509	71.692057
25	33.84956	71.688735	51	33.836591	71.686501
26	33.849587	71.689096	52	33.833595	71.688946



6. After careful review of the Environmental Impact Assessment (EIA) and comments thereon, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord its **Approval** to the Environmental Impact Assessment (EIA) report of "**Pakistan Housing Authority Foundation (PHA-F) Residencia, Surizai Kohat Road Peshawar.**" in accordance with the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and the 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. *ff*
- 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 under the prevailing laws/rules of the Provincial Government before the start of the project.
- The layout/ master plan of the scheme shall be in accordance with Housing Regulations, 2024.
- The proponent shall adopt all precautionary and mitigation measures recommended in the EIA report as well as replies of the proponent submitted to this Agency and for any un-anticipated impacts arising during the construction and operation phase of the project.
- All the effluents, emissions and noise shall be kept within the NEQS permissible limits.
- The proponent shall be bound to construct sewerage treatment facilities (STPs) with online analyzers before commencement of operational phase to bring all the effluent within the NEQS permissible limits.

- h) The sewage water lines should be separated from that of sewerage lines i.e., the black water may be provided separate lines from that of grey water.
- i) Treated waste water shall be reused for Horticulture and sprinkling purposes.
- j) Water metering equipment shall be installed on all water extracting sources for sustainable use of the resource.
- k) The ground/surface water and soil shall be protected from all kind of pollutions/contaminations.
- l) Dust suppression measures (e.g., water sprinkling, green belts) must be implemented to minimize air pollution during construction.
- m) Low-noise machinery must be used, and construction activities should be restricted to daytime hours (8 AM – 6 PM) to avoid disturbance to nearby residents.
- n) Periodic air quality monitoring must be conducted, and compliance reports be submitted to EPA-KP.
- o) Water conservation techniques (e.g., rainwater harvesting, greywater recycling) must be integrated into the housing scheme.
- p) No untreated wastewater shall be discharged into local water bodies. The Sewage Treatment Plant (STP) must be installed before project completion.
- q) The project must ensure that rain/storm water drainage is well-designed to prevent urban flooding and soil erosion.
- r) Natural drainage pattern and landscape of the area shall not be disturbed.
- s) Non-technical jobs shall be provided to the locals and preference shall be given to the locals in technical jobs. Moreover, maximum wages shall be paid to the workers as per prevailing Government rules.
- t) A Grievance Redress Mechanism (GRM) must be established to address public concerns related to environmental and social impacts.
- u) The access of local residence for adjoining link roads shall not be blocked.
- v) The proponent of the housing scheme shall be bound to ensure safe solid wastes collection and disposal of the collected solid waste with the help of municipal services provider/TMA to avoid nuisance to the public.
- w) No open burning of waste is allowed at any stage of construction or operation.
- x) The proponent should constitute a team to look after the operation of Sewerage Treatment Plants as well as Solid Waste Management.
- y) The irrigation drain shall be accommodated as it is, in the proposed layout plan in accordance with the directions of Irrigation Department KP. Additionally, service area along the drain shall be reserved for the machinery movement, maintenance and services of the drain.
- z) The level of the scheme shall be kept consistent to existing levels of the access road and nearby settlements, approach roads/ streets.
- aa) Emergency response plan must be incorporated into the project, including the installation of fire hydrants and emergency exits.
- bb) The proponent shall carry out tree plantation of indigenous species in the open spaces in the housing scheme as per the provided plantation specification plan. Besides, seasonal plantation campaign shall be launched with intimation / invitation to this Agency.

- cc) Solar Energy plants shall be installed on public buildings (hospitals/ Schools/ society office), Masjids/ Street lights, water works (Tube well/ Filtration plants, SPTs and in parks etc.
- dd) The excavated materials/debris from the construction work shall be properly used and shall not be disposed of in agricultural land, water bodies or any other private land.
- ee) Surface waters/ Rainwater shall be collected in ponds at certain locations and shall be used during infrastructure development phase.
- ff) During construction water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- gg) Health and safety equipment must be provided to the workers during working hours.
- hh) All conflicting issues regarding acquisition and compensation of land/other structures, trees, re-settlements and relocation of houses, lease agreement, etc. (if any), shall be settled down before executing or commencing of the project activities.
- ii) Ambient air, sewerage waste water and noise analysis reports of the housing scheme shall be submitted to this Agency biannually through EPA certified laboratory. *M*
- jj) *The proponent must submit biannually environmental compliance reports to EPA-KP during construction and the first two years of operation.*
- kk) The CSR activities shall include but not limited to (water filtration plants, vocational training facilities, prioritize employment opportunities, Free medical facility/ Dispensary) for neighboring/ local communities.
- ll) The matter pertaining to existing BTAP plantation traversing the housing scheme may be coordinated with concerned Forest Department. Further, this Agency suggests that it may be kept intact and development of that particular section may be initiated at later stages for maximum carbon sequestration and economic outturns at time of harvesting.
- mm) The matter pertaining to consultation with concerned Aviation Authority with respect to the letter No. PHAF/DD (M&C)/plantation/ ISL/2025/07 dated August 04th, 2025, may be expedited and the requisite NOC shall be shared with this Agency.
- nn) This Agency reserves the right to suggest any additional measures in case of any environment related issues if observed in/around the unit during regular monitoring.

7. The proponent shall be liable for correctness and validity of the information supplied by the Environmental Consultant.

8. The proponent shall be liable for compliance of Rule 14, 15, 16, 18, 19 and 20 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 regarding approval, confirmation of compliance, entry, inspections and monitoring.

9. This approval is accorded only for the construction phase of the project. The proponent shall obtain separate approval for operation phase of the project in accordance with Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.

10. Any change/extension in the approved project design shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the requisite environmental approval.

11. This Approval is valid for 02 years from the date of issuance. A renewal application must be submitted if construction does not commence within this period.
12. This approval shall be treated as null and void, if all or any of the conditions mentioned above is/are not complied with.
13. There shall be no legal case pending in the courts against the project.
14. In exercise of the power conferred under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014 the undersigned is pleased to approve the EIA Report of "**Pakistan Housing Authority Foundation (PHA-F) Residencia**" located at Surizai, Kohat Road, Peshawar only for the **Construction phase** with above-mentioned terms and conditions in the public interest.

Dated: Peshawar 21/08/2025

Tracking/File. No. EPA/EIA/Housing PHA-F Residencia/Peshawar/25/7050-51

Tracking Code:



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



**DEPUTY DIRECTOR (CC),
EPA, KHYBER PAKHTUNKHWA,
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