



Zero Tolerance to Corruption
ENVIRONMENTAL PROTECTION AGENCY

Climate Change, Forestry, Environment & Wildlife Department
Govt. of Khyber Pakhtunkhwa



No. EPA/HQ/ 295-97 **Dated 25/ 11 /2025**

To

Mr. Waseem Ul Haq,
Manager PMO & Sites Property Management,
EDOTCO Towers Pakistan Pvt. Ltd,
3rd floor No 55-C Ufone tower, Jinnah Avenue, Blue Area, Islamabad

**Subject: DECISION ON GENERAL ENVIRONMENTAL ASSESSMENT (GEA)
REPORT/CHECKLIST FOR ENVIRONMENTAL APPROVAL FOR
INSTALLED BTS TOWER AT SITE ID E.CoPK018371KP**

Reference to the subject cited above and to enclose herewith Environmental Approval/decision noted on "General Environmental Assessment (GEA) Report/ Checklist of BTS Tower Site ID **E.CoPK018371KP** located at Hill Top Oaska Bala tehsil Adan Zai District Lower Dir, for your information and further implementation.

Moreover, Schedule-X must be submitted to this Agency within a month on stamp paper as an undertaking for the compliance of terms and conditions as mentioned in the Environmental Approval as well as mitigation measures proposed in the GEA report, please.


Assistant Director

Copy for information to:

1. The Assistant Director IT, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.
2. PA to Director General, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa

3rd Floor, SDU Building, Gate No.05, Khyber Road, Peshawar Cantt.
Khyber Pakhtunkhwa, Pakistan.
Tel: 92(91) 9210263-9210148, Email: dgepakp@epakp.gov.pk

SCHEDULE-IX
Decision on GEA

1. Name & address of proponent:

Mr. Waseem Ul Haq, Manager PMO & Sites Property Management, EDOTCO Towers Pakistan Pvt. Ltd 3rd floor No 55-C Ufone tower, Jinnah Avenue, Blue Area, Islamabad.

2. Description of project:

The project for which General Environmental Assessment (GEA) conducted is "M/S EDOTCO Towers Pakistan Pvt. Ltd 3rd floor No 55-C Ufone tower, Jinnah Avenue, Blue Area, Islamabad **Site ID E.CoPK018371KP**, located at Hill Top Oaska Bala tehsil Adan Zai District Lower Dir. The BTS tower has already been installed on site having a height of 45 meter. The submitted General Environmental Assessment (GEA) report is a legal provision Khyber Pakhtunkhwa Environmental Protection Act, 2014 and the Rules made thereunder.

3. Location of project:

The project is located at Hill Top Oaska Bala tehsil Adan Zai District Lower Dir.

4. GPS Coordinates:

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S.No.	Latitude	Longitude
1	34.71621	71.96918

5. Date of filing of GEA:

06/11/2025 (Ref: EPA/Diary No.799)
EPA Khyber Pakhtunkhwa.

6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord constructional approval for the referenced project in order to evaluate the current/existing structure against/based on the approved BTS guideline and checklist of the GEA Report/checklist of **"BTS tower EDOTCO Towers Pakistan Pvt. Ltd 3rd floor No 55-C Ufone tower, Jinnah Avenue, Blue Area, Islamabad Site ID E.CoPK018371KP, located at Hill Top Oaska Bala tehsil Adan Zai District Lower Dir "**, in line with the GEA Guidelines for BTS towers 2025, Notification No. SO/ENVT/CCFE&WD/4-2/ECP-2025 dated 23/06/2025, according to Khyber Pakhtunkhwa Environmental Protection Act, 2014 and the Rules made thereunder, subject to the following terms and conditions:

- a) The proponent shall adopt all precautionary and mitigation measures recommended in the GEA Report/checklist and any un-anticipated impacts arising during the Construction/ operation phase of the project.
- b) The proponent shall be liable to comply with any decision made by the Competent Forum, regarding the imposition of Administrative Penalty, if any, if found in violation of Section-13 of Khyber Pakhtunkhwa Environmental Protection Act, 2014 and the Rules made thereunder.
- c) That the proponent is bound to implement and comply with any measures/directives as and when suggested by the Agency. That if any of the negative impacts reported from the tower as a result of new research or findings, even if the proponent comply the distances mentioned in the guidelines, the Agency reserves the right to cancel/withdraw the approval till mitigation of negative impacts.
- d) In case of uncontrolled (public) exposure, for installation of BTS towers, the minimum safe distance is a radius of **25 feet** from the **radiating surface of antenna**. (In case where the Radio Frequency Radiation at a site exceeds the National Standard for general public/

- uncontrolled exposures, the site shall be posted with appropriate signs of warning and power down/shut down the transmitters in the areas/remove the BTS Tower from the site).
- e) In case of controlled (occupational) exposure, the minimum distance between the workers and the antenna must be **10 feet**.
 - f) The proponent shall not operate BTS tower within the radius of 100 meters (radiating surface of antenna) from the hospitals and educational institutes (e.g. schools, colleges & madrassa etc.).
 - g) The BTS tower shall be installed/operate on such location that distance between two or more BTS towers shall not be less than 50 meters.
 - h) Roof mounted antennas shall be elevated at least twenty-five feet (25 ft.) above the height of people who may have to be on the roof top and the radiating surface shall be kept at the same distance from the public places, including roof access points, telephone service points etc.
 - i) The design of the BTS Tower must be compatible with adjacent land uses and if results in damage to the aesthetics of the surrounding area, the same shall be restored and rehabilitated by the proponent.
 - j) All operators/proponents shall develop a work practice manual to be displayed on the antenna sites for information.
 - k) In case the BTS tower is shared, the sharing shall be among 03 No. of service providers only. Moreover, in such a case the height of the BTS tower shall be increased. Prior approval for each antenna shall be obtained.
 - l) Antenna Installation information shall be displayed in accordance with the notified GEA Guidelines for BTS Towers 2025.
 - m) Lightning conductor shall be installed to avoid any eventuality due to thunderstorm.
 - n) The proponent shall ensure the compliance and implementation of the National Environmental Quality Standards (NEQS) for Air, Noise, Water and Soil during operational phase of the project.
 - o) In case generator/GENSET is required to be installed, it shall comply with the NEQS limits of emissions and noise pollution. Special mitigation measures to be adopted for vibration and noise control by fully covering the generator in a sound proof room, installing a silencer and rubber padding.
 - p) The safe limit of power density values as specified/authorized/approved by the Frequency Allocation Board (FAB) and/or Pakistan Telecommunication Authority (PTA) at public level in tower's proximity must be ensured to be maintained.
 - q) The proponent shall be liable to adopt all the applicable conditions mentioned in the GEA Guidelines for BTS Towers 2025, in letter and spirit.
 - r) The proponent shall be bound to provide any additional information/document related to the project if required by the Agency.
 - s) The proponent is bound to comply with any decisions/recommendations made by the Agency in future regarding the BTS towers. Moreover, the monitoring team of EPA will visit the project site to check the terms and conditions of the approval and compliance of the Khyber Pakhtunkhwa Environmental Protection Act, 2014. Furthermore, the management shall facilitate the EPA Monitoring team at the time of monitoring.
 - t) Plantation shall be carried out. Moreover, 50 Nos of ornamental plants shall be planted and proper belt shall be carried out between the middle area of in-OUT position of the project site.
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 GEA report.
 9. There shall be nothing repugnant to any Govt. order or policy on subject project.
 10. This Approval is accorded only for construction phase evaluation the current/existing structure of the site. The proponent must be obtaining separate approval for operation of the project in accordance with the rule 14 & 15 of the assessment Rule, 2021.

11. This approval shall be treated as null and void, if all or any of the conditions mentioned above is / are not complied with.
12. 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.
13. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
14. This Agency shall not be responsible for any issue related to the project land.
15. The proponent shall be liable for any complaint/issue/ legal case pending in any court against the BTS tower.
16. According to clause (iv) of the Checklist under the BTS Guidelines of GEA checklist missing documents must be submitted to this Agency with one month after issued the approval.
17. In exercise of the power under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the GEA Report/checklist, under the Khyber Pakhtunkhwa Environmental Protection Act, 2014 (amended 2022) and the Rules made thereunder on the above-mentioned terms and conditions.

Dated: 26-11-25

Tracking/File No. EPA/HQ/GEA/BTS/ 295-97

Tracking Code:



DEPUTY DIRECTOR (CC)
EPA, KHYBER PAKHTUNKHWA