



ZERO TOLERANCE TO CORRUPTION
ENVIRONMENTAL PROTECTION AGENCY
Climate Change, Forestry, Environment & Wildlife Department
Govt. of Khyber Pakhtunkhwa.

No. EPA/HQ/IEE/Letters/

655-57

Dated: 16/12/2025

To

Muhammad Ibrahim Sarwar,
Proponent/Owner/CEO of Grand Oaks Residential Apartments (High Rise Building) located at Khasra No. 1427, Mouza Jhansa, Main Kalabagh Road, District Abbottabad.

Subject:

**DECISION ON INITIAL ENVIRONMENTAL EXAMINATION REPORT OF
"GRAND OAKS RESIDENTIAL APARTMENTS (HIGH RISE BUILDING)
LOCATED AT KHASRA NO. 1427, MOUZA JHANSA, MAIN KALABAGH
ROAD, NATHIA GALLI, DISTRICT ABBOTTABAD".**

Reference to the subject cited above and to enclose herewith

Environmental Approval/Decision note on "Initial Environmental Examination (IEE) Report of "Grand Oaks Residential Apartments (High Rise Building) located at Khasra No. 1427, Mouza Jhansa, Main Kalabagh Road, Nathia Galli, District Abbottabad", 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 term and condition as mentioned in the Environmental Approval as well as mitigation measures proposed in the IEE report, please.

ASSISTANT DIRECTOR

Copy for information to:

- i. The Assistant Director-IT, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.
- ii. PA to Director General, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.

SCHEDULE-VIII
Decision on IEF

1. Name & address of proponent:

Muhammad Ibrahim Sarwar,
Proponent/Owner/CEO of Grand Oaks
Residential Apartments (High Rise Building)
located at Khasra No. 1427, Mouza Jhansa,
Main Kalabagh Road, Nathia Gali, District
Abbottabad.

2. Description of project:

The proposed project for which Initial

Environmental Examination (IEE) conducted
is "IEE Report of Grand Oaks Residential
Apartments (High Rise Building) located at
Khasra No. 1427, Mouza Jhansa, Main
Kalabagh Road, Nathia Gali, District
Abbottabad". The proposed Grand Oaks
Apartments project is a multi-storey
residential (including frame structure, 04
basements, ground floor, 1st floor, 2nd floor,
munity & roof top) and hospitality
development designed to provide modern
lodging and residential facilities within the
scenic and environmentally sensitive region of
Nathia Gali. The project footprint covers
approximately 130,656 sq. ft and includes
residential units, service areas, parking, and
essential utilities. The development aims to
enhance local tourism, create employment,
and introduce high-quality residential
facilities while maintaining environmental
safeguards. The potential environmental
impacts during construction phase include
dust emissions, noise, waste generation,
traffic disruptions, and slope disturbance.
These impacts are temporary and can be
effectively controlled through standard
environmental management practices.

Operational impacts such as wastewater
generation, solid waste, increased human
activity, and energy consumption are long-
term but low to moderate in significance when
appropriate mitigation measures are applied.
The solid waste that will be produced at the
operational phase of the project which will be
handed over to authorized
contractors/services providers for proper
collection & disposal ensuring compliance
with local waste management regulations. The
power requirements will be met through
WAPDA electricity supply. An Environmental
Management and Monitoring Plan (EMMP) has
been developed. EMMP provides an overall
approach for managing and monitoring the

environment related issues and describes the institutional framework and reporting mechanism to implement the EMMP for the proposed development.

The proposed project is located at Nathigali, District Abbottabad.

3. Location of project:

4. GPS Coordinates/GIS Map:

Boundary GPS Coordinates					
S. No	Y	X	S. No	Y	X
1	34.053653°	73.354436°	5	34.053183°	73.354406°
2	34.053458°	73.354192°	6	34.053400°	73.354692°
3	34.053339°	73.353794°	7	34.053478°	73.354736°
4	34.053122°	73.353892°			



5. Date of filing of IEB: 20/11/2025 (Ref: EPA/Diary No. 64)
6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the IEB Report of "GRAND OAKS RESIDENTIAL APARTMENTS (HIGH RISE BUILDING) LOCATED AT KHASRA NO. 1427, MOUZA JHANSA, MAIN KALABAGH ROAD, NATHIA GALI, DISTRICT ABBOTTABAD" according to Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following terms and conditions:

a) This approval is accorded under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014.

b) 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.

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 the necessary NOCs/approval/clearance required from other departments/authorities including municipal authority/services providers/GDA & Forest Department etc. under the prevailing laws/rules of the provincial government before commencement of the project activities.

d) The proponent shall adopt all precautionary and mitigation measures identified in the IEF Report, any un-anticipated impacts during the construction & operation phase of the project to minimize any negative impacts on the soil, ground water, air and water bodies (if any).

e) The Proponent shall ensure the compliance and implementation of the National Environmental Quality Standard (NEQS) for Ambient Air, Noise, Water, Soil and Gaseous emission etc. during the construction and operation phase of the project. The proponent will carry out implementation of the submitted EMP

f) The proponent is directed to construct proper wastewater treatment facility for the treatment of wastewater/effluent discharge 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. g) The proponent shall provide sufficient number of dustbins inside the building & make an agreement for solid waste management & disposal, effluent discharge into the nearby drain with concerned service providers/authorities. The copy of the same shall be shared with EPA before operational stage of the project. h) The plantation shall be carried out in order to preserve the Natural Environment of the area, in consultation with the EPA.

i) 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. j) The proponent shall ensure that the building design is an insulated building design with outer insulation system and having proper ventilation system for air circulation. k) The proponent shall make an underground bore through drilling up to the depth of 100 feet for the ground water recharge / aquifer recharge and the same process shall be made with the help of installation of pipes & gravel for the septic tanks water.

l) The proponent shall overcome the issue of traffic congestion during the construction phase of the project. m) 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 is of the suggestion to install Solar Power system as an alternate source of energy. n) Emergency Exits shall be identified and necessary firefighting equipment shall be made available in the building for emergencies.

o) Existing Right of Way (ROW) of the locality shall not be disturbed during construction activities. Moreover, the agricultural land, hill slopes, water bodies, roads, right of ways or any other private land shall be protected. p) Personal protective Equipment's shall be provided to the workers to ensure health and safety along with availability of first aid box for emergency medical coverage. q) The signboards shall be installed for guidance of the workers as well as the visitors (where required).

r) Non-technical jobs must be provided to the local community. s) Heavy machinery usage shall be avoided during night time. t) 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. u) The proponent shall adopt rain water harvesting system at the project site and avoid over exploitation of ground water. Furthermore, water conservation strategies shall be adopted during the construction and operation stage of the project.

EPA, KHYBER PAKHTUNKHWA

DIRECTOR GENERAL

[Signature]

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



Tracking Code:

Tracking/File No. EPA/HQ/IEE/ 655-57

Dated: Peshawar 16/12/2025

Construction Phase with the above-mentioned terms and conditions.

Oaks Residential Apartments (High Rise Building) located at Khasra No. 1427, Mouza Jhansa, Main Kalabagh Road, Nathia Gali, District Abbottabad for the

Protection Act, 2014, the undersigned is pleased to approve the IEE Report of Grand Oaks Residential Apartments (High Rise Building) located at Khasra No. 1427, Mouza Jhansa, Main Kalabagh Road, Nathia Gali, District Abbottabad for the

In exercise of the power under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the IEE Report of Grand Oaks Residential Apartments (High Rise Building) located at Khasra No. 1427, Mouza Jhansa, Main Kalabagh Road, Nathia Gali, District Abbottabad for the

There shall be no legal case pending in any court against the project.

This Agency shall not be responsible for any issue related to the project land.

are violated by the proponent personally and vicariously.

This approval shall be considered as withdrawn, if all or any of the above conditions

Pakhtunkhwa and shall be commenced after obtaining the approval.

Any change in the approved project shall be communicated to EPA, Khyber

Pakhtunkhwa Environmental Assessment Rules, 2021.

construction phase or operation of the project in accordance with the Khyber

project for two (02) years. The proponent shall obtain approval for extension in

This approval is accorded only for the construction and development phase of the

in the IEE report.

The proponent shall be liable for correctness and validity of the information provided

& monitoring.

of approval, confirmation of compliance, validity period of Approval, entry, inspections

Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 regarding conditions

The proponent shall be liable for compliance of Rules 14, 15, 18, 19, 20 & 21 of the

at the time of monitoring.

Act, 2014. Furthermore, the management shall facilitate the EPA Monitoring team

approval and compliance of the Khyber Pakhtunkhwa Environmental Protection

team of EPA will visit the project site to check the term and condition of the

the Agency in future regarding the high-rise buildings. Moreover, the monitoring

(z) The proponent is bound to comply with any decisions/recommendations made by

of Environment as and when suggested by EPA.

(y) The proponent is bound to implement any additional measures for the protection

approval of the EPA/Govt. of Khyber Pakhtunkhwa.

(x) No extension would be permitted in the future in the existing project without prior

authorities GDA etc.

of at the designated dumping sites with the prior permission of the concerned

slopes/forest area/surrounding land etc., if required disposal, shall be disposed

constructional activities of the project and shall not be dumped in the

(w) The proponent shall ensure the re-use/utilization of cutting materials during the

regular basis for the control of dust pollution in the area.

(v) During construction/development phase, water sprinkling shall be carried out on