



Zero Tolerance to Corruption
ENVIRONMENTAL PROTECTION AGENCY
CLIMATE CHANGE, FORESTRY, ENVIRONMENT
&
WILDLIFE DEPARTMENT
GOVERNMENT OF KHYBER PAKHTUNKHWA



No. EPA/EIA/Housing/Lakeshore-Residencia/Khanpur/Haripur/26/Ro-83 Dated: 16/02/2026

To

Mr. Mohzim Kazmi
Proponent, Lakeshore Residencia, near Village Sardhana, Tehsil
Khanpur, District Haripur.
1st Floor, Yaseen Plaza, Blue Area, Islamabad.
Phone# 0335-7766679

Subject: **DECISION ON THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REPORT OF LAKESHORE RESIDENCIA, NEAR VILLAGE SARDHANA, TEHSIL KHANPUR, DISTRICT HARIPUR.**

With reference to the subject cited above, please find enclosed herewith the Construction Phase Environmental Approval/Decision Note on EIA Report of the subject project 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 EIA Report. (Copy enclosed).

[Signature]
Deputy Director (EIA)

Copy for information and necessary action to the;

- Director (North), EPA Northern Directorate, Abbotabad.
- AD IT/GIS Specialist, EPA, HQ, Peshawar
- P.A to Director General EPA, KP.

Verified by EIA-Cell
[Signature]
MI-X

[Signature]
Ms.
19/2/26
Assd. Dir.

3rd Floor, SDU Building, Khyber Road, Peshawar Cantt
Telephone: 92 (91) 9210263, Fax: 92 (91) 9210280

SCHEDULE-VII
Decision on EIA

- 1. Name, address of proponent:** Mr. Mohzim Kazmi
Proponent, Lakeshore Residencia, near Village Sardhana, Tehsil Khanpur, District Haripur.
1st Floor, Yaseen Plaza, Blue Area, Islamabad.
Phone# 0335-7766679
- 2. Description of project:** The project titled **Lakeshore Residencia Housing Scheme** is a 476 Kanals residential development planned in the hilly terrain of Mouza Sardhana, Najafpur, and Khoi Kama, Tehsil Khanpur, District Haripur, Khyber Pakhtunkhwa. The project comprises 432 residential plots of various sizes, along with parks, green areas, commercial zones, public buildings, an internal road network, parking areas, and a designated graveyard. The scheme is intended to promote planned and sustainable urban growth in a comparatively underdeveloped area. The site has been selected on the basis of accessibility and its proximity to nearby settlements, including Village Khoi Kama to the north, Najafpur to the south, Sardhana to the west, and open land to the east. Construction activities will involve standard development works, including site clearance, earthworks, infrastructure development, and installation of utilities. Three (03) wastewater treatment plants (WWTPs) are proposed to treat all wastewater generated from the housing scheme. The project is designed on a zero liquid discharge basis, whereby treated effluent meeting the National Environmental Quality Standards (NEQS) will be recycled and reused within the scheme, ensuring that no wastewater is discharged outside the project boundaries. The development also includes a solid waste management system, provision of electrical infrastructure, and implementation of occupational health and safety measures, including risk assessments, provision of personal protective equipment (PPE), disaster management planning, and enforcement of a narcotics-free workplace policy. The EMP emphasizes continuous monitoring, compliance with applicable environmental regulations, and adaptive management measures to protect the sensitive hilly ecosystem.
- 3. Location of project:** The project area is located near Village Sardhana, Tehsil Khanpur, District Haripur.
- 4. Date of filing of EIA:** 01-02-2024 (Ref: EPA/Diary No. 386)
- 5. GPS Coordinates and Map:**

Site Boundary GPS Coordinates								
S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	33.8098	72.9694	24	33.8074	72.9767	47	33.8052	72.9705
2	33.8094	72.9693	25	33.8074	72.9767	48	33.8056	72.9702
3	33.8092	72.971	26	33.8079	72.9767	49	33.8058	72.9708
4	33.8092	72.9711	27	33.8079	72.9767	50	33.8061	72.9708
5	33.8072	72.9714	28	33.8081	72.9772	51	33.8061	72.9701
6	33.8072	72.9714	29	33.8081	72.9773	52	33.8061	72.9701
7	33.8067	72.972	30	33.8077	72.9782	53	33.8062	72.9699
8	33.8069	72.9743	31	33.8079	72.9798	54	33.8062	72.9699
9	33.8074	72.9764	32	33.8079	72.9798	55	33.8065	72.9704
10	33.8074	72.9764	33	33.8079	72.9811	56	33.8067	72.9703
11	33.8072	72.9766	34	33.8075	72.9811	57	33.8075	72.97
12	33.8072	72.9766	35	33.8066	72.9805	58	33.808	72.9673
13	33.807	72.9767	36	33.8065	72.9804	59	33.808	72.9672
14	33.8071	72.9772	37	33.8068	72.9792	60	33.808	72.9672
15	33.8073	72.9776	38	33.8068	72.9783	61	33.8081	72.967
16	33.8074	72.9777	39	33.8067	72.9779	62	33.8081	72.967
17	33.8075	72.9776	40	33.8067	72.9779	63	33.8083	72.9669
18	33.8075	72.9776	41	33.8067	72.9773	64	33.8083	72.967
19	33.8076	72.9776	42	33.8056	72.9755	65	33.8083	72.9672
20	33.8074	72.9772	43	33.8054	72.9753	66	33.8088	72.9666
21	33.8074	72.9772	44	33.8054	72.9753	67	33.8094	72.9673
22	33.8073	72.9768	45	33.8052	72.9727			
23	33.8073	72.9768	46	33.8048	72.9709			

STP Boundary GPS Coordinates								
S#	Lat	Long	S#	Lat	Long	S#	Lat	Long
1	33.80826	72.96729	7	33.8081	72.967	13	33.8093	72.9699
2	33.80843	72.96709	8	33.8083	72.967	14	33.8092	72.9699
3	33.80849	72.96712	9	33.8053	72.972	15	33.8092	72.9698
4	33.80834	72.96744	10	33.8052	72.9721	16	33.8093	72.9698
5	33.80801	72.96727	11	33.8052	72.972			
6	33.80802	72.96717	12	33.8053	72.9719			

6. After careful review, the Environmental Protection Agency, Government of Khyber Pakhtunkhwa has decided to accord Construction Phase Environmental Approval on the Environmental Impact Assessment (EIA) Report for "Lakeshore Residencia, Housing Scheme, near Village Sardhana, Tehsil Khanpur, District Haripur", in accordance with the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 and the decision taken under Agenda item No.06 of the 2nd Environmental Protection Council (EPC) meeting held on 11/09/2024 followed by Administrative Department Notification No. SO(Env)/CCPE&WD/4-2/2023/EPC/V-III dated 22/01/2025. Furthermore, the proponent shall have to obtain NOCs required from other departments under the prevailing laws/rules of the Provincial Government. This approval shall be governed by the following terms and conditions: -

- Handwritten initials: H, M, N*
- a. This approval is accorded under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, and shall be subject to strict compliance with all applicable provisions of the Act and the rules framed thereunder.
 - b. The proponent shall adopt, implement, and maintain all precautionary, preventive, and mitigation measures recommended in the approved EIA Report, the Environmental Management Plan (EMP), and all written replies, undertakings, and commitments submitted to this Agency. The proponent shall further be responsible for addressing and mitigating any unforeseen or unanticipated environmental impacts arising during the construction and operational phases of the project.
 - c. The proponent shall ensure continuous compliance with the National Environmental Quality Standards (NEQS) for air emissions, ambient air quality, noise, wastewater discharge, and soil quality during both the construction and operational phases, and shall fully implement and operationalize the Environmental Management Plan (EMP) in letter and spirit.
 - d. The proponent shall adopt and implement any additional mitigation or corrective measures as may be directed in writing by this Agency on the basis of inspections, monitoring results, public complaints, or environmental performance evaluations. All effluents, emissions, and noise levels shall at all times remain within the permissible limits prescribed under NEQS.
 - e. The proponent shall strictly adhere to the conditional NOC issued by the Directorate General Mines & Minerals, KP, Peshawar, vide No. 3924/MDW/GS/Leveling/Mouzam Kazim/2024 dated 13/02/2026, which permits land leveling only, in reference to the proponent's application dated 15/01/2026. The said NOC is limited to non-commercial development and leveling of the proponent's own land strictly as per the revenue record submitted to the Mines & Minerals Department. No construction, structural development, excavation beyond leveling, or commercial activity shall be undertaken on the basis of this NOC.
 - f. In accordance with Condition No.6 of the Mines & Minerals Department NOC vide No. 3924/MDW/GS/Leveling/Mouzam Kazim/2024 dated 13/02/2026, land leveling shall be confined strictly to non-overlapped portions of the project area. Under no circumstances shall the proponent enter upon, disturb, or carry out any activity within overlapped mining lease areas or any Forest/Guzara Forest land. Any encroachment or violation shall be treated as a breach of both the Mines & Minerals Department NOC and this Environmental Approval.
 - g. Approximately 112 Kanal of the proposed housing scheme falls within the Granted Laterite Mining Lease (File No. MDW/AD/ML-Laterite (177)/2011), while the remaining area overlaps with applied Limestone lease areas, as per GIS data of the Mines & Minerals Department. In view of this, no construction, development, excavation, leveling, infrastructure installation, sale of plots, or

marketing activity shall be undertaken within any granted or applied lease area unless and until an explicit No Objection Certificate (NOC) is obtained from the Mines & Minerals Department and verified by this Agency. This approval does not authorize construction within any mining lease or applied lease area.

- h. This Environmental Approval does not confer, recognize, or validate any right, title, interest, or entitlement over land falling within any granted or applied mining lease area. In the event of any overlap or conflict between the approved project layout and the mining lease areas, the lease status and conditions imposed by the Mines & Minerals Department shall prevail, and the proponent shall revise the layout and restrict activities accordingly.
- i. No construction, development, excavation, leveling, infrastructure installation, or commercial activity shall be undertaken within any granted or applied lease area without prior written authorization from the competent authority of the Mines & Minerals Department. Any violation of the lease conditions or unauthorized activity within such areas shall render this Environmental Approval liable to suspension or cancellation.
- j. The proponent shall construct, install, commission, and make fully operational not less than three (03) wastewater treatment plants (WWTPs), incorporating primary, secondary, and tertiary treatment processes, prior to commencement of operations. Each WWTP shall be equipped with calibrated continuous online analyzers for key effluent parameters. The treated effluent shall comply with the applicable NEQS at all times, and operation without functional WWTPs shall constitute a violation of the Act and Rules made thereunder.
- k. The placement of WWTPs at extreme ends of the layout shall be supported by hydraulic design and overflow risk analysis. Under no circumstances shall treated or untreated effluent enter any Barani Khwar or natural drainage channel.
- l. As undertaken by the proponent in its written submissions, the project shall strictly operate on a zero-liquid discharge basis. No untreated or treated wastewater shall be discharged, disposed of, allowed to percolate, or permitted to flow beyond the project boundaries under any circumstances. All wastewater shall be treated in accordance with NEQS and reused within the project area.
- m. Separate sewerage systems shall be provided for black water and grey water. The conveyance, treatment, and reuse arrangements shall be technically designed to prevent cross-contamination and environmental risk.
- n. Treated wastewater shall be reused exclusively for horticulture, landscaping, sprinkling, and other non-potable purposes within the project area, and shall not be discharged into any natural drain, watercourse, or external land.
- o. Water metering devices shall be installed on all groundwater abstraction points and surface water extraction sources. Records of water abstraction shall be maintained and produced before the Agency upon demand.
- p. Groundwater, surface water, and soil shall be protected from any form of contamination, pollution, seepage, leaching, or hazardous discharge arising from construction or operational activities.
- q. Effective dust suppression measures, including but not limited to regular water sprinkling, covering of transported materials, and establishment of green belts, shall be implemented throughout the construction phase to minimize particulate emissions.
- r. Low-noise machinery and equipment shall be used during construction. Construction activities shall be restricted to daytime hours (8:00 AM to 6:00 PM), unless otherwise approved in writing by the Agency.

- s. Biannual analysis for ambient air, water, noise monitoring shall be conducted through an EPA-certified laboratory, and compliance reports shall be submitted to EIA-Cell EPA-(HQ) in accordance with prescribed timelines.
- t. Water conservation techniques, including rainwater harvesting, groundwater recharge, and greywater recycling systems, shall be incorporated into the project design and made functional prior to operational approval.
- u. The project shall ensure that rainwater and stormwater drainage systems are scientifically designed and constructed to prevent urban flooding, soil erosion, sediment transport, and adverse downstream impacts.
- v. The natural drainage pattern, topography, and landscape of the area shall not be disturbed, altered, blocked, or diverted without prior written approval from the competent authority.
- w. Non-technical employment opportunities shall be provided to local residents, and preference shall be given to local residents for technical positions subject to qualification and merit. All wages and labor practices shall strictly comply with prevailing Government laws and regulations.
- x. A formal Grievance Redress Mechanism (GRM) shall be established prior to commencement of construction, and records of complaints and their resolution shall be maintained and made available for inspection.
- y. The proponent shall ensure safe collection, segregation, storage, transportation, and disposal of solid waste through the authorized municipal service provider or TMA. No solid waste shall be dumped, buried, or disposed of in open areas.
- z. Open burning of any type of waste is strictly prohibited at all stages of construction and operation.
- aa. The proponent shall constitute and maintain a dedicated environmental management team responsible for the operation and maintenance of the WWTPs and the solid waste management system and share the details of the same to this Agency.
- bb. A comprehensive Emergency Response Plan shall be prepared and implemented, including provision of fire hydrants, emergency exits, evacuation routes, and coordination with relevant emergency services.
- cc. Solar energy systems shall be installed on public buildings, including schools, society offices, mosques, street lighting systems, water works (tube wells, filtration plants, STPs), and parks to reduce dependency on conventional energy sources.
- dd. Excavated material and construction debris shall be properly reused within the project area wherever feasible. Disposal in agricultural land, water bodies, forest land, or private property is strictly prohibited.
- ee. Surface water and rainwater shall be collected in designated retention ponds and reused during the infrastructure development phase to minimize freshwater extraction.
- ff. Occupational health and safety equipment shall be provided to all workers, and compliance with applicable labor and safety laws shall be ensured.
- gg. All issues relating to land acquisition, compensation, resettlement, relocation, lease agreements, and removal of structures or trees shall be resolved prior to commencement of construction activities.
- hh. Ambient air quality, wastewater, and noise monitoring reports shall be submitted biannually through an EPA-certified laboratory.
- ii. The proponent shall submit biannual environmental compliance reports during the construction phase and for the first two years of operation.
- jj. CSR activities shall include, but not be limited to, installation of water filtration plants, vocational training facilities, prioritization of local employment, and provision of medical facilities for neighboring communities.

- kk. The proponent shall exercise due diligence in addressing all environmental, social, and public health aspects associated with the project.
- ll. Tree cutting shall be avoided to the maximum extent possible. Where unavoidable, compensatory plantation shall be undertaken at a minimum ratio of 1:10, with saplings not less than ten (10) feet in height, using native species.
- mm. Considering groundwater depletion, the proponent shall implement water conservation measures including construction of check dams, recharge wells, and rainwater harvesting systems, and submit technical details thereof to this Agency.
- nn. Approximately 0.5 Kanal falls within Guzara Forest land as per Forest Department GIS data. This portion stands excluded from the present approval and shall not be utilized for any construction or development activity.
- oo. The project area lies within hilly terrain. Detailed geotechnical investigations, slope stability analysis, and landslide risk assessments shall be conducted prior to any excavation, cutting, or leveling works.
- pp. As per GIS report/data approximately three (03) Barani Khwars/watersheds fall within the scheme boundaries. These natural watercourses shall not be obstructed, diverted, filled, narrowed, or encroached upon. A minimum buffer of 50 feet on either side shall be maintained free from construction.
- qq. The project is located in proximity to Khanpur Dam; therefore, the proponent shall ensure that no construction or operational activity adversely affects surface runoff patterns, sediment transport, slope stability, or the water quality of the Dam at any stage of the project.
- rr. Comprehensive sediment and erosion control measures, including but not limited to silt traps, sedimentation basins, check dams, erosion control structures, and engineered runoff management systems, shall be designed, installed prior to commencement of construction, and properly maintained throughout the project lifecycle.
- ss. This Agency reserves the right to impose any additional conditions or require further mitigation measures if any environmental issue is observed during monitoring or inspection.
7. The Proponent shall remain fully responsible and legally liable for the accuracy, authenticity, completeness, and validity of all information, data, designs, commitments, and representations provided in the EIA Report and subsequent replies/submissions, including those prepared, compiled, or submitted by the environmental consultant on its behalf.
8. There shall be no legal case/cases pending in any court against the project.
9. The proponent shall comply with Rules 14, 15, 18, 19, 20 and 21 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, concerning conditions of approval, confirmation of compliance, validity/extension of approvals, entry and inspection, monitoring, and cancellation; and shall fully facilitate the Agency in exercising its powers thereunder, including compliance with any show-cause, suspension or cessation orders issued under Rule 21.
10. This approval accorded by the Agency under section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, and shall be valid, for commencement of construction for a period of two years from the date of issuance.
11. This approval is accorded only for the Construction Phase of the project. The Proponent shall obtain approval for operation of the project in accordance with the Rule-15 and 18 of the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.

12. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
13. This approval shall be deemed suspended or liable to cancellation if any condition of approval is violated, misrepresented, or not complied with, without prejudice to any other action that may be taken under the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and rules framed thereunder.
14. This approval does not absolve the Proponent of the obligation to obtain any other approvals, NOCs, permits, or clearances required under any other law for the time being in force. All such approvals from relevant Authorities shall be obtained prior to commencement of the project.
15. Now, therefore, in exercise of the power under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, *delegated Vide letter No. EPA/051/01/93/1134-42, dated 16/01/2026*, the undersigned is pleased to approve the Environmental Impact Assessment (EIA) Report of "Lakeshore Residencia, Housing Scheme, near Village Sardhana, Tehsil Khanpur, District Haripur" for the Construction Phase subject to compliance with the above terms and conditions.

Dated: Peshawar 16/02/2026

Tracking/File No.: EPA/EIA/Housing/Lakeshore-Residencia/Khanpur/Haripur/26/80-83

QR Code:



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


DEPUTY DIRECTOR (CC),
EPA, KHYBER PAKHTUNKHWA,
3RD FLOOR, S.D.U. BUILDING,
KHYBER ROAD PESHAWAR CANTT.

