



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



No. EPA/EIA/High Rise/SAIF-Diamond-Mall/Peshawar/26/2.5

Dated: 9/02/2026

To

Fazl e Rabbani
CEO SAIF Associates,
SAIF Diamond Mall, main University Road, adjacent to Honda
North, District Peshawar, Khyber Pakhtunkhwa.
0323-9366105

Subject: **DECISION ON THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REPORT OF SAIF DIAMOND MALL, MAIN UNIVERSITY ROAD, ADJACENT TO HONDA NORTH, DISTRICT PESHAWAR, KHYBER PAKHTUNKHWA.**

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).

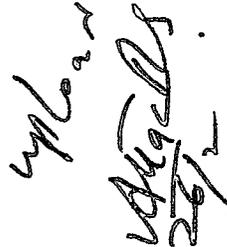

Deputy Director (EIA)

Copy for information and necessary action to the;

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

Verified by
EIA-Cell







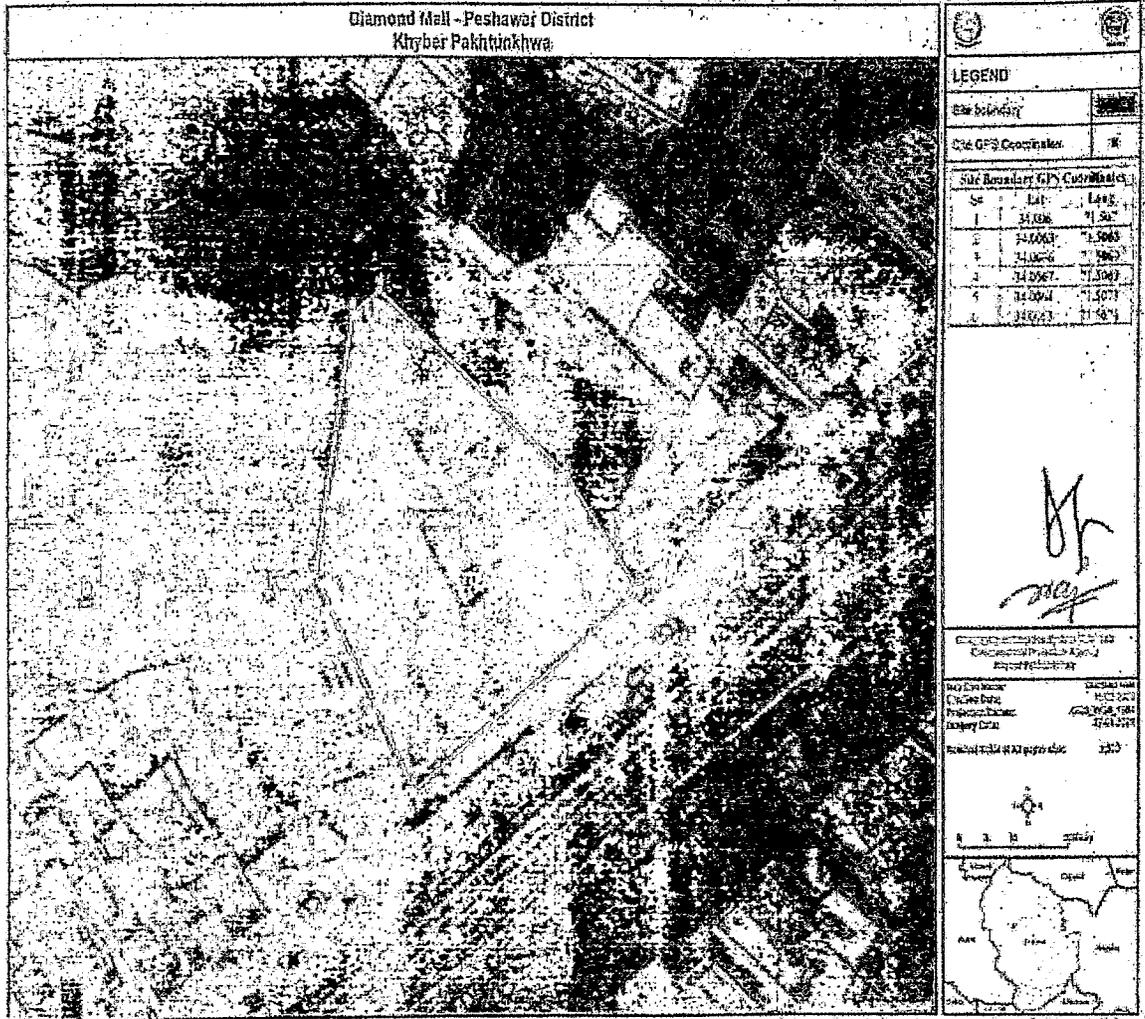
3rd Floor, SDU Building, Khyber Road, Peshawar Cantt
Telephone: 92 (91) 9210263, Fax: 92 (91) 9210280

SCHEDULE-VII
Decision on EIA

1. Name, address of proponent: Fazl e Rabbani
CEO SAIF Associates,
SAIF Diamond Mall, main University
Road, adjacent to Honda North,
District Peshawar, Khyber
Pakhtunkhwa.
0323-9366105
2. Description of project. The project titled **SAIF Diamond Mall**, is a mixed-use high-rise development at main University Road, adjacent to Honda North, District Peshawar, Khyber Pakhtunkhwa. The project comprises a 19-storey building over an area of approximately 05 kanals, with an estimated cost of PKR 2.0 billion. It includes 126 residential apartments and 204 commercial shops, with an anticipated population of around 1,800 persons. The estimated solid waste generation is approximately 990 kg per day, for which floor-wise collection bins and coordination with municipal authorities for final disposal have been proposed. The total water demand is estimated at 216,000 liters per day, with an anticipated wastewater generation of approximately 210 m³/day. A dedicated on-site Sewerage Treatment Plant (STP) with a design capacity of 210 m³/day has been incorporated, comprising primary and secondary settling tanks and anaerobic baffled reactors to ensure adequate treatment prior to discharge, in compliance with applicable NEQS standards.
3. Location of the project  The project is located at main University Road, adjacent to Honda North, District Peshawar.
4. Date of filing of EIA. 09/03/2023 (Ref: EPA Diary No. 658)
5. GIS Map & Coordinates

Site GPS Coordinates

Site Boundary GPS Coordinates		
S#	Lat	Long
1	34.006	71.507
2	34.0063	71.5068
3	34.0066	71.5069
4	34.0067	71.5069
5	34.0064	71.5073
6	34.0063	71.5074



6. After careful review and subsequent submission of Environmental Administrative Penalty i.e Rs.100,000/-PKR, by the project proponent on 09-02-2026, the Environmental Protection Agency, Government of Khyber Pakhtunkhwa has decided to accord Construction Phase Environmental Approval on the Environmental Impact Assessment (EIA) Report of "SAIF Diamond Mall, main University Road, adjacent to Honda North, District Peshawar, Khyber Pakhtunkhwa" 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)/CCFE&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: -

- a. This approval is accorded under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014.
- b. The proponent shall adopt and implement all precautionary, preventive, and mitigation measures recommended in the approved EIA Report, the Environmental Management Plan (EMP), and replies submitted to this Agency, and shall also address any 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, noise, wastewater, and soil during both construction and operation phases, and shall fully implement the approved Environmental Management Plan (EMP).
- d. The proponent shall construct and operate a proper wastewater treatment System to ensure that all effluents meet NEQS prior to discharge. Separate arrangements shall be provided for the treatment and handling of grey water and black water. Untreated wastewater shall not be discharged into any drain, khwar, or water body.
- e. The treated effluent shall comply with National Environmental Quality Standards (NEQS) at all times and shall be reused within the premises for gardening, cleaning, and other non-potable purposes to minimize freshwater abstraction.
- f. Solid waste shall be managed through adequate provision of color-coded dustbins for segregation at source. A formal agreement for solid waste collection and disposal shall be executed with WSSP or any authorized service provider, and a copy shall be submitted to EPA prior to the operational phase.
- g. In case installation of Generators (if required), shall comply with NEQS for emissions and noise. The generator shall be installed in an acoustically treated enclosure with vibration isolation (rubber pads). Adoption of solar power and other renewable energy options is strongly encouraged.
- h. Adequate firefighting systems, emergency exits, and safety arrangements shall be installed in accordance with applicable building and fire safety codes.
- i. The existing Right of Way (RoW), drainage paths, and public access routes shall not be blocked or disturbed during construction activities.
- j. Personal Protective Equipment (PPE) shall be provided to all workers during construction and operation phases. First-aid facilities shall be available at site at all times for emergency medical coverage.
- k. Appropriate safety and guidance signboards shall be installed at sensitive and relevant locations for workers and visitors.

- l. Water and energy conservation measures, including efficient fixtures, water metering, and energy-efficient technologies, shall be adopted to avoid over-exploitation of groundwater and to reduce the project's carbon footprint.
- m. During construction, regular water sprinkling shall be carried out to control dust emissions. Construction debris and waste shall be reused to the maximum extent possible or disposed of through authorized channels.
- n. The building shall be constructed strictly in accordance with approved engineering designs, layout plans, building by-laws, and applicable regulations of the concerned authorities. Green building principles shall be adopted, including design features to minimize heat island effects.
- o. A rainwater harvesting and groundwater recharge system shall be designed and implemented. Rainwater drainage shall be constructed in a manner that prevents flooding and does not damage surrounding infrastructure or block natural drainage paths.
- p. Maximum plantation within the project premises shall be carried out in available open spaces. In addition, 1,500 fast-growing, climate-resilient native species, preferably including fruit plants such as Jamun and Mulberry (5-10 feet height), shall be planted in consultation with EPA KP, and their survival shall be ensured. Vertical greening and rooftop plantation measures shall be implemented to improve microclimate and reduce heat island effects.
- q. Rooftop and vertical gardening techniques shall be adopted where technically feasible. Sustainable handling of wastewater, sewerage, and sludge shall be ensured.
- r. Preference for non-technical employment shall be given to the local community.
- s. No extension, modification, or expansion of the project shall be undertaken without prior environmental approval from EPA KP.
- t. The proponent shall establish an effective mechanism to address grievances or complaints raised by the local community, if any.
- u. The proponent shall comply with all future decisions, directions, and recommendations issued by EPA KP regarding high-rise buildings and environmental protection.
- v. This Agency shall have the right to inspect and monitor the project site at any stage. No hindrance shall be caused to EPA officials during monitoring or inspection visits.
- w. Analysis reports of air emissions, noise levels, and wastewater quality from EPA-certified laboratories shall be submitted to the Agency on an annual basis or as directed.
- x. The proponent shall submit annual progress report on the Corporate Social Responsibility (CSR) Plan, including but not limited to the implementation of preferential local employment, community welfare schemes, installation of water filtration plants, plantation drives, scholarships/educational assistance for deserving local students, healthcare support i.e sullyng medicines to BHUs, medical camps and local development initiatives. The plan shall include specific budgetary allocations and documented evidence of expenditures.
- y. The proponent shall ensure that no parking spillover occurs onto nearby road. Adequate basement parking shall be fully operational prior to occupancy, and an internal parking management system shall be implemented to prevent traffic congestion and public nuisance.
- z. The proponent shall prepare and implement a comprehensive Traffic Management Plan, including entry and exit controls, signage, and peak-hour management measures, to ensure smooth vehicular movement and prevent obstruction of public right-of-way.
- aa. The proponent shall keep a minimum of two wheel chairs in the building for facilitation of disabled persons.

- bb. Commercial activities at ground level shall not generate excessive noise, odor, or emissions affecting neighboring residential areas. The proponent shall be responsible for controlling tenant activities to ensure compliance.
 - cc. Solar power systems shall be enhanced to reduce dependency on conventional grid electricity. Installed solar capacity shall remain operational throughout the project life.
 - dd. Fire safety systems, including additional water storage tanks, internal firefighting piping, hose cabinets, extinguishers, smoke detectors, and emergency exits, shall be installed and certified prior to occupancy.
 - ee. A formal Grievance Redress Mechanism (GRM) shall be established prior to occupancy. A complaint register shall be maintained on-site and made available to EPA upon inspection.
 - ff. All land-related disputes, including but not limited to ownership, title, acquisition, compensation, right of way and third-party claims shall be the sole responsibility of the proponent at all stages of the project, including construction and operation. This approval does not confer any legal right, title, or interest over the land, and the Agency shall bear no liability whatsoever in this regard.
 - gg. The construction and erection of the high-rise building shall not disturb the social norms, privacy, or pardah of the surrounding community. The building façade, window placement, and operational arrangements shall ensure that direct overlooking into adjacent residential properties is minimized. The proponent shall take structural and design measures to prevent privacy (Pardah)-related grievances from neighboring residents.
 - hh. The proponent shall remain fully responsible and liable for any environmental, social, traffic, or nuisance impacts arising from the project during construction and operational phases.
 - ii. The proponent shall implement any additional environmental protection or mitigation measures as and when directed by EPA KP during the construction or operational phases of the project.
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 will obtain separate approval for Operational Phase 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 **“SAIF Diamond Mall, Main University Road, Adjacent to Honda North, District Peshawar, Khyber Pakhtunkhwa”** for the Construction Phase, subject to compliance with the above terms and conditions.

Dated: Peshawar 19/02/2026

Tracking/File. No. EPA/EIA/High-Rise/SAIF-Diamond-Mall/Peshawar/26/ 2.5

QR Code:



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



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

