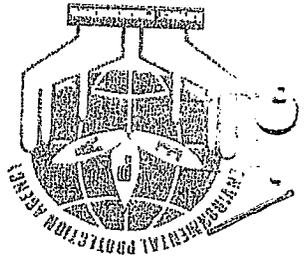


ZERO TOLERANCE TO CORRUPTION

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

No. EPA/HQ/EE/Letters/ 105-08

Dated: 25 / 02 / 2026



To

Subject:

**DECISION ON INITIAL ENVIRONMENTAL EXAMINATION  
REPORT OF "C-TOWER HIGH RISE BUILDING, LOCATED AT  
MOUZA LALA AHMAD, MAIN RING ROAD, DISTRICT  
PESHAWAR".**

Mr. Sadig Hussain,  
Owner of C-Tower High Rise Building,  
Address: Mouza Lala Ahmad, Main Ring Road, District Peshawar.

Reference to the subject cited above and to enclose herewith  
Environmental Approval/Decision note on "Initial Environmental Examination  
(IEE) Report of "C-Tower High Rise Building, Located at Mouza Lala  
Ahmad, Main Ring Road, District Peshawar", 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 Deputy Director, EPA Central Directorate, Peshawar.
- ii. The Assistant Director-IT, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.
- iii. PA to Director General, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.

**SCHEDULE-VIII**  
**Decision on IEE**

1. Name & address of proponent:

Mr. Sadig Hussain,  
Owner of C-Tower High Rise Building,  
Address: Mouza Lala Ahmad, Main Ring  
Road, District Peshawar.

2. Description of project:

The proposed project for which Initial  
Environmental Examination (IEE)

conducted is "C-Tower High Rise Building,  
located at Mouza Lala Ahmad, Main Ring  
Road, District Peshawar". The proposed  
project consists of 11 floors including 2  
basements. The high rise building has a  
lower ground floor, ground floor and six  
upper floors and mummy floor, providing  
parking, commercial offices, executive  
spaces, residential facilities, and complete  
utility and safety systems. The project site is  
enclosed by commercial plots & the  
proposed project shall provide state of the  
art facilities for the inhabitants, efficiently  
providing the basic amenities of life for  
vertical urban life, saving costs of living in  
horizontal expansions and adopting  
sustainable practices. The construction  
phase of the project shall be carried out with  
due attention paid to all environmental  
concerns, while providing employment  
opportunities for those who shall work to  
erect the high rise on international  
standards and building code of Pakistan.

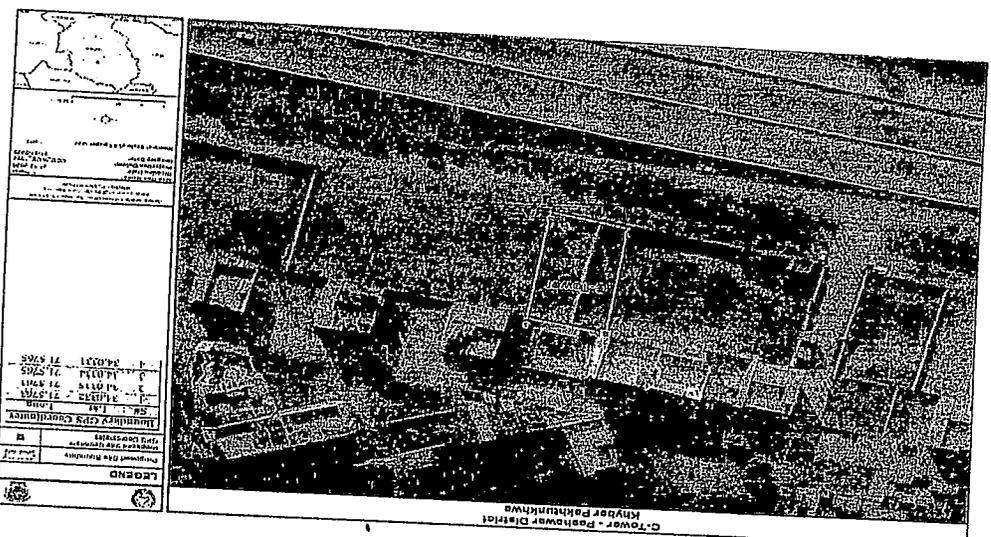
The project shall serve multiple strata of the  
society with its division of apartments  
suitable for all classes of society, essentially  
promoting mixed urban design. The  
provision of shops and offices in lower floors  
provide opportunities for the inhabitants of  
the high rise to play their part in the national  
income and in healthy development of the  
society. Identified environmental impacts  
shall be mitigated properly as a part of IEE  
process. These measures shall be given due  
diligence and shall be followed strictly in  
order to save any negative impact on the  
environment. These measures are made part  
of the Environmental Management Plan.

3. Location of project:

The proposed project is located at Mouza  
Lala Ahmad, Main Ring Road, District  
Peshawar.

- 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/TMA/PDA 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 IEB 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

- 5. Date of filing of IEB: 23/01/2026 (Ref: EPA/Diary No. 155) EPA Head office, Peshawar.
- 6. After careful review of the IEB report submitted, review fee receipt No. 7633744 and the site visit report, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the "IEB REPORT OF C-TOWER HIGH RISE BUILDING, LOCATED AT MOUZA LALA AHMAD, MAIN RING ROAD, DISTRICT PESHAWAR", on the above mentioned GPS coordinates/GIS Map according to Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021, subject to the following terms and conditions:



S. No.	Y	X
1	34.0332	71.5763
2	34.0335	71.5763
3	34.0334	71.5765
4	34.0331	71.5765

4. GPS Coordinates/GIS Map:

- 1) 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.
- 2) 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 erection of high-rise building shall not disturb the social norms/Parada of the locals. Moreover, the parking area shall be identified inside the project area and vehicles be parked in the designated parking area.
- i) The proponent shall overcome the issue of traffic congestion during the construction phase of the project.
- j) 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.
- k) Emergency Exits shall be identified and necessary firefighting equipment shall be made available in the building for emergencies.
- l) 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.
- m) 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.
- n) The signboards shall be installed for guidance of the workers as well as the visitors (where required).
- o) The proponent shall prepare & execute a comprehensive tree plantation plan in consultation with the EPA.
- p) Non-technical jobs must be provided to the local community.
- q) Heavy machinery usage shall be avoided during night time.
- r) 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.
- s) The proponent shall adopt rain water harvesting system at the project site (if feasible) and avoid over exploitation of ground water. Furthermore, water conservation strategies shall be adopted during the construction and operation stage of the project.
- t) During construction/development phase, water sprinkling shall be carried out on regular basis for the control of dust pollution in the area.
- u) The proponent shall ensure the re-use/utilization of cutting materials during the construction activities of the project and shall not be dumped in the surrounding land etc., if required disposal, shall be disposed of at the designated dumping sites with the prior permission of the concerned authorities TMA/PDA/WSSP etc.
- v) No extension would be permitted in the future in the existing project without prior approval of the EPA/Govt. of Khyber Pakhtunkhwa.
- w) The proponent is bound to implement any additional measures for the protection of Environment as and when suggested by EPA.

- (x) The proponent is bound to comply with any decisions/recommendations made by the Agency in future regarding the high-rise buildings. Moreover, the monitoring team of EPA will visit the project site to check the term and condition 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.
7. The proponent shall be liable for compliance of Rules 14, 15, 18, 19, 20, 21 & 24 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 IEE report.
  9. This approval is accorded only for the construction and development phase of the project for two (02) years. The proponent shall obtain approval for extension in construction phase or operation of the project in accordance with the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.
  10. Any change in the approved project shall be communicated to EPA, Khyber Pakhtunkhwa and shall be commenced after obtaining the approval.
  11. This approval shall stand rejected if all or any of the conditions mentioned above is/are not complied with.
  12. This Agency shall not be responsible for any issue related to the project land.
  13. There shall be no legal case pending in any court against the project.
  14. In exercise of the power under Section 13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, **delegated vide letter No. EPA/050/01/93/1134-42 dated 16/01/2026** the undersigned is pleased to approve the IEE Report of "**C-Tower High Rise Building, Located at Mouza Lala Ahmad, Main Ring Road, District Peshawar**", with the above mentioned terms and conditions.

Dated: Peshawar 25/02/2026

Tracking/File. No. EPA/HQ/IEE/Letters/105-08

Tracking Code:



*[Handwritten Signature]*

Deputy Director (CC)  
EPA, KHYBER PAKHTUNKHWA

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

*[Handwritten notes: 25/02/2026, Mr. V. A. 2, M/S.]*