



ENVIRONMENTAL IMPACT ASSESSMENT

MALL OF ARABIA, ZONE-V, ISLAMABAD

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EXECUTIVE SUMMARY

This report presents the findings of the Environmental Impact Assessment (EIA) carried out by the team of experts, hereafter referred to as “the Consultant”, on behalf of the M/s Imarat Group of Companies, Islamabad for the proposed project titled “Mall of Arabia, Islamabad”.

This report has been prepared to conform to the requirements of Section 12 of the Pakistan Environmental Protection Act 1997 (PEPA), Initial Environmental Examination and Environmental Impact Assessment Review Regulations, 2000 and the guidelines provided in the Pakistan Environmental Assessment Procedures, 1997.

Mall of Arabia is a modern representation of traditional ties between the Arab region and Pakistan. It is an architectural masterpiece in the making, influenced by the rich heritage of the Arab world incorporating designs that celebrate our shared history.

Mall of Arabia location is unique in a way that it can be reached from all the areas of Rawalpindi & Islamabad. From main Islamabad Highway, its situated right at the entrance of Jinnah Gardens. Exactly located on Present between DHA & Bahria Town, it can be reached through Koral Chowk, T-Chowk & PWD with ease.

It is spread over the area of 14.7 Kanals & will span up 10 floors. It is featuring dedicated commercial & entertainment section on each floor. **Mall of Arabia** Floor Plan includes Business Center for various enterprises. Meanwhile, luxury retail section presents the well-known local & international brands. This section sprawled over multiple floors.

To cater the entertainment needs, it is offering Children’s Park, Entertainment Center. Innovative & Arabian night-themed rides are planned in safe & welcoming environments. Offices, Food courts, Wellness Gyms, Thematic Floors mainly Shah Faisal, Egypt & Morocco are the other distinct feature of Mall of Arabia.

The detailed designing of building has been designed in compliance to the conformity with the “Building Control Regulations, 2005” issued by Capital Development Authority (CDA).

The Pakistan Environmental Protection Act, 1997 makes it mandatory for the project proponents to carry out an Environmental Impact Assessment (EIA) of development projects and incorporate environmental and social mitigation measures as part of the project planning and obtain clearance from the Pak-EPA before the project is implemented.

The approach adopted for carrying out EIA study include review of proposed master plan, environmental baseline survey of the project which includes baseline information related to physical, ecological & social environment, analysis of collected data, impact identification and suggesting mitigation measures and preparation of environmental management plan based on identified impacts and suggested mitigation measures.

The main objectives of the Environmental Impact Assessment (EIA) study are as follows:

- ✕ Determine pre-project state of affair to assess post-project condition if they have changed for better or worse;
- ✕ Document all the resources likely to be affected due to the implementation of the proposed project.
- ✕ Provide maximum information to the proponent and other stakeholder about the exiting environmental conditions and the implication of the proposed project;
- ✕ Allow planners to alleviate potential impacts of the proposed project on different environmental condition such as physical environment, biological environment, and socio-economic environment; and
- ✕ Aid decision makers to take informed decisions.

The study has covered all possible as well as probable impacts from project activities during all phases --- pre-development, demolition, pre-construction, construction and post-construction, and has suggested mitigation measures

wherever necessary, for implementation by the proponents and building management.

While carrying out Environmental Screening of the project, this study also suggests an Environmental Management Plan and an Environmental Monitoring Programme, both of which must be implemented by the proponents in order to ensure that project activities do not impact on the environment beyond acceptable limits. Environmental monitoring to examine possible effects of project implementation on the local environment is required prior to initiation of the project, at various occasions during implementation and after suitable intervals during operation as specified under conditions of the environmental approval.

At the end, an Environmental Management and Monitoring Plan (EMMP) have 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 EMMP consists of the following sections:

- ✕ Legislations, guidelines and Environmental Standards
- ✕ Organizational structure and roles and responsibilities
- ✕ Mitigation Management Matrix (MMM)
- ✕ Environmental monitoring program
- ✕ Communication and documentation
- ✕ Change management plan
- ✕ Training program

Based on the findings an EMMP a comprehensive monitoring program has been proposed. Monitoring protocol provides details of parameters to be monitored, frequency, and location of sampling and monitoring points for ambient air stack emissions, soil contamination, surface-water, wastewater, and groundwater. The environmental monitoring at pre-construction stage and

other in-house monitoring to be carried out by the Contractor(s) will be the part of his contract agreement.

The main conclusions of the Environmental Impact Assessment (EIA) includes solid waste and soil contamination problems. Pollution of existing surface water resources and spring water, disruption to infrastructure facilities. Quality of life will be improved due to improved socioeconomic conditions in the project area. The moderate impact will be on air quality due to generation of dust and exhaust gases and generation of high noise levels during the project construction and operation.