



EXECUTIVE SUMMARY

Name of the Project:	EIA for the Construction of Multi-Storey Apartments at Sector I-12/1, Islamabad
Proponent:	Pakistan Housing Authority Foundation, Islamabad
Consultant:	Ecocare Consultancy Services (ECCS) Private Limited, Lahore

1. INTRODUCTION

Federal Capital Islamabad is the hub of different classes of civil servants, who in fact spend almost all of their functional life here by leaving their native places from all over Pakistan. These employees feel themselves strangers at their native places when try to settle down there after retirement. To feel and act upon growing and psychological needs of the retiring employees, Pakistan Housing Authority Foundation (PHAF) has planned to build permanent houses for them within federal capital boundaries. These housing projects can also accommodate general public to get a permanent abode at Islamabad.

The revised Environmental Impact Assessment (EIA) report is prepared to initially assess the potential impacts likely to occur from the Project's entire life cycle on the local environmental quality and social life of communities. The assessment came up with a set of impact mitigation measures as well as monitoring programs for the Project to pursue in order to minimize the adverse impacts on the environment as well as nearby communities.

EcoCare Consultancy Services (ECCS) Private Limited has been engaged by the proponent to carry out the Environmental Impact Assessment (EIA) as well as its revision to initiate the housing project for the fulfillment of regulatory requirements under PEPA Act 1997.

Present housing project of PHAF is under construction phase and almost 60% construction process has been completed. The Proponent purchased land and started process of construction planning, allotment to federal employees and allied activities many years before according to their mandate and considered sufficient to inform



CDA about their endeavors. Until recently the proponent came to know that an environmental approval was required from the competent authority before the commencement of the project construction but at that time almost half construction was over. After consultations with the relevant competent authorities, PHAF advertised the project to be approved by the Federal-EPA at belated stage so that scheme could be regularized as per PEPA Act 1997 & 2000.

2. LEGAL AND REGULATORY FRAMEWORK

The national guidelines and legislations relating to the environment considered for the proposed project include, Pakistan Environmental Protection Act (PEPA 1997), Review of IEE/EIA Regulations, 2000, National Environmental Quality Standards (NEQS), National Environmental Policy 2005, Protection of Trees and Brushwood Act, 1979, Clean Air Act, 1990, Pakistan Penal Code 1860, Antiquities Act 1975, Land Acquisition Act 1894 etc.

3. BRIEF OUTLINE OF PROJECT

Project Name	Construction of Multi-Storey Apartments at Sector I-12/1 Islamabad
Proponent Name	Pakistan Housing Authority Foundation, Islamabad
Total area	15 acres
Nature of Project	Urban Development
Cost of Project	PKR 12,160.548 Million
Magnitude of Project	Total number of 3200 flats which are divided into D-Type and E-Type. D-Type apartments will have 2400 flats and each flat having area of 870 SFT whereas the E-Type apartments will have 800 flats with each flat area 712 SFT.
Infrastructure	Electricity, water supply and sewerage, roads, parks, mosque, commercial block, parking area and fire safety



4. APPROACH AND METHODOLOGY

This Environmental Impact Assessment (EIA) study follows the below mentioned approach:

- Baseline data collection to identify the present environmental conditions in the Study Area on the basis of available data field investigation and laboratory monitoring.
- Prediction of the environmental impacts anticipated by the Project upon special study and simulation incorporating experts' opinions.
- Evaluation of the environmental impacts caused by the Project according to relevant laws, regulations, standards and the predicted results.
- Promulgate remedial measures after assessing the residual impacts and evaluation whether they meet the relevant policies and standards or not.
- Preparation of environmental monitoring plan on the basis of actual environmental impacts and the effectiveness of the remedial measures.

5. DESCRIPTION OF ENVIRONMENT

The baseline data of the Project Area was collected from different sources including public literature, reports of other studies conducted in this area, knowledge with the proponent and the concerned government departments and the first-hand surveys and field measurements. The baseline environmental conditions of the Project Area are measured in terms of Physical, Ecological and Socio-economic resources. The project area is surrounded by rural area having dotted population. The project area has uneven topography having mild slopes. The climate of the area is atypical version of a humid subtropical, with hot summers accompanied by a monsoon season and mild and wet winters. The project area is devoid of any faunal and floral species that are declared endangered or protected by the Government of Pakistan.

Nur Railway station is passing nearby the project site. Since most of the Residential units are situated at and around project site and the IJP (Islamabad Capital Territory) Road is running along the project site, which promote traffic flow there and hence, noise levels are bit higher than PEQS during day times.



6. PUBLIC CONSULTATION

Public participation exercise for the socio-environmental assessment was carried out through well-structured interviews from the neighborhood by the use of questionnaires and checklists. All of the contacted persons had no objection to construct the housing project at this site. A few temporary adverse environmental issues were however mentioned by the surrounding community such as noise during construction and dust emissions. These adverse impacts are addressed in the EMP by suggesting appropriate mitigation measures.

7. MAJOR IMPACTS AND THEIR MITIGATION MEASURES

The potential adverse impacts of the project and suggested mitigation measures are summarized below:

Sr.	Potential Impact	Mitigation Measure
1	Architectural design discordancy leading to alteration of aesthetic image of area.	Harmonize building scale compatible with existing conditions of the area.
2	Disruption of existing natural environment and modification of microclimate: <ul style="list-style-type: none"> Increased development density Increased glare/solar reflection Reduced natural ground cover Obstruction of ventilating wind Increased surface run-off 	<ul style="list-style-type: none"> Careful layout and orientation of buildings to respect wind and sun direction. Adequate provision of green and open space planted with grass, shrub and tree cover. Minimum use of reflective building material and finishes for roof, wall and pavement.
3	Pollution and health Hazards <ul style="list-style-type: none"> Dust and other construction waste Noise generation from construction activities. 	<ul style="list-style-type: none"> Damping down of site e.g. sprinkling water to dusty areas on construction site. Containment of noisy operation, including locating noise operations away from sensitive neighbors. Construction work limited to day time only and take shortest time possible.
4	Increased loading on Infrastructure services <ul style="list-style-type: none"> Increased vehicular and/or pedestrian traffic Increased demand on water, sanitation services etc. 	<ul style="list-style-type: none"> Have paved local access road and walkway system Encourage rainwater harvesting Provision of increased water storage capacity Provide adequate storm water drainage system
5	Workers accidents and health issues	<ul style="list-style-type: none"> Employ skilled and trained workers, provide protective clothing.



Sr.	Potential Impact	Mitigation Measure
		<ul style="list-style-type: none"> • Prepare clear work schedule and the organization plan. • Have adequate worker insurance cover • Enforce occupational health and safety standards.
6	Increased social conflict	<ul style="list-style-type: none"> • Encourage formation of community policing and formation of neighborhood associations

8. ENVIRONMENTAL MANAGEMENT AND MONITORING PLAN (EMP)

An environmental management and monitoring plan provides a delivery mechanism to address the potential environmental impacts of a Project during its construction and operational phases, to enhance project benefits, and to introduce health and safety standards of good practice to be adopted for proposed Project.

This process requires proper monitoring to report any performance or any mitigation measure during the construction and operational phases. The proponent will ensure the proper implementation of mitigation measures for the concerned operation and maintenance phase through adequate monitoring. The proposed management and monitoring plan for the construction of housing apartments is given in detail in this Assessment report.

9. CONCLUSION AND RECOMMENDATIONS

Results of this Environment Assessment shows that negative or adverse environmental impacts of the construction as well as operation phases of the proposed project on the physical as well as biological environment will be of little or no eventual consequence because of their mitigable character. Almost all the identified negative impacts of the construction phase are also reversible in nature and can be made good by implementing the mitigation measures and the environmental monitoring program as are suggested in this EIA report. As against the environmental impacts, the socioeconomic benefits of the project are of immense advantage and beneficial for the community and the environment. In order to make the project environmental friendly, construct the green building instead of conventional building, having green-roofs, insulation as well as maximum utilization of the sunlight.



It is further recommended that the proponent should obtain an environmental approval (No Objection Certificate) from the Federal-EPA before proceeding further into the construction activities as per regulatory requirements.