

RAHMAN ENCLAVE

INITIAL ENVIRONMENTAL EXAMINATION

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Bin Abdur Rahman (Pvt) Ltd

Corresponding Address

Rahman Farms, Burma Stop
Adj. Attock Petroleum Site,
Tarlai Kalan, Lehtrar Road, Islamabad
Phone no: (051)-2614407

**Initial Environmental Examination of Rahman
Enclave, Zone IV-B, Islamabad**

***In pursuance of requirements under Section 12 of the Pakistan
Environmental Protection Act, 1997***

EXECUTIVE SUMMARY

Just after few years CDA came into being on June 14, 1960, it was seriously felt by the CDA authorities that CDA would not be able to cope the increased residential requirements at a high residential speed due to complicated land acquisition problems and subsequent litigation. Therefore it is decided to invite private sector for the development of a substantial part of Islamabad. For this purpose CDA in exercise of power conferred by section 51 of CDA ordinance 1960 (XXIII of 1960) read with the section II there of got introduced the Islamabad Capital Territory Zoning Regulations 1992. Under this regulation, Islamabad was divided into five zones and the private sector was allowed to purchase/acquire land and develop residential scheme in zone IV. The development was allowed under certain conditions, in accordance with the pattern of residential sectors planned in zone I in the light of modalities and procedure framed under ICT (zoning) Regulation 1992.

The M/s Bin Abdur Rahman Pvt Ltd, Islamabad has also purchased high valued land measuring 571 kanal, Rahman Enclave is ideally located at prime land on Khanna Lehtrar Road Islamabad, between the under-construction Khanna Pull Interchange (Islamabad Expressway) & Tramrai Chowk (Park Road). This location advantage means that Rahman Enclave is on the main 150 Ft wide Khanna Lehtrar Road in the middle of fully developed and populated residential & commercial areas. The Lehtrar Road is one of the major roads of the twin cities connecting with Azad Kashmir and adjoining Northern areas

This report presents the findings of the Initial Environmental Examination (IEE) carried out by the team of experts on behalf of the M/s Bin Abdur Rahman Pvt Ltd, Islamabad for the proposed project titled "Rahman Enclave, Zone IV-B, Islamabad".

The Master Planning, detailed designing of infrastructure and buildings in the Zone-IV have been designed in compliance to the Master Planning in conformity with the "Modalities and Procedures framed under ICT (Zone) Regulations 1992" issued by Capital Development Authority (CDA) and Building designs are in conformity with the building bye-laws of CDA

The Pakistan Environmental Protection Act, 1997 makes it mandatory for the project proponents to carry out an Initial Environmental Examination (IEE) 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 IEE 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 Initial Environmental Examination (IEE) 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.

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
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Based on the findings an environmental mitigation management plan and 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 IEE study 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. Ecological disturbance of the area due to cutting of trees may be an adverse impact during the construction of the Project but the green areas provided in the project along with Nullah Banks will definitely improve the overall environment. 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.

Appropriate mitigation measures as explained across this report shall reduce, if not eliminate, the aforesaid impacts so that these remain within acceptable limits. The environmental study has established that operation of Rahman Enclave shall not impact adversely on socio-economic conditions prevailing in the area and will in fact be beneficial in many respects.

The contents of Section 12 of the Pakistan Environmental Protection Act, 1997, whereby environmental approval has been made mandatory prior to commencement of a project that may have an adverse environmental impact, make it plainly evident that any economic activity can have some sort of environmental impact. Based on overall assessment of impact of the reviewed project, it is concluded that the proposed housing scheme is not likely to cause any significant adverse impact on the social, physical and biological environment of the area, provided that suitable mitigation measures are implemented. It is further concluded that all potential environmental concerns associated with the project have been adequately addressed