

M/S ASPEN ENTERPRISES



FINAL REPORT APRIL 2024

ENVIRONMENTAL IMPACT ASSESMENT OF ASPEN ENTERPRISES BUILDING PROJECT, IBN-E-SINA ROAD, F-8/G-8, Blue Area, ISLAMABAD



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Executive Summary

Title of the Project

This report presents the findings of “Environmental Impact Assessment of Aspen Tower Project, Blue Area, Islamabad”.

Location of the Project

The project site is located on Plot No. 2, opposite to the Centaraus Mall, Ibn-e-Sina Road, Blue Area, F-8/G-8, Islamabad. The GPS coordinates of the project site are 33°42'26.05"N and 73°03'08.71"E.

The project site is accessible from Ibn-e-Sina Road and Jinnah Avenue.

Name of Proponent and Organization preparing the Report

M/s Aspen Enterprises is the proponent of the project.

In order to comply with the regulatory requirement of federal environmental laws of the government of Pakistan, M/s Aspen Enterprises, the proponent of the project, has acquired the services of Project Procurement International, an Environmental and Management Consultancy Firm, to conduct an Environmental Impact Assessment (EIA) of the project.

Outline of the Project

The objective of the project is to develop state-of-the-art mixed use building (residential + commercial) to facilitate the population of Rawalpindi and Islamabad with state-of-the-art housing and commercial area with all the required facilities in one place. The project site is accessible from Ibn-e-Sina Road and Jinnah Avenue.

The proposed project will comprise of mixed used building (residential + commercial) with 4 basements, 3 MEP floors, a lower ground floor, ground floor and twenty two floors. Tower will accommodate 78 residential apartment units. The apartment tower will have total covered area of 335,553.56 Sft

Total Plot area of the project is 4.40 kanal. This will include Apartment buildings, Park/Green/Open Spaces and Roads. 42.5% area of the total plot area is reserved for open spaces and greenery.

As per parking requirements, lower and upper basements shall be used for parking only. A total of 260 car parking spaces are available at project site.

The cost of the project is Rs. 3 Billion will be completed in 4 years.

Environmental Baseline Conditions

In order to assess and evaluate the impacts and related mitigation measures, in the project area, existing conditions of the physical, biological, and socio-economic environment were studied as under:

Physical Environment

Topography: Islamabad is located at 33.43°N 73.04°E at the northern edge of the Potohar Plateau and at the foot of the Margalla Hills in Islamabad Capital Territory. The project site is located within Blue Area bounded Jinnah Avenue in North and Ibn-e-Sina Road in the South.

Geology and Soil: The soil in Potohar region is shallow clayey of low productivity. Mostly, on the Southern and Western aspects of the Potohar plateau, the soil is thin and infertile. Streams and ravines cut the loose plain, affected by gully erosion and steep slopes. Such land is unsuitable for cultivation. However, large patches of deep, fertile soil are found in the depressions and sheltered localities supporting quality small forests (Rakh), and rain-fed agriculture.



The soil of the project area is composed of clay/silt formed of alluvial deposits laid by the past and present river system in varying thickness. A large part of the area is undulating, and at various places, it is dissected by gullies and ravines.

Surface Water: Rawal Lake is a man-made water reservoir, located across Korang River at a distance of about 10 km from Rawalpindi. The Soan and Korang Rivers are the main streams draining in Islamabad area.

There is Nullah passing through Jinnah Avenue at the north-west of the project site.

Land Use: Natural vegetation includes scrub, forest, and plantation which are about 38.15% in Islamabad in the year 2016. Bare soil covers more than 46%. The built-up area covers 15.14% of the total while water is only 0.44%.

Seismic Risk: Islamabad region can be divided into five major zones: Zone I, Zone II, Zone III, Zone IV, & Zone V. Islamabad lies just at the edge of Hazara Fault Zone that consists of an arc of thrust and folded rocks about 25km wide and 150 km long that is convex to the south and extends west-southward away from the Himalayan syntaxes.

Climate: Islamabad has distinct seasons marked by the wide variation in temperature. The climate remains very salubrious from April to October, but the winters get very cold due to snowfall. The coldest months are December, January and February. The hottest months are June and July. Rainfall in April and May is occasional, but the heaviest rain is in July and August.

The temperature of capital territory Islamabad ranges between -1°C to 46°C . The coldest month is January when the mean maximum temperature is 18.3°C and mean minimum is 3.8°C .

From February to May the temperature rises at the rate of 5.0°C per month. The highest temperature reached in May when the mean maximum temperature remains 39.1°C .

Air Quality: A major anthropogenic source of air pollution in the project area is moderate to high traffic at Jinnah Avenue and Ibn-e-Sina Road.

The ambient air and noise level monitoring was conducted on 6th March 2024 for 24 hours at the project site.

The average 24-hour CO, SO₂, O₃, NO, NO₂, PM_{2.5}, PM₁₀, and SPM were recorded as 1.9 mg/m³, 10.2 ug/m³, 20.8 ug/m³, 12.5 ug/m³, 23.3 ug/m³, 28.8 ug/m³, 133 ug/m³, 127 ug/m³ and 367 ug/m³ respectively at project site. All the obtained values for the air quality parameters are within the permissible limit.

Noise and Vibration: There is moderate to high traffic at Jinnah Avenue and Ibn-e-Sina Road. The 24-hour monitoring for noise level was carried out at the project site. The average noise level at the project site was found to be 54dB at day time and 46 dB at night time, which are within the compliance limit of NEQS (for day 65 dB and for night 55 dB).

Ground Water: CDA Supply is the main source used in project area for domestic purposes.

A chemical analysis test of the ground water was conducted at the project site. The samples of ground water were collected on 12 March 2024 for analysis. The parameters that were analyzed include pH, Total Dissolved Solids, Chloride, Cadmium, Chromium, Copper, Lead, Manganese, Nickel, Zinc, Antimony, Aluminum, Arsenic, Boron, Barium, Mercury, Selenium, Total Coliforms, Fecal Coliforms Bacteria, E.Coli, Color, Taste, Odour, Turbidity, Total Hardness as CaCO₃, Cyanide, Fluoride, Nitrate, Nitrite, Residual Chlorine and Phenolic Compounds (as Phenols).

It was found that all these parameters are within the permissible limit except Total coliforms and Turbidity.

Ecological Environment

Flora



The vegetation of Islamabad is a representative of Dry Subtropical Scrub Forest which is dominated by *Acacia modesta* (Phulai), *Ziziphus mauritiana* (Ber); *Ziziphus nummularia* (Mullah), etc. Other associates existing in varying proportions include *Prosopis cineraria* (Jand), *Melia azadirachta* (Dharek); *Morus alba* (Mulberry-Shahtoot); *Dalbergia sissoo* (Tahli-Shisham); *Acacia nilotica* (Kiker). In the undergrowth *Cannabis sativa* (Bhang), *Calotropis procera* (Desi Ak), *Parthenium hysterophorous* (Gandi Booti) and *Ocimum bacilicum* (Niazbo) are predominant.

The project site has 8 trees (Sheesham, Channar, Sirain, Sukhchain and Shahtoot) on the boundaries and some scarce natural vegetation. No trees will be cut down as these trees are not within the premises of the construction area, so they will be preserved. However, a few shrubs and tree species, including ber, bhang, shisham, ack, kikar, and behkarh, were also found within the project area.

Fauna

In its original form, the Dry Subtropical Scrub Forest constituted the habitat of wild fauna consisting of a host of animals and birds. As the disturbance increased to a maximum level with complete inhabitation, wildlife abundance and diversity decreased to a minimum degree. Mammals commonly found in the project area are Rat, Wild boar and Pocupine, birds include Quail, House Sparrow and House Crow and reptiles common in the area are Monitor Lizard, and Spin tailed lizard.

Protected Areas/National Sanctuaries

The project is located in Zone I of Islamabad Capital Territory and there is no protected area and national sanctuaries in the immediate vicinity of the project.

Socio-Economic and Cultural Environment

The socio-cultural and socio-economic conditions of the local community in the project area namely F-8/4, G-7/1, G-8/3 and G-7/2 are described in the report. This area may get direct positive or negative impacts from the construction of Aspen Tower Project.

Public Consultation

During the public consultation, meetings were held with the community visiting the Centaurus Mall, PIMS hospitals, local vendors and community living around the project site. The project activities impact the physical, biological, and socio-economic environment of the project area were highlighted to them. Stakeholders concerns regarding various aspect, existing environment, and impacts of the project were noted, and mitigation measures are proposed in the EIA report.

Much of the public consultation process has revolved around concerns for the mitigation of construction stage and operational stage impacts. The information obtained from the community was used to identify concerns and issues that have been subsequently mentioned and addressed in the EIA report.

Major Impacts and Recommended Mitigation Measures

Physical Environment

Impacts: The soil-related issues include soil erosion, slope stability, and soil contamination. The land clearing, levelling and grading, excavation and filling, construction activities and maintenance of equipment/vehicles may cause these issues. The quality of soil would be affected, as soil contamination would occur because of disposal of untreated wastewater or direct disposal of chemical and onsite preparation of materials. Oils, chemical spills and waste from campsites may also deteriorate the quality of the soil.

Dumping of construction wastes/excavated material, in the surrounding area, may limit the use of land in the project area. The solid waste may be generated due to different construction activities, and it will mainly include surplus excavated and construction material.

Land use change is expected during the construction phase, one at the burrow areas and other where the spoil or mucking material will be disposed of.

Construction machinery and project vehicles will release exhaust emissions, containing Carbon Monoxide (CO), Oxides of Sulfur (SO_x), Oxides of Nitrogen (NO_x), and Particulate Matter (PM). In addition, various burning activities involved in roads construction will also cause air pollution.

These emissions can deteriorate the ambient air quality in the immediate vicinity of the project site. Furthermore, construction activities such as excavation, land levelling, filling and vehicular movement on unpaved tracks may also cause fugitive dust emissions.

Noise and vibration will be generated by construction machinery and vehicles.

The quality of water may deteriorate in the area due to preparation of construction material on site, leachate may be produced and percolated through the soil. It may then reach the water table and contaminate the water that may be consumed by the local people.

Aspen Tower Project is being developed in an area with a commercial setting. There is very limited vegetation on project site, but still, there is a need to maintain much of its existing landscape and vegetation.

Mitigations: Soil erosion can be minimized by appropriate land clearing, levelling and grading. Excavated slopes will not be left untreated/unattended for long durations, and appropriate slope stabilization measures will be taken as per the design.

For the domestic sewage from the contractor's camp, a septic tank with soaking pit will be constructed having adequate capacity. Waste oils will be collected in drums and sold to the recycling contractor.

The recyclable waste from the project site (such as cardboard, drums, broken/used parts, etc.) will be sold to recycling contractors, or where appropriate to reuse/recycle it. The hazardous waste will be kept separate and handled according to the nature of the waste. While storing, hazardous waste will be marked.

Ecological Environment

Impacts: The project area has a limited natural vegetation cover. The site preparation and construction activities may necessitate removal of the natural vegetation. Damage and/or loss of vegetation and clearing of other indigenous and introduced species, as well as undergrowth species which comprising bushes, grass, etc. will also lose.

The project site is located in dense urban area of Islamabad, which provides less and minor habitat for wildlife. The loss of natural vegetation and other project activities will potentially have adverse impacts on the local fauna and habitats of the area as well. Smoke, chemicals, dust particles, and noise generated by heavy machinery are a scaring factor for wildlife. Rodents, hedgehogs, porcupines would lose their abode. Similarly, natural population of wild boar, also considered a pest, is maximum due to lack of predators in the project area.

Mitigations: Endeavours will be made to compensate for the loss by enhancing the environment, through a plantation of trees and ornamental plants. A plantation plan for Aspen Tower Project has been prepared. As the project site has not as much space for the plantation of large number of trees so the plan has a mix of appropriate trees/bushes which will be raised on the site recommended by the CDA.

All preventive measures will be adopted to control the spill-over of chemicals and other effluents on the ground to protect soil fauna and ensure microbial activity according to the NEQS. A record will be maintained for any tree cutting. The construction crew will be provided with LPG as cooking (and heating, if required) fuel. Use of fuelwood will not be allowed at the contractor camp.

Environmental Management Plan and Proposed Monitoring

The purpose of the Environmental Management Plan (EMP) is to minimize the potential environmental impacts due to the project. The EMP reflects the commitment of Aspen Tower Project to safeguard the environment as well as the surrounding population.

The EMP provides a delivery mechanism to address the adverse environmental impacts, to enhance the project's benefits and to introduce standards of best practices to be adopted for all phases of the project.

M/s Aspen Enterprises will prepare a Quarterly Environmental Monitoring Report of project activities that will be carried out during the construction phase of the project. These reports will be submitted to the Pakistan Environmental Protection Agency, Government of Pakistan for their review and consideration. The total estimated Environmental Mitigation and Monitoring Cost is **PKR 61.142 Million**.

Conclusion and Recommendations

On the basis of the overall impact assessment, more specifically, nature and magnitude of the residual environmental impacts identified during the present EIA, it is concluded that Aspen Tower Project can mitigate potential negative issues provided that the project activities are carried out as mentioned in the report, and the mitigation measures included in this report are completely and effectively implemented.

There are no remaining issues that warrant further investigation. This EIA is considered adequate for the environmental and social justification of the project.

Table of Contents

1	Introduction	16
1.1	Project Background and Overview.....	16
1.2	The Project.....	16
1.3	The Proponent	18
1.4	Name of the Organization Preparing the Report	18
1.5	Contact Persons	18
1.6	Environmental Impact Assessment	18
1.7	Purpose of Environmental Impact Assessment Report.....	18
1.8	Screening of the Project	18
1.9	Scoping of the Project.....	19
1.10	Screening of Potential Environmental Impacts	19
1.11	Scope of EIA	21
1.12	Approach and Methodology	22
1.12.1	Approach for EIA.....	22
1.12.2	Kick-off Meeting with the Proponent	22
1.12.3	Collection of Secondary Data.....	22
1.12.4	Collection of Primary Data and Field Visit.....	22
1.12.5	Analysis of Alternatives.....	22
1.12.6	Public Consultation.....	22
1.12.7	Review of Legislative Requirements	23
1.12.8	Identification and Evaluation of Impacts	23
1.12.9	Identification of Mitigation Measures.....	23
1.12.10	Development of Environmental Management Plan (EMP).....	23
1.12.11	Organization of the EIA Report	23
2	Legislative Institutional Framework	26
2.1	Introduction	26
2.2	Laws and Regulations.....	26
2.2.1	Pakistan Environmental Protection Act, 1997.....	26
2.2.2	Pakistan Environmental Protection Agency (Review of IEE and EIA Regulations), 2000	26
2.3	National Environmental Quality Standards (NEQS), 2000	27
2.3.1	Environmental Protection Agency's Environmental Guidelines.....	28
2.4	Implication of Legislations to the Project	28
3	Description of the Project	29
3.1	Introduction	29
3.2	Type and Category of the Project.....	29
3.3	Objective of the Project.....	29
3.4	Project Location and Accessibility.....	29
3.5	Description of the Project	31
3.6	Schedule of Areas	31
3.7	Occupancy of Aspen Tower Project.....	43
3.8	Facilities to be provided at Aspen Tower Project	43
3.8.1	Water Demand and Storage.....	43

3.8.2	Sewerage System.....	43
3.8.3	Solid Waste Management	44
3.8.4	Fire Suppression System	44
3.8.5	Electricity System	44
3.8.6	Car Parking.....	45
3.8.7	HVAC System	45
3.8.8	Building Management System (BMS)	45
3.9	Sustainable Features of the Project	47
3.10	Traffic Management Plan	47
3.11	Vegetation features of the site.....	47
3.12	Land acquisition	47
3.13	Current Land Use of the Project Site	47
3.14	Current Status of the Project	47
3.15	Carbon Footprint	48
3.16	Cost of the Project.....	48
3.17	Time Schedule	49
3.18	Project Phases.....	50
3.18.1	Pre-construction/Design Phase	50
3.18.2	Construction Phase	50
3.18.3	Operational Phase.....	51
4	Project Alternatives	53
4.1	Background	53
4.2	No Project Option	53
4.3	Build-As-Proposed-Option.....	53
4.4	Site Alternative	53
4.5	Conclusion.....	53
5	Description of the Environment.....	54
5.1	Introduction	54
5.2	Islamabad.....	54
5.3	Physical Environment	56
5.3.1	Topography	56
5.3.2	Geology and Soils.....	56
5.3.3	Land Use.....	56
5.3.4	Seismic Risk.....	57
5.3.5	Major Earthquakes	57
5.3.6	Surface Water	59
5.3.7	Ground Water	59
5.3.8	Climate.....	60
5.3.9	Air Quality and Noise Level Monitoring.....	61
5.3.10	Ambient Air Quality Monitoring.....	61
5.3.11	Noise Level Monitoring.....	62
5.3.12	The conclusion of ambient air quality and noise level monitoring.....	63
5.4	Biological Environment.....	63
5.4.1	Flora	63
5.4.2	Fauna	65



5.4.3	Protected Areas/National Sanctuaries.....	66
5.5	Socio-Cultural Environment	66
5.5.1	Pakistan Institute of Medical Sciences	68
5.5.2	Shaheed Zulfiqar Ali Bhutto Medical University	68
6	Stakeholder Consultation	69
6.1	Approach to Public Consultation	69
6.2	Objectives of Consultation	69
6.3	Categories of Stakeholders Contacted	69
6.4	Major Stakeholders Involved	69
6.5	Scoping Session.....	70
6.6	Issues Discussed	70
6.7	Major Stakeholders and their Apprehensions	70
6.8	Consultation with the Communities	72
6.9	Address of Concerns	73
7	Impact Assessment and Mitigation Measures.....	76
7.1	Introduction	76
7.2	Impact Identification with Matrices	76
7.2.1	Impact Identification with Matrices	76
7.2.2	Risk Assessment	76
7.2.3	Positive impacts.....	77
7.3	Community and Stakeholders' View	82
7.4	Environmental Impact Characterization.....	82
7.5	Pre-Construction/Design Phase Impacts.....	83
7.5.1	Project Siting Impacts.....	83
7.5.2	Project Site, Land Use, and Design	84
7.5.3	Shadow Analysis.....	85
	Non-Sunlight-Sensitive Resources: Non-sunlight-sensitive resources include: .	85
	Shadow Length	87
	Assessment Findings and Mitigation Measures for Shadow	89
7.6	Construction Phase Impacts	90
7.6.1	Soil Degradation and Contamination.....	90
7.6.2	Air Quality Deterioration	91
7.6.3	Noise and Vibration.....	92
7.6.4	Surface Water and Groundwater Contamination	93
7.6.5	Loss of Vegetation	94
7.6.6	Damage to Wildlife	95
7.6.7	Disposal of Construction Waste/Excavated Material.....	96
7.6.8	Traffic Management	96
7.6.9	Safety Hazards, Public Health and Nuisance	97
7.6.10	Sites of Archaeological or Historical Significance	98
	Impacts Associated With Carbon Footprints.....	98
7.7	Operational Phase Impacts.....	99
7.7.1	Solid Waste Management	99
7.7.2	Contamination of Surface and Groundwater.....	100
7.7.3	Traffic Management	101

7.7.4	Carbon Footprints	101
7.8	Positive Impacts	102
7.8.1	Residential Facility	102
7.8.2	Business Opportunity	102
7.8.3	Employment	102
7.9	Summary of Impacts and their Mitigation Measures	102
8	Environmental Management Plan	105
8.1	Introduction	105
8.2	Purpose and Objectives of EMP	105
8.3	Management Approach	105
8.3.1	Pre-Construction and Construction Phase	105
8.3.2	Operational Phase	106
8.4	Organizational Structure and Responsibilities	106
8.4.1	Construction Phase	106
8.4.2	Operational Phase	106
8.4.3	Approvals	107
8.4.4	Contractual Provisions	107
8.4.5	Environmental Mitigation Matrix	107
8.5	Solid Waste Management Plan	121
8.6	HSE Management Plan	121
8.7	Traffic Management and Construction Material Transportation Plan	123
8.8	Emergency Preparedness, Response and Site Evacuation Plan	123
8.9	Fire Fighting Plan	124
8.10	Plantation Plan	125
8.11	Plantation Plan Cost	126
8.12	Restoration and Rehabilitation Plan	129
8.13	Grievance Redressal Mechanism	129
8.14	Project Monitoring	129
8.15	Environmental Monitoring Plan	129
8.16	Training Program	133
8.17	Environmental Monitoring & Mitigation Cost	135
8.18	Communication and Documentation	135
8.19	Change Management Plan	136
8.20	Post Project Monitoring	136
9	Conclusion and Recommendations	137
9.1	Introduction	137
9.2	Conclusions	137
9.3	Recommendations	137
	Annexure-1: List of Names, Qualification and Roles of EIA Team Members	138
	Annexure-2: Terms of References	139
	Annexure-3: References	140
	Annexure-4: Glossary	141
	Annexure-5: List of People Met During Consultation	143
	Annexure-6: Ambient Air Quality, Noise Level Monitoring and Water Testing Report	144

List of Tables

Table 1.1: Summary of Methodologies and Activities to Conduct EIA.....	25
Table 3.1: Breakdown of Apartments and Commercial Spaces of Aspen Tower	31
Table 3.2: Area Schedule of Aspen Enterprises Building Project.	31
Table 3.3: Expected Occupancy of Aspen Tower Project	43
Table 3.4: Details of Water Tanks, Size and Water Capacities.....	43
Table 3.5: GHG Emissions Factor	48
Table 3.6: Time Schedule/Flow Chart Aspen Tower Project	49
Table 3.7: Staff for the Construction Phase of the Project.....	50
Table 5.1: Chemical Analysis of Ground water at the project site.....	59
Table 5.2: Summary of Ambient Air Quality and Noise Results at the Project Site.....	63
Table 5.3: Flora in the vicinity of the project site.....	64
Table 6.1: Categories of Stakeholders Interviewed in the Project Area	70
Table 7.1: Risk Analysis Matrix	77
Table 7.2: Positive Impact Analysis Matrix	77
Table 7.3: Environmental Screening Matrix (un-mitigated) of Aspen Tower Project ...	78
Table 7.4: Impact Characterization of Aspen Tower Project.....	82
Table 7.5: Liner Shadow length-June 21, 2024	87
Table 7.6: Liner Shadow length-December 21	89
Table 7.7: Summary of Impacts and Mitigation Measures	102
Table 8.1: Environmental Matrix of Aspen Tower Project.....	108
Table 8.2: Estimated Cost for the Implementation of Environmental Monitoring Plan for Aspen Tower Project.....	122
Table 8.3: Recommended Plants for Aspen Tower Project.....	125
Table 8.4: Recommended indoor plants for Aspen Tower Project.....	126
Table 8.5: Tentative Cost of Equipment	126
Table 8.6: Estimated Cost of Unit Plantation (1,000 Plants) for 1st Year	127
Table 8.6: Estimated Unit Cost of Plantation of (200 Plants) & Maintenance for 2nd Year in case of 20% Mortality	127
Table 8.8: Estimated Cost of Plantation Unit (100 Plants) & Maintenance for 3rd Year	127
Table 8.9: Estimated cost of Maintaining 1000 plants for the 4th year.....	128
Table 8.10: Total Cost of Plantation Plan for Four years.....	128
Table 8.11: Final Cost per Tree Planted.....	128
Table 8.12: Environmental Monitoring Plan for Aspen Tower Project	131
Table 8.14: Cost Estimates for Environmental Monitoring during the construction phase	133
Table 8.14: Framework for Environmental Social Training Program of Aspen Tower Project.....	134
Table 8.15: Summary of Environmental Mitigation & Monitoring Cost	135

List of Figures

Figure 1.1: Key Location Map of the Aspen Enterprises Building Project.....	17
Figure 3.1: Location and Accessibility of Aspen Tower Project.....	30
Figure 3.2: Basement-4 and 3 Plan of Aspen Tower Project.....	33
Figure 3.3: Basement-1 and 2 Plan of Aspen Tower Project.....	34
Figure 3.4: Lower Ground and Ground Floor Plan of Aspen Tower Project	35
Figure 3.5: 1st and 2nd Floor Plan of Aspen Tower Project	36
Figure 3.6: MEP Floor 1 and 2 Plan of Aspen Tower Project	37
Figure 3.7: 3rd - 6th and 7th Floor Plan of Aspen Tower Project	38
Figure 3.8: 8th to 12th + MEP (3) Floor Plan of Aspen Tower Project.....	39
Figure 3.9: 13th – 15th + 16th Floor Plan Service Floor of Aspen Tower Project.....	40
Figure 3.10: 17th – 20th Floor Plan of Aspen Tower Project	41
Figure 3.11: 21st and Top Roof Plan of Aspen Tower Project	42
Figure 3.12: Building Management System BMS.....	46
Figure 3.13: Pictorial presentation of Project area of Aspen Tower.....	52
Figure 5.1: Map of Islamabad	55
Figure 5.2: Seismic Map of Islamabad.....	58
Figure 5.3: Mean Monthly Meteorological Data of Islamabad	60
Figure 5.4: Mean Monthly Precipitation Data of Islamabad⁶	61
Figure 5.5: Flora at the Project site.....	64
Figure 5.6: Project Area Map of Aspen Tower Project.....	67
Figure 6.1: Pictorial presentation of the public consultation.....	74
Figure 7.1: Sun angle for Summer Solstice, 21st June 2024.....	86
Figure 7.2: Sun angle for Winter Solstice, 21st December 2024.....	87
Figure 7.3: Shadow length over different times of day for June 21.....	88
Figure 7.4: Shadow length over different times of day for December 21	89

List of Abbreviations

CO	Carbon Monoxide
E	East
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
Govt.	Government
GPD	Gallons per Day
HSE	Health, Safety and Environment
EIA	Environmental Impact Assessment
N	North
NaCl	Sodium Chloride
NCS	National Conservation Strategy
NE	North-East
NEQS	National Environment Quality Standards
NOC	No Objection Certificate
NO_x	Nitrogen Oxides
Pak-EPA	Pakistan Environmental Protection Agency
PEPA	Pakistan Environmental Protection Act 1997
PEPC	Pakistan Environmental Protection Council
PM	Particulate Matter
PPI	Project Procurement International
Pvt.	Private
STP	Sewage Treatment Plant
SO_x	Sulphur Oxides
Sr. No.	Serial Number
SW	South-West
TDS	Total Dissolved Solids
TSS	Total Suspended Solids
UNEP	United Nations Environment Program
W	West
WAPDA	Water and Power Development Authority
WB	World Bank
WHO	World Health Organization

List of Units

%	Percent (age)
°C	Degree centigrade
cm	Centimeter
dB (A)	Decibel
ft²	Square foot
ft³	Cubic foot
km	Kilometre
km/h	Kilometer/hour
m	Meter
m²	Square meter
m³	Cubic meter
MT	Metric Ton
Rft	Running Feet
Rpm	Revolutions per Minute



1 Introduction

1.1 Project Background and Overview

With the advent of urbanization and population growth, cities in Pakistan are expanding. Most people in Pakistan live in the countryside, with only one-third of the country's estimated 200 million inhabitants currently are in cities. However, Pakistan is urbanizing at an annual rate of three percent – the fastest pace in South Asia. By 2030, more than half of Pakistan's projected 250 million citizens are expected to live in cities. ¹

Urbanization has inflated Pakistan's biggest cities so rapidly that they struggle to deliver public services and create productive jobs. The main factor is migration from rural areas. Another is to seek livelihoods and access to better services such as education and healthcare. Those migrating for these reasons tend to be poor and to work in professions hit hard by climate change - such as farmers and fishermen facing droughts and other water-loss problems. ²

Rapid urbanization has led to a housing shortage. The State Bank of Pakistan has estimated that across all major cities, urban housing was approximately 4.4 million units short of demand in 2015. If current trends continue, Pakistan's five largest cities will account for 78 percent of the total housing shortage by 2035. When provided, housing is often low quality. Pakistan ranks eighth among the ten countries that collectively hold 60 percent of substandard housing across the world. ³

With the cost of land increasing rapidly in cities in Pakistan, high-rise buildings and apartments are becoming more feasible. The **vertical expansion** means cities can **accommodate more residential/commercial space per square meter** of the ground floor than single-story buildings that take up more ground floor or land. They are suitable for highly populated or overpopulated cities where there is a shortage of land. The overall cost of land, preliminaries, foundations, and roofing is much lower for high-rise buildings when compared to single-story horizontal developments of the same magnitude. High-rise buildings offer much better security to tenants than a ground-level development which provides multiple points of access for intruders. More security is often required for a single-story complex.

1.2 The Project

M/s Aspen Enterprises intends to develop a state of the art residential apartments and commercial offices named "Aspen Tower Project" on Plot No.02, Ibn-e-Sina Road, Blue Area F-8 / G-8, Islamabad. The keymap of the project location has been shown in **Figure 1.1**.

¹ Background paper for World Bank (2014) Pakistan Urban Sector Assessment: Leveraging the Growth Dividend.

² Qadeer, Mohammad A. 2000. "Ruralopolis: The Spatial Organization and Residential Land Economy of High-Density Rural Regions in South Asia" Urban Studies 37(9): 1583–1603

³ The National Socio-Economic Registry (NSER), based on the Benazir Income Support Programme's (BISP) Poverty Score Survey (PSS) conducted in 2010

Figure 1.1: Key Location Map of the Aspen Enterprises Building Project



1.3 The Proponent

M/s Aspen Enterprises is the proponent of the Project.

The aim of the M/s Aspen Enterprises is to offer the highest standards of luxury and reliability in the fast-evolving construction and development industry of Pakistan.

1.4 Name of the Organization Preparing the Report

M/s Project Procurement International, an Environmental and Management Consultancy Firm, Islamabad has prepared the Environmental Impact Assessment of Aspen Tower Project. The list of names, qualification and roles of team members carrying out the EIA has been attached in **Annexure-1**.

1.5 Contact Persons

The authorized representative of M/s Aspen Enterprises and PPI is the following:

M/s Aspen Enterprises.	Environmental Consultant
Ms. Summaiya Abbasi General Manager M/s Aspen Enterprises Mob: 0333-7469333	Mr. Saadat Ali, Environmental Engineer Project Procurement International 26, Second Floor, Silver City Plaza, G 11 Markaz, Islamabad Tel: +051 2363624 Cel: 0300 8540195 Email: projectpi@gmail.com Website: www.projectpi.pk

1.6 Environmental Impact Assessment

According to the Pakistan Environmental Protection Agency (Review of IEE/EIA), Regulations 2000.

“No proponent of a project shall commence construction or operation unless he has filed with the Federal Agency an Environmental Impact Assessment or where the project is likely to cause an adverse environmental effect, an environmental impact assessment, and has obtained from the Federal Agency approval in respect thereof”.

1.7 Purpose of Environmental Impact Assessment Report

The Environmental Impact Assessment (EIA) is the assessment of the environmental consequences (positive and negative) of a plan, policy, program, or actual projects prior to the decision to move forward with the proposed action.

The EIA is the process of identifying, predicting, evaluating and mitigating the biophysical, social, and other relevant effects of development project prior to major decisions being taken and commitments made. Furthermore, the report will enable M/s Aspen Enterprises to obtain environmental approval of the construction of Aspen Tower Project from Pakistan Environmental Protection Agency (Pak-EPA) Islamabad.

The purpose of the EIA is to ensure that decision-maker consider the environmental impacts when deciding whether or not to proceed with a project.

1.8 Screening of the Project

Aspen Tower Project will be a mixed used (Residential+Commercial) development spread over 4.40 kanals on Ibn-e-Sina Road.

EIA is mandatory under section 12 clause (1) of the Pakistan Environmental Protection Act 1997 for all development interventions.

According to Pakistan EPA (Review of IEE and EIA Regulations, 2000), the proposed project falls under **Category H (Urban Development)** of **Schedule II** and, therefore, requires the EIA study.

1.9 Scoping of the Project

A scoping exercise was undertaken with Pakistan Environmental Protection Agency on 18-03-2024 to identify the potential issues that are to be considered in the environmental impact assessment. The scoping exercise included the following indispensable tasks:

Spatial and Temporal Boundaries of the Project: The Project is located on Plot No. 02, Ibn-e-Sina Road, Blue Area, F-8/G-8, Islamabad. The Project site is located in an urban area. Similarly, the magnitude of impacts will be localized.

The spatial and temporal boundary of the Project during the operational phase will be localized and long-term.

Stakeholder Consultation: Stakeholder consultation sessions were undertaken to document the concerns of the local community and other stakeholders and to identify issues that may require additional assessment in order to address these concerns. Stakeholder consultation was conducted during the initial survey with the following objectives:

- To inform the Stakeholders, Communities and Project Affected Persons about the Project.
- To gather feedback from the primary and secondary stakeholders of the Project
- To identify relevant potential issues, including the socio-economic impacts of the Project and corresponding mitigation measures.

During the stakeholder consultation process for the Project, the following key aspects were highlighted by stakeholders:

- The EMP cost should be proportionate to the total cost of the project
- Shadow Analysis and Carbon Footprint
- Effectiveness of Construction Material and Transportation Management Plan
- Concerns of the residents to be affected by the project (Project Affected Persons, if any)

Magnitude of impact: The magnitude of the impact will be localized as Major Issue.

1.10 Screening of Potential Environmental Impacts

The environmental, and socioeconomic baseline data collected during the Project was used to assess the potential impacts of the proposed activities. The potential sources of environmental impacts identified and analyzed during the impact assessment study include:

- Air Emissions
- Wastewater
- Solid Waste
- Noise Levels

The impact assessment was carried out by siting the Project area and creating an understanding of all the activities during Project siting, construction and operation of Aspen Tower Project.

Checklist of Screening of Potential Environmental Impacts			
Screening Questions	Yes	No	Remarks
Project Siting Impacts			



Checklist of Screening of Potential Environmental Impacts			
Densely populated?	✓		The plot is designated for construction of highrise buildings
Heavy with development activities?	✓		The project area has a number of development projects under construction phase
Adjacent to or within any Environmentally sensitive areas?	✓		Not environmentally sensitive areas are located in the microenvironment.
Cultural heritage site	✓		There are no cultural heritage sites nearby.
Protected area	✓		There is no protected area in the microenvironment.
Wetland	✓		No wetland in the microenvironment.
Mangroves	✓		No mangroves are present in the microenvironment.
Estuarine	✓		Not Applicable
Buffer zone of protected area	✓		No such buffer zones exist in the microenvironment
Bay	✓		Not Applicable
Potential environmental impacts will the Project cause			
Dislocation or involuntary resettlement of people?	✓		No dislocation or involuntary resettlement of people?
Traffic congestion	✓		The project site has access from Ibn-e-Sina and Jinnah Avenue
Surface and Groundwater Contamination	✓		CDA drainage and sewerage line pass through the project area
Checklist provides the screening for potential environmental impacts			
Screening Questions	Yes	No	Remarks
Deterioration of environmental conditions surrounding the Project site.		✓	During the construction phase, related environmental impacts may be envisaged; however, they will be curtailed by mitigation measures. During the operation phase, mitigation measures will be implemented to minimize the environmental footprint.
Degradation of land and ecosystems (e.g. loss of wetlands and wildlands, coastal zones, watersheds and forests)?		✓	Not envisaged.
Degradation of cultural property and loss of cultural heritage?		✓	Not envisaged. No such sites are found in the microenvironment.
Disproportionate impacts on the poor, women and children, Indigenous peoples, or other vulnerable groups?		✓	No such impacts are expected as the land is deprived of any such group.
Pollution of receiving drainage waters resulting in residential land, agricultural grounds and land resources?		✓	Loss of land comprising residential, agricultural and grazing land is not envisaged.

Checklist of Screening of Potential Environmental Impacts		
Water resources problems (e.g. depletion/ degradation of available water supply, deterioration of surface and groundwater quality and pollution of receiving waters)?	✓	A number of water-conserving fixtures will be installed in the Project to reduce water consumption.
Social conflicts between construction workers from other areas and local workers?	✓	Not expected. Reputable and experienced contractors will be hired.
Road blocking due to soil excavation?	✓	All construction activities will happen inside the project site.
Noise and dust from construction activities?	✓	Likely but will be minimized through better management practices.
Traffic disturbances due to construction material transport?	✓	A proper traffic route will be finalized and shared with ITP for construction material haulage.
Temporary silt runoff due to construction?	✓	If such a situation emerges, it will be mitigated through better management practices and the installation of silt traps.
Contamination of surface and ground waters due to improper waste disposal	✓	Proper solid waste collection and disposal.
Are there any demographic or socio-economic aspects of the Project area that are already vulnerable (e.g. high incidence of marginalized populations, rural-urban migrants, illegal settlements, ethnic minorities, women or children)?	✓	The Project area is not vulnerable with respect to any demographic or socioeconomic aspects.

1.11 Scope of EIA

The project requires the Environmental Impact Assessment to identify environmental impacts of construction and operational phases of the proposed project of M/s Aspen Enterprises.

The scope of EIA of Aspen Tower Project is as follows:

- The identification and assessment of all major and minor impacts during pre-construction, construction and operational phases;
- Identification of all significant impacts that may require detailed assessment;
- Propose mitigation measures to minimize, eliminate or to compensate for the potential adverse impacts that may arise during pre-construction, construction and operational phases of the project;
- Public consultation with all the stakeholders of the proposed project;
- Preparation of Environmental Management Plan;
- Conclusions and recommendations; and
- Preparation of an Environmental Report for submission to Environmental Protection Agency, Pakistan.

The Terms of Reference for the EIA report has been attached in **Annexure-2**.



1.12 Approach and Methodology

1.12.1 Approach for EIA

The approach for conducting EIA of Aspen Tower Project is to follow the requirement of Pakistan Environmental Protection Agency (Review of IEE/EIA) Regulations, 2000.

1.12.2 Kick-off Meeting with the Proponent

The kick-off meeting was held between the PPI team and Project Coordinator of Aspen Tower Project.

During this meeting, the list of activities for the study relevant to the environmental impact assessment of the project was discussed.

1.12.3 Collection of Secondary Data

All available published and unpublished information pertaining to the background environment was obtained and reviewed. All data sources were carefully reviewed to collect the following information:

Physical Environment: topography, geology, soils, surface and groundwater resources and climate;

Biological Environment: habitat types, flora and fauna (particularly rare or endangered species), critical habitats, and vegetation communities within the area;

Socio-Economic Environment: settlements, socio-economic conditions, infrastructure and land use; and

Heritage Aspects: sites of cultural, archaeological or historical significance.

The list of the references of secondary data consulted during the EIA study is provided in **Annexure-3**. The glossary of terms used in the EIA report has been provided in **Annexure-4**.

1.12.4 Collection of Primary Data and Field Visit

The PPI team visited the project site and adjoining areas for obtaining detailed knowledge of the environmental conditions of the area. During the field visits, the existing environmental conditions were studied.

The Rapid Social Appraisal method was applied to discover the facts, empirically verifiable observations or verifying the old facts, on the prevailing socio-economic and cultural conditions of the project area. Communities that were in the surrounding 1 km radius investigated during the field survey.

The ambient air quality and noise monitoring at the project site was carried out. The survey team ensured that the mammals, birds, and other species were observed without causing any potential disturbance. The sampling locations were randomly selected, ensuring that sufficient locations are represented from each habitat type, and the maximum number of species was recorded.

1.12.5 Analysis of Alternatives

The EIA report gives the details of alternatives considered during the planning and design phases of the project.

1.12.6 Public Consultation

Public consultations were held with community living in the vicinity of Aspen Tower Project site. Different aspects of the proposed project were highlighted to the community regarding their impacts on the physical, biological, and socio-economic environment of the project area and their concerns and suggestions were solicited.

The meetings were held with the Proponent, Architect of the Project, University Professors, Real Estate Dealer, Deputy Manager (Environmental and Social Safeguard Section), IESCO,

Emergency and Disaster Management Directorate, University Academia and community working and living in the project area.

The information obtained from the community was used to identify concerns and issues that have been subsequently mentioned and addressed in the EIA report. The list of the people met during the public consultation is provided in **Annexure-5**.

1.12.7 Review of Legislative Requirements

The information on environmental policies, national and international laws as well as guidelines relevant to the project was reviewed, and a synopsis of all relevant laws has been narrated in the report.

1.12.8 Identification and Evaluation of Impacts

The identification of impacts is a key activity in the environmental assessment process, which is based on the professional judgment of our experienced team supported by national and international guidelines.

The potential impacts were identified with methodical consideration of likely or possible significant impacts on the environment for the development of the residential complex. The aim of this task was to assess the associated risks with these impacts.

Each impact identified has been evaluated against its significance in terms of severity and likelihood of its occurrence. The impact evaluation process prioritized each potential impact and screened out insignificant or inconsequential impacts.

The significance of the impacts has been assessed in terms of the effects on the natural ecosystem, level of public concern and conformity with legislative or statutory requirements. The assessment of the severity was to consider the nature, magnitude, extent and location, timing and duration and reversibility of the potential impact. The evaluation of the significant impacts has formed the basis for the development of the Environmental Management Plan.

1.12.9 Identification of Mitigation Measures

The objective of identification of mitigation measures is to identify practices, technologies or activities that would prevent or minimize all significant environmental impacts and propose physical and procedural controls to ensure that mitigation is effective.

Based on the impact evaluation performed, changes or improved practices have been suggested, where practical, in the planned activities, to prevent and control unacceptable adverse impacts resulting from normal or extreme events. Monitoring requirements and institutional arrangements for monitoring have been defined and suggested.

1.12.10 Development of Environmental Management Plan (EMP)

An Environmental Management Plan has been developed for effective implementation of the recommended mitigation measures of negative impacts during pre-construction, construction, and operation phase. The Environmental Monitoring Plan has been developed to monitor the achievement of the Environmental Management Plan during pre-construction, construction, and operational phases of the project.

The EMP also lays down procedures to be followed during the operation of the project and identifies the roles and responsibilities of all concerned personnel, including reporting in the operational phase.

1.12.11 Organization of the EIA Report

This report has been structured in the following manner:

Chapter 1 (Introduction) provides an overall introduction to the project and impact assessment methodology.

Chapter 2 (Legal Framework) describes the regulatory framework of Pakistan on the environment and its implications for the project.

Chapter 3 (*Project Description*) provides the description of the proposed project, its layout plan and associated activities, raw material details and utility requirement.

Chapter 4 (*Project Alternatives*) details the potential alternatives that were considered during the design phase.

Chapter 5 (*Existing Environment*) provides a description of the micro-environment and macro-environment of the proposed project site. This chapter describes the physical, ecological and socio-economic resources land of the project area and surroundings.

Chapter 6 (*Public Consultation*) describes details of discussions held with primary and secondary stakeholders.

Chapter 7 (*Impact Assessment and Mitigation Measures*) details the potential environmental and social impacts of the proposed project on the different features of the micro and macro-environment using the matrix method.

Chapter 8 (*Environmental Management Plan*) explains the mitigation measures proposed for the project in order to minimize the impacts to acceptable limits. It also describes the implementation of mitigation measures on ground and monitoring of environmental parameters against likely environmental impacts.

Chapter 9 (*Conclusion*) summarizes the report and presents its conclusions.

The last chapter is followed by **Annexures** that provides supporting information.

Table 1.1: Summary of Methodologies and Activities to Conduct EIA

Project screening	<ul style="list-style-type: none">• Determine the Legal requirements of EIA is necessary
Scoping	<ul style="list-style-type: none">• Decide the potential main issues to be addressed
Baseline Data Collecion	<ul style="list-style-type: none">• Collecting relevant data on the state of environment
Impact Prediction	<ul style="list-style-type: none">• Forecasting the likely changes in the environment as a result of the development
Impact Assessment	<ul style="list-style-type: none">• Evaluation of the significance of the identified impacts
Mitigation	<ul style="list-style-type: none">• Measures taken to reduce or remedy adverse impacts, or enhance positive impacts
Environmental Management and Monitoring Plan	<ul style="list-style-type: none">• Environmental Management and Monitoring Plan (EMMP) develops for effective implementation of the recommended mitigation measures and to monitor the environmental parameters against likely environmental impacts
EIA Report Submission to EPA for approval	<ul style="list-style-type: none">• EPA reviews all the nitty gritty of the report to make sure the compliance with environmental guidelines.
Correspondance with EIA for Final Approval	<ul style="list-style-type: none">• EPA reviews the Draft report submitted and communicate comments to address discrepancies, if any.
Public Hearing	<ul style="list-style-type: none">• For the purpose of dessimination of information of the Project with stakeholders, a public hearing is held with its 30 days prior advertisement in local/national news papers.
Project Approval/Rejection by EPA	<ul style="list-style-type: none">• EPA issues approval for the Project development after client/consultant addresses the comments from EPA on Draft report and Public Hearing.

2 Legislative Institutional Framework

2.1 Introduction

Pakistan being a signatory of multilateral international treaties has a comprehensive set of environmental legislation covering multiple environmental issues facing Pakistan like pollution of freshwater bodies and coastal water, air pollution, deforestation, loss of biodiversity, lack of proper waste management and climate changes. The basic policy and legislative framework along with detailed rules, regulations and guidelines required for the implementation of the policies and enforcement of legislation for the protection of the environment and overall biodiversity are in place.

The compliance status of the Aspen Tower Project has been reviewed with reference to the legislation and existing legal framework on the environment in Pakistan and International level as described henceforth.

2.2 Laws and Regulations

Pakistan has a number of laws concerned with the regulation and protection of the environment. However, the enactment of comprehensive legislation on the environment, in the form of an act of parliament, is a relatively new phenomenon. Most of the existing laws on environmental issues were enforced over an extended period of time and are context-specific. The laws relevant to the developmental projects are briefly reviewed below:

2.2.1 Pakistan Environmental Protection Act, 1997

The Pakistan Environmental Protection Act, 1997 (the Act) is the basic legislative tool empowering the government to frame regulations for the protection of the environment. The Act is applicable to a broad range of issues and extends to air, water, soil, marine and noise pollution, as well as the handling of hazardous waste. The discharge or emission of any effluent, waste, air pollutant or noise in an amount, concentration or level in excess of the National Environmental Quality Standards (NEQS) specified by the Pakistan Environmental Protection Agency (Pak EPA) has been prohibited under the Act, and penalties have been prescribed for those contravening the provisions of the Act. The powers of the federal and provincial Environmental Protection Agencies (EPAs), established under the Pakistan Environmental Protection Ordinance 1983, have also been considerably enhanced under this legislation and they have been given the power to conduct inquiries into possible breaches of environmental law either of their own accord or upon the registration of a complaint.

The requirement for environmental assessment is laid out in Section 12 (1) of the Act. Under this section, no project involving construction activities or any change in the physical environment can be undertaken unless an Environmental Impact Assessment (EIA) or an Environmental Impact Assessment (EIA) is conducted, and approval is received from the Federal or relevant Provincial EPA. Section 12(6) of the Act states that this provision is applicable only to such categories of projects as Pakistan Environmental Protection Agency (Review of IEE and EIA Regulations), 2000.

2.2.2 Pakistan Environmental Protection Agency (Review of IEE and EIA Regulations), 2000

Pakistan Environmental Protection Agency (Review of IEE and EIA Regulations), 2000 (the Regulations) prepared by the Pakistan Environmental Protection Agency under the powers conferred upon it by the Act, provide the necessary details on preparation, submission and review of the IEE and the EIA. Categorization of projects for IEE and EIA is one of the main components of the Regulations.

Projects have been classified on the basis of the expected degree of adverse environmental impacts. Project types listed in Schedule-I are designated as potentially less damaging to the environment and those listed in Schedule-II as having potentially serious adverse effects. Schedule-I projects require an IEE to be conducted, provided they are not located in

environmentally sensitive areas. For the Schedule-II projects, conducting an EIA is necessary. Salient features of the regulation, relevant to the proposed project are listed below:

- Categories of projects requiring IEE and EIA are issued through two schedules attached to the regulations.
- A fee, depending on the cost of the project, has been imposed for review of IEE and EIA.
- commencing construction of the project, the proponent is required to submit an undertaking accepting the conditions.
- Before commencing operation of the project, the proponent is required to obtain from EPA a written confirmation of compliance with approval conditions and requirements of the EIA/ EIA.
- An EMP is required to be submitted with the request for obtaining confirmation of compliance.
- The EPAs are required to issue a confirmation of compliance within 15 days of receipt of the request and complete documentation.
- The EIA/ EIA approval will be valid for three years from the date of the accord.
- A monitoring report is required to be submitted to the EPA after completion of construction, followed by annual monitoring reports during operations.
- The construction of Aspen Tower Project falls in schedule-II of the regulations. Hence, this type of project needs an EIA to be conducted.

2.3 National Environmental Quality Standards (NEQS), 2000

The NEQS, promulgated under the PEPA 1997, specify the following standards:

- Maximum allowable concentration of pollutants (16 parameters) in gaseous emissions from industrial sources,
- For power plants operating on oil and coal:
- Maximum allowable emission of sulphur dioxide,
- Maximum allowable increment in the concentration of sulphur dioxide in the ambient air,
- Maximum allowable concentration of nitrogen oxides in ambient air, and
- Maximum allowable emission of nitrogen oxide for steam generators as a function of heat input.
- Maximum allowable concentration of pollutants (32 parameters) in municipal and liquid industrial effluents discharged to inland waters, sewage treatment and sea (three separate sets of numbers).
- The NEQS for liquid effluents discharged to inland waters, gaseous emission from industrial sources and emissions from motor vehicles are provided as on the following website. <http://www.environment.gov.pk/info.html>

The National Environmental Quality Standards (NEQS), 2000, specify the following standards:

- Maximum allowable concentration of pollutants (32 parameters) in municipal and liquid industrial effluents discharged into inland waters, sewage treatment facilities, and the sea (three separate sets of numbers)
- Maximum allowable concentration of pollutants (16 parameters) in gaseous emissions from industrial sources
- Maximum allowable concentration of pollutants (02 parameters) in gaseous emissions from vehicle exhaust and noise emission from vehicles.

- Maximum allowable noise levels from vehicles.

These standards also apply to the gaseous emissions and liquid effluents generated by the generator, process waste etc. The standards for vehicles will apply during the construction as well as operation phase of the project. Standards for air quality have not been prescribed as yet.

2.3.1 Environmental Protection Agency's Environmental Guidelines

The Pak EPA has prepared a set of guidelines for conducting environmental assessments. The package of regulations, of which the guidelines form a part, includes the PEPA 1997 and the NEQS. The guidelines themselves are listed below:

- Guidelines for the Preparation and Review of Environmental Reports,
- Guidelines for public consultation,
- Guidelines for Sensitive and Critical Areas, Sectorial Guidelines.

It is stated in the Pakistan Environmental Protection Agency (Review of IEE and EIA) Regulations, 2000 that the IEE or EIA must be prepared, to the extent practicable, in accordance with the Pakistan Environmental Protection Agency guidelines. The government of Pakistan has also framed guidelines for the preparation of IEE of Projects in various developmental sectors.

2.4 Implication of Legislations to the Project

The implication of the above-mentioned legislation to the pre-construction, construction and operational phase of the Aspen Tower Project would be as follows:

M/s Aspen Enterprises., being the proponent of the project will ensure that construction and operational phases of the project be carried out in accordance with the EIA report and Environmental Management Plan is effectively implemented.

The project will be subjected to four basic provisions relating to pollution control under the Pakistan Environmental Protection Act, 1997, as contained in section 11, 13, 14 and 15 as follows:

- Section 11 prohibits discharge or emission of any effluent or waste or air pollutant or noise in excess of the NEQS, or the established ambient standards for air, water or land.
- Section 13 prohibits hazardous wastes.
- Section 14 prohibits the handling of hazardous substance except under a license or in accordance with the provision of any local law or international agreement.
- Section 15 prohibits the operation of motor vehicles for each air pollutant or noise is being emitted in excess of the NEQS of the established ambient standard.

3 Description of the Project

3.1 Introduction

This chapter provides a description of the project, its salient features, location, components, and various phases.

3.2 Type and Category of the Project

The proposed project is the construction of Aspen Tower Project, which falls under **Category H (Urban Development)** of **Schedule II** of Pakistan Environmental Protection Agency (Review of *IEE and EIA*) Regulation 2000. Therefore, requires the EIA study.

3.3 Objective of the Project

The objective of the project is to develop state-of-the-art mixed use building (residential + commercial) to facilitate the population of Rawalpindi and Islamabad with state-of-the-art housing and commercial area with all the required facilities in one place.

3.4 Project Location and Accessibility

The project site is located on Plot No. 2, opposite to the Centaraus Mall, Ibn-e-Sina Road, Blue Area, F-8/G-8, Islamabad.

The project site is accessible from Ibn-e-Sina Road and Jinnah Avenue.

The GPS coordinates of the project site are 33°42'26.05"N and 73°03'08.71"E.

The surrounding areas near the project are as follows:

North: Fasial Avenue Flyover+Jinnah Avenue

South: Ibn-e-Sina Road

North West: Centaraus Mall

North East: Centaraus Mall Garden

West: Meezan Tower

East: Faisal Avenue

The project location and accessibility map of the project site is shown in **Figure 3.1**.

Figure 3.1: Location and Accessibility of Aspen Tower Project



3.5 Description of the Project

The proposed project will comprise of mixed used building (residential + commercial) with 4 basements, 3 MEP floors, a lower ground floor, ground floor and twenty two floors. Tower will accommodate 78 residential apartment units. The total Plot area of project site is 24,000 Sft. The Aspen Tower will have total covered area of 335,553.56 Sft. The detailed breakdown of commercial and residential spaces are shown in **Table 3.1**

Table 3.1: Breakdown of Apartments and Commercial Spaces of Aspen Tower

Floors	No of Apartments + Commercial Offices per floor
1 st	Commercial
2 nd	Commercial
3 rd	Commercial
4 th -8 th	7 per Floor
9 th -14 th	4 per Floor
15 th -17 th	3 per Floor
18 th -22 th	2 per Floor
4 th -13 th	2 Offices per Floor
Total Appartments	78
Total Offices	20

Total Plot area of the project is 4.40 kanal. This will include Apartment buildings, commercial offices/area, Park/Green/Open Spaces and Roads. 42.5% area of the total plot area is reserved for open spaces and greenery.

The approved floor plans, of the Aspen Tower Project are shown in **Figure 3.2** to **Figure 3.11**.

3.6 Schedule of Areas

The schedule of areas for the project is shown in **Table 3.2**:

Table 3.2: Area Schedule of Aspen Enterprises Building Project.

Sr #	Floor	Covered Area (SFT)
01	Basement Level 4	24,000 Sft
02	Basement Level 3	24,000 Sft
03	Basement Level 2	24,000 Sft
04	Basement Level 1	24,000 Sft
05	MEP Floor Level 3	7,527.09 Sft
06	MEP Floor Level 2	10,896.15 Sft
07	MEP Floor Level 1	9,562.89 Sft
08	Lower Ground Floor	18,168.30 Sft

09	Ground Floor	13,089.50 Sft
10	1 st Floor	9,886.95 Sft
11	2 nd Floor	11,417.86 Sft
12	3 rd Floor - 6 th Floor	@ 10175.43 X 4 = 40,701.72 Sft
13	7 th Floor	10,306.20 Sft
14	8 th Floor - 12 th Floor	@ 10257.63 X 5 = 51,288.15 Sft
15	13 th Floor - 15 th Floor	@ 6923.05 X 3 = 20,769.15 Sft
16	16 th Floor	7,041.77 Sft
17	17 th Floor - 18 th Floor	@ 55552.29 X 2 = 11,104.58 Sft
18	19 th Floor - 20 th Floor	@ 5516.95 X 2 = 11,033.90 Sft
19	21 st Floor	5,355.72 Sft

Source: M/s Aspen Enterprises.

Figure 3.2: Basement-4 and 3 Plan of Aspen Tower Project

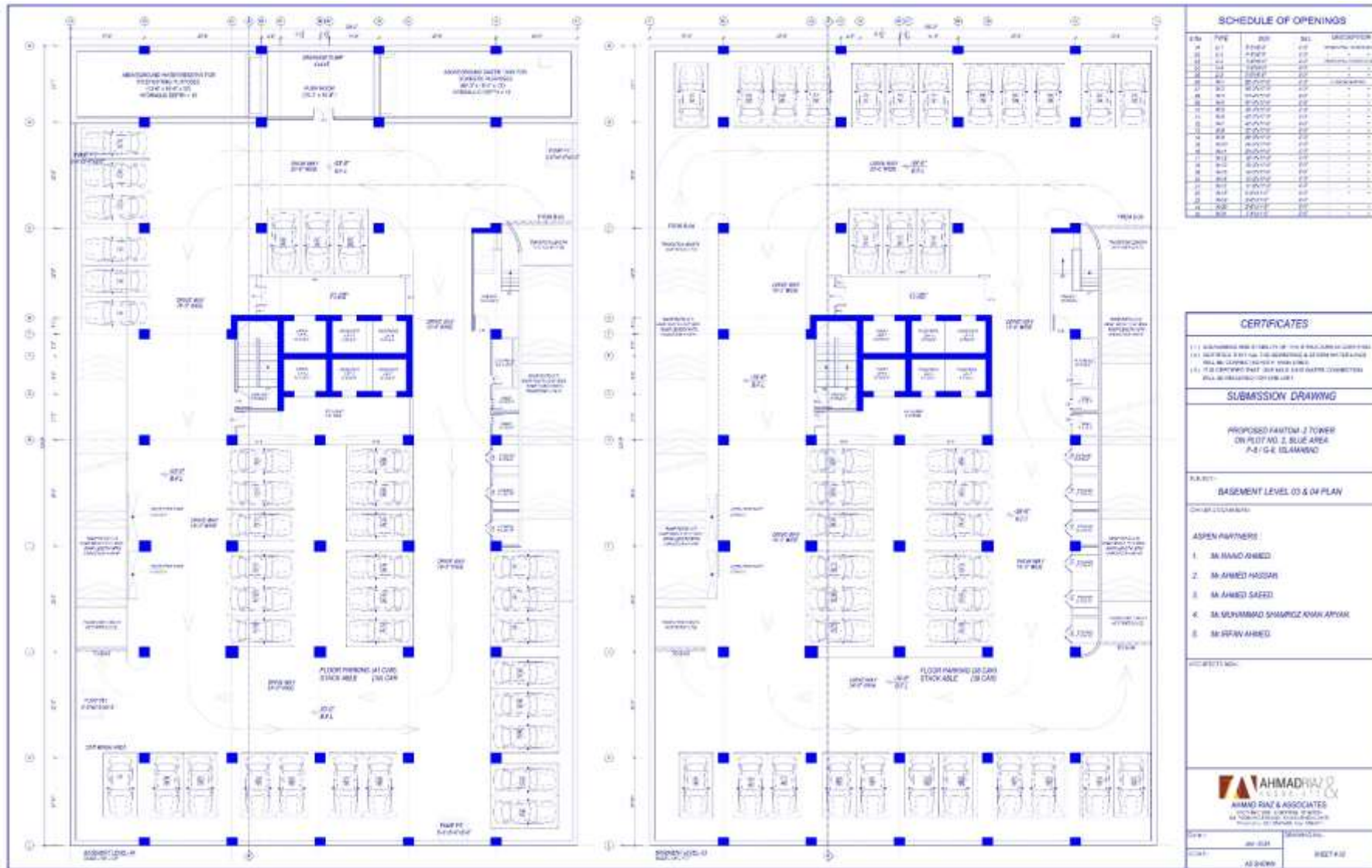


Figure 3.6: MEP Floor 1 and 2 Plan of Aspen Tower Project

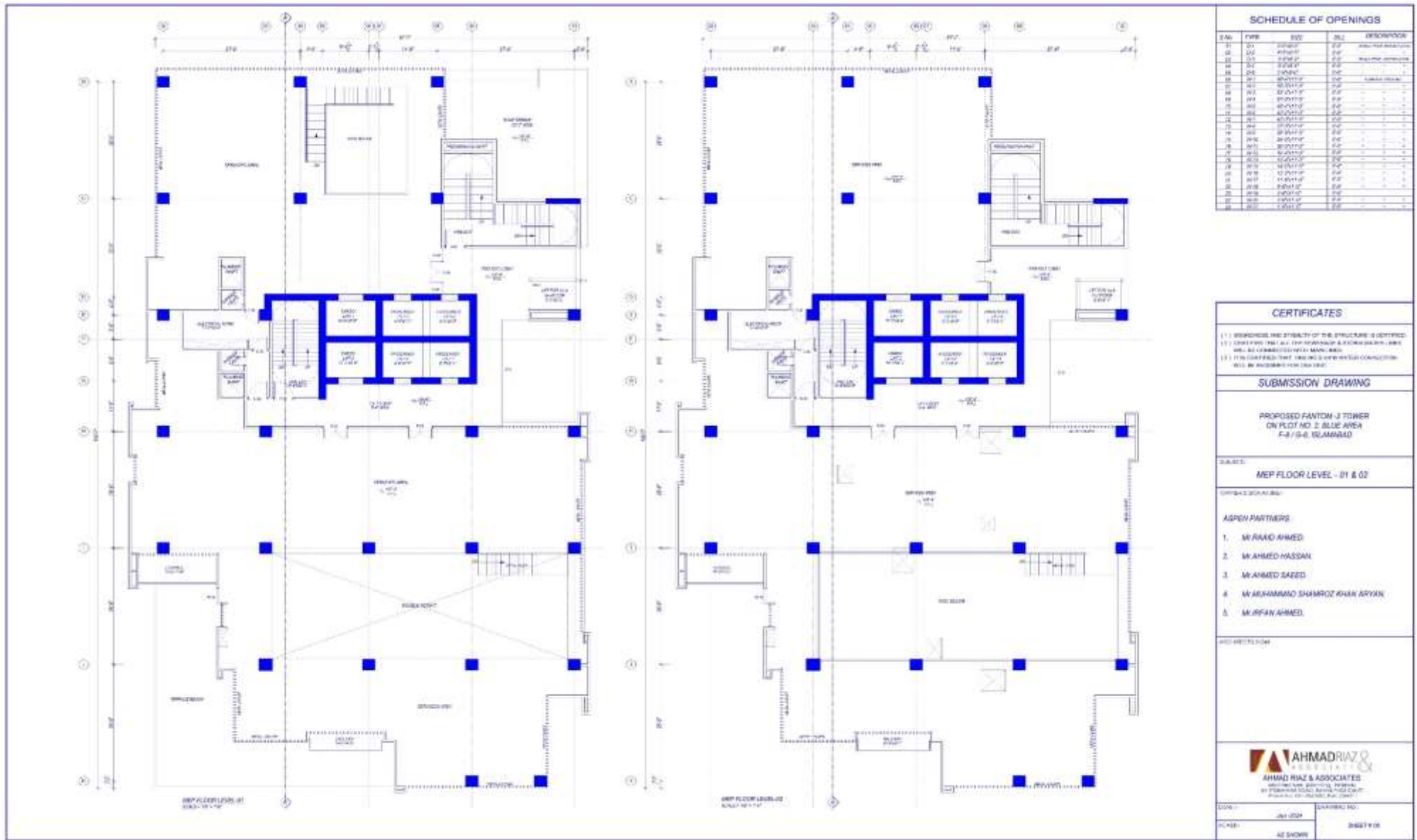


Figure 3.7: 3rd - 6th and 7th Floor Plan of Aspen Tower Project



Figure 3.8: 8th to 12th + MEP (3) Floor Plan of Aspen Tower Project

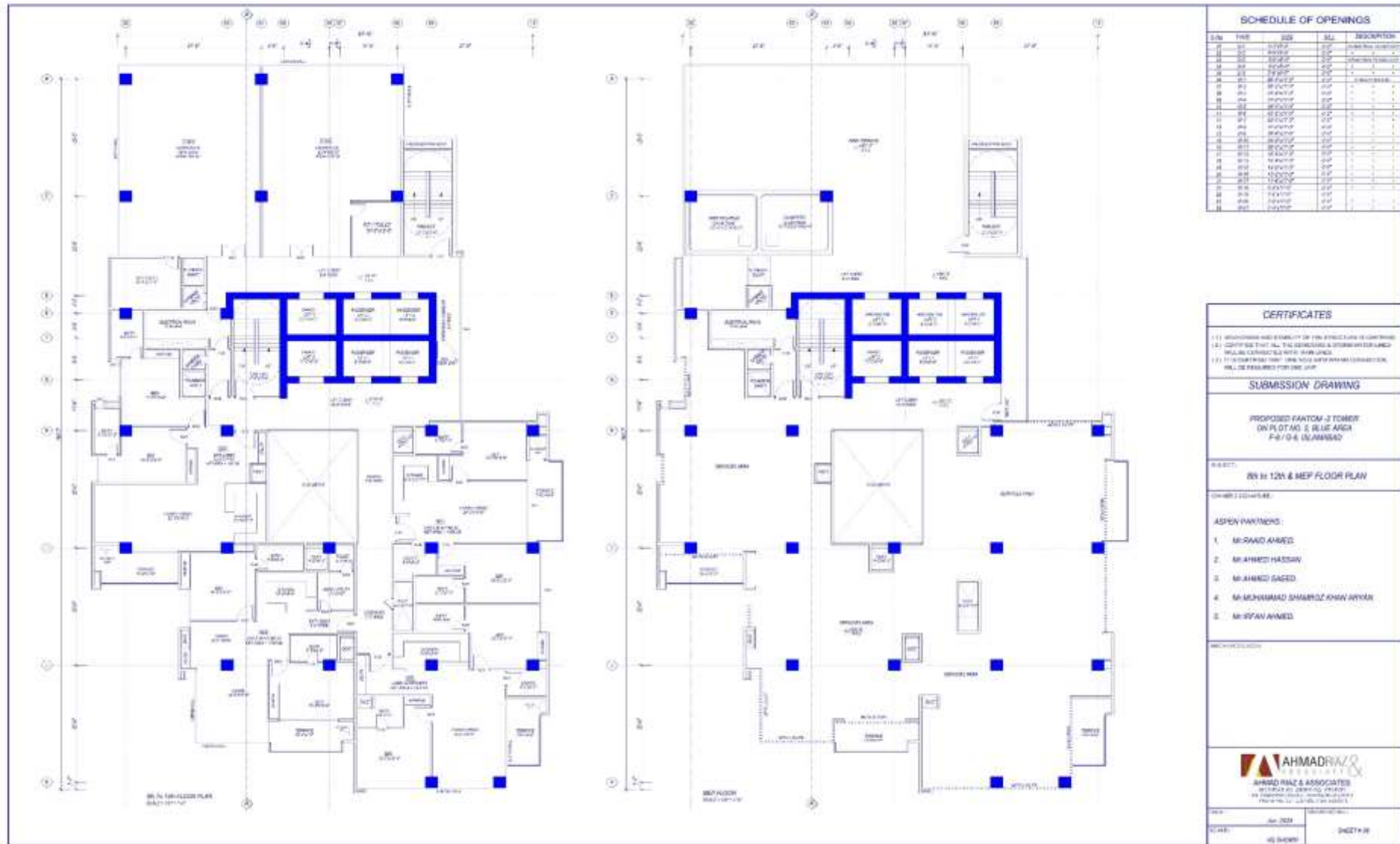


Figure 3.9: 13th – 15th + 16th Floor Plan Service Floor of Aspen Tower Project

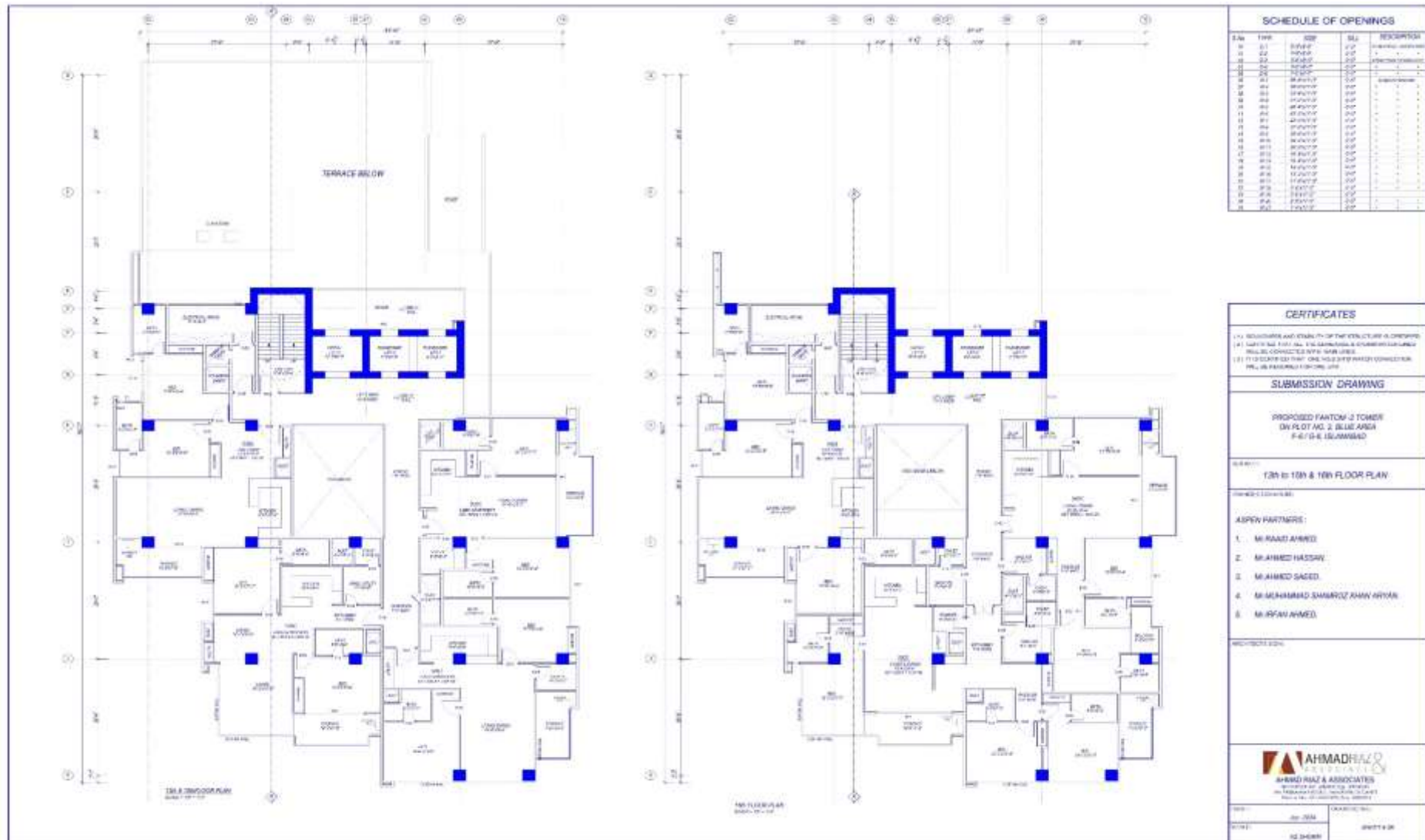


Figure 3.10: 17th – 20th Floor Plan of Aspen Tower Project

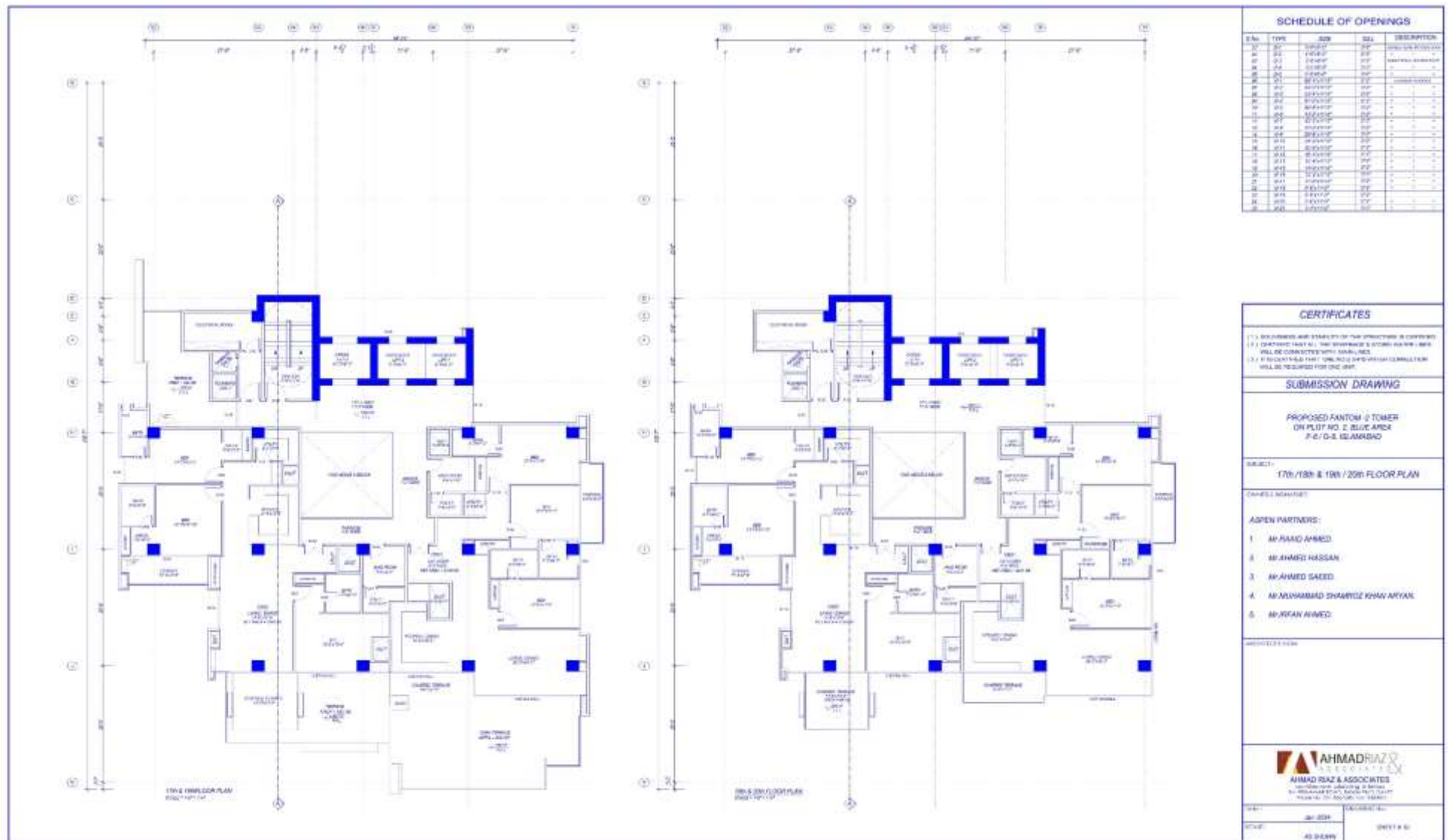
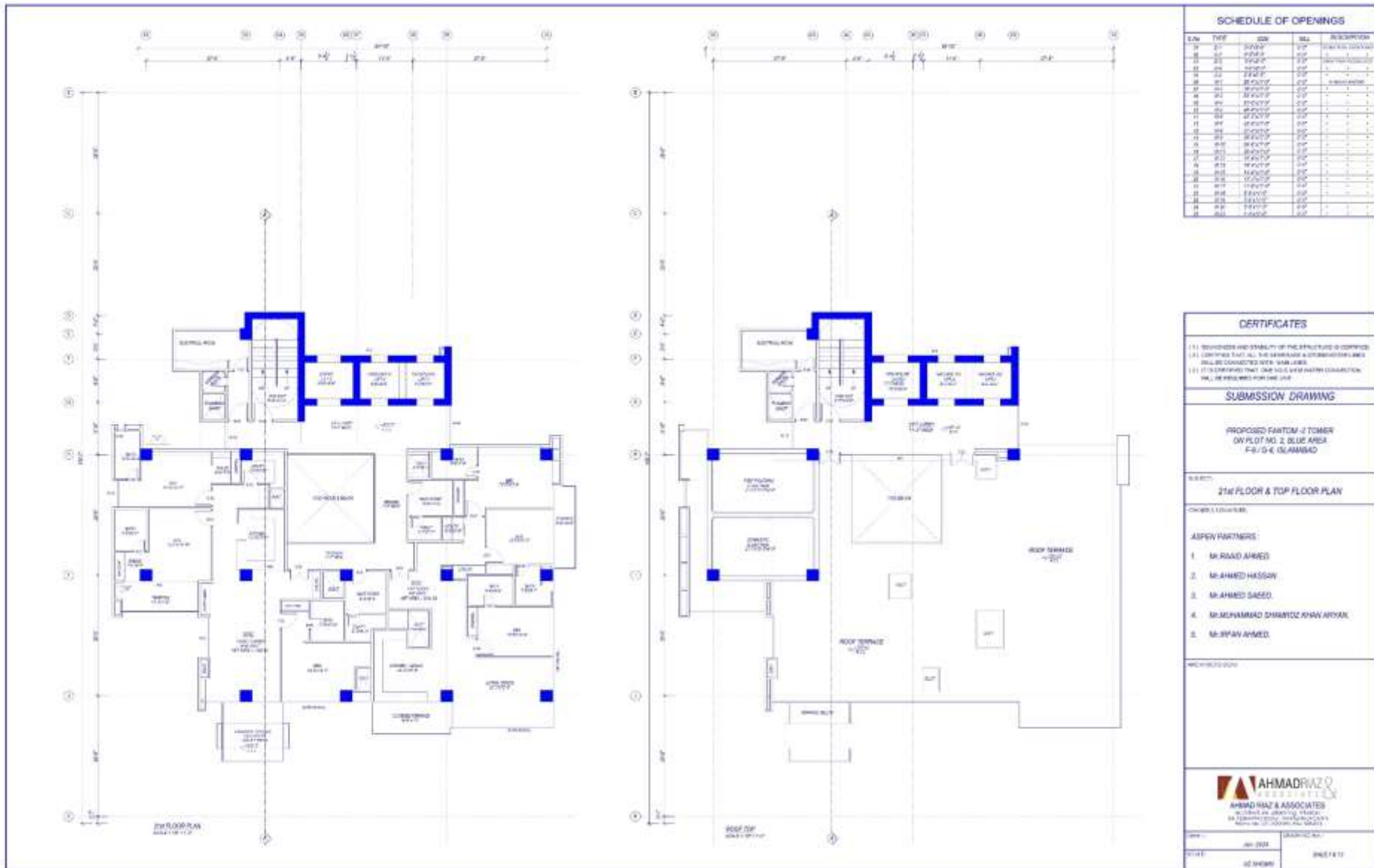


Figure 3.11: 21st and Top Roof Plan of Aspen Tower Project



3.7 Occupancy of Aspen Tower Project

There will be 78 apartments along with 3 commercial floors and 2 commercial offices per floor from the 4th to the 13th floor in the Aspen Tower Project. The estimated population of Aspen Tower Project will be 643. The expected population is shown in **Table 3.3**.

Table 3.3: Expected Occupancy of Aspen Tower Project

Description	Units	Population
Residential Units	78	390
Ground Floor (Commercial)	1 coffee Lounge+ 7 Retail offices	28
1 st Floor	5 Retails	20
2 nd	Resturant	165
Offices (4 th -13 th Floor)	2 offices/Floor	40
Total		643

Source: M/s Aspen Enterprises

3.8 Facilities to be provided at Aspen Tower Project

Aspen Tower Project will have state of the art facilities as follows:

3.8.1 Water Demand and Storage

The average water demand for Aspen Tower Project is 36,000 gallons per day. Water will be stored in underground and overhead water storage tanks. The details of water tanks, their size and corrsponding water capacities are mentioned in **Table 3.4**.

Table 3.4: Details of Water Tanks, Size and Water Capacities.

Water Tanks	Size of Tanks	Water (Gallons)	Capacity
Basement Domestic Water Tank Size	45'-3" x 16'-4" x 10'	47,000	
Basement Fire Reserve Water Tank Size	43'-6" x 16'-4" x 10'	50,000	
Overhead Domestic Water Tank at Level 12	13'-7" x 12'-6" x 5'-0"	5,000	
Overhead Fire Water Reserve at Level 12	13'-7" x 12'-6" x 5'-0"	5,000	
Overhead Domestic Water Tank at Roof Level	21'-3" x 13'-0" x 4'-6"	7,500	
Overhead Fire Water Reserve at Roof Level	21'-3" x 13'-0" x 4'-6"	7,500	

The main source of water for Aspen Tower will be CDA Water Supply. Additionally, water tankers will also be used to fulfill demand if needed. The water requirements and provisions calculated for Aspen Tower Project is given in **Table 3.5**.

3.8.2 Sewerage System

The total wastewater generation is estimated to be 80 percent of the average water demand of Aspen Tower Project. The average water demand of the proposed project is 36,000 g/d so the wastewater generation will be 28,800 g/d. The sewage generated will be disposed off into the CDA sewerage line.

3.8.3 Solid Waste Management

M/s Aspen Enterprises will have a proper solid waste management plan for Aspen Tower Project. Approximately 0.64 tons of solid waste per day will be generated at Aspen Tower Project based on the assumption of waste generation rate of 1 kg/c/day.

The solid waste collection system would consist of residents in apartments using garbage chutes to dispose of their solid waste. The solid waste from the garbage chute system would be collected in garbage rooms in the apartment buildings. The building will be equipped with Garbage Chute System, which will basically, be the collection mechanism from individual units. All the floors will have 2 garbage chutes.

Disinfectant & sanitizing unit shall be fitted above the topmost entry section of the garbage chute and exhaust fan at the top of the garbage chute is recommended to use with every chute to overcome strong odours.

Garbage chute comes with an automatic cleaning system, which consists of a cylindrical housing with replaceable stiff nylon brushes which is automatically lowered and raised by the geared electric motor. The nylon brushes scrape and clean the internal surface as they move down and up the chute.

The collection will then be brought to a temporary transfer station and will be disposed at CDA designated dumping site.

3.8.4 Fire Suppression System

A proper and detailed fire suppression system, including water storage reserve for firefighting, will be provided at the time of designing.

M/s Aspen Enterprises will provide:

- Dedicated fire reserve for fire fighting
- Combine firefighting system that will comprise of wet pipe standpipe and sprinklers as provided by the NFPA Standards.
- Fire house cabinets
- Fire extinguishers
- Fire pump stations that will comprise of
 - ✓ Jockey Pump
 - ✓ Electric Motor Driven Pump
 - ✓ Diesel Engine Driven Pump
- Bleaching Inlet as provided by NFPA

3.8.5 Electricity System

Electricity facility for the Aspen Tower Project will be provided by Islamabad Electric Supply Corporation (IESCO).

The lights proposed for the buildings will be Surface Mounted Device, LED, CFL, Spotlight, Decorative Lights, Mirror Lights, etc. and for daylight saving open lights have been provided for optimum lighting levels and energy saving.

The general principles that underpin the lighting scheme for Aspen Tower Project are listed below:

- Maximize the opportunities afforded by natural light as daylight harvesting.
- Provide adequate and appropriate levels of light for the functions and activities of different areas.
- Provide a balance between functionality, colour, texture and contrast.



- Provide an appropriate expression of the architecture within the building and outside of the building.
- Use low energy technologies wherever possible and appropriate without compromising visual comfort and utility.
- Integrate with other systems to provide for the requirements of emergency lighting, fire alarm, security and cleaning, etc.
- Integration with ceiling systems and mechanical designs.
- Use of long-life source to assist in the reduction of maintenance costs.
- Limit the number of lamp and equipment type to assist in the reduction of maintenance costs.
- Use automated lighting control, presence detection and similar facilities to manage energy.

There will be many processes and activities that will need to use electricity in the Aspen Tower Project. M/s Aspen Enterprises will ensure to provide:

- Stand-by power generation
- High speed elevators/ vertical transportation
- Separate passenger and cargo elevators
- Escalators for retail area
- NFPA compliant fire alarm system
- Telephone system
- CCTV system for surveillance
- Earthing and lightning protection system

3.8.6 Car Parking

The parking requirements will be accommodated within the plot line including basements.

As per parking requirements, 5 floors are provided for parking including 4 full basements and 1 lower ground floor. A total of 260 car parking spaces are available in the Aspen Tower Project.

The parking management system shall be provided to facilitate the vehicle movement in the parking and to reduce traffic load.

3.8.7 HVAC System

A smart HVAC (heating, ventilation, and air conditioning) system will be adopted for Waste Heat Recovery from DHC and Thermal Energy Storage (TES). For the calculation of heating and cooling load, different window configurations will be used. It has been observed that the cooling and heating load decreases significantly by using Low-E glass; 22% cooling load and 13% heating load decrease when using Low-E glass in a double-glazed window instead of conventional glass in the double-glazed window.

The Energy Efficiency Measures simulation models were applied. ASHRAE advanced energy design guides climate zone 1, and ASHRAE 1651 – RP Development of Maximum Technically Achievable Energy Targets for Commercial Buildings results for climate zone 1 will be used.

In the Aspen Tower Project, the proposed plan is to have split A/c system in apartments and VRF for offices and commercial.

3.8.8 Building Management System (BMS)



The Building Management System will be a PC based system. It will combine the latest state of the art technology with simple operating techniques and will be used to manage and monitor the building services installation. The BMS will be located in the control room on service floor, which will monitor all the buildings through the BMS network.

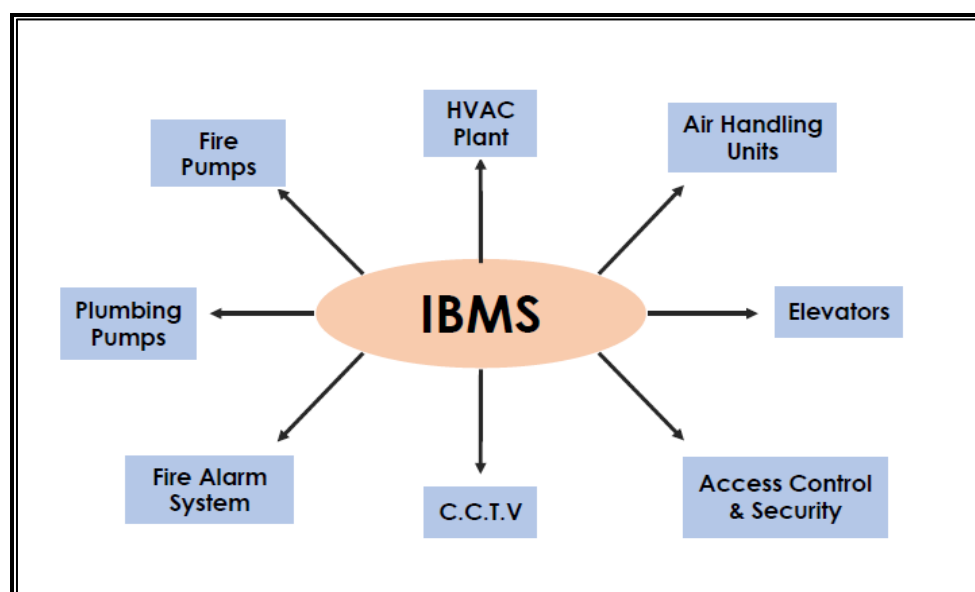
The essential functions of the system will be as follows:

- Centralized operation of the building (remote control)
- Dynamic graphic details of building
- Early recognition of faults
- Faults statistics for identification
- Trends register to identify discrepancies, energy consumption, etc
- Preventive maintenance and plant servicing
- Optimum support of personnel and facilities management
- Control optimization of all connected electrical and mechanical plant
- Prevention of unauthorized or unwanted access
- Own error diagnosis
- Integrated system.
- All mechanical equipment will be monitored and controlled on the BMS. All control valves of AHUs and FCUs will be two ways modulating type.

The following systems will also be interfaced with BMS:

- Lighting Control
- Fire Alarm system
- Central Battery Emergency Lighting System
- Main LV panels, Energy Monitoring Units
- Monitoring of domestic pumps / fire pumps / sump pumps, lifts, generators, etc.

Figure 3.12: Building Management System BMS



3.9 Sustainable Features of the Project

M/s Aspen Enterprises is committed to develop its project in a sustainable way. The following sustainable features have been provided in this project:

- The planning & design of Aspen Tower Project will be carried out, keeping in mind the natural topography, sun and wind direction.
- M/s Aspen Enterprises has allocated 42.5% (1.87 kanal) for Park/Green spaces.
- Energy efficient LED Lights will be installed in the building.
- Trees such as Amaltas, Jaman and other fruit bearing plants will be planted in the project areas.
- M/s Aspen Enterprises will encourage its residents to use textile bags instead of polythene bags.
- As per IPC standards downpipe of 4" diameter to drain roof area. All the rainwater from the roof will be collected through uPVC pipes into a dedicated underground tank. This water will be used for watering plants and for use in washrooms. In case of heavy rainfall, extra water will be diverted outside for free discharge through an automatic bypass system.
- There will be emergency exists in each floor of the building to reduce the negative impact of any emergency situation.
- Fire alarms will be installed at each apartment and in the commercial area. These fire alarms will be accompanied by showers that will spray water when the temperature exceeds a particular limit.
- A 10 feet walking track will be developed along the building to encourage the residents to have a healthy life.

3.10 Traffic Management Plan

The Aspen Enterprises Building Project, Islamabad is located in Blue Area which has various accessibility points. All the incoming traffic will be managed through Jinnah Avenue and Ibn-e-Sina Road.

3.11 Vegetation features of the site

Only 8 trees and some shrubs are present at the project site. No trees will be cut during the construction phase of the project.

3.12 Land acquisition

The land for Aspen Tower Project has been acquired by M/s Aspen Enterprises and its legal possession has been taken.

3.13 Current Land Use of the Project Site

Presently, the project site is lying vacant.

3.14 Current Status of the Project

There is no construction activity at the project site. The construction of Aspen Tower will start once environmental approval is granted by the Pakistan Environmental Protection Agency, Government of Pakistan.



3.15 Carbon Footprint

The global quest for development and increase in population growth has accelerated construction activity. Greenhouse Gases (GHGs) are those gases which trap heat in the atmosphere.

Construction material usage generates a significant amount of carbon dioxide. **Table 3.5** shows the GHG Emission factors of the more commonly used construction items. It is has been estimated that per sq.ft 26.09 kg CO₂e is generated⁴. The carbon footprint of construction of Aspen Tower Project is estimated to be 8.75 kTons CO₂E.

Table 3.5: GHG Emissions Factor

Sr. #	Description of Items	Carbon Conversion Factor (kg-CO ₂ e)
1	Plain Cement Concrete	0.1
2	RCC Concrete (1:2:4)	0.107
3	Stainless Steel	3.27
4	Ceramic Tile	0.7
5	Steel	2.77
6	Paint	0.87
7	Aluminium	9.16
8	Glass	0.91
9	Brick	0.24
10	Paint	0.87
11	Brick	0.24
12	Brick Mortar	0.13
13	Plaster	0.13
14	False Ceiling	0.47

3.16 Cost of the Project

The estimated cost of infrastructure development of Aspen Tower Project is Rs 3 Billion.

⁴ Syed Mohsin Hussain Shah et al., 2019, Assessment of Embodied Carbon Footprint of an Educational Building in Pakistan using Building Information Modelling (BIM). CTIC Global

3.17 Time Schedule

The development works for Aspen Tower Project will be completed in a period of 4 years.

Table 3.6: Time Schedule/Flow Chart Aspen Tower Project

Description/Year	Year	1				2				3				4			
	Months	01-03	04-06	07-09	10-12	13-16	14-16	17-20	21-24	25-27	28-30	31-33	34-36	37-39	40-42	43-45	46-48
Foundation works		■	■	■													
Construction of 4 Basement				■	■	■											
Construction of ground floor and Lower ground floor				■	■	■	■										
Construction of floors 1- next to 7 th floor						■	■	■	■	■							
Construction of floors 8 th to Roof Floor											■	■	■	■			
Handover of Aspen Tower															■	■	■



3.18 Project Phases

The construction of Aspen Tower Project will be implemented in three phases, i.e., Pre-construction/ Design, Construction, and Operation.

3.18.1 Pre-construction/Design Phase

Site Investigation: The geotechnical and soil investigation of the project site has been carried out for determining the suitability of a site to support the structures, and other development works.

Geotechnical/Soil Investigation: An extensive soil investigation of the project site has been carried out. The topographical survey has been undertaken by the surveying consultant to demarcate the area and measure the ground elevation.

Subsequently, engineering details will be worked out, and working drawings, specifications for equipment and material will be prepared.

3.18.2 Construction Phase

Contractor Mobilization: This component involves the transportation of construction machinery and equipment to the project site and the establishment of the contractor's camp and office. The contractor will be responsible for the activities being carried out at the project site.

Site Preparation: Usually, this activity involves the operation of heavy earth-moving machinery and substantial land clearing, levelling and grading, as well as cutting and filling activities.

The first task of this activity is to demarcate the site and other benchmarks, with the help of drawings prepared during the pre-construction and design phase of the project. Once marking is complete; the land will be cleared and prepared for subsequent construction activities. The whole purpose is to maintain the harmony of the area during construction.

Construction Activities: The construction activities will be carried out using the conventional methodology and sequence of work. The activities will include excavation, masonry work, carpentry, wiring, piping, and plumbing, flooring, painting and installation of fixtures. Other activities will include the laying of cables, water supply, sewerage and storm drainage systems, junction boxes and providing connections to the building. Supervision of this whole activity will be carried out by the Aspen Tower Project management and the consultant.

Staffing: Construction crews will have the responsibility of the civil contractor and its petty contractor. It is estimated that a maximum of 80 personnel will be working at the site at a given time during the peak construction period.

These will essentially include masons, carpenter, electricians, painters, plumbers and general labourers. For unskilled employment, preference will be given to residents of the project area.

Table 3.7 details the staffing requirement during the construction phase of the project.

Table 3.7: Staff for the Construction Phase of the Project

No.	Description	For construction
1	Technical staff	15
2	Skilled workers (technicians, plumbers, labour)	20
3	Unskilled labour/ helper	45
Total		80

Source: PPI Estimates, 2024

Following steps will be taken for effective management of construction crew:

- A complaint cell for workforce will be established, where they can register their reservations related to work.



- M/s Aspen Enterprises will develop an effective system of communication/consultation and will ensure that the staff concerns are addressed.
- Employees will be discouraged from working excessive hours and/or missing break periods (this may involve a detailed job evaluation).
- Child labour will be avoided.
- Incidents of bullying, sexual and racial harassment will be monitored and, where necessary disciplinary actions will be taken.
- Clear job descriptions will be developed for the workforce, and it will be ensured that the individual is matched to them.

Construction Machinery:

The following construction machinery is expected to be present at the project site:

- Front Loader
- Excavators/Jack Hammer
- Tractor Trolley
- Water tanker
- Water and concrete pumps
- Tower Crane

The exact number of the above equipment and vehicles will vary depending upon the work schedule.

Construction Material: The construction material will include cement, sand, crush, bricks, steel bars, paint, piping material, electrical material and finishing material. Most materials will be procured from Rawalpindi. The Bills of Quantities of the material will depend upon the construction activities.

Disposal of Excavated/ Construction Waste: Construction waste will be recycled by the contractor if possible. Otherwise, it will be disposed-off at CDA's designated site for excavated material/construction waste.

Electricity: The project will get proper electricity connection from IESCO for the construction activities and camp.

Camp Supplies: Camp supplies will be procured from Rawalpindi and transported to the project site.

Camp Site Sanitation Facilities: Septic tank with a soakage pit at the construction will be constructed to treat sewerage generated by the campsite.

Traffic Load during Mobilization (and Demobilization): All the constructions equipment and vehicles will be transported to the site via Angoori Road.

Traffic Load for Construction Materials Supplies: It is estimated that on average 6-7 truckloads per day during the peak construction period will be supplying different types of construction materials to the project site during the peak construction period.

Other Supplies Water: During the construction phase, a maximum of about 4,000 gallons per day of water will be required for construction activities and human consumption. The water supply will be arranged through water tankers.

Fuels: For the construction equipment and vehicle, diesel will be required. The peak consumption of diesel would be 1000 litres per day during the peak construction period.

3.18.3 Operational Phase

The Project Manager, Aspen Building Project will be responsible for the operation and maintenance of the Aspen Tower Project during the operational phase of the project.



Figure 3.13: Pictorial presentation of Project area of Aspen Tower



Exhibit 1: View of the project site



Exhibit 2: View of the Project Site

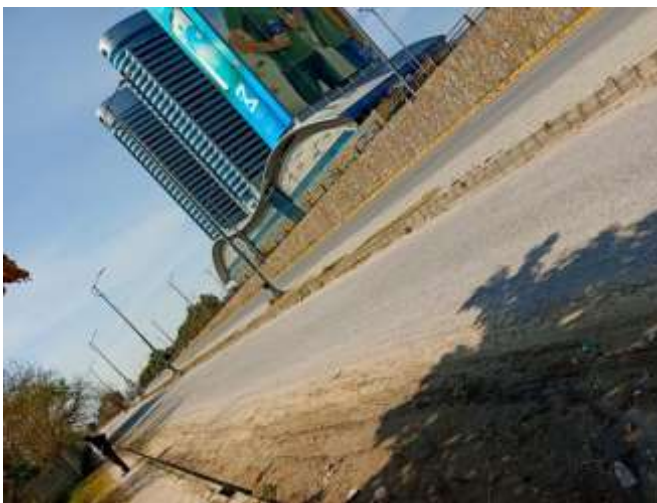


Exhibit 3: A view of the Jinnah Avenue



Exhibit 4: View of the Centeraus Mall



Exhibit 05: View of the Meezan Tower



Exhibit 06: View of the Project Area

4 Project Alternatives

4.1 Background

An analysis of available alternatives is necessary to establish the most suitable management and technology option for a project.

The three significant alternative management options used therein are the 'no project option', 'site alternative option' and the 'build as proposed option'.

4.2 No Project Option

If the "No Project" option is triggered; then Project will lose all positive impacts. Islamabad and Rawalpindi would lose the possibility of having state-of-the-art mixed used building (residential+ commercial). The housing shortage in Islamabad and Rawalpindi would further exacerbate. The employment generated during design, construction and operation of the project would be lost, leading to unemployment. Similarly, to cater to the high demand for housing scheme if this project is not considered, people would go for unplanned and unapproved housing projects which will be harmful to the environment.

The "No Project Option" does not appear reasonable given the above facts. However, the expected negative impacts can be minimized by adopting appropriate mitigation measures.

4.3 Build-As-Proposed-Option

Due to urbanization, the land prices are increasing day by day. It not only often requires converting agricultural land into residential, commercial, or industrial zones as urban areas expand, the demand for resources such as water, energy, and raw materials increases. This can lead to overexploitation of resources, environmental degradation, and conflicts over resource allocation. So, this building resolve the issue of horizontal expansion and create numerous employment opportunities. The problems pertaining office space required for business and corporate community is also being catered in the said project. Vertical expansion enables cities to accommodate a larger population within a limited geographical area.

A detailed impact assessment has also been carried out, and the underlying issues have also been catered for. For instance, positive mitigation measures have been taken up for the constructional and operational phases.

4.4 Site Alternative

According to the master plan of the capital city of Islamabad, Blue Area has been designated for the commercial purposes and for the construction of high-rise buildings. Therefore, the selected project site was the most favourably strong location for the construction of Aspen Building Project, Islamabad hence no other alternative site was considered.

4.5 Conclusion

No alternative site has been identified. If the project is not implemented, then all positive impacts related to the apartment project will be lost. So, the best option is to 'build as proposed' by mitigating its potential negative impacts.

5 Description of the Environment

5.1 Introduction

This chapter describes the existing environment of the project area. In order to assess the impacts and related mitigation measures, existing environmental conditions of physical, biological and the socio-economic environment of the project area were studied.

5.2 Islamabad

Islamabad Capital Territory is the capital and the ninth-largest city in the country which is spread over an area of 906 sq. km., and is divided into three segments; namely, (i) Islamabad Urban Area, including institutional and industrial area, covering 220 sq. km. (ii) Islamabad Park is occupying 220 sq. km., and (iii) Islamabad rural area is measuring 446 sq. km.

Islamabad Capital Territory is divided into eight zones: Administrative Zone, Commercial District, Educational Sector, Industrial Sector, Diplomatic Enclave, Residential Areas, Rural Areas and Green Area. Islamabad city is divided into five major zones: Zone I, Zone II, Zone III, Zone IV, and Zone V. The rural area of Islamabad encompasses 132 villages and administratively consists of 12 Union Councils. Islamabad has been planned in parallel belts with Administrative Sector, Diplomatic Enclave, Public Building Area, Residential Sectors, a Commercial area called the Blue Area and Industrial areas.

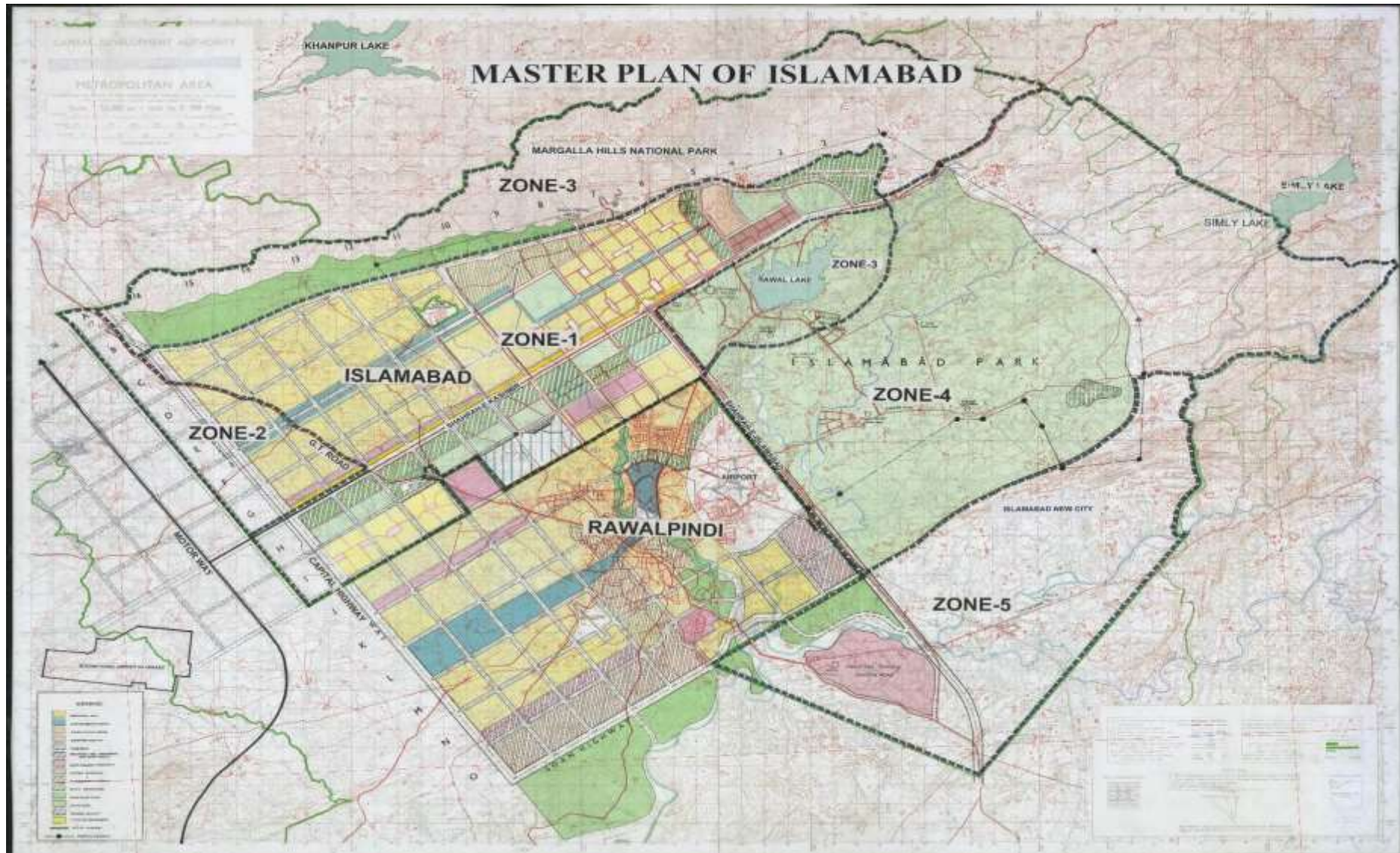
Islamabad is located at 33.43°N 73.04°E at the northern edge of the Potohar Plateau and at the foot of the Margalla Hills in Islamabad Capital Territory. Its elevation is 540 meters (1,770 ft.). The modern capital and the ancient Gakhar city of Rawalpindi stand side by side and are commonly referred to as the Twin Cities, where no exact boundary exists between the two cities.

To the northeast of the city lies the hill station of Murree and to the north lies the Haripur District of Khyber Pakhtunkhwa. Kahuta lies on the southeast, Taxila, Wah Cantt, and Attock District to the northwest, Gujar Khan, Rawat, and Mandraha on the southeast, and the metropolis of Rawalpindi to the south and southwest. Islamabad is located 120 kilometres (75 mi) SSW of Muzaffarabad, 185 kilometres (115 mi) east of Peshawar, 295 kilometres (183 mi) NNE of Lahore, and 300 kilometres (190 mi) WSW of Srinagar, the capital of Indian Kashmir.

The area of Islamabad is 906 square kilometres (350 sq. mi). A further 2,717 square kilometres (1,049 sq. mi) area is known as the Specified Area, with the Margalla Hills in the north and northeast. The southern portion of the city is an undulating plain. It is drained by the Kurang River, on which Rawal Dam is located.

The map of Islamabad has been provided in **Figure 5.1**

Figure 5.1: Map of Islamabad



5.3 Physical Environment

5.3.1 Topography

Islamabad is located at the edge of the Potohar Plateau and at the foot of the Margalla Hills in Islamabad Capital Territory.

The Potohar Plateau has an uneven table and land is gradually rising in elevation from 500 to 600 meters above the sea level, and the highest point is 1,600 meters above mean sea level. The land gradually slopes towards the South. The land is composed either of alluvium (clay or silt) or of gravel caps. The plains are formed of alluvial deposits laid by the past and the present river systems of varying thickness. A large part of the area is undulating, and at various places, it is badly dissected by gullies and ravines.

The topography of Islamabad consists of plains and mountains. The northern part of the metropolitan area comprises mountains terrain of the Margalla Hills, and Rawal Lake lies in the northeast just below the hills. The southern portion of this city is an undulating plain drained by Korang River followed by its tributaries. Towards the east is a relatively flat area with bare soil and settlements.

5.3.2 Geology and Soils

The Potohar region has a complex geological history of mountain formation, alluvial-loessic depositions, and erosion cycles. Limestone is the characteristic rock of Margalla range. In age, it ranges from the Jurassic to Triassic. It is usually reddish or bluish white in colour, mixed or alternating with its beds of red or bluish clay or shades or sandstones. Adiala, Dhamial-Loibher forests are situated over alluvial deposits. The deposits contain small-sized rounded pebbles of sandstone, quartzite or granite and sand mixed or alternating with clayey deposits. They have been described as alluvial deposits, but it is equally probable that they have a glacial origin.

The ridges and valleys in the area are formed by alluvial deposits from the hills that that have been buried in the ridges of sandstone and covered by interbedded sandy silt and limestone gravel. Most of the urbanization in the region are primarily focused on the Piedmont bench area dissected more into the south side. The southern area which comprises sandstone, mudstone, and conglomerate of the Siwalik Group of Neogene to Pleistocene crop out along the many steep-sided stream valleys that dissect the land. The northern edge of which extends southwards is predominantly Piedmont bench. Landforms of the area can be further divided into land formed by erosion and landforms constructed by the deposition of sediments. Different soil types and landforms with a range of slopes and active geological processes may limit the suitability of the land for the various purpose.

The site is mainly consisting of Clayey Silt. This area is characterized by several mountain and hill ranges, which include the Southern Hazara range, the Margala, and Murree hills, and their associated piedmont aprons. The stratigraphical succession exposed in the project area ranges in age from Precambrian to Quaternary. Most of the area is comprised of sedimentary rocks and many strati-graphical formations are encountered in the region in which the most notable formation is Murree formation, which is comprised of Shale and sandstone.

5.3.3 Land Use

Patterns of land use in Islamabad have evolved through years and have been influenced by environmental and physical factors such as landforms, climate, and water availability as well as human factors such as population size, growth, economic demands and cultural practices or customs.

The project site comprises of barren land with some natural vegetation in the project area and is situated along Ibn-e-Sina Road. Surrounding the project site are Elysium Tower, Citadel 7 and Centaurus Mall which have similar land use.

5.3.4 Seismic Risk

Islamabad region can be divided into three major structural zones. The mountainous north, including Margalla Hills, is complexly folded and thrust along the Hazara Fault Zone. Southwards the mountains are a sloping piedmont bench that is truncated in sandstone and shale. The Soan River flows along the axis of Soan syncline. Islamabad lies just at the edge of Hazara Fault Zone that consists of an arc of thrust and folded rocks about 25km wide and 150 km long that is convex to the south and extends west-southward away from the Himalayan syntaxis. There are many thrust sheets in Islamabad area, some of these thrust faults are in front of Margalla Hills which extends north of Fateh Jang and form Kala Chita Range.

The Islamabad region lies in a tectonically active zone, where earthquakes have been frequent in the recent geological history due to faulting and folding of the structure. Geological past shows that there were many activities of earthquakes in the past in the region. The Soan syncline is an asymmetric, faulted fold of regional extent, plunging west southward. Although earthquake shaking is not confined to areas near-surface faults, the risk of surface rupture is greater where the surface has been broken previously. Earthquakes in 2005 (7.6 magnitudes) resulted in large area destruction in Islamabad.

The project area is located in seismic Zone II, where II represents a high hazard with moderate damage zone.

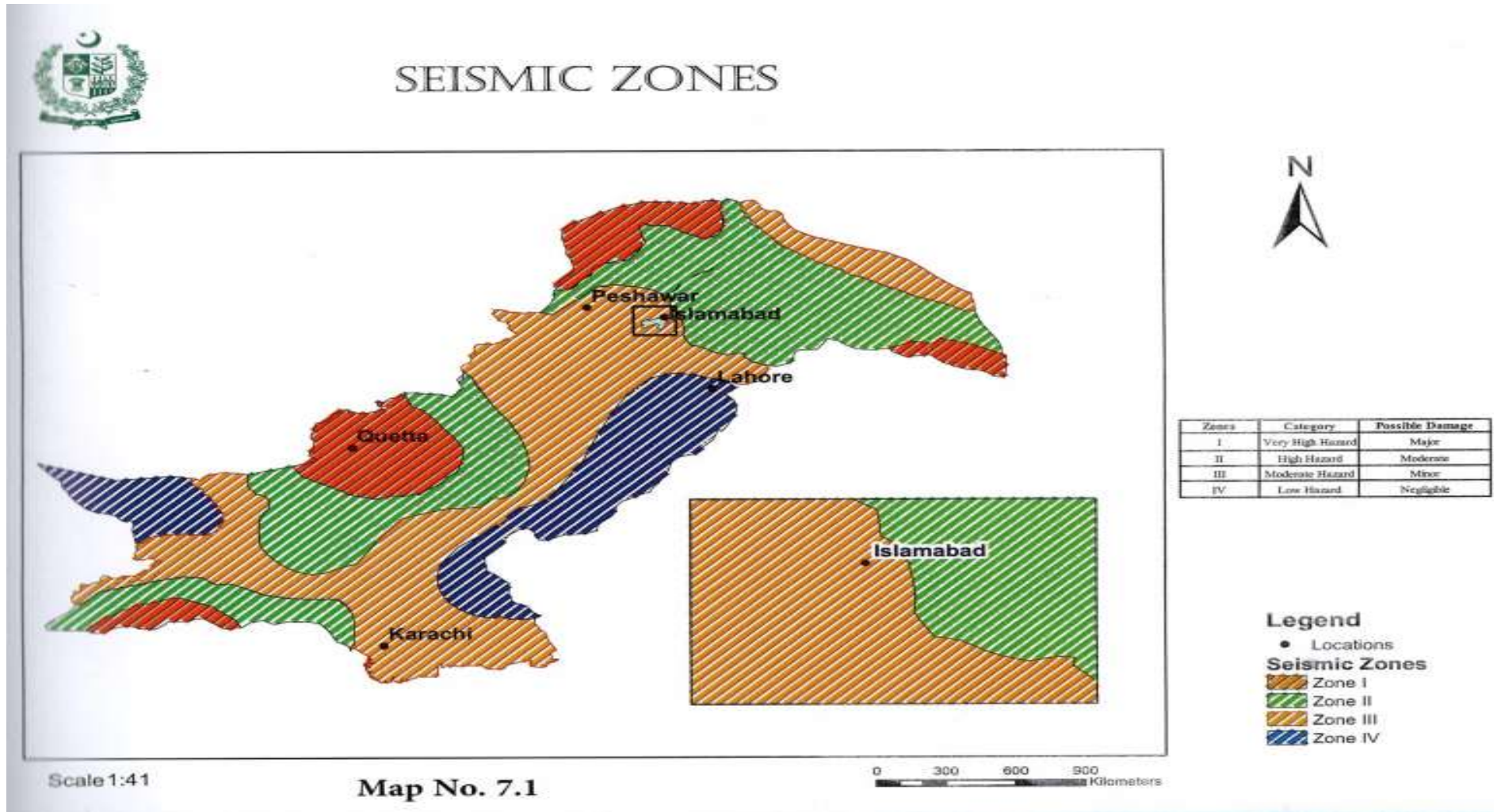
The Seismic Map of Islamabad is given in **Figure 5.2**.

5.3.5 Major Earthquakes

The Islamabad region lies in a tectonically active zone, where earthquakes have been frequent in the recent geological history due to faulting and folding of the structure. Geological past shows that there were many activities of earthquakes in the past in the region. The Soan syncline is an asymmetric, faulted fold of regional extent, plunging west southward. Although earthquake shaking is not confined to areas near-surface faults, the risk of surface rupture is greater where the surface has been broken previously. Earthquakes in 2005 (7.6 magnitudes) resulted in large area destruction in Islamabad. Repeated earthquakes have been hitting the area almost every year. ⁵

⁵ DIGITAL ENVIRONMENTAL ATLAS OF ISLAMABAD: Establishment of Geometric Centre for Climate Change and Sustainable Development Pakistan environmental Protection Agency Ministry of Climate Change

Figure 5.2: Seismic Map of Islamabad



Source: DIGITAL ENVIRONMENTAL ATLAS OF ISLAMABAD (2016): Establishment of Geometric Centre for Climate Change and Sustainable Development Pakistan Environmental Protection Agency Ministry of Climate Change

5.3.6 Surface Water

There Rawal Lake is a man-made water reservoir, located across Korang River at a distance of about 10 km from Rawalpindi. The Soan and Korang Rivers are the main streams draining in Islamabad area. Their primary tributaries are the Ling River, draining northwestward into the Soan; Gumreh Kas, draining westward into the Korang from the area between the Korang and Soan, and Lei Nullah, draining southward into the Soan from the mountain front and urban areas. The Korang and Soan Rivers are dammed at Rawal and Simly Lakes, respectively, to supply water for the urban area. There is Nullah passing through Jinnah Avenue in the project area.

5.3.7 Ground Water

Ground Water quality of the project site is good and used for drinking and other domestic purposes. The commercial area comprises various buildings having Water supply from CDA.

Table 5.1: Chemical Analysis of Ground water at the project site

#	Parameters	Reference values	Conc. At project site	Method/ Equipment Used	Remarks
1	pH*	6.5-8.5	7.7	SMWW 4500H+B	Within Limits
2	Total Dissolved Solids (TDS)*	<1000 mg/L	192 mg/L	SMWW 2540C	Within Limits
3	Chloride (as Cl) *	<250 mg/L	9 mg/L	SMWW 4500Cl B	Within Limits
4	Cadmium (Cd) *	0.01 mg/L	ND	U.S. EPA-200.7	Within Limits
5	Chromium (Cr) *	≤ 0.05 mg/L	ND	U.S. EPA-200.7	Within Limits
6	Copper (Cu) *	2.0 mg/L	ND	U.S. EPA-200.7	Within Limits
7	Lead (Pb) *	≤ 0.05 mg/L	ND	U.S. EPA-200.7	Within Limits
8	Manganese (Mn) *	≤ 0.5 mg/L	ND	U.S. EPA-200.7	Within Limits
9	Nickel (Ni) *	≤ 0.02 mg/L	ND	U.S. EPA-200.7	Within Limits
10	Zinc (Zn) *	5.0 mg/L	0.1 mg/L	U.S. EPA-200.7	Within Limits
11	Antimony (Sb)	≤ 0.005 mg/L	ND	U.S. EPA-200.7	Within Limits
12	Aluminum (Al)	≤ 0.2 mg/L	ND	U.S. EPA-200.7	Within Limits
13	Arsenic (As)	≤ 0.05 mg/L	ND	U.S. EPA-200.7	Within Limits
14	Boron (B)	0.3 mg/L	ND	U.S. EPA-200.7	Within Limits
15	Barium (Ba)	0.7 mg/L	ND	U.S. EPA-200.7	Within Limits
16	Mercury (Hg)	≤ 0.001 mg/L	ND	U.S. EPA-200.7	Within Limits
17	Selenium (Se)	0.01 mg/L	ND	U.S. EPA-200.7	Within Limits
18	Total Coliforms	----	Detected	SMWW 9221 B	----
19	Fecal Coliforms Bacteria	Must not be detectable in any 100ml sample	ND	SMWW 9221 F	Exceeding Limits
20	E. Coli	Must not be detectable in any 100ml sample	ND	SMWW 9221 F	Exceeding Limits
21	Color	≤ 15 TCU	ND	SMWW 2120 C	Within Limits
22	Taste	Non Objectionable / Acceptable	Acceptable	Organoleptic	Within Limits
23	Odor	Non Objectionable / Acceptable	Acceptable	Organoleptic	Within Limits
24	Turbidity	<5NTU	9.7 NTU	SMWW 2130 B	Exceeding Limits
25	Total Hardness as CaCO ₃	<500 mg/L	151 mg/L	SMWW 2340 C	Within Limits
26	Cyanide (CN ⁻)	≤ 0.05 mg/L	ND	SMWW 4500 CN ⁻ F	Within Limits
27	Flouride (F ⁻)	≤ 1.5 mg/L	0.1 mg/L	U.S. EPA-9214	Within Limits

28	Nitrate (NO ₃ ⁻)	≤ 50 mg/L	3 mg/L	SMWW 4500 NO ₃ B	Within Limits
29	Nitrite (NO ₂ ⁻)	≤ 3 mg/L	ND	SMWW 4500 NO ₂ B	Within Limits
30	Residual Chlorine	0.2-0.5 mg/L	ND	SMWW 4500-CI B	----
31	Phenolic Compounds (as Phenols)	No Guideline Value Set	ND	SMWW 5530 C	----

Turbidity was exceeding the prescribed limit and total coliform was detected in water sample.

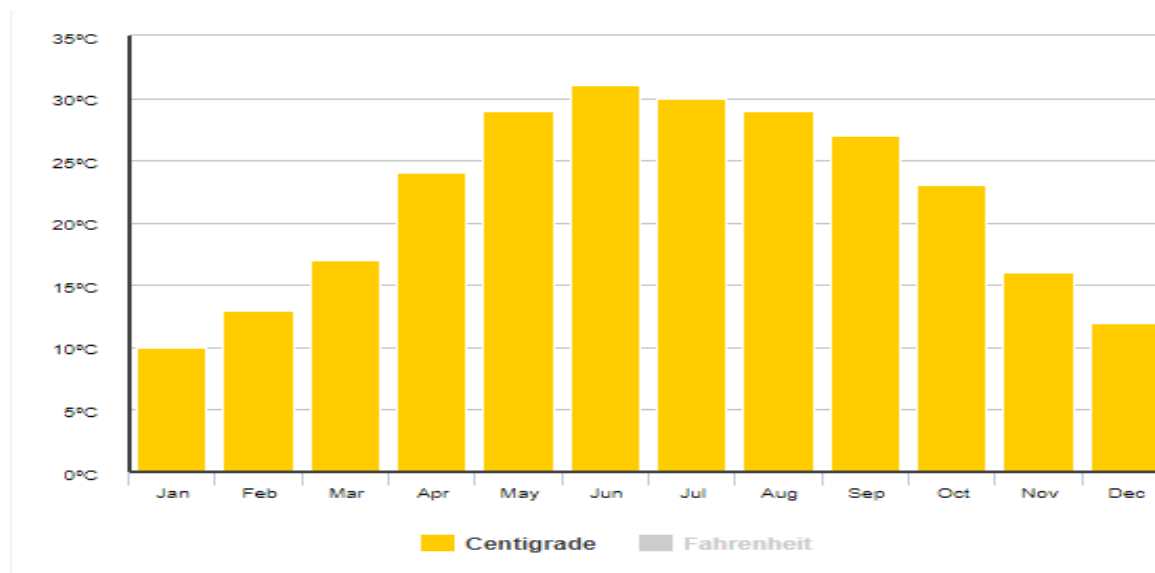
5.3.8 Climate

Islamabad has distinct seasons marked by the wide variation in temperature. The climate remains very salubrious from April to October, but the winters get very cold due to snowfall (in Murree). The coldest months are December, January, and February. The hottest months are June and July. Rainfall in April and May is occasional, but the heaviest rain is in July and August.

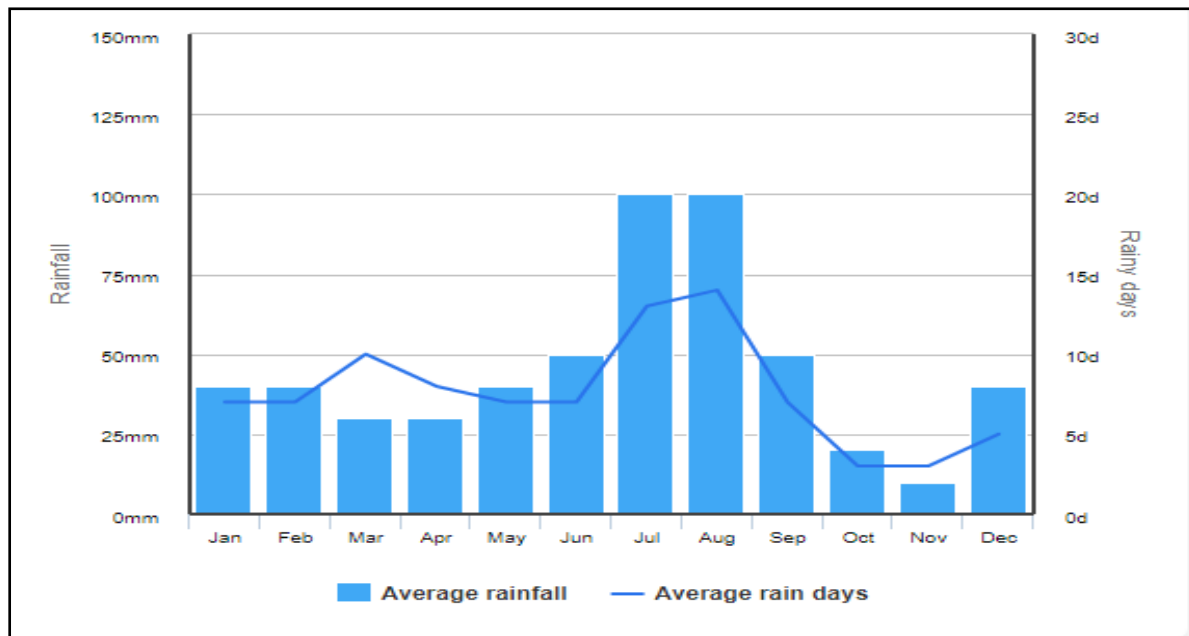
The temperature of capital territory Islamabad ranges between -1 °C to 46 °C. The coldest month is January when the mean maximum temperature is 18.3 °C, and the mean minimum is 3.8 °C. From February to May the temperature rises at the rate of 5.0 °C per month. The highest temperature reached in May when the mean maximum temperature remains 39.1 °C. Humidity varies greatly in Islamabad.

Metrological Data of Islamabad, including rainfall and mean minimum and the maximum temperature is shown in **Figure 5.3** and **Figure 5.4**.

Figure 5.3: Mean Monthly Meteorological Data of Islamabad⁶



⁶ <https://www.worldweatheronline.com/lang/en-pk/islamabad-weather-averages/islamabad/pk.aspx>

Figure 5.4: Mean Monthly Precipitation Data of Islamabad⁶

5.3.9 Air Quality and Noise Level Monitoring

The vehicular traffic on Jinnah Avenue and Ibn-e-Sina Road is high during peak hours which contributes to air and noise pollution in the project area.

The ambient air quality and noise level monitoring was conducted and compared against the National Environmental Quality Standards (NEQS) for Sulphur dioxide (SO₂), Oxide of Nitrogen (as NO), oxide of Nitrogen (as NO₂), Ozone (O₃), Suspended Particulate Matter (as SPM), Respirable Particulate Matter (as PM₁₀), Respirable Particulate Matter (as PM_{2.5}), and Carbon monoxide (CO) during 24 hours at the project site.

The ambient air and noise level monitoring was conducted on 06th March 2024 for 24 hours at the project site. The Coordinates of project site are 33°70'71.35"N and 73°05'27.64"E.

The ambient air quality and noise monitoring was carried out by EPA Certified laboratory, Environmental Services Pakistan (ESPAK).

5.3.10 Ambient Air Quality Monitoring

Sulphur dioxide (SO₂): Sulphur dioxide (SO₂) is a colourless, poisonous gas with a strong odour. Coal and petroleum containing Sulphur compounds produce Sulphur dioxide after their combustion. It is one of the main contributors of acid rains because of oxidation of SO₂ in the presence of a catalyst such as NO₂ forms H₂SO₄. It irritates eyes, nose and throat. It may impair lung function and aggravate respiratory diseases.

The highest concentration recorded was 11.8 µg/m³ whereas the lowest concentration was 8.5 µg/m³. The 24h average concentration of SO₂ at the project site was 10.2 µg/m³, which is in compliance with the NEQS (120 µg/m³) of Pakistan.

Nitrogen Monoxide (NO): Nitric oxide (nitrogen oxide, nitrogen monoxide) is a molecular, chemical compound with a chemical formula of NO. One of several oxides of nitrogen, it is a colourless gas under standard conditions. It is also produced naturally by the extremely high air temperatures produced along the path of lightning in thunderstorms.

Nitric oxide should not be confused with nitrous oxide (N₂O), an anesthetic, or with nitrogen dioxide (NO₂), a brown toxic gas and a major air pollutant, the latter being a product to which nitric oxide is rapidly oxidized in air.

The averaged (24h) concentration of NO (12.5 µg/m³) remained within compliance with NEQS (40 µg/m³) at the ambient air quality monitoring site.

The highest concentration ($14.8 \mu\text{g}/\text{m}^3$) of NO was observed. The lowest concentration of NO was recorded as $10.2 \mu\text{g}/\text{m}^3$ at project site.

Nitrogen dioxide (NO₂): Nitrogen dioxide (NO₂) is a light brown gas that can become an important component of urban haze. It is likely that oxides of nitrogen are the second most abundant atmospheric contaminants in many cities, ranking next to Sulphur dioxide.

Nitrogen oxides usually enter the air as a result of high-temperature combustion processes, such as those occurring in automobiles and power plants.

The primary sources of nitrogen oxides (NO_x) are motor vehicles and thermal power generation. The averaged (24h) concentration of NO₂ ($23.3 \mu\text{g}/\text{m}^3$) remained within compliance with NEQS ($80 \mu\text{g}/\text{m}^3$) at the project site.

The highest average concentration of Nitrogen dioxide was $24.6 \mu\text{g}/\text{m}^3$, and the lowest concentration monitored was $22.2 \mu\text{g}/\text{m}^3$.

Ozone (O₃): Ozone or tri-oxygen is an inorganic molecule with the chemical formula O₃. It is a pale blue gas with a distinctively pungent smell. It is an allotrope of oxygen that is much less stable than the diatomic allotrope O₂, breaking down in the lower atmosphere to normal oxygen.

The 1 hr average concentration of Ozone was $20.8 \mu\text{g}/\text{m}^3$ at the project site which remained within compliance limits of NEQS.

Particulate Matter: Particulate matter (PM) is a solid matter from smoke, dust, fly ash, or condensing vapours that can remain suspended in the air for a long period of time. PM₁₀ means the particulate matter is having an aerodynamic diameter of 10 micrometres while PM_{2.5} means the particulate matter is having an aerodynamic diameter of 2.5 micrometres or less. Particulates include an array of atmospheric materials, carbon-based matter such as soot, ashes, windblown dirt, sand, soil dust, metals, and plant matter such as pollens. The composition of particulate matter varies with the place, season and weather conditions.

The fine PM can be sulfates, nitrates, organic matter (organic carbon compounds), elemental carbon (soot), and soil dust (crustal materials).

The time-averaged (24h) concentration of PM₁₀ is $127 \mu\text{g}/\text{m}^3$, and PM_{2.5} is $28.8 \mu\text{g}/\text{m}^3$ which are within the permissible limit of NEQs.

The average concentration of PM₁₀ varies between $111.8 \mu\text{g}/\text{m}^3$ and $150.7 \mu\text{g}/\text{m}^3$ at project site.

The average concentrations of PM_{2.5} varies between $23.5 \mu\text{g}/\text{m}^3$ and $36.6 \mu\text{g}/\text{m}^3$ during the 24h monitoring at all three monitoring points, which is within the permissible limit of NEQs which is $35 \mu\text{g}/\text{m}^3$.

Carbon monoxide (CO): Carbon monoxide is an odourless, colourless and highly poisonous gas that has its major origin in the incomplete combustion of carbonaceous materials. Although industrial processes contribute to CO pollution levels, however, the principal source of CO is automobiles.

Vehicles operating at colder temperatures (in winter, during engine warm-up or in stop-and-go traffic) produce significant quantities of this deadly gas and is of particular concern in urban areas.

The Carbon monoxide (CO) concentration was monitored for 8h interval at the selected sites. The average 8h concentration of CO was found to be $1.8 \text{mg}/\text{m}^3$, which is within the compliance limit of NEQS (i.e., $5 \text{mg}/\text{m}^3$).

5.3.11 Noise Level Monitoring

Ambient noise levels were also continuously recorded at the project site for 24 hours. The sound pressure level (dB) was frequency weighted on A-curve (dB (A)) and time-weighted (dB (A) L_{eq}) on an hourly basis.

The 24-hour monitoring for noise level was carried out at the project site. The average noise level at the project site was found to be 54dB at day time and 46 dB at night time. which are within the compliance limit of NEQS (for day 65 dB and for night 55 dB).

5.3.12 The conclusion of ambient air quality and noise level monitoring

The ambient air and noise level monitoring was conducted on 6th March 2024 for 24 hours at the project site.

The average 24-hour CO, SO₂, O₃, NO, NO₂, PM_{2.5}, PM₁₀, and SPM were recorded as 1.9 mg/m³, 10.2 ug/m³, 20.8 ug/m³, 12.5 ug/m³, 23.3 ug/m³, 28.8 ug/m³, 133 ug/m³, 127 ug/m³ and 367 ug/m³ respectively at project site. All the obtained values for the air quality parameters are within the permissible limit.

Proper plantation on open spaces of the project site will be promoted to help enhance and maintain the air quality of the area in future.

The laboratory report detailing the ambient air and noise level monitoring report is attached in **Annexure-6**.

The SO₂, NO, NO₂, O₃, CO concentrations meets the NEQS limits. A summary of ambient air quality and noise levels results are given in **Table 5.2** below:

Table 5.2: Summary of Ambient Air Quality and Noise Results at the Project Site

Parameters	Limit Values (NEQS)	Conc.	Method/Equipmnet Used	Remarks
Carbon Monoxide (CO)	10 mg/m ³ (1 Hour)	1.9mg/m ³	Non Dispersive Infrared Absorption (NDIR)	Within Prescribed Limits
Sulfur Dioxide (SO ₂)	120 ug/m ³	10.2 ug/m ³	UV Fluorescence (UVF)	Within Prescribed Limits
Ozone (O ₃)	130 ug/m ³ (1 Hour)	20.8 ug/m ³	Non Dispersive UV Absorption	Within Prescribed Limits
Oxides of Nitrogen (NO)	40 ug/m ³	12.5 ug/m ³	Chemiluminescence Detection	Within Prescribed Limits
Oxides of Nitrogen (NO ₂)	80 ug/m ³	23.3 ug/m ³	Chemiluminescence Detection	Within Prescribed Limits
Particulate Matter PM _{2.5}	35 ug/m ³	28.8 ug/m ³	Particulate Sensor	Within Prescribed Limits
Particulate Matter PM ₁₀	150 ug/m ³	127 ug/m ³	Particulate Sensor	Within Prescribed Limits
Suspended Particulate matter (SPM)	500 ug/m ³	367 ug/m ³	Particulate Sensor	Within Prescribed Limits
Noise Level Day Time	65 dB(A)	54 dB(A)	Sound Level Meter	Within Prescribed Limits
Noise Level Night Time	55 dB(A)	46 dB(A)	Sound Level Meter	Within Prescribed Limits

5.4 Biological Environment

5.4.1 Flora

According to the natural vegetation of Pakistan, ecologically Islamabad lies under the thorny zone of vegetation. The vegetation is a representative of Dry Subtropical Scrub Forest which is dominated by *Acacia Modesta* (Phulai), *Ziziphus mauritiana* (Ber), etc.

The most common trees in Islamabad are of Amal Tas (*Casia fistulla*), Chinar (*Platanus orientalis*), Phulai (*Acacia modesta*), Dharek (*Melia zardorachita*), Jangali ber (*Zizyphus*

mauriantiana), Kiker (*Acacia nilotica*), Mulberry-Shahtoot (*Morus alba*), Safaida (*Eucalyptus camaldulensis*), Shisham (*Dalbergia sissoo*), Coconut (*Cocos nucifera*), Papeta (*Manilkara zapota*), Jaman (*Syzygium cumini*), Peli Kaner (*Thevetia peruviana*), Shireen (*Albizia lebbek*), Bamboo (*Bambusa*), Semal (*Bombax ceiba*), Palm (*Arecaceae*), Mango (*Mangifera indica*), etc. In the undergrowth *Cannabis sativa* (Bhang), *Calotropis procera* (Desi Ak), *Parthenium hysterophorous* (Gandi Booti) and *Ocimum bacilicum* (Niazbo) are predominant.

The project site has 8 trees on the boundaries and some scarce natural vegetation. No trees will be cut down as these trees are not within the premises of the construction area, so they will be preserved. However, a few shrubs and tree species, including ber, bhang, shisham, ack, kikar, and behkarh, were also found within the project area.

Table 5.3: Flora in the vicinity of the project site

Sr.No	Local Name	Quantity
1	Sheesham	2
2	Shahtoot	1
3	Channar	2
4	Siran	1
5	Sukhchain	2
Total		8

Figure 5.5: Flora at the Project site



Exhibit 1: Shahtoot



Exhibit 2: View of Sheesham tree





5.4.2 Fauna

In its original form, the Dry Sub Tropical Semi-Evergreen Scrub Forest constitutes the habitat of wild fauna consisting of a host of animals and birds. As the disturbances increased to a maximum level with complete inhabitation, wildlife abundance and diversity decreased to a minimum degree.

The major wildlife of the area is jackal, fox, hare, wild boar, and grey partridges. The ecology of project area is under huge human pressure. The local people graze their livestock in the barren land, and the animals feed on standing scattered trees species, crop residues and grasses. Hence ecology has become very fragile. Similarly, there is very much hunting pressure on the fauna of the area. The local people are main hunter, and they facilitate the hunting. The usual hunt grey partridges and hare.

Mammals

Sr. No	Local Name	Scientific Name
1	Rat	<i>Rattus rattus</i>
2	Wild boar	<i>Sus sucrofa cristatus</i>
3	Porcupine	<i>Hystrix indica</i>

Birds

Sr. No	Local Name	Scientific Name
1	Quail	<i>Coturnix coturnix</i>
2	House Sparrow	<i>Passer domesticus</i>
3	House Crow	<i>Corvus splendons</i>

Reptiles

Sr. No	Local Name	Scientific Name
1	Monitor lizard	<i>Varanus bengalensis</i>
2	Spin tailed lizard	<i>Uromastix hardwickii</i>

5.4.3 Protected Areas/National Sanctuaries

Located in the north of the Project site, at a distance of about 4 km is the Margalla Hills National Park which is the only Protected Area, in the vicinity.

Margalla Hills National Park is located in the foothills of the Himalayan range with numerous valleys and steep slopes in its rugged topography. The drainage area includes the river Korang and its tributaries, which flows into the river Soan. It is a unique wildlife sanctuary, being rich in Sino Himalayan fauna and flora.

5.5 Socio-Cultural Environment

This section provides a discussion of the socio-economic and socio-cultural environment of the local community in the project area. This area may get direct positive or negative impacts from the construction of Aspen Tower Building Project. **Figure 5.6** shows the main environmental receptor within 1 km radius of the project site

Figure 5.6: Project Area Map of Aspen Tower Project.



5.5.1 Pakistan Institute of Medical Sciences

Pakistan Institute of Medical Sciences (PIMS) is a research-oriented health sciences institute located in Islamabad, Pakistan. It is one of the region's leading tertiary level hospitals which include 22 medical and surgical specialist centres.

Established in 1985 the institute includes three semi-autonomous hospitals including the Islamabad Hospital spread over 3.5 hectares; the 230 Bedded Children's Hospital spread over 1.6 hectares and the 125 bedded Maternal & Child Health Care Centre.

The main objective of PIMS is to provide medical facilities to the community of Rawalpindi/Islamabad as a National Referral Hospital for Northern areas Azad Jammu and Kashmir NWFP and Northern area of Punjab. Also, Children's Hospital is an important component of PIMS. It caters to the need of primary health care for the whole area through preventive and curative approaches.

The Medical colleges and school affiliated with the institute are Quaid-e-Azam Postgraduate Medical College, Federal Medical & Dental College, College of Nursing, and School of Nursing.

PIMS provides medical training through the Quaid-e-Azam Postgraduate Medical College. The establishment of the Quaid-e-Azam Postgraduate Medical College is a milestone for the PIMS. It will help in meeting the deficiency of specialist doctors in the country. The objective of the College of Medical Technology is to train health workers in a properly equipped and adequately staffed residential institution.

The medical care departments of the institute are: Anesthesia, Blood Bank, Burn Center, Cardiology, Critical Care, Dentistry, Dermatology, Medicine, Gastroenterology, Gynecology, Neonatology, Nephrology, Neurology, Neurosurgery, Oncology, Ophthalmology, Pathology, Plastic Surgery, Psychiatry, Pulmonology, Radiology, Rheumatology, General Surgery, and Urology.

5.5.2 Shaheed Zulfiqar Ali Bhutto Medical University

Shaheed Zulfiqar Ali Bhutto Medical University (SZABMU) Islamabad was established on 21st March 2013. The Pakistan Institute of Medical Sciences (PIMS) Islamabad is the constituent Hospital of Shaheed Zulfiqar Ali Bhutto Medical University.

Shaheed Zulfiqar Ali Bhutto Medical University offers structured Residency training programs in 32 disciplines of Medicine, Surgery & Dentistry. M. Phil. & Ph. D. programs in twelve disciplines of Basic Medical Science. The University is offering MBBS at its constituent college, i.e., Federal Medical & Dental College, Islamabad.

The University has College of Nursing, School of Nursing and College of Medical Technology where graduate and postgraduate courses offered viz. BSC(Nursing), MSC(Nursing), BS(MLT), BS Vision Sciences (optometry & orthoptics) etc.

6 Stakeholder Consultation

6.1 Approach to Public Consultation

The public consultation process with various stakeholders has been approached to involve public and other stakeholders from the earliest stages. Public consultation has taken place during the planning and design phase of the project. The focus of attention has been the population near the proposed project site that may be affected by the project.

The viewpoints of the stakeholders have been taken into account, and their concerns and suggestions for possible improvements have been included in the EIA where appropriate.

The project will create both positive and negative impacts on the project area that may affect the local population and other stakeholders, both directly and indirectly.

Much of the public consultation process has revolved around concerns for the mitigation of construction stage impacts and possible traffic congestion on the Ibn-e-Sina Road and Jinnah Avenue during the operational phase of the project.

The stakeholders involved in the process were the project management of Aspen Tower, Elysium Tower, Meezan Tower, neighbouring buildings near the project site, Professors from different universities, roadside consultation at PIMS Metro Station and Shopkeepers of Centaurus Mall.

6.2 Objectives of Consultation

The overall objective of the consultation with stakeholders is to verify the environmental and social issues that have been presumed to arise and to identify those which are not known or are unique to the project.

The important general objectives of the consultation process are:

- Providing key project information to the stakeholders, and to solicit their views on the project's potential or perceived impacts,
- Identification of potential problems and needs,
- To devise the way for collaborative problem solving,
- Develop and maintain communication links between the project proponents and stakeholders, providing opportunities to the public to influence the project design in a positive manner, and
- Ensure that views and concerns of the stakeholders are incorporated into the project design and implementation with the objectives of reducing or offsetting negative impacts and enhancing benefits of the proposed project.

6.3 Categories of Stakeholders Contacted

Potential stakeholders for consultation and participation were identified, and discussions were held with the people living in the project area of impact, household women, college/university students, pedestrians, vendors and business/shop owners. Moreover, government and private employees, Public/private University Professors, national organizations, and local public representative were also contacted.

6.4 Major Stakeholders Involved

The stakeholders contacted during the survey belonged to different categories of people, as shown in **Table 6.1**:



Table 6.1: Categories of Stakeholders Interviewed in the Project Area

No.	Stakeholder Category
1	Local People (living in the vicinity of Aspen Tower Project site)
3	Government Organizations
4	Environment & Social Experts (Public and Private Institutes/Academia)
5	Grass-root stakeholder discussions

6.5 Scoping Session

During the public consultation process, both primary and secondary stakeholders were consulted. A scoping session was carried out with Pakistan Environmental Protection Agency on 18th March 2024. Similarly, consultation with the stakeholders was in the form of informal meetings and interviews.

During these interviews, the simple, non-technical description of the project was given, along with an overview of the project's likely impacts on people and the environment. Following the project description, a discussion was held so that people could voice their concern.

Generally, the community is aware of the proposed project of construction of Aspen Tower Project and indicated their support as it will provide employment opportunity and enhance the socio-economic status of the area as well as of the country.

6.6 Issues Discussed

Following issues were discussed during the stakeholder consultation:

- Overall activities of the project and their possible impacts;
- Possible impacts on natural vegetation, flora and fauna;
- Possible mitigation measures and
- Beneficial factors and involvement opportunities for the local people in the set of activities of Project.

6.7 Major Stakeholders and their Apprehensions

Meetings with major stakeholders were organized to discuss project-specific issues and their potential impacts on the local and regional environment.

Stakeholders consulted, and their valuable suggestions and comments are described below:

Name and Designation	Location	Opinions/Concerns/Issues/Suggestions
Ms. Summaiya Abbasi, General Manager, Aspen Enterprises	Aspen Enterprises	<ul style="list-style-type: none"> ▪ The plot for construction of Aspen Tower has been acquired from CDA under certain terms and conditions. The construction phase of the project will adhere to all health, safety and environment consideration. ▪ The mitigation measures proposed in the EIA Report will be followed to avoid any environmental and social degradation during the construction phase of the project. ▪ Aspen Enterprises give importance to sustainable development, and we will adopt green and energy efficient technologies. ▪ The building should be constructed according to the National and International Standards to resist any natural calamity, and it will be sustainable. ▪ The building will incorporate water conserving faucets and dual flush toilets. Similarly, the LED sensor lights will be installed to conserve electricity.
Major Wasif - Head of Security, Meezan Tower, Islamabad Pakistan	Plot # 03, Jinnah Avenue Blue Area, F-8/G-8, Islamabad	<ul style="list-style-type: none"> ▪ As the project site for Aspen Tower is adjacent to the Meezan Tower, so most of the scenarios associated with construction, operation and environmental issues are relatable. ▪ Construction materials such as sand, gravel, steel and cement should be transported during night time only. Furthermore, there is no difficulty in transportation of construction material as the project site is accessible through various roads. ▪ The excavated material from the project site should be dumped in consultation with CDA at their designated dumping site. ▪ The life safety signs should be placed in a project site during the construction phase to avoid any undesirable accident; the workers should be given training regarding health and safety and provided with Personal Protective Equipment's (PPEs). ▪ The environmental impacts of the project are predicted to be negligible if the mitigation measures are followed.
Mr. Imaad-ud-din Additional Director Emergency & Disaster Management Directorate	Emergency & Disaster Management Directorate	<ul style="list-style-type: none"> ▪ Emergency and Disaster Risk Management should be an integral part of the operational phase of the Project however; it should also be considered during the construction phase of the Project. ▪ A proper Fire Safety Plan is mandatory part of designing and planning. ▪ Awareness is necessary for workers and residents regarding fire safety and evacuation in case of emergency.
Dr. Rashid Iftikhar, Assistant Professor, NUST	NUST	<ul style="list-style-type: none"> ▪ The proposed project will have a positive impact as it will provide residential facilities and employment opportunities. Vertical expansion of the city is always preferred as compared to horizontal expansion where large swathes of land are cleared to accommodate people.

Name and Designation	Location	Opinions/Concerns/Issues/Suggestions
		<ul style="list-style-type: none"> ▪ The Aspen Tower should have a detailed Solid Waste Management Plan available when the operational phase starts. ▪ The proponent should look towards introducing the concept of source segregation of solid waste in the buildings so that recyclable material can be taken out and assist in making the entire operations (solid waste management) profitable.
Dr Musharib Ali, Assistant Professor, NUST	National University of Sciences and Technology	<ul style="list-style-type: none"> ▪ Construction period should be short and multiple parallel activities should be carried out so that environmental impacts of construction phase are minimized. ▪ Negative impacts during operational phase should be mitigated according to international standards, and new green and energy efficient technologies should be adopted in the Aspen Tower Building. ▪ Rooftop gardening should be part of the design of the building. The roof of the high rise building should be green, and the trend of vertical gardening should be implemented in order to have a more environmentally friendly approach and in this way the natural setting of greenery will be retained. ▪ Water resources in the urban areas are already limited, so wastewater treatment plant should be part of the project. The grey water generated by the building should be reused. Standard piping colour codes should be developed for water and wastewater treatment plants.
Mr Farhan Lodhi, Chief Executive Officer, Environmental and Waste Management Solutions	Islamabad	<ul style="list-style-type: none"> ▪ High rise buildings are the need of the hour due to increasing land prices ▪ My suggestion is that proponent should cater middle income segment accomodation for this project. ▪ Considering the high energy prices prevailing these days, proponents should actively implement energy conservation features in the building and the roof floor should be exclusively reserved for solar power panels.
Mr. Kamran Shafqat, Real Estate Dealer	Islamabad	<ul style="list-style-type: none"> ▪ Vertical housing projects can certainly reduce the high prices that are prevailing these days. ▪ The proponent should incorporate IT infrastructure in the project design so that future needs of the residents can be easily catered. ▪ Considering the easy access to the project site and the developement in the area, this surrounding area real estate price will increase.

6.8 Consultation with the Communities

A series of roadside discussions were carried out with the local community. During the roadside discussion, the community was informed about the salient features of the project, its location, and activities. Exhibits of roadside public consultation are in **Figure 6.1**.



Respondents in the majority showed a positive attitude towards the project. The viewpoints of respondents are as follows:

Location: Majority of respondents showed a positive attitude towards the project location. They stated that the project would bring further development in the area.

Job creation: Almost all respondents agreed that the project would create job opportunities for local populations. They viewed the project positively from an economic point of view. Others believe that the project will benefit labours as well as professionals.

Traffic load: Respondents had their concerns related to traffic. A traffic management plan should be developed.

Accommodation facility: Respondents agreed that accommodation facilities are required and high in demand in Rawalpindi and Islamabad. The proposed project will provide accommodation facilities plus promote vertical expansion. People cited that in the project area developers should move towards vertical expansion rather than horizontal expansion.

Business enhancement: Majority of the respondents believe that the project will have a positive impact on business in the project area.

6.9 Address of Concerns

Efforts have been made in the preparation of this Environmental Impact Assessment Report to address all the concerns raised by the stakeholders during the consultation meetings.

Proper management plans have been proposed in the relevant sections to deal with all the issues related to biodiversity conservation, management and disposal of solid waste, wastewater disposal and safeguarding interests of the local people

Figure 6.1: Pictorial presentation of the public consultation



Exhibit 1: Consultation with the Resident of Project Area



Exhibit 2: View of consultation with Project Manager at Meezan Tower



Exhibit 3: Consultation with Head of Security at Meezan Tower



Exhibit 4: Consultation at Elysium Tower



Exhibit 5: Consultation at PIMS Metro station



Exhibit 6: View of Consultation at Pims Metro Station



Exhibit 7: Consultation at PIMS Metro station



Exhibit 8: View of Consultation at Centauras

7 Impact Assessment and Mitigation Measures

7.1 Introduction

This Chapter discusses the potential environmental and social impacts of the proposed activities, predicts the magnitude of the impact, assesses significance, recommends mitigation measures to minimize adverse impacts, and identifies the residual impacts of the proposed project.

The nature and the significance of the potential impact depend on the nature and magnitude of the different activities and also on the type of pollution control technologies to control or minimize the pollution related to the different activities of the project.

7.2 Impact Identification with Matrices

A Matrix has been prepared for the identification of impacts and their associated risks. The Matrix also presents the mitigation measures for the identified impacts and the change in risk after the mitigations have been adopted.

7.2.1 Impact Identification with Matrices

A Matrix has been prepared for the identification of different environmental impacts and their associated risks or benefits. The Matrix also presents the mitigation measures or environmental enhancement measures for the identified impacts and the change in risk after the mitigation techniques have been adopted.

7.2.2 Risk Assessment

The risk assessment of the project activities is carried out for all the negative impacts following the basic steps listed below:

- Identify the potential impact
- Assess the risk
- Apply the appropriate measure

Risk is assessed as the likelihood that the activity will have an effect on the environment as well as the consequence of the effect occurring. It is often described like this:

Risk = Likelihood X Consequence

The likelihood is further classified and relatively valued into Certain (5), Likely (4), Possible (3), Unlikely (2), Rare (1)

- Certain: Will undoubtedly happen/recur on a frequent basis.
- Likely: It Will probably happen/recur, but it is not a persisting issue/circumstance.
- Possible: Might happen or recur occasionally
- Unlikely: Do not expect it to happen/recur, but it may do so.
- Rare: This will probably never happen/recur.

The consequence is further classified and relatively valued into Remarkable (5), Major (4), Moderate (3), Minor (2), and Insignificant (1).

- Remarkable: Impact on a larger area and highly sensitive receptors.
- Major: Impact on a large area and slightly sensitive receptors.
- Moderate: Impact on a small area with few receptors.
- Minor: Impact on a very small area with almost no receptors.
- Insignificant: Almost no impact.

Based on the classification and values, a risk analysis matrix has been developed and presented in **Table 7.1**.

Table 7.1: Risk Analysis Matrix

Likelihood	Consequence and Value				
	Remarkable (5)	Major (4)	Moderate (3)	Minor (2)	Insignificant (1)
Certain (5)	25	20	15	10	5
Likely (4)	20	16	12	8	4
Possible (3)	15	12	9	6	3
Unlikely (2)	10	8	6	4	2
Rare (1)	5	4	3	2	1

Based on the related values in **Table 7.1** following risk impact categories are identified.

- Extreme Risk (score 20-25): require more intensive mitigation measures
- High Risk (score 10-19): Will have a large impact which requires specific mitigations
- Medium Risk (score 5-9): Will have a small impact that can be mitigated easily
- Low Risk (score 1-4): Professional judgment

7.2.3 Positive impacts

Positive impacts are also evaluated in the Matrix using the same methodology; however, a different colour scheme is used.

Based on the classification and values, a positive impact analysis matrix has been developed and presented in **Table 7.2**.

Table 7.2: Positive Impact Analysis Matrix

Likelihood	Consequence and Value				
	Remarkable (5)	Major (4)	Moderate (3)	Minor (2)	Insignificant (1)
Certain (5)	25	20	15	10	5
Likely (4)	20	16	12	8	4
Possible (3)	15	12	9	6	3
Unlikely (2)	10	8	6	4	2
Rare (1)	5	4	3	2	1

Based on the related values in **Table 7.2** following positive impact categories are identified:

- Extremely Beneficial (score 20-25): Will add a lot of value to the local environment
- Highly Beneficial (score 10-19): Will have a large positive impact on the environment
- Medium (score 5-9): Will have a small positive impact
- Low (score 1-4): Will does not have any significant impact

Table 7.3: Environmental Screening Matrix (un-mitigated) of Aspen Tower Project

Project activity	Environmental and Social issues	Risk Assessment			Mitigation Measures for risks/Enhancement measures for positive impacts	Risk Assessment after taking Mitigation Measures		
		Likelihood	Consequence	Significance		likelihood	Consequence	Significance
Pre-construction Phase Impacts								
Site Selection	Encroachment on historical/cultural values	1	3	3	Site selection has been made in a way to ensure no historical site in the Project site.	1	2	2
	Waste emissions relating to sitting	2	4	8	The project site comes under the jurisdiction of CDA. CDA will be responsible for the collection of solid waste.	1	3	3
	Resettlement	1	5	5	No resettlement shall be caused by the Project.	1	2	2
	Historical or Archaeological or religious Site	1	3	3	No Historical and Archeological site present at the project site.	1	2	2
	Disruption of Surface Water	2	4	8	There will be little to no impact on surface water in the Project area.	1	3	2
Site Preparation	Noise	5	3	15	Noise barriers around the construction site, along with mufflers (silencers) for vehicles and construction equipment to minimize noise.	4	2	8
	Dust generation	5	3	15	Additional water is to be applied for dust suppression during dry weather. Masks will be provided to all workers to reduce the health impacts caused by the inhalation of dust.	3	2	6
	Damage to natural vegetation	4	3	12	No tree will be cut due to the project.	2	2	4
Positive Impacts	Increase in population density	3	3	9	The proposed project provides residential space near commercial area. This will decrease vehicle trip generation and promote population density.	4	4	16



Project activity	Environmental and Social issues	Risk Assessment			Mitigation Measures for risks/Enhancement measures for positive impacts	Risk Assessment after taking Mitigation Measures		
		Likelihood	Consequence	Significance		likelihood	Consequence	Significance
	Increase in green cover	4	3	12	More than 1000 trees shall be planted in the project area in consultation with CDA Environment Wing.	5	4	20
Construction Phase Impacts								
Construction Works	Land Acquisition	2	3	6	The designated land of the proposed project already belongs to the proponent (M/s Aspen Enterprises). Construction camps will be established on site.	2	2	4
	Visual Impact	2	3	6	Dust pollution shall be controlled with water sprinkling. Workers shall be provided with personal protective equipment to minimize the risks of adverse impacts of dust on workers and surrounding areas. These impacts would remain for only two years of the construction period.	2	2	4
	Soil Erosion and degradation	5	3	15	Minimal land clearing, levelling, and grading to reduce soil erosion. Construction of temporary reinforced walls to contain debris. Waste to be categorized and recycled.	3	2	6
	Air Quality Deterioration	5	3	15	Construction equipment to be well maintained to reduce exhaust emissions. Workers are to be provided with Personal Protective gear (e.g., masks). Water to be used for dust suppression.	3	2	8
	Loss of vegetation	5	3	15	Spiling of chemicals and other effluents on the soil shall be avoided. Tree plantation shall also be carried out.	3	2	6
	Damage to Wildlife	5	3	15	Measures to be taken to enhance natural vegetation and minimize impacts on the local bird population	3	2	6



Project activity	Environmental and Social issues	Risk Assessment			Mitigation Measures for risks/Enhancement measures for positive impacts	Risk Assessment after taking Mitigation Measures		
		Likelihood	Consequence	Significance		likelihood	Consequence	Significance
	Noise and Vibration	4	3	12	Barriers to be constructed in sensitive areas. Night-time activities shall not be held unless unavoidable.	3	2	6
	Quarrying Hazards	3	4	12	Exposed soils are to be stabilized with mulch and grass to prevent hazards.	3	2	6
	Safety Hazard, Public Health, and Nuisance	5	3	15	EHS officer shall also monitor the construction crew and ensure the use of PPEs.	3	2	6
	Gender Issues	3	3	9	Campsite for construction shall be decided in consultation with the nearby housing schemes. Strict code of conduct shall be maintained by the construction crew. Local norms shall be respected.	3	2	6
	Child Labour	2	2	4	The provisions of the Child Labour Act shall be made part of the construction contracts to ensure that no child labour is employed at the Project site or campsite	1	1	1
	Traffic Congestion	3	4	12	Construction material shall be transported in the nighttime to avoid traffic congestion during the day.	3	2	6
Waste Disposal	Surface (and Groundwater) quality	4	3	12	Wastewater shall be properly drained into CDA sewerage line.	3	2	6
	Solid Waste Disposal	4	4	16	Any solid waste generated during construction shall be recycled or disposed of at the nearest waste disposal site after consultation with nearby schemes.	2	3	6
	Waste Effluent Disposal	4	4	16	Waste effluent generated from the septic tank shall be properly drained into the nearest sewerage line on the site.	3	3	9
Positive impact	Job opportunities	4	4	16	Training shall be arranged to hire a local crew for the Project.	5	4	20



Project activity	Environmental and Social issues	Risk Assessment			Mitigation Measures for risks/Enhancement measures for positive impacts	Risk Assessment after taking Mitigation Measures		
		Likelihood	Consequence	Significance		likelihood	Consequence	Significance
Operational Phase Impacts								
Operation of the Aspen Tower	Air Quality	3	5	15	Vehicular Traffic will emit pollutants that will be reduced by scheduled testing of vehicles.	2	4	8
	Safety Hazard, Public Health & Nuisance	4	4	16	To ensure safe operations at Aspen Enterprises Building, Signboards will be placed at important locations.	3	3	9
	Noise	4	3	12	Dense canopy trees shall be planted to provide shade and absorb the generated noise.	3	3	9
	Wastewater	4	3	12	Wastewater shall be treated in septic tank after that it will be disposed into city sewerage lines.	3	2	6
	Traffic congestion	3	3	9	Defensive and best driving practices shall be inculcated.	2	2	4
	Monitoring	5	3	15	Quarterly monitoring reports shall be submitted to the Pak EPA after obtaining conditional environmental approval.	3	2	6
	Solid waste disposal	4	4	16	Solid waste shall be handed over to responsible authority for disposal.	3	3	9
Positive impact	Employment	4	4	16	The project will generate a large number of local jobs and provide various services to the local people.	5	4	20
	Safety and Security	4	4	16	Smart building management measures shall be adopted to improve safety and security.	5	4	20
	Business opportunities	4	3	12	Aspen Tower will give rise to small, medium to large scale businesses.	4	4	16



7.3 Community and Stakeholders' View

As discussed in chapter 6, a public consultation was held with the community and stakeholders regarding their comments and suggestion on the construction of Aspen Tower Project, Islamabad. The views of the stakeholders are listed below:

- Mitigation measures should be adopted to control dust and noise pollution that may arise during the construction phase of the proposed project, and the Environmental Management Plan should be strictly followed.
- People emphasized that proper mitigation measures should be implemented to control the solid waste pollution.
- The project will create jobs for many people. Due to high inflation these days, construction industry will create many jobs. The need for any kind of developmental projects to cope with this situation is evident.

An attempt has been made to address the above issues as much as possible in the EIA of Aspen Tower Project.

7.4 Environmental Impact Characterization

Various aspects of the impact characterization include:

- Nature (direct/indirect)
- Duration of impact (short term, medium-term, long-term)
- Geographical extent (local, regional)
- Timing (project phase)
- Reversibility of impact (reversible/irreversible)
- Likelihood of the impact (certain, likely, unlikely)
- Impact consequence severity (severe, moderate, mild)
- Signification of impact (high, medium, low)

The above aspects of environmental characterization are defined in **Table 7.4**.

Table 7.4: Impact Characterization of Aspen Tower Project

Categories	Characteristics
Nature	Direct: The environmental parameter is directly changed by the project. Indirect: The environmental parameter changes as a result of a change in another parameter.
Duration of impact	Short-term: Lasting only for the duration of the project, such as noise from the construction activities. Medium-term: Lasting for a period of few months to a year the project before naturally reverting to the original condition such as loss of vegetation due to the clearing of the campsite, contamination of soil or water by fuels or oil. Long-term: Lasting for a period much greater than medium-term impact before naturally reverting to the original condition such as loss of soil due to soil erosion.
Geographical extent	Local, regional (spatial dimension)
Timing	Construction and operation
Reversibility of impact	Reversible: When a receptor resumes its pre-project condition.

Categories	Characteristics
	Irreversible: When a receptor does not or cannot resume its pre-project condition.
Likelihood of the impact	Almost Certain: Impact expected to occur under most circumstances Likely: Impact will probably occur under most circumstances Possibly: Impact may possibly occur at some time Unlikely: Impact could occur at some time Rare: Impact may occur but only under exceptional circumstances
Impact consequence severity	Major: When an activity causes irreversible damage to a unique environmental feature; causes a decline in abundance or change in distribution over more than one generation of an entire population of species of flora or fauna; has long-term effects (period of years) on socio-economic activities of significance or regional level. Moderate: When an activity causes long-term (period of years), reversible damage to a unique environmental feature; causes reversible damage or change in abundance or distribution over one generation of a population of flora or fauna; has short-term effects (period of months) on socioeconomic activities of significance on a regional level. Minor: When an activity causes short-term (period of few months) reversible damage to an environmental feature; slight reversible damage to a few species of flora or fauna within a population over a short period; has short-term (period of months) effects on socio-economic activities of local significance. Negligible: When no measurable damage to the physical, socio-economic, or biological environment above the existing level of public concern; and conformance with legislative or statutory requirements.
Significance of impact	Categorized as High, Medium, or Low Based on the consequence, likelihood, reversibility, geographical extent, and duration; the level of public concern; and conformance with legislative or statutory requirements.

Subsequent to the characterization, appropriate mitigation measures were identified, in order to minimize, if not completely eliminate, the adverse impacts associated with project activities. Finally, residual impacts were identified.

The impact characterization of the predicted impacts, mitigation measures and residual impacts are discussed below:

7.5 Pre-Construction/Design Phase Impacts

7.5.1 Project Siting Impacts

The impacts associated with the project siting are those which relate to its location at the designated site. These impacts are different from those which are associated with the project's construction and operational phases. The construction and operational impacts are associated with the activities such as land clearing, waste disposal, whereas the siting impacts relate to the mere presence of a facility at the given location.

For the proposed project, the following two aspects of the project siting were considered:

- The project site, land use and design
- Visual Impacts (aesthetic value)

7.5.2 Project Site, Land Use, and Design

The project site is located in seismic Zone II, where II represents a high hazard with moderate damage zone. An earthquake can cause damages to the Aspen Tower Project. The project site is a barren land with scarce natural vegetation.

The unmitigated impacts associated with the above issues are characterized as follows:

Nature:	Direct and Indirect
Duration:	Long term
Geo extent:	Local
Reversibility:	Irreversible
Likelihood:	Possibly
Consequence:	Severe
Impact significance:	Medium

Mitigation Measures

Project Site: Aspen Tower Project is being developed in an area which is accessible by Ibn-e-sina Road and Jinnah Avenue.

Land Use: The land use and design of Aspen Tower Project will be in line with the existing Capital Development Authority's by-laws. The project area also houses various multistory buildings, and the area has mixed residential and commercial land uses.

Design: Aspen Tower Project will be designed on a sustainable basis with all utilities like water, drainage and electrical system.

In order to avoid the negative impact of earthquake on the building the design of the building is made earthquake proof. The building will be piled upto 45 foot deep and sheer walls will be used to increase elasticity of the building.

In order to reduce soil erosion, rainwater harvesting will be used. Rainwater harvesting mechanism has been incorporated in the design to conserve rainwater, and that can be used for horticulture purpose, thus reducing the pressure on already existing water shortage problem.

Residual Impacts

As a result of the above mitigation measures, the project sitting impact of the proposed project will be greatly reduced. There will be some residual impact; however, its significance is expected to be low.

Visual Impacts

The Aspen Tower Project can potentially damage the natural landscape, and visual impact will be impacted. The unmitigated impact associated with the aesthetic value of the area is characterized as follows:

Nature:	Direct
Duration:	Long-term
Geo extent:	Local
Reversibility:	Irreversible
Likelihood:	Possibly
Consequence:	Severe
Impact significance:	High

Mitigation Measures

For the project, the visual impact has been minimized at different levels, as described below:

- First of all, the design of the building should be adopted in a manner that minimizes the changes in the topography, landscape and damage to the natural vegetation.

- A plantation plan has been proposed for Aspen Tower Project which should be followed.
- Certain areas must be marked and left untouched to preserve natural vegetation.

Residual Impacts

As a result of the above mitigation measures, the visual impacts of the project will be greatly reduced. There will be some residual impact; however, its significance is expected to be low.

7.5.3 Shadow Analysis

Need for the Shadow Analysis: The proposed project would result in a new building reaching approximately 335 feet in height including rooftop in the blue area which is dedicated to the construction of large/multi-story buildings. Shadow Studies illustrate the impact of development in terms of sun and daylight access to the surrounding context including surrounding buildings, the public realm, public and private open space.

Shadow Studies may be required in support of development applications to demonstrate that the location and height of a proposed building if greater than 10.7m,⁷ will not cause undue shade on the subject lands, and on surrounding context including building facades, private and public outdoor amenity and open spaces, public parkland, sidewalks and other components of the public realm. The proposed building is planned to be 21 stories above ground level.

Therefore, it's intended to examine whether the proposed building would cast shadows on any publicly accessible sunlight-sensitive resources and assesses the potential effects of any such shadows.

Sun Light Sensitive Resources: Sunlight-sensitive resources are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Following are the general classes of the shadow sensitive areas:

- Public open space (e.g. parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating).
- Features of architectural resources that depend on sunlight for their enjoyment by the public. Only the sunlight-sensitive features need be considered, as opposed to the entire resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g. recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark.
- Natural resources where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats. There is no such resource located within the proximity of the buildings leading to adverse impacts of the shadow on these resources.

Non-Sunlight-Sensitive Resources: Non-sunlight-sensitive resources include:

- Sector streets and sidewalks (except green belts located around side the roads as well as buildings);
- Private open space (e.g. front and back yards, stoops, vacant lots, and any private, non- publicly accessible open space);

⁷ Standards for shadow studies

- Project-generated open space cannot experience a significant adverse shadow impact from the project because without the project the open space would not exist.

Significant Adverse Shadow Impact: Any building puts adverse shadow impacts on its surroundings when its shadow falls on sunlight sensitive resources and reduces/ eliminates the provision of direct sunlight, thereby significantly changing the public use of the resources or threatening the flora or other resources. For the proposed development each case will be thoroughly investigated based on the extent of the incremental shadow and the analysis of the resource sensitivity.

Shadow impacts from proposed developments should not exceed one hour in duration on the roofs, front, rear and exterior side walls of adjacent low rise (one to four stories) residential buildings including townhouses, detached and semi-detached dwellings. The line of impact assessment shall be a line at grade, 3m from the front, rear and exterior side wall of the adjacent low rise residential building. This criterion is met if there is shadow impact for no more than two consecutive hourly test times in the “No Impact Zone,” i.e. the space between the front, rear and exterior side walls of the adjacent low-rise residential buildings and the respective lines of impact assessment.

Figure 7.1: Sun angle for Summer Solstice, 21st June 2024

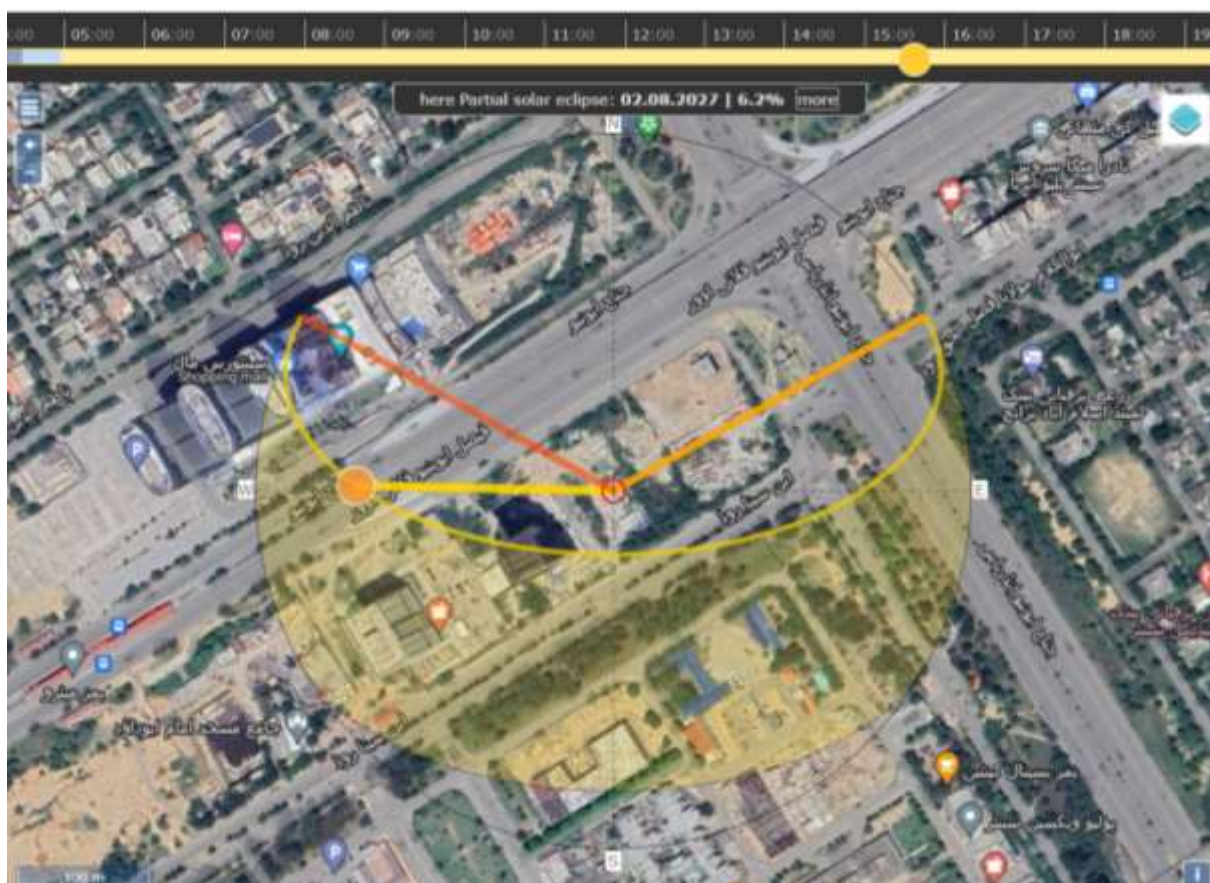


Figure 7.2: Sun angle for Winter Solstice, 21st December 2024



Shadow Length

Using sun angle, a degree from the north and altitude, the SLF is calculated and is as follows:

Table 7.5: Liner Shadow length-June 21, 2024

Local Time (GMT +5.0)	Azimuth (deg. from N)	Altitude (deg.)	Shadow Length(m)
6:00	68.98°	10.96°	526.72
6:30	72.64°	16.82°	337.37
7:00	76.20°	22.82°	242.47
7:30	79.74°	28.91°	184.73
8:00	83.33°	35.07°	145.30
8:30	87.08°	41.28°	116.19
9:00	91.16°	47.51°	93.43
9:30	95.78°	53.73°	74.83
10:00	101.37°	59.90°	59.13
10:30	108.70°	65.92°	45.58
11:00	113.48°	68.83°	39.49
11:30	119.42°	71.63°	24.38
12:00	167.90°	79.53°	18.87
12:30	204.92°	78.80°	20.17
13:00	230.38°	74.92°	27.43
13:30	245.00°	69.63°	37.82
14:00	254.22°	63.78°	50.17
14:30	260.76°	57.72°	64.43

Local Time (GMT +5.0)	Azimuth (deg. from N)	Altitude (deg.)	Shadow Length(m)
6:00	68.98°	10.96°	526.72
15:00	265.94°	51.53°	81.05
15:30	270.34°	45.30°	100.94
16:00	274.30°	39.04°	125.64
16:30	277.98°	32.84°	157.82
17:00	281.54°	26.70°	202.50
17:30	285.08°	20.64°	270.29
18:00	288.67°	14.69°	388.15
18:30	292.38°	8.89°	649.94

Figure 7.3: Shadow length over different times of day for June 21

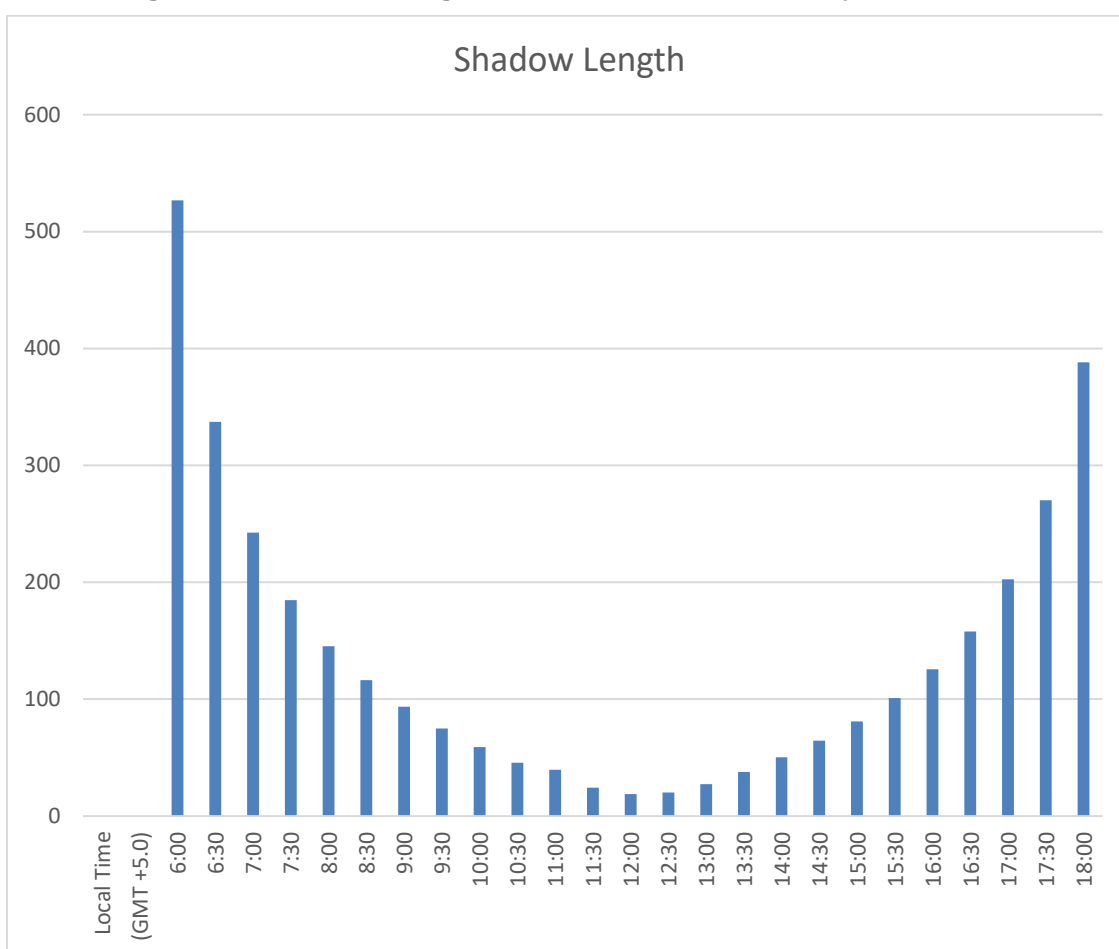
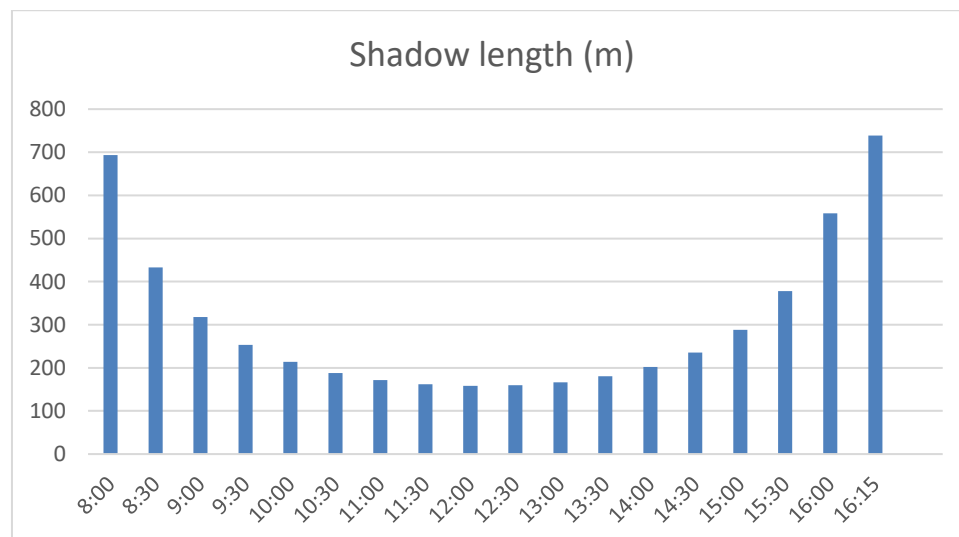


Table 7.6: Liner Shadow length-December 21

Local Time (GMT +5.0)	Azimuth (deg. from N)	Altitude(Deg)	Shadow Length (m)
08:00	125.45°	8.43°	693.7
08:30	130.40°	13.25°	433.19
09:00	135.69°	17.79°	317.82
09:30	141.54°	21.91°	253.62
10:00	147.94°	25.51°	213.80
10:30	154.89°	28.49°	187.96
11:00	162.36°	30.76°	171.37
11:30	170.24°	32.24°	161.73
12:00	178.36°	32.86°	157.92
12:30	186.53°	32.59°	159.54
13:00	194.53°	31.45°	166.77
13:30	202.27°	29.46°	180.38
14:00	209.35°	26.78°	202.12
14:30	216.05°	23.37°	235.54
15:00	222.11°	19.45°	288.10
15:30	227.64°	15.06°	377.67
16:00	232.70°	10.30°	558.27
16:15	235.01°	7.80°	738.70

Figure 7.4: Shadow length over different times of day for December 21



Assessment Findings and Mitigation Measures for Shadow

Assessment Findings: Shadows are resulting from Aspen Tower Project to be considered because of its height. The project is 22 story above the ground level including ground floor so, the sun rises during the morning will cast low shadows on the west, but with time, the shadow



of the proposed building would increase and will fall on the buildings towards northwest and east.

Following inferences might be drawn from the Shadow Analysis:

- In June, at 6:00 “O” Clock in the morning, the shadow of the proposed building will be in a **North-West** direction extending to **526 m** long. However, on performing screening assessment, it was found that there is no light-sensitive area. Beside this, it's early morning and sunlight is not required. The length of the shadow falls on Jinnah Avenue from 9:00 am to 3:00 am.
- The Building will see caste longest shadows in December in **North-East** side. The shadow length will be **738 m** at 16:15 hr and will fall on the Jinnah Avenue for half an hour. However, No light-sensitive body has been found on screening assessment under the range of the building shadow. The shadow will fall on roads for the rest of the day.

7.6 Construction Phase Impacts

The construction phase will be the most significant part of the project with respect to environmental considerations since most of the impacts are likely to take place during this period.

Various construction activities will invariably create environmental disturbances, which may have impacts on the physical, biological and social environment of the area and nearby communities. Such impacts include the following:

Physical Environment

- Soil erosion and degradation
- Air quality deterioration
- Water Quality (Surface and groundwater)

Biological Environment

- Loss of Vegetation
- Damage to wildlife

Social Environment

- Traffic congestion
- Noise and vibration
- Safety hazards, Public health and nuisance issues
- Sites of Archeological or Historical Significance

These impacts and their respective mitigation measures are discussed hereunder:

7.6.1 Soil Degradation and Contamination

The soil-related issues include soil erosion, slope stability, and soil contamination. These may be caused by land clearing, levelling and grading, excavation and filling, construction activities and maintenance of equipment/vehicles.

The soil may be contaminated as a result of improper handling of fuel, oil, chemical and a solid waste or untreated wastewater from the campsite. Extraction of stone or gravel from the project area may potentially lead to soil erosion.

This contaminated soil may adversely affect the natural vegetation in the area. Soil erosion may affect road stability, increase flooding risk due to rapid and higher levels of runoff, siltation in the nearby water bodies and safety issues.

Nature: Direct
Duration: Long term
Geo extent: Local
Reversibility: Irreversible
Likelihood Certain
Consequence Moderate
Significance of Impact: Moderate
Mitigation Measures

The followings mitigation measures will minimize soil erosion and contamination:

- Good management of topsoil should be done to prevent the loss of soil fertility.
- Construction activities carried out in a manner to minimize soil erosion.
- Land clearing, levelling and grading be minimized.
- Provision of such vegetation native species of trees which help in reducing the erosion.
- Excavated slopes will not be left untreated/unattended for long durations. Appropriate slope stabilization measures will be taken as per the design (i.e. Stone pitching).
- Temporary measures, such as the construction of temporary walls reinforced with brick lining bordering the construction areas to contain debris and spoil, will also be undertaken to avoid soil erosion and water contamination.
- The stone and gravel will not be extracted from the project area.
- Vehicles and equipment will not be repaired in the project site. If unavoidable, impervious sheathing will be used to avoid any soil contamination.
- For the domestic sewage from the campsite, septic tanks with soaking pits will be constructed having adequate capacity. Waste oils (if any) will be collected in drums and sold to the recycling contractor.
- The recyclable waste from the project site (such as cardboard, drums, broken/used parts, etc.) will be used as appropriate or to be sold to recycling contractor.
- The hazardous waste should be kept separate and handled according to the nature of the waste. While storing, hazardous waste will be marked.
- Domestic solid waste will be disposed of in a manner that does not cause soil contamination/water contamination.
- The campsites will be completely restored after the completion of the construction works. All temporary structures will be demolished, the land levelled and re-contoured to the original condition or better. All debris and any other material will be removed from the site.

Residual Impacts

Appropriate construction practices and management actions as listed above will greatly minimize the soil erosion and contamination. The significance of the residual impacts is therefore expected to be 'low'.

7.6.2 Air Quality Deterioration

The Construction machinery and project vehicles will release exhaust emissions, containing Carbon Monoxide (CO), Oxides of Sulfur (Sox), Oxides of Nitrogen (NO_x) and Particulate Matter (PM).

Impacts of air emissions may be carried over long distances depending upon the wind speed, direction, temperature of the surrounding air and atmospheric stability.

These emissions can deteriorate the ambient air quality in the immediate vicinity of the project site. Furthermore, construction activities such as excavation, land levelling, filling and vehicular movement on unpaved tracks may also cause fugitive dust emissions.

The unmitigated impacts related to air quality deterioration are characterized below:

Nature: Direct
Duration: Temporary
Geo extent: Local
Reversibility: Irreversible
Likelihood Certain
Consequence Moderate
Significance of Impact: High Negative

Mitigation Measures

- Construction machinery and vehicles will be kept in good working condition and properly tuned, in order to minimize the exhaust emissions.
- Fugitive dust emissions will be minimized by sprinkling water on the soil, where required and appropriate.
- Vehicular traffic on unpaved track will be avoided as far as the possible and unpaved road will be sprinkled with water.
- To minimize the occupational health hazard, proper personal protective gears, i.e. masks, shall be provided to the workers who are engaged in dust generation activity.

Residual Impacts

The above measures will reduce the magnitude of the adverse impacts on ambient air quality. The significance of the residual impacts on air quality is expected to be low.

7.6.3 Noise and Vibration

Due to the movement of heavy vehicles, there would be excessive noise and vibration. Other construction activities which may result in intermittent noise and vibration include:

- Piling – boring steel and concrete support structures below ground to support retaining walls and deep excavations, such as the tunnel shaft
- Vibratory rolling – used to compact fill material in order to reach required compaction levels, used during the installation of piling pads and during road reinstatement as required
- The use of air compressors, concrete plants, generators and light towers.

The unmitigated impacts related to the noise and vibration caused by the project are characterized below:

Nature: Direct
Duration: Temporary
Geo extent: Local
Reversibility: Irreversible
Likelihood Certain
Consequence Moderate

Significance of Impact: Moderate negative

Measures and Mitigation

- To mitigate these impacts noise barriers should be constructed in sensitive areas.
- Construction equipment and vehicles will have exhaust mufflers (silencers) to minimize noise generation.
- Nighttime traffic and construction activities will be avoided. The local population will be taken in confidence if such work is unavoidable.
- Construction machinery will be kept in good condition to reduce noise generation.
- All generators and heavy-duty equipment will be installed and placed enclosures to minimize ambient noise levels.

Residual Impact

Despite the above mitigation measures, there will be some residual impacts of the project on the noise and vibration of the area. The significance of these residual impacts is expected to be low.

7.6.4 Surface Water and Groundwater Contamination

The project activities that can contaminate soil may also contaminate the surface water and groundwater. These include.

- Solid waste disposal
- Sewerage disposal
- Equipment/ vehicles maintenance
- Spillage/ leakage of fuels, oils and chemicals
- Campsite sanitation facilities

The quality of water may deteriorate in the area. During the deep excavation for the foundation of buildings, the aquifer may be hit, and quality of water will be depleted. Because of the preparation of material on-site, the leachate may be produced and percolate through the soil and reach the water table and contaminate it that may be consumed by the local people.

Following are the most susceptible locations for contamination of water during construction:

- Waterlogged areas that have water in them during the period of construction;
- Surface and groundwater resources close to construction material storage yard, concrete mixer plants and maintenance sites of construction vehicles; and

The unmitigated impacts of the proposed construction activities on the water quality of the area characterized below:

Nature: Direct and indirect

Duration: Short-term impact

Geo extent: Local

Reversibility: Irreversible

Likelihood Certain

Consequence Moderate

Significance of Impact: Moderate negative

Mitigation Measures

- Protection of the groundwater reserves from any contamination.

- Water required for construction should be obtained in such a manner that water availability to the local community remains unaffected.
- Prohibit the washing of vehicles and machinery at the project site.
- Concrete should be brought in concrete mixers and used.
- Rainwater harvesting shall be practised for the collection of stormwater from the roofs and pavements for possible horticultural use.
- The mitigation measures recommended forestalling soil contamination will also prevent surface and groundwater contamination.
- Fecal Coliforms Bacteria and E.Coli values if exceed the reference values then do chlorination.

Residual Impacts

If the recommended mitigation measures are effectively employed, the residual impacts of the project activities on the water quality of the area will be negligible.

7.6.5 Loss of Vegetation

The project site has limited vegetation cover. The project site preparation and construction activities may necessitate the removal of the shrubs. There are no trees at the project site.

Damage and/or loss of vegetation and clearing of other indigenous species, as well as undergrowth species, comprising of bushes, grass, etc. will also be lost.

The construction crew can also indulge in tree/shrub cutting to obtain fuelwood for the camp from the project area.

The unmitigated impacts of the proposed activities on the loss of vegetation of the area are characterized below.

Nature: Direct
Duration: Long Term
Geo extent: Local
Reversibility: Irreversible
Likelihood Certain
Consequence Moderate
Significance of Impact: Significant Impact

Mitigation Measures

- Endeavors will be made to compensate for the loss by enhancing the environment, through a plantation of trees.
- Indigenous species should be preferred, and invasive should be avoided. Flowering and fruiting shrubs can be planted to beautify the landscape.
- All preventive measures will be adopted to control the spill-over of chemicals and other effluents on the ground to protect soil fauna and ensure microbial activity in accordance with NEQS.
- The construction workforce will be provided with LPG as cooking and heating (if required) fuel. The burning of fuelwood will be strictly prohibited.
- A plantation plan for Aspen Tower Project has been prepared, which has a mix of appropriate trees /bushes which will be raised within the available open spaces particularly along its boundary.

- All preventive measures will be adopted to control the spill-over of chemicals and other effluents on the ground to protect soil fauna and ensure microbial activity.

Residual Impact

At present, there are 8 trees at the project site only with some wild shrubs. The trees planted under the plantation plan will take some time to grow and mature and once grown the planted trees and vegetation will be compensated.

This impact cannot be fully mitigated, and the residual impact would be medium; at least in the short term.

7.6.6 Damage to Wildlife

The project site is located in a commercial area of Islamabad, which provides limited habitat for wildlife. The loss of natural vegetation discussed above and other project activities will potentially have adverse impacts on the faunal resources and habitats of the area as well. Smoke, chemicals, dust particles, and noise generated by heavy machinery are a scaring factor for wildlife. Rodents, hedgehogs, porcupines would lose their abode. Similarly, natural population of wild boar, also considered a pest, is maximum due to lack of predators in the project area.

The unmitigated impacts of the proposed activities on the faunal resources of the area are characterized below:

Nature:	Direct
Duration:	Medium to long-term
Geo extent:	Local
Reversibility:	Irreversible (reversible in medium to long-term)
Likelihood:	Certain
Consequence:	Severe
Impact significance:	High

Mitigation Measures

- The measures to prevent soil and water contamination will forestall any adverse impact on the faunal resources of the area.
- Special measures will be adopted to minimize impacts on birds, such as avoiding noise-generating activities.
- Solid waste from the contractor's camp and construction waste will not be left in the open and be disposed of properly.
- The measures to restore natural vegetation loss in the area will benefit the area's fauna as well.
- The project staff will not be allowed to indulge in any hunting or trapping activities.
- Illumination levels at the site will be minimized, as far as possible.
- Appropriate diffusers should be used to restrict the illumination within the project site.
- Blasting should not be undertaken at the site for excavation purposes.
- Porcupine population has increased, as it is not palatable because of its quills. Destruction of habitat and consequent check on the population of this pest may prove to be boon to maintain ecological balance.

- Developmental activities and establishment of the project site would be a positive step to keep down the number of this undesirable species at the desirable level from the human point of view.

Residual Impact

Despite the above mitigation measures, there will be some residual impacts of the project on the faunal resources of the area. The significance of these residual impacts is expected to be medium.

7.6.7 Disposal of Construction Waste/Excavated Material

Dumping of construction wastes/excavated material, in the surrounding area, may limit the use of land in the project area. The solid waste may be generated due to different construction activities, and it will mainly include surplus excavated and construction material. It may also be generated from the construction camp.

The indiscriminate disposal of solid waste may cause dust emissions due to the wind blowing thereby affecting the health of the workers working or passing in the immediate vicinity of solid waste heaps. The impacts of solid waste would be temporary and minor negative in nature.

The unmitigated impacts of the proposed activities area are characterized below:

Nature:	Direct
Duration:	Medium to long-term
Geo extent:	Local
Reversibility:	Irreversible (reversible in medium to long-term)
Likelihood:	Certain
Consequence:	Severe
Impact significance:	Moderate

Mitigation Measures

- Management of construction activities will be done in a way to ensure minimal degradation to the soil around the project site
- Dumping of excavated waste and waste generated from the construction camp will be done at a designated site approved by CDA.
- The contractors will be bound by contractual obligations to take care of the waste generated from the construction activities.

7.6.8 Traffic Management

During the construction phase, the movement of heavy machinery and transportation of construction material and equipment may cause traffic problems. As a result, the daily activities of the people of nearby localities as well as the traffic on Ibn- e-Sina Road may be disturbed, which will require proper mitigation measures. This impact is temporary and minor negative in nature.

Mitigation Measures

- A traffic management plan has been prepared to avoid traffic jams/public inconvenience.
- Movement of vehicles carrying construction materials will be restricted during the night time to reduce traffic load and inconvenience to the local residents.

- The management is required to maintain liaison between the Traffic Police, local residents/ travellers and the contractor to facilitate traffic movement during the construction stage.

7.6.9 Safety Hazards, Public Health and Nuisance

The project is located close to the PIMS hospital may pose some safety hazards to the local population and pose a varying degree of a safety hazard.

The public health issues related to the project location are the possibility of contamination of local drinking water resources and dust emissions during the construction phase. The anticipated health impacts are classified into the following categories:

Dust and Pollen Allergy: One of the main problem people are facing here is of dust and pollen allergy.

Eye and Respiratory Diseases: Construction workers may be susceptible to eye and respiratory diseases due to their routine exposure to dust and exhaust emissions on site. These effects could possibly be mitigated by routine health screening and training of contractor's employees.

Physical Injuries: Injuries could happen primarily by occupational-related accidents, animal bites, etc. Activities such as land clearing, tree felling, earthworks, and construction of facilities present various occupational hazards to the workers on site. These risks can be mitigated through the provision of appropriate training and emergency response procedures.

Psychological Disorders: Some workers may suffer from depression and anxiety disorders due to working and accommodation conditions, and their relationship with fellow workers. The psychological wellbeing of some members of the community may be affected due to disturbances created by the project activities. Mitigation measures for workers include the devotion to standards regarding working conditions.

Excessive illumination at the construction site may potentially cause light pollution, creating a public nuisance.

The unmitigated impacts related to the safety hazards; public health and nuisance are characterized as follows:

Nature:	Direct and indirect
Duration:	Short to medium term
Geo extent:	Local
Reversibility:	Reversible
Likelihood:	Likely
Consequence:	Major
Impact significance:	High.

Mitigation Measures

- Protected fencing will be fixed around the construction site. Unauthorized access within the construction area will not be allowed.
- The local community will be educated regarding the safety hazards at the site.
- The mitigation measures discussed under air quality deterioration, soil and water contamination will address the public health concerns as well.
- Defensive driving practices will be inculcated in the project drivers through training, posters and other similar measures.
- Vehicle speeds of 5 km/hr at the project site will be implemented.

- Appropriate light diffusers and reflectors will be used, if required, to minimize the public nuisance caused by light pollution.
- A traffic management plan will be prepared and implemented during the construction phase to control the accidents.
- The contractor will ensure better working conditions for its employees.
- Regular routine health screening of the staff should be carried out.
- Firefighting equipment will be made available at the camp.
- The camp staff will be provided firefighting training.
- The construction camps and site offices will have first-aid kits.
- The construction crew will be provided with awareness of the transmissible diseases (such as HIV/AIDS, hepatitis B and C).
- All safety precautions will be taken to transport, handle and store hazardous substances such as fuel.
- Road signage will be fixed at appropriate locations to reduce safety hazard associated with project-related vehicular traffic.

Residual Impacts

There will be a moderate level of residual impact of safety hazard associated with the vehicular traffic and construction activities.

The residual public health and nuisance issues will be quite negligible after the effective implementation of the mitigation measures.

7.6.10 Sites of Archaeological or Historical Significance

There are no reported sites of archaeological or historical significance at the land acquired for the project. However, in case an artifact of such significance is found during the construction activities, the Archaeology Department, Government of Pakistan will be informed.

Impacts Associated With Carbon Footprints

The carbon footprint represents the total amount of greenhouse gas emissions, primarily carbon dioxide (CO₂), generated throughout its life cycle of the project. This assessment considers factors such as embodied carbon in materials, construction-related emissions, and day-to-day energy consumption.

Embodied Carbon in Materials: The production, transportation, and construction of materials contribute to carbon emissions. The material transportation stage is very important, which is a major contributor to carbon emission by vehicle emission. If the transporting distance is long, the emissions will be higher.

Construction Emissions: The energy use during construction activities, machinery operation, and transportation of materials results in carbon emissions. Heavy machinery, transportation of construction materials from long distances, and on-site energy consumption contribute to emissions during this phase.

Construction Waste and Site Preparation: Improper disposal of construction waste contributes to greenhouse gas emissions, particularly if organic waste decomposes in landfills. Clearing the land and preparing the construction site can release stored carbon from the soil and vegetation.

Nature: Direct
Duration: Short Term
Geo extent: Local

Reversibility: Reversible

Likelihood: Probable

Consequence: Significant

Impact Significance: High

Mitigation Measures:

Material Selection: It will be preferred to opt for low-carbon materials which involves selecting products with lower embodied carbon, which will reduce the environmental impact. For example; Choosing sustainably sourced timber, recycled steel, and low-carbon concrete can minimize the carbon footprint associated with material use.

Recycled Content: Using materials with recycled content decreases the demand for virgin resources, lowering overall embodied carbon. Such materials which have recycled content will be preferred. For example; Incorporating recycled steel, glass, or concrete reduces the environmental impact by reusing materials instead of relying solely on newly extracted resources.

Energy-Efficient Equipment: Energy-efficient machinery will be selected which reduces energy consumption during construction, minimizing emissions. For example; employing construction equipment with advanced fuel efficiency, emission controls, and low energy consumption helps mitigate the environmental impact.

On-site Renewable Energy: Renewable energy sources during construction will be incorporated which helps offset emissions generated on-site. Temporary solar panels on site offices will be installed or other renewable sources which will contribute to a cleaner construction phase.

Construction Waste and Site Preparation: A comprehensive waste management plan will be implemented to recycle and reuse materials. Waste generation will be minimized through careful planning and design. Contractors will be encouraged to use salvaged or recycled materials. It will be preferred to adopt sustainable site development practices, such as preserving existing vegetation where possible. Erosion control measures will be implemented to maintain soil stability.

Residual Impacts

The residual impacts associated with carbon footprints may be minimized by effectively implementing the proposed mitigation measures.

7.7 Operational Phase Impacts

The operation of Aspen Tower Project will interact with different components of the environment. This interaction may result in the following adverse impacts:

- Solid Waste Management
- Surface and Ground Water Contamination
- Traffic Congestion

However, the magnitude of some of the above impacts is likely to be lower as compared to the construction phase impacts.

The potential environmental impacts of the proposed project during the operational phase are characterized in **Table 7.3** and discussed below:

7.7.1 Solid Waste Management

The Solid waste generated during construction activities will be safely disposed at an approved waste disposal site in Islamabad. The management will prepare a solid waste management plan which details municipal waste collection and disposal as well as promotes recycling. The hazardous waste will be collected in a separate vehicle and transported to the designated dumping site in Islamabad in consultation with CDA.

The unmitigated impacts related to the solid waste management caused by the project are characterized as follows:

Nature:	Direct to indirect
Duration:	Medium-term
Geo extent:	Local
Reversibility:	Reversible
Likelihood:	Certain
Consequence:	Moderate
Impact significance:	Medium

Mitigation Measures

Solid Waste Management will also be an important issue during the operational phase of Aspen Tower Project.

- Solid waste segregation facility shall be established that should separate the recyclable and non-recyclable waste. For this purpose, residents can be provided with different colour waste bins for different waste materials.
- All the solid waste from the building will be collected at one location and will be transported by the contractor for disposal and the designed dumping site at Islamabad.

Residual Impact

The residual impacts of the implementation of the above measures will be low if Solid Waste is collected and disposed of properly.

7.7.2 Contamination of Surface and Groundwater

The nature of the impact of the project's operation activities on the surface and groundwater quality is expected to be quite similar to those predicted for the construction phase, except that the magnitude is likely to be lesser.

The unmitigated impacts on the surface and groundwater resources of the area are characterized below:

Nature:	Direct
Duration:	Short-term
Geo extent:	Local
Reversibility:	Reversible
Likelihood:	Likely
Consequence:	Major
Impact significance:	High

Mitigation Measures

The mitigation measures against soil contamination discussed above for the operation activities will forestall any possible water contamination as well.

Residual Impact

After the effective implementation of the above measures, the residual impacts of the operation of the Aspen Tower Project on the water resources of the area will be negligible.

7.7.3 Traffic Management

During the operational phase of the Aspen Tower Project, the movement of vehicles may increase traffic congestion at Ibn-e-sina Road and Jinnah Avenue.

The characterization of the unmitigated impacts associated with vehicular traffic is as follows:

Nature:	Direct
Duration:	Short Term
Geo extent:	Local
Reversibility:	Reversible
Likelihood	Certain
Consequence	Mild
Significance of Impact:	Medium

Mitigation Measures

- A traffic management plan will be prepared to avoid traffic jams/public inconvenience at Ibn-e-Sina Road and Jinnah Avenue.
- M/s Aspen Enterprises will keep a liaison between the Islamabad Traffic Police to facilitate traffic movement during rush hours.

Residual Impacts

The implementation of the mitigation measures, the impact of Aspen Tower Project operation on the traffic congestion will be greatly reduced and residual impacts are expected to be low to medium.

7.7.4 Carbon Footprints

Energy Consumption: The building's day-to-day energy use for heating, cooling, lighting, and appliances contributes to operational carbon emissions. Energy consumption from HVAC systems, lighting, and electronic devices during the building's operational life is a key source of carbon emissions.

Nature:	Indirect
Duration:	Long Term
Geo extent:	Global
Reversibility:	Partially Reversible
Likelihood:	Probable
Consequence:	Moderate to Severe
Significance of Impact:	High

Mitigation Measures

Energy Efficiency: The Designing the building will be done with energy-efficient systems and appliances which reduces overall energy demands such as by Implementing LED lighting, energy-efficient HVAC systems, and smart building controls can significantly improve energy efficiency.

Renewable Energy Integration: Installing renewable energy sources on-site helps offset operational energy consumption such as, Rooftop solar panels or other renewable energy installations can generate clean energy, reducing the building's reliance on traditional power sources.

Green Design: Sustainable and green building design principles will be implemented which focuses on minimizing energy needs and promoting environmentally friendly construction practices.

Residual Impacts

By the implementation of the mitigation measures, the Carbon footprint impacts of Aspen Tower Project during operational phase can be minimized.

7.8 Positive Impacts

The positive impacts of the Aspen Tower Project are as follows:

7.8.1 Residential Facility

The Aspen Tower Project is a residential building that will provide residential facility and commercial space to the residents of Islamabad and Rawalpindi. The building will occupy a low land footprint with vertical expansion.

In a rapidly changing and urbanizing era, the provision of adequate and affordable housing remains a key priority of the present government. Therefore, the vertical expansion will save space and accommodate more residents as compared to other development of housing scheme, which has a very large footprint.

The multi-dimensional impact of the proposed project will be to

- Provide sustainable development
- Provide more accommodation while covering less land.
- Enhance economic activities and contribute to the promotion of skill applications and improved business practices.

7.8.2 Business Opportunity

With the startup of operation of Aspen Tower Project business opportunities in the area will be enhanced, thus, boosting up the local economy.

7.8.3 Employment

The operation of Aspen Tower Project will improve the employment opportunities in the project area. It is anticipated that the local community will get direct or indirect employment due to the project. Employment will have a positive impact on the local economy.

During the operational phase, a group of doctors will be hired to provide health and care facilities in the building and separate ambulances will be provided. This will provide employment opportunity for doctors, nurses, drivers and first aid team.

7.9 Summary of Impacts and their Mitigation Measures

The impacts, mitigation measures have been developed to minimize the likelihood, extent or duration of their occurrence and any associated adverse effects. **Table 7.7** summarizes potential impacts and proposed avoidance and mitigation measures associated with construction camps.

Table 7.7: Summary of Impacts and Mitigation Measures

Impact	Mitigation Measures
Pre-construction Phase Impacts	

Impact	Mitigation Measures
Project Site, Land Use, and Design	<p>Aspen Tower Project is being developed in an area which is accessible through Ibn-e-Sina and Jinnah Avenue Road.</p> <p>The land use and design of the project will be in line with the existing Capital Development Authority's bylaws.</p> <p>The project area also houses various highrise buildings.</p> <p>The project area is located in seismic Zone II, where II represents a high hazard with moderate damage zone. The hazard due to earthquake will be reduced by using sheer wall and piling.</p>
Visual Impact	A plantation plan has been proposed for Aspen Tower Project, which will be implemented.
Construction Phase Impacts	
Air Quality Deterioration	<p>The project site should be monitored throughout to keep a record of air quality and any change in it.</p> <p>Vehicular traffic on unpaved track will be avoided as far as possible, and the track will be sprinkled with water to control dust.</p> <p>Operation of vehicles and machinery close to the water channel will be avoided.</p>
Surface Water and Groundwater Contamination	<p>Protection of the groundwater reserves from any contamination.</p> <p>Excavation should be done in the supervision of the site engineer so he can decide up to which limit excavation should be done.</p> <p>Prohibit the washing of vehicles and machinery in the project area.</p>
Damage to Faunal Resources	<p>Provision of such vegetation native species of trees which help in making similar old habitat.</p> <p>The measures to restore natural vegetation loss in the area will benefit the area's fauna as well.</p>
Noise and Vibration	<p>To mitigate these impacts noise barriers should be constructed in sensitive areas.</p> <p>Construction equipment and vehicles will have exhaust mufflers (silencers) to minimize noise generation.</p>
Safety Hazards, Public Health and Nuisance	<p>There should be proper check and balance on construction activities.</p> <p>There should be proper control on oil spillage and leakage of vehicles.</p> <p>Firefighting equipment will be made available at the camps.</p> <p>The camp staff will be provided for firefighting training.</p>
Sites of Archaeological or Historical Significance	There are no reported sites of archaeological or historical significance at the land acquired for the project. However, in case an artifact of such significance is found during the construction activities, the Archaeology Department, Government of Pakistan will be informed.
Carbon Footprints	In sustainable construction, low-carbon materials like recycled steel and sustainably sourced timber will be prioritized. The implementation of recycled content and the use of energy-efficient machinery will minimize environmental impact. On-site renewable

Impact	Mitigation Measures
	energy sources and a comprehensive waste management plan will further contribute to a cleaner construction phase.
Operational Phase	
Damage to Flora and Fauna	Most of the mitigation measures for protecting the biological resources during the construction phase would be applicable during the operation as well. Proper maintenance of the plants grown will reduce the impact due to project operation.
Soil Contamination	The solid waste generated by the residents of Aspen Tower Project shall be collected through garbage chutes. The collected solid waste will be transported to the CDA designated disposal site.
Contamination of Surface and Ground Water	The mitigation measures against soil contamination discussed above for the operation activities will forestall any possible water contamination as well.
Solid Waste Management	Solid Waste Management will also be an important issue during the operational phase of Aspen Tower Project.
Carbon footprints	It will prioritize to use energy efficiency by incorporating LED lighting, energy-efficient HVAC systems, and smart controls in building to reduce overall energy demands. Additionally, there will be a focus on renewable energy integration through the installation of on-site sources like rooftop solar panels to generate clean energy.

8 Environmental Management Plan

8.1 Introduction

The EIA report has identified the potential impacts that are likely to arise during the project. The EIA report has identified both positive and negative impacts at each stage of the project.

To minimize the effects of adverse impacts, the EIA has recommended the mitigation measures. These mitigation measures include the use of alternative technologies, management and physical control or compensation in monetary terms. The proposed mitigation measures have been based on the understanding of the sensitivity and behavior of environmental receptors in the project area. The legislation controls that apply to the project and a review of good industry practices while operating in sensitive environments.

For residual impacts (impacts remaining after applying the recommended mitigation measures) and for impacts in which there can be a level of uncertainty in prediction at the EIA stage, monitoring measures have been recommended ascertain these impacts during the course of the project.

For the effective implementation and management of mitigation measures, an environmental management plan (EMP) has been prepared. The EMP satisfies the requirement of the Pakistan Environmental Protection Act, 1997.

This chapter outlines the implementation mechanism for the EMP and defines the institutional arrangements required for the implementation of the plan. The EMP provides the implementation mechanism for the mitigation measures identified during the EIA.

8.2 Purpose and Objectives of EMP

An Environmental Management Plan (EMP) provides a delivery mechanism to address the adverse environmental impacts of a project during its execution, to enhance project benefits, and to introduce standards of best practices to be adopted for all phases of the project.

The primary objectives of the EMP are to:

- Facilitate the implementation of identified mitigation measures.
- Develop a proper monitoring mechanism and identify requisite monitoring parameters to confirm the effectiveness of the proposed mitigation measures.
- Define the responsibilities of the project proponent, design & supervision consultant and contractor, and provide a means of effectively communicating environmental issues among themselves.

8.3 Management Approach

8.3.1 Pre-Construction and Construction Phase

The organizational roles and responsibilities are summarized below:

a) M/s Aspen Enterprises

M/s Aspen Enterprises being project proponent, will have the overall responsibility for compliance with the Environmental Management Plan of Aspen Tower Project. Furthermore, M/s Aspen Enterprises will implement an Environmental Monitoring Plan, which has been prepared for the construction and operational phases of the project.

b) Project Manager

The project manager will carry out field activities and will be responsible for implementing various mitigation actions prescribed in the EIA report relevant to the contract. The project manager will make sure the Environmental Monitoring Plan is being followed and complied

with on the project site. The Executing Agency will monitor the project site and ensure the implementation of the EMP and the EIA report.

d) Pak EPA

The Pakistan Environmental Protection Agency, Government of Pakistan, will periodically visit the project site to monitor the compliance of environmental protection measures detailed in the EIA report.

8.3.2 Operational Phase

The magnitude of environmental impacts during the operational phase will be less as compared with the construction phase; therefore, M/s Aspen Enterprises will have to implement various mitigation actions as described in the operational phase. Furthermore, keeping in view the magnitude of environmental impact, an Environmental Monitoring Plan has been proposed for the operational phase of the project.

8.4 Organizational Structure and Responsibilities

8.4.1 Construction Phase

The organizational structure for the construction phase EMP is described as follows:

Primary Responsibilities: The primary responsibilities for the environmental performance of the project proponent, design and consultant will be assumed by respective highest-ranking officers during the project.

The Project Manager, Aspen Tower Project, will be responsible for the compliance with the EMP of the project.

Field Management and Quality Control: The construction activities will be carried out in an environmentally sound manner during the construction phase of the project and will be the responsibility of the Site Engineer. He will be responsible for implementing EMP and EIA recommendations.

The Project Manager, Aspen Tower Project, will be responsible for ensuring the overall environmental soundness of all construction activities. He will ensure the implementation of EMP and EIA.

Environmental Monitoring: M/s Aspen Enterprises will make necessary arrangements to monitor the key environmental data during the construction phase.

These will include the quantity of water used, record of waste produced, a record of waste disposal and project-related vehicular traffic.

8.4.2 Operational Phase

M/s Aspen Enterprises will assume the main responsibility for the environmental performance of the Aspen Tower Project during the operational phase.

An environmental monitoring plan has been developed as part of the EIA of Aspen Tower Project. The key environmental parameters, such as water consumption, waste disposal, water quality, traffic count, noise, the performance of wastewater treatment plant and status of implementation of plantation plan will be monitored on a regular basis. The environmental monitoring reports will be produced and shared with the concerned authorities if required.

8.4.2.1 Legislation and Guidelines

The EIA of Aspen Tower Project has discussed national and international legislation and guidelines that are relevant. The proponent will ensure that his staff and all its assigned design & supervision consultant and contractor are aware of this legislation and guidelines prior to the start of the project activities.

The Pakistan Environmental Protection Act, 1997 is the basic environmental legislation. The act also requires that no person shall emit pollutants or noise in amount, concentration or level that exceeds the National Environmental Quality Standards (NEQS). The NEQS will be followed throughout the construction and operational phases of the project.

8.4.2.2 Environmental Improvement Cell and Responsibilities

Aspen Tower Project will form up an Environmental Improvement Cell, which will be responsible for the environmental management and supervisory affairs during the construction and operational phases of the proposed Project.

The responsibilities of the Environmental Improvement Cell are as follows:

- To ensure implementation of all the proposed mitigation measures during and after the proposed project.
- Capacity building of the staff regarding environmental improvement and awareness.
- To develop operational guidelines and implementation schedule.
- Receiving complaints from the local community and other people and assisting the local environmental authority.
- To ensure that the proposed project is implemented in an environmentally friendly manner, causing the least harm to the existing environment including flora and fauna.
- To make sure that the business and affecters of the proposed project are relocated or compensated in the most judicious manner.

8.4.2.3 Project Monitoring

M/s Aspen Enterprises will make necessary arrangements to monitor the key environmental data during the operational phases at intervals. These will include a record of waste produced, a record of waste disposal, and vehicular traffic.

The Project Manager, Aspen Tower Project shall monitor project impacts during the operation. He will keep a record of all non-conformance observed and report these along with actions to M/s Aspen Enterprises management for further action. He will also have to report any impacts anticipated, along with his recommendations for further action.

8.4.3 Approvals

M/s Aspen Enterprises will obtain all the relevant clearances and necessary environmental approvals required by the Pakistan Environmental Agency, Government of Pakistan and other regularity agencies.

8.4.4 Contractual Provisions

Adherence to the requirements of the EIA and EMP in terms of environmental mitigation will be required from all project contractors, and thus EMP will form part of their contracts with the management of M/s Aspen Enterprises.

The contractor shall be responsible for implementing the mitigation measures and monitoring of various environmental parameters. The management shall monitor the contractor's performance with respect to EMP implementation.

8.4.5 Environmental Mitigation Matrix

An Environmental Mitigation Plan (Matrix) describing the summary of the impacts and mitigation measures and institutional responsibility is provided in **Table 8.1**.

Table 8.1: Environmental Matrix of Aspen Tower Project

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Pre-construction/Design Stage									
Drainage	Environmental	Aesthetic, water pond, a breeding ground for mosquitoes	At Aspen Tower	During and after rains	Major	Properly designed drains along the roads so as to avoid the formation of water ponds. Roper design and maintenance.	Engineering Consultant	Aspen Enterprises	Stormwater runoff
Cultural Properties	Impact on Mosque, Graveyard and archaeological sites	Social Impacts	To be checked at the project site	At planning stage	-	Construction activities avoid any interference with cultural heritage sites.	Design & Supervision Consultant	CDA	Social issues
Location in an area with seismic background	Seismic activities may damage structures, environment, health, and lives	Health, food quality, jobs, safety	At Aspen Tower	After earthquake with intensity higher than design.	Can be serious at times	Aspen Tower Project will be designed in accordance with the revised seismic code for Islamabad.	Engineering Consultant	Aspen Enterprises	Land
Construction Phase									
Campsite and construction work									

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Site selection of construction camp, materials storage, human activities on site, travel to and from the construction camp	Socio-cultural, environmental,	Sanitary waste disposal, solid (kitchen) waste disposal, fuel leakage, noise and additional traffic, water usage and pollution	Contractor's Camp Site for Construction	Throughout construction period	Minor if Recommendations are followed	<p>Camp Site construction to be supervised.</p> <p>Proper storage and fencing, locking of storage rooms containing hazardous material.</p> <p>Construction camp will be located in a stable and flat area, requiring minimal removal of vegetation and levelling. Camp Site construction to be supervised.</p> <p>Proper storage and fencing, locking of storage rooms containing hazardous material.</p>	Contractor	Engineering Consultant	Land Analysis

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Sanitation and waste disposal facilities at the campsite	Sanitation and waste disposal problems	Worker's health may impair which may result in slow progress	At all solid and liquid waste collection areas, latrine sites of camp	Throughout construction period	Moderate	Contractor to provide a proper waste management plan for campsite waste. Sewerage system at the camp to be properly designed (septic tank with soakage pit) to receive all sanitary wastewater.	Contractor	Engineering Consultant	Waste Management
Movement of vehicles in a construction site and along haulage routes	Environmental impact, impacts from temporary haul and access roads	Soil compaction and alteration of percolation and vegetation pattern, Dust emissions	At the project site	During construction period	Low	Construction vehicles, machinery, and equipment shall move or be stationed in the designed right-of-way to avoid unnecessary soil compaction. Air, water, and soil quality to be regularly monitored as in EMP Existing road will be used to the extent possible for hauling materials	Contractor	Engineering Consultant	Air and Soil Quality
Movement, maintenance, and fuelling of construction vehicles	Environmental pollution and contamination	Contamination of soil, surface and groundwater from fuel and lubricants, air pollution due to dust and exhaust from vehicles movement	Fuelling and maintenance sites near construction camp, seasonal waterways present near the project site	During construction period	Low	Slopes of the embankment to be designed so that pollutants do not enter water bodies. Construction vehicles and equipment to be properly maintained and fuelled so that oil and diesel spillage do not contaminate soil. Fuel storage and refuelling sites to be kept away from drainage channels.	Contractor	Engineering Consultant	Air, Soil and Water Quality

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
						Oil and grease traps to be provided at fuelling locations to prevent contamination of water Unusable debris shall be dumped at the designated site in Islamabad.			
Creation and burning of waste at/or near the campsite	Solid waste generation and air pollution associated with burning	Eyes irritation for workers and public, nuisance, deteriorated air quality, smell from organic wastes	Around Campsite	Throughout construction period	Moderate	Devise a plan for safe handling, storage, and disposal of harmful materials Waste burning not allowed Introduce re-use and/or recycle Discourage use of disposables	Contractor	Engineering Consultant	Solid Waste Management
Health and safety at the workplace	Health risks for workers if unfavourable working conditions prevail	Worker's progress may impair which will result in slow progress of the project	Throughout construction area and construction campsite	Throughout construction period	High	Obligatory insurance against work accidents for labourers Provide basic medical service and supplies to workers. Layout plan for a campsite is indicating safety measures taken by the contractor (e.g., firefighting equipment, safe storage of hazardous materials, first aid, security, fencing, and contingency measures in case of accidents). Work safety measures and good workmanship practices	Contractor	Engineering Consultant	Workers Health

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
						to ensure no health risk for labourers. Proper maintenance of facilities for workers. Regular pest control measures in the site camp.			
Soil and Burrow Material, Blasting and Cutting, Cut and Fill									
Disposal of Surplus material, storing material for reuse	Physical environment	Water pollution from runoff of discarded asphalt, loss of productive land due to dust	Along the full length of the service roads around Aspen Tower Project	At the start of construction	Low	Construction waste to be collected for reuse. Waste disposed of in existing Dump Site. Water spraying to reduce dust.	Contractor via bid documents	Engineering Consultant	Water
Excavation for the foundation of the building	Changes of topographic characteristic, loss of topsoil, soil erosion, loss of vegetation, loss of habitat	Aesthetic, water storage, seepage, soil erosion, water contamination, vegetation clearing, loss of habitat for various faunal species	Designated Borrow areas, and at all sites where high embankments are required	Long lasting	Medium	Remove topsoil and reintroduce for returning to nature. In areas with the strong flash flow, high embankments are provided to minimize soil erosion. Concrete retaining walls at high embankments in critical areas.	Contractor	Engineering Consultant	Soil erosion and Water

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Acquisition of construction materials	Landscape degradation by use of quarries and borrow areas in the immediate vicinity of the Project site.	Accelerate erosion at the site	Quarries and borrow areas	Long-term effects	Low	No use of any quarries for construction material from inside Islamabad.	Contractor	Engineering Consultant & Aspen Enterprises	Soil erosion
Storage, handling, and transport of hazardous construction materials	Work safety and human health risk	Health risk for workers, impair their progress	At all construction sites at Aspen Tower	Throughout construction period	Low	Provision of protective items for labourers handling hazardous materials (e.g., helmets, adequate footwear for bituminous pavement works, protective goggles, gloves, etc.). Proper training for workers by HSE staff.	Contractor	Engineering Consultant & Aspen Enterprises	Construction material storage
Creation of construction waste material and spoil management	Contamination of soil and water from waste and/or quarry materials, and impact on landscape value	Air, water, and solid waste generation	All construction site.	During construction	High	All spoils to be disposed of in environmentally friendly manner and sites to be restored to original conditions.	Contractor	Engineering Consultant Aspen Enterprises	Water and Soil analysis
Transporting materials to the site	Physical environment	Creation of noise, fumes, and dust	Throughout the Project	During construction	Medium	All vehicles are carrying loose, friable material to be properly covered.	Contractor	Engineering Consultant & Aspen Enterprises	Noise and Air Quality

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Planting trees	Ecological	Introduction of Indigenous trees species	In green areas and green belts	After construction	Medium	Implement Plantation Plan.	Contractor	Engineering Consultant & Aspen Enterprises	Site restoration
	Social	Trees create safety hazards	Where trees are planted	Once trees have matured	Medium	Proper monitoring of the matured trees.	Contractor	Engineering Consultant & Aspen Enterprises	
Closure Plan									
Clearing site	Damage not restored on departure	Air, soil and water pollutions in future, a nuisance for the residents	where construction took place	After completion of construction activities	Low	Construction and campsites should be restored according to proper Site Restoration Plan. Compliance monitoring of the restoration.	Contractor	Engineering Consultant & Aspen Enterprises	Site restoration
Utility Disruption									
No utility except electricity is available	Affected utilities create disruption of public services and economics	Disruption in utilities may create problems for adjoining buildings	To be checked	Construction period	None, if organized in a timely manner and implemented; otherwise, Intermediate.	Timely notifications and consultations with respective departments especially with IESCO.	Contractor	Engineering Consultant & Aspen Enterprises	Electricity supply management
Water Issues									
Use of water for construction and consumption for human use	Conflict with local water demand under very limited supply	Water shortage	In the immediate vicinity of the project site	During construction	Low	The contractor will arrange required water for construction in such a way that water availability and supply nearby to community remain unaffected.	Contractor	Engineering Consultant & Aspen Enterprises	Water management

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Spillage of liquid waste	Environmental and Social Impacts	Risk of polluting surface and groundwater from spillage, drainage, and runoff from construction sites.	Aspen Tower Project site	During construction	Low	Regular water quantity monitoring according to determined sampling schedule. Contractor shall ensure that construction debris does not find its way into the drainage.	Contractor	Engineering Consultant	Water quality
Earthwork, stonework, and, other construction activities	Environmental and Social Impacts	Contamination of water due to construction waste, health risks for public	Aspen Tower Project site	During construction	Low	Construction works close to water bodies to be avoided, especially during the monsoon period. Waste must be collected, stored, and taken to the existing Dump Site.	Contractor	Engineering Consultant	Social Issues
Air Pollution Control									
Vehicular movement and operation of machinery	Environmental and Social Impacts	Emission from construction vehicles and machinery, causing a public health risk, nuisance, and other impacts on the biophysical environment	Workshops of contractor campsite, Construction sites	Throughout construction period	Low	All temporary service and access roads to be regular water sprayed be carried out to minimize the dust generation. All vehicles, equipment and machinery used for construction to be regularly maintained to ensure that pollution emission levels conform to National Environmental Quality Standards (NEQS) of Pakistan. Air quality parameters to be monitored, as determined.	Contractor	Engineering Consultant	Air Quality

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Operation of Concrete Batching Plant etc	Environmental and Social Impacts	Dust generation from construction machines causing a health risk to operating workers and impacts on the biophysical environment	At sites of plants, crushers	Throughout construction period	High	<p>Ensure precautions to reduce dust emissions from mixers, plants, crushers, and batching plants (e.g., providing with dust extraction units). Crushers to be fitted with dust suspension equipment.</p> <p>Water will be sprayed with lime, cement, and earth mixing sites.</p> <p>Work safety measures, such as dust masks and appropriate clothing, to be used to ensure no health risk for operators.</p> <p>Proper training for operators/workers by HSE staff.</p>	Contractor	Engineering Consultant & Aspen Enterprises	Air Quality and workers health
Transportation of materials, and other construction activities that create dust and emissions	Environmental and Social Impacts	Dust and emissions from machines causing a health risk to operators; Impacts on the biophysical environment	Jinnah Avenue & Ibn-e-Sina Road	During construction	Low	<p>Vehicles are delivering loose and fine materials, like sand and fine aggregates, shall be covered to reduce spills on the existing road.</p> <p>Ambient air quality monitoring will be carried out in accordance with the EMP.</p> <p>If monitored parameters are above prescribed NEQS limits, suitable control measures must be taken.</p>	Contractor	Engineering Consultant & Aspen Enterprises	Air quality and workers health
Noise Pollution									

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Operation of construction machinery,	Noise from vehicles, asphalt plants, and equipment;	A nuisance for workers and public	At mix plant, batching plants, and construction sites; built-up areas;	During construction	Medium	Plants, vehicles, and equipment to strictly conform to NEQS specified noise standards. Vehicles and equipment used will be fitted, as applicable, with silencers and properly maintained. In accordance with EMP, noise measurements to be carried out at locations and schedules specified to ensure the effectiveness of mitigation measures.	Contractor	Engineering Consultant & Aspen Enterprises	Noise
Fauna and Flora: Wildlife and adjacent Ecological Sensitive Areas									
No sensitive area is present	Ecological Impacts	Disturbance to Local flora and fauna	Throughout the proposed project	Throughout construction period	Low	Use of firewood for cooking and execution of work to be prohibited. No open fire is allowed. Restoration of damaged vegetated areas. Strict instructions to contractors' staffs (particularly the cooks) with respect to poaching wildlife Assist in public awareness program.	Contractor	Engineering Consultant & Aspen Enterprises	Ecological sensitive area
Road Safety and Community Life									

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
The risk associated with construction activities	Accident and health risks, Social Impacts	Road accidents may occur to general public and workers; social problems may arise; the progress of the project may impair	Project Site	Throughout construction period	Low	<p>Ensure safety code for work staff is observed, including provision and wearing of safety equipment required for specific works (e.g. helmets, dust masks, ear muffs, safety goggles, etc.).</p> <p>At the construction site, a readily available and fully equipped first aid unit to be provided.</p> <p>Elaboration of contingency planning in case of major accidents.</p> <p>Adequate signage, lighting devices, barriers, persons with flags during construction to manage traffic at a construction site.</p>	Contractor	Engineering Consultant & Aspen Enterprises	Health and safety of workers
Archaeological Sites									
Encountering archaeological sites during earthworks and construction	Impacts of historically important sites and damage to fossils, artifacts, tombs, structure, and others, as defined in Antiquity Act of 1975	If sites of special interest not identified and flagged, contractors may inadvertently cause damage	Near Project site	Throughout construction period	Low	<p>In case of finding any archaeological artifact structure, tomb, etc., the contractor must immediately halt all works and contact the Archaeological Department.</p> <p>In the event of such finding, the contractor has the duty to secure the site against any intrusion until an</p>	Contractor	Engineering Consultant & Aspen Enterprises	Sensitive area

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
						archaeological expert decides for further action.			
Operation Phase									
Water and Soil									
Drainage of runoff from roads into water bodies	Physical and Environmental Impacts	Physical congestion of drainage structures, Localized flooding, water and soil contamination	At natural drainage points in and around the Project site.	When road operates and in the rainy season, as required	Medium	Adopt performance specified maintenance contracts. Ensure proper cleaning scheme for keeping drainage structure clear of debris and blockage.	Aspen Tower Project Management	Aspen Enterprises	Stormwater runoff
Vehicular movement	Environmental Impacts	Contamination from spills due to traffic and accidents	Project Site	As incidents occur	Medium	Accidental spillage to be cleared and disposed of immediately and properly.	Aspen Tower Project Management	Aspen Enterprises	
Ambient Air Quality									
Induced vehicular traffic movement	Environmental and Social Impacts	Adverse effects on PIMS and public health risk, nuisance, and other impacts on the biophysical environment	Project area	At operation	Medium traffic generation will be for short duration	Roadside tree plantation as applicable and feasible under harsh climatic condition; plants should be selected according to their abilities to absorb emissions. Regular road maintenance to ensure the good surface condition Regular vehicle checks to control and ensure compliance with NEQS.	Aspen Tower Project Management	Aspen Enterprises	Air Quality

Project Activities	Type(s) of Impact	Potential Impacts on Environment	Where the impact is likely to happen	When the impact is likely to occur	Magnitude of impacts	Mitigation Measures	Institutional Responsibility		Parameters for Monitoring
							Implementation	Supervision	
Noise Level and Vibrations									
Induced vehicular traffic movement	Environmental and Social Impacts	Traffic-related noise pollution and vibrations from engines, tires, and use of (pressure) horns	Project area	At operation stage	Medium traffic generation will be for short duration	Noise measurements to be carried out to ensure the effectiveness of mitigation measures, (e.g., speed limits at the Project site).	Aspen Tower Project Management	Aspen Enterprises	Noise
Flora and Fauna									
Roadside right-of-way plantation	Environmental and Social Impacts	Soil erosion if site not vegetated acts as a sound barrier against noise and dust, aesthetically valuable,	Along with service roads along Aspen Tower Project	Operation stage	Low	Plantation/Vegetative barriers to lessen visual and other impacts. Monitoring of survival of trees at the specified rate and suitable measures should be taken to protect trees. Indigenous flora should be preferred.	Aspen Tower Project Management	Aspen Enterprises	Plantation
Road Safety									
Vehicular movement	Social Impacts	Road accidents may occur, life risk of the general public	Near populated areas	Operation stage	Low	Traffic management plan to be developed. Traffic control measures, including speed limit, to be enforced. Mass awareness regarding traffic rules.	Aspen Tower Project Management	Aspen Enterprises	Social Issues

8.5 Solid Waste Management Plan

Construction Phase: Several solid waste bins will be placed at the site camp for the collection of solid waste.

M/s Aspen Enterprises will make arrangements for collection, transportation and disposal of solid waste generated by Aspen Tower Project.

Empty chemical drums, iron cuttings, etc. will be collected separately at the project site within an area marked as "Scrap Yard". After a suitable timeframe, scrap will be sold to a recycling contractor.

The construction waste generated will be recycled to the extent possible. Open burning of solid waste will not be allowed.

Operational Phase: The internal collection of solid waste will be carried out by the M/s Aspen Enterprises through garbage chutes from each floor of the building. M/s Aspen Enterprises will make arrangements for collection, transportation and disposal of solid waste generated.

The waste will be collected daily and stored at a designated site where the collection crew will take the waste. The solid waste will be segregated into three categories before disposal.

- Refuse suitable for preparation of compost
- Recyclable and reusable
- Remaining

The solid waste will be temporarily stored in a designated area for solid waste before being handed over for disposal.

8.6 HSE Management Plan

- Health Safety and Environment (HSE) induction/orientation will be provided to all workforce at the project site.
- Assembly point will be established for the gathering of workforce regarding daily HSE Toolbox Talk at the project site.
- HSE Toolbox Meeting will be held by HSE Manager on a weekly basis.
- Special education sessions will be conducted properly at the site.
- The daily walkthrough will be conducted at the project site.
- All the Mandatory PPE's (Safety Helmet, Safety Jacket, Safety Shoes, Coverall, Full body Harness, Safety Goggles, Earplug, Earmuff, Dust mask/Special Safety Gloves, etc.).
- Proper and safe scaffolding will be provided at the site for safe work at height.
- All the heavy machinery will be inspected properly at the site.
- All Cranes and lifting gears will be inspected/checked on a regular basis.
- Inspection Tagging system will be maintained at the project site.
- Safety signage will be provided at the project site.
- Fire posts will be established at the project site at easy approach location.
- Waste will be maintained properly.
- HSE Signboard will be installed at the project site for an Emergency response.
- Rest area smoking zones will be established at the site.

- Regular First Aid Center, along with all required medicines 24/7, will be available at the project site.
- Paramedic (dispensers) will be deployed at the first-aid post for day-night shift
- Fully equipped Ambulance will be made available at the site for 24/7
- In-house training will be conducted on the project site.

The M/s Aspen Enterprises will develop its HSE policy, roles and responsibilities of HSE Manager and staff. It will also provide information about HSE objectives, Personal Protective Equipment (PPE's) to be used at the site, first aid training and communication and documentation regarding HSE.

- **First Aid Boxes:** First aid boxes will be provided at all active construction sites to cope up the emergency situations. Usually, a typical first aid box mainly contains antibiotics, basic medicines, cotton, bandages, sunny plasts, healing balms, pyodine, spirit, pain killer, etc.
- **Dispensaries:** Medical facilities will be established on-site. A dedicated room will be established as a dispensary and first aid services at the campsite.
- **PPEs:** Site Engineer and HSE Manager will be responsible for providing PPEs to all workers.
- **Safety Signs:** Relevant safety signboards will be displayed on the worksites and labour camps to make aware / train workers about safety rules. Mainly safety signs include signs of speed limits, electric spark, etc.
- **TBTs:** Tool Box Talks (TBTs) will be delivered on a regular basis and when a new team of workers start a new activity like shuttering, steel fixing, steel cutting, steel bending, scaffolding, concrete pouring, mechanical works, electrical works, etc. at sites to promote safety culture.
- **Water Sprinkling:** Dust pollution will be controlled with water sprinkling and minimizes the risk of adverse impacts of dust on workers and surrounding areas. Water sprinkling will be carried out regularly to minimize dust pollution and avoiding creating slush.
- **Barricading:** Barricade tape at all the active work sites will be put. Hard barricading (scaffolding pipes) will be used to cover exposed areas where excavation is more than 10 feet.
- **Training:** Safety training will be delivered by the HSE Manager to achieve its objectives. Trainings will be conducted for capacity building of employees / workers /labour/ sub-contractors to make them well effective to respond in any kind of emergency situation.

The breakup cost for the safety of workers is described in **Table 8.2**.

Table 8.2: Estimated Cost for the Implementation of Environmental Monitoring Plan for Aspen Tower Project

Sr No	Item	Quantity	Unit Cost (Rs.)	Total Cost (Rs.)
Personal Protective Equipment (A)				
1	Dust Masks	17,280	10	172,800
2	Safety Shoes	720	3000	2,160,000
3	Gloves	4,320	400	1,728,000
4	First Aid Box	2	3000	5,400

5	Ear Plugs	4,320	200	864,000
6	Safety Helmets	360	1000	360,000
7	Safety Jackets (Hi-Vis)	720	500	360,000
Others (B)				
8	Provision of Dust Bins	5	1000	5,000
9	Warning Tape	3	500	1,500
10	Safety Cones	5	1000	5,000
11	Safety Sign Boards	5	1500	7,500
12	Rain Coat	90	1000	90,000
Total (A + B)				5,759,200

Time Required for Construction Period = 48 Months

Number of Labor Required for Construction = 90

Personal Protective Equipment PPEs

Dust Mask: 1 Dust Mask to be used in a week by each labourer

Safety Shoes: 1 Safety shoe for twelve months for each labourer

Gloves: A pair of gloves for each labourer for a month

First Aid Box 1 first aid box for every 50 labourers

Ear Plug 1 set of the earplug to be used for 2 months for each labourer

Safety Helmet 1 safety helmet for each labourer for 12 months

Safety Jackets 1 safety Jacket (Hi-Vis) for each labourer for 12 months

Dust Bin: Rough estimate

Water Sprinkling the whole construction period

Rain Coat: 1 Rain Coat for each labourer

(The calculations are made by considering the average number of workers working at a time)

8.7 Traffic Management and Construction Material Transportation Plan

- All the contractor's construction material will be transported to the project site via Ibn-e-Sina Road.
- 5 km speed limited is being maintained at the project site.
- All the light vehicles cars, jeep etc. are being parked in a designated area.
- Speed breakers will be followed properly.
- All the experienced and license holders (drivers & operators) will be hired for transportation.
- All the heavy machinery will be checked properly and inspected on a regular basis.
- Speed limit sign boards have been installed at the project site.
- All the (headlights, backlights, Indicator etc.) will be checked and maintained regularly.
- All the warning light, reverse back alarms will be maintained properly.
- All the routes within the project site will be marked and designated properly.

8.8 Emergency Preparedness, Response and Site Evacuation Plan

- The management will always be ready for response in any kind of emergency at the project site.

- Special assembly points will be established at the project site (offices site).
- The emergency siren will be installed at assembly points.
- Contact numbers of emergency response team will be circulated at the project site.
- Close coordination will be carried out with 1122 in the case of any serious injury/accident.
- Close coordination will be carried out with all law enforcement agencies (police) in case of an aggressive mob of people in the shape of any kind of protest.
- Emergency response drill will be carried out once in a month for provision of awareness to the workforce at the project site.
- First Aid Boxes will be available at the project site around the clock.
- Experienced and qualified paramedic staff will be available at First Aid Post at the site under the command of HSE Manager.
- Fully equipped Ambulance will be available at the project site along with all mandatory items (Oxygen cylinder, Statures First Aid Box)
- All the new entrants will be oriented by the HSE Manager regarding the required awareness towards the hazardous and risky situation and control.
- The entire workforce will be provided with the all mandatory PPEs for the risk-free environment.
- Special in-house training (TBT) will be conducted by the HSE Manager regarding the awareness towards any emergency condition and control.
- Proper water sprinkling will be carried out at service road along within the project site for dust control to avoid any hazardous and risky situation which can be a cause of transport emergency.

8.9 Fire Fighting Plan

The campsite will be equipped with fire extinguishers as well as communication equipment for contacting the appropriate emergency response teams.

At the campsite, emergency alarms will be installed. Persons will be nominated to ring the emergency alarm in case of an emergency situation or any emergency risk.

All the camp residents will be trained and well communicated how to respond to the emergency alarm and reach at assembly point immediately. Workers will be trained to respond to an emergency alarm, as discussed below:

- If the alarm rings for 20 seconds, only once, then it is a less severe emergency;
- If it rings for 20 seconds thrice after intervals, then it is medium to a severe high emergency, but it can be much severe; and
- If it rings for 60 seconds or more continuously, then the emergency situation is most difficult so, everyone should respond to it immediately, evacuate the workplace and move towards the assembly point.

Proper evacuation routes will be designated, nominated and well communicated to all. All the workers will be trained to follow the particular evacuation routes and reach the assembly point in case of an emergency situation.

8.10 Plantation Plan

The plantation plan recommends planting 1,000 mature plants having 4-5 feet height and 1.0 to 1.5 inches stem diameter within the boundary of the Aspen Tower Project as well as in the project area.

The management of Aspen Tower Project will ensure the provision of staff and budget for the implementation of the plantation plan.

The plantation of recommended indigenous species will be carried out at a distance 8 feet having a distance of 8-10 feet among rows (in case of multiple rows). The recommendations about the new plantations are based upon the calculations that these will not be less than ten times than the cut trees during the developmental phase.

The plantation plant consists of trees, shrubs and indoor plant which are recommended for Aspen Tower Project.

On the completion of construction of the building of Aspen Tower Project, plantation will be carried out along the walking track around the building. The project site will be made green and beautiful with ornamental, evergreen, and shady trees species. Around the CDA service road there is a vacant plain ground. Plantation will also be done here.

Table 8.3: Recommended Plants for Aspen Tower Project

No.	Scientific Name	Common Name	Description
1	<i>Pinus roxburghii</i>	Chir	Highly recommended for Islamabad regions, grows very well in
2	<i>Cedrus deodora</i>	Deodar/Diyar	-do-
3	<i>Platanus orientalis</i>	Chinaar	-do-
4	<i>Pongamia glabra</i>	Sukh Chain	Evergreen and historical shade tree
5	<i>Ficus spp.</i>	Ficus Spp.	Different varieties all evergreen for shade as well as beautification
6	<i>Cupressus sempervirens</i>	Saroo	Tall, hardy tree
7	<i>Cassia fistula</i>	Amaltas	The beautiful flowering tree grew in this region
8	<i>Cassia gulaca</i>	Small amaltas	Beautiful yellow flowers almost all the year
9	<i>Thevetia peruviana</i>	Peeli Kanair	Thick foliage shrub with yellow leaves
10	<i>Juniper Spp.</i>	Junipers	Different varieties, do very well in high landscape areas
11	<i>Vinca difformis</i>	Periwinkle	An evergreen, flowering subshrub
12	<i>Lavandula spica</i>	Lavender (ft)shrubs	ornamental plants for garden and landscape use
13	<i>Gulphinum</i>	Gulphinium	Nice small shrub with a lot of flowers in season
14	<i>Epipremnum aureum</i>	Jade plant or money plant	An evergreen flowering vine
15	<i>Asparagus aethiopicus</i>	Asparagus Fern	A indoor ornamental plant

16	<i>Saintpaulia</i>	African violet	Indoor plant for decorative purposes
17	<i>Ficus elastica</i>	Rubber tree	An ornamental indoor plant
18	<i>Spathiphyllum</i>	Spath/ peace lilies	Evergreen herbaceous perennial plants with large leaves
19	<i>Aglaonema hybrids</i>	Chinese evergreen plant	An adaptable plant, and grow in low light and dry air
20	<i>Phoenix roebelenii</i>	Pygmy Date Palm	Medium size, slow-growing shady plant
21	<i>Aphelandra squarrosa</i>	Zebra Plant	Exotic, emerald green leaves with dramatic white veins

Indoor Plants: A total of 8 indoor plants has positive psychological effects, indoor air purification purpose has been recommended at Aspen Tower Project.

Table 8.4: Recommended indoor plants for Aspen Tower Project

No.	Scientific Name	Common Name	Description
1	<i>Epipremnum aureum</i>	jade plant or money plant	An evergreen flowering vine
2	<i>Asparagus aethiopicus</i>	Asparagus Fern	An indoor ornamental plant
3	<i>Saintpaulia</i>	African violet	Indoor plant for decorative purposes
4	<i>Ficus elastica</i>	Rubber tree	An ornamental indoor plant
5	<i>Spathiphyllum</i>	Spath/ peace lilies	Evergreen herbaceous perennial plants with large leaves
6	<i>Aglaonema hybrids</i>	Chinese evergreen plant	An adaptable plant, and grow in low light and dry air
7	<i>Phoenix roebelenii</i>	Pygmy Date Palm	Medium size, slow-growing shady plant
8	<i>Aphelandra squarrosa</i>	Zebra Plant	Exotic, emerald green leaves with dramatic white veins

8.11 Plantation Plan Cost

A total number of 1000 trees will be planted. The cost of plantation includes the cost of equipment, initial planting (including restocking during the first 3 years) and maintenance cost for the first four years of plantation. The total estimated cost of implementation of the plantation plan is Rs. 1.583 million. The cost of raising one plant and its maintenance for 4 years is Rs. 1583..

The tentative cost of equipment for is given below in **Table 8.5**.

Table 8.5: Tentative Cost of Equipment

Sr.	Equipment	Numbers	Cost in PKR
1	Grub hoe (earth digging tool) and others	Lump sum	100,000
Total cost of equipment			100,000

The cost break-up of plantation and maintenance for a period of four years is mentioned in **Table 8.6** to **Table 8.11**.

Table 8.6: Estimated Cost of Unit Plantation (1,000 Plants) for 1st Year

Sr. #	Activity	Quantity	Rate (PKR)	Amount (PKR)
1	Clearance of Site (4,000 plants)	4,000	5/plant	20,000
2	Layout/ unit	4,000	2/plant	8,000
3	Digging of Pits	4,000	50/pit	200,000
4	Average cost per unit plant	4,000 plants	215/plant	860,000
5	Carriage/unit of plants from Nursery to Site including loading/unloading	4,000 plants	10/plant	40,000
6	Plantation of plants with ball of earth/unit	4,000	30/plant	120,000
7	Addition of Manure 1 cft. / pit	4,000 cft.	Lump Sum	200,000
8	Hand watering 100 times Approx. x4,000=100,000	400,000	1/watering	400,000
9	Weeding 4 times 4,000x4=16,000	16,000	5/plant	80,000
10	Miscellaneous/ Contingencies	Nil	Lump Sum	200,000
Total Say				2,128,000 2,130,000

Table 8.7: Estimated Unit Cost of Plantation of (200 Plants) & Maintenance for 2nd Year in case of 20% Mortality

Sr. #	Activity	Quantity	Rate (PKR)	Amount (PKR)
3	Re-Digging of Pits	1200	50/pit	60,000
4	Average cost per unit plant	1200 plants	215/plant	258,000
5	Carriage/unit of plants from Nursery to Site including loading/unloading	1200 plants	10/plant	12,000
6	Plantation of plants with ball of earth/unit	1200	30/plant	36,000
7	Addition of Manure 1 cft. / pit	4,000 cft.	Lump Sum	25,000
8	Hand watering 100 times Approx. x4,000=100,000	400,000	1/watering	400,000
9	Weeding 4 times 4,000x4=16,000	16,000	5/plant	80,000
10	Miscellaneous/ Contingencies	Nil	Lump Sum	200,000
Total Say				1,071,000 1,075,000

Table 8.8: Estimated Cost of Plantation Unit (100 Plants) & Maintenance for 3rd Year

Sr. #	Activity	Quantity	Rate (PKR)	Amount (PKR)
3	Re-Digging of Pits	100	50/pit	5,000
4	Average cost per unit plant	100 plants	215/plant	21500

5	Carriage/unit of plants from Nursery to Site, including loading/unloading	100 plants	15/plant	1500
6	Plantation of plants with a ball of earth/unit	100	30/plant	3,000
7	Addition of Manure 1 cft. / Pit	1,000 cft.	Lump Sum	20,000
8	Hand watering 50 times Approx. x1,000=500,000	500,000	1/watering	500,000
9	Weeding 3 times 1,000x3=3,000	3,000	5/plant	15,000
10	Miscellaneous/ Contingencies	Nil	Lump Sum	50,000
Total				616,000
Say				610,000

Table 8.9: Estimated cost of Maintaining 1000 plants for the 4th year

Sr. #	Activity	Quantity	Rate (PKR)	Amount (PKR)
1	Hand watering 50 times 1,000x50=50,000	50,000	1/time	50,000
2	Weeding	1,000	5/unit	5,000
3	Trimming/pruning of plants	1,000	5/unit	5,000
4	Miscellaneous			40,000
Total				100,000

Table 8.10: Total Cost of Plantation Plan for Four years

Activity	Amount (PKR)
Estimated Cost of Unit Plantation (1,000 Plants) for 1 st Year	530,000
Estimated Unit Cost of Plantation of (200 Plants) & Maintenance for 2 nd Year in case of 20% Mortality	243,000
Estimated Cost of Plantation Unit (100 Plants) & Maintenance for 3 rd Year	610,000
Estimated Cost of Maintaining 1,000 plants for 4 th Year	100,000
Total	1,483,000

Table 8.11: Final Cost per Tree Planted

Activity	Amount (PKR)
Cost for maintenance of cultivated plants for 4 years	1,483,000
Cost of equipment	100,000
Total cost	1,583,000
Cost of raising one plant and its maintenance for 4 years	1583

8.12 Restoration and Rehabilitation Plan

Restoration of the project site and associated facilities including access tracks and campsite after construction activities is of utmost importance. Improper disposal of the waste left at the end of the construction activities would lead to extensive disturbance to the environment.

Following measures will be adopted for site restoration and rehabilitation:

- All equipment and machinery at the project site will be de-mobilized.
- All waste at the project site will be disposed of according to the requirement of EIA.
- Septic tank with soakage pit will be properly dismantled.
- All temporary concrete structures at the project site will be dismantled, and construction and demolition material will be properly disposed of.
- All the un-necessary pits at the project site will be backfilled.

8.13 Grievance Redressal Mechanism

An attempt has been made during the present EIA to identify all potential impacts of the proposed project, to provide mitigation measures to address the potential impacts, and to chart out a mechanism to implement these mitigation measures.

Although this project does not involve any voluntary land acquisition, some social and environmental issues/grievances/disputes are likely to arise during the construction and operational phase of the project.

There will be a complain box to address any complaints or conflict arise during construction, and operational phase of the project and the quarrels will be sorted out by the project manager of the project as a part of the redressal committee. If the issue could not be resolved at a lower level, then it will be addressed by the higher officials of the M/s Aspen Enterprises.

The proposed GRM will help to achieve the objectives of sustainability by dealing with the environmental and social issues of the Project in a timely manner.

8.14 Project Monitoring

M/s Aspen Enterprises. will make necessary arrangements to monitor the key environmental data during the operational phases at intervals. These will include a record of waste produced, a record of waste disposal, and vehicular traffic.

The Project Manager, Aspen Tower Project shall monitor project impacts during the operation. He will keep a record of all non-conformance observed and report these along with actions to M/s Aspen Enterprises management for further action. He will also have to report any impacts anticipated, along with his recommendations for further action.

8.15 Environmental Monitoring Plan

Environmental Monitoring is normally undertaken during both the construction and operational phases of the project to ensure the effectiveness of the proposed mitigation measures.

In order to respond to unanticipated environmental concerns at an early stage and to determine the accuracy of impact, predictions are also required. Specific monitoring programs are outlined below as well as responsibilities for the collection and analysis of data and the reporting requirements.

The various purposes of the environmental monitoring plan are:

- To evaluate the effectiveness of mitigation measures.
- To respond to the unanticipated environmental impacts when the project is under implementation.

- To make regulations and improve management and environmental controls based on the monitoring data.

An Environmental Monitoring Plan for Aspen Tower Project has been provided in **Table 8.12**. The plan will be used as a management and monitoring tool for the implementation of the mitigation measures required by the EIA. The plan entails the required mitigation measures recommended in the EIA.

Table 8.12: Environmental Monitoring Plan for Aspen Tower Project

Environmental Component	Project Phase	Parameters	Locations	Frequency	Standards	Implementing	Supervision
Construction Phase							
Air Quality	Construction	SO ₂ , NO, NO ₂ , O ₃ , SPM, PM ₁₀ , PM _{2.5} , and CO	At one location in Aspen Tower Project site	PM ₁₀ , for continuous 8 hours, on a quarterly basis	WHO/USEPA guidelines, NEQS	Project Manager	M/s Aspen Enterprises
Roadside Plantation	Construction	Visual inspection of plant species survival rate and status of maintenance	At sites where the plantation was carried out	(1) One month after plantation (2) One year after plantation 1 month, 3 months, 6 months, and 12 months after planting	75 % survival rate	Project Manager	M/s Aspen Enterprises
Noise Levels	Construction	dB (A)	At a central location in Aspen Tower Project site	Twice in 8 hours at a selected site on a quarterly basis	EPA Ambient Noise standards	Project Manager	M/s Aspen Enterprises
Water Quality	Construction	pH, BOD, COD, TDS, TSS, DO, coliforms, hardness, nitrate, chloride, sulphate, hydrocarbon,	At onelocation, i.e., start and end of the Project site	Quarterly	WHO and NEQS	Project Manager	M/s Aspen Enterprises
Land clearing	Construction	Record of all cutting of trees	Throughout Aspen Tower Project	When a decision for a tree cutting is made.	-	Project Manager	M/s Aspen Enterprises
Operational Phase							
Plantation	Operation	Visual inspection of plant species survival rate and status of maintenance	At sites where the plantation was carried out	(1) 2.5 years after plantation	75% survival rate	Project Manager	M/s Aspen Enterprises
Safety and Traffic Rules Compliance	Operation	(1) Faulty, overloaded and speeding vehicles (2) Inspection of signage	All along with the Aspen Tower Project	Quarterly basis, for 2 years	To be determined	Project Manager	M/s Aspen Enterprises

Environmental Component	Project Phase	Parameters	Locations	Frequency	Standards	Implementing	Supervision
Sewerage Effluent	Operation	NEQS parameters for liquid effluents	Sewerage outfall in Sewerage Line	Once in a month by the in-house laboratory	NEQS	Project Manager	M/s Aspen Enterprises

Key:

dBA = decibels (measured in the audible range)

NEQS = National Environmental Quality Standards

ROW = Right-of-Way

TSS = Total Suspended Solids

EPA = Environmental Protection Authority,

PM10 = Particulate Matter smaller than about 10 micrometers,

SPM = Suspended Particulate Matter

USEPA = United States Environmental Protection Agency



Table 8.13: Cost Estimates for Environmental Monitoring during the construction phase

Environmental Monitoring Activities	No. of Samples	Unit Cost specification	Cost (Rs)
Construction phase			
Ambient air quality monitoring Quarterly basis	16	@ 50,000 per sample for 24 hr monitoring.	800,000
Ambient water quality monitoring Quarterly basis	16	@ 20,000 per sample	320,000
Noise levels monitoring on Quarterly basis	16	@ 5,000 per sample	80,000
Total (a–c)			1,200,000
Environment, Health & Safety Officer (Environmental Scientist/ Environmental Engineer)	16 months	@ 100,000	1,600,000
G Total			2,800,000

Source: PPI Estimates, 2024

8.16 Training Program

Training programs are a necessary agenda that has to be implemented to implement Environmental Management Monitoring Plan effectively. The Environment, Health Safety Officer, will impart training to the staff. The key objective of the training program is to ensure that the requirement of EMP is clearly understood and followed throughout the project. The training shall cover the following areas:

- Environmental sensitivity of the project area.
- EMP communication and documentation requirement.
- Vegetation and community issues and their mitigation measures.
- Safe construction practices
- Use of personal protective equipment's (PPEs)
- Environmentally sound construction practices
- Vehicular safety.
- Site restoration requirement.
- Solid Waste Disposal

M/s Aspen Enterprises will be primarily responsible for providing training to all project personnel. A lump sum fee of Rs. 1,000,000/- should be kept for the training management plan. Framework for the environmental and social training program is being provided in **Figure 8.14**.

Table 8.14: Framework for Environmental Social Training Program of Aspen Tower Project

Type of Training	Training Description	Period	Duration	Training By	Trainee
Occupational Health and Safety for staff	Training should be provided to aware staff to conform to safety codes	Before Commencement of Project Activities	Full day	External Sources	EHS Manager
Environment Social Laws, Regulations, procedure and guidelines of the government	The training should detail the laws and regulation concerning the environment, labour laws and compliance to government regulation.	Before Commencement of Project Activities	Full day	External Sources	EHS Staff, Site Supervisors, Site Engineers.
Occupational Health Safety for workers	Health, Safety and Hygiene. Proper usage of Personal Protective Equipment (PPE's), Precautions to be taken for working in confined areas.	Before Construction Activities	Full Day	EHS Manager	Workers
Solid Waste Management	Waste Segregation, identification of hazardous waste, Use of PPEs and waste handling	Before Commencement of Project Activities	Full Day	External Sources	Relevant workers and staff
Vehicular safety	Safe operation and maintenance of all vehicles, insurance in accordance with the applicable local and federal laws	Before Commencement of Project Activities	Full Day	EHS Manager	Relevant workers and staff
Vegetation and community issues and their mitigation measures	To analyze the community problems and how to cater to serious issues relevant to vegetation and agricultural land of the community	Before Commencement of Project Activities	Full Day	EHS Manager	Relevant workers and staff
Safe construction practices	To upgrade local craftsmen's skill in quality construction and develop skilful working human resources in hazard-resistant construction	Before Commencement of Project Activities	Full Day	EHS Manager	Relevant workers and staff
Health Safety and Environmental Auditing	Health Safety and Environmental Audits, Reporting Requirements	Before Commencement of Project Activities	Full Day	External Sources	Relevant Department
Implementation of environmental management and monitoring plan	Explanation of Environment Management and Monitoring Program	Quarterly. As soon as the project activities start	Full Day	External Sources	EHS Staff

8.17 Environmental Monitoring & Mitigation Cost

The cost required to implement the mitigation measures effectively is important for the sustainability of the project both in the construction and operational phases of the project.

The summary of the cost of monitoring environment and mitigation cost is shown in **Table 8.15**.

Table 8.15: Summary of Environmental Mitigation & Monitoring Cost

Activity	Basis	Cost (Rs)
Environmental Monitoring Cost	Ambient Air, Noise and Water Quality Monitoring & Cost of Hiring Environmental Engineer for 48 Months	2,800,000
Plantation Plan	Implementation of plantation plan	1,583,000
Health & Safety of Workers	For 90 employees for the provision of dust masks, safety shoes, gloves, first aid box, ear plugs, safety helmets and safety jackets (Hi-Vis) and Provision of dustbins, warning tap, safety cones, safety signboards and water sprinkling	5,759,200
Solar Panel Installation	Solar Panel System will be installed to utilize renewable and clean energy	7,000,000
Septic Tank Construction	Wastewater treatment	8,000,000
Rainwater Harvesting Tank	Water conservation	4,500,000
Energy Conservation Efforts	Double Glazed Windows	20,000,000
Estimated Cost of energy efficiency	water faucet, energy-efficient LEDs.	10,500,000
Cost of Environmental Training	For the whole construction period	1,000,000
Grand Total		61,142,200

8.18 Communication and Documentation

An effective program for storing and communicating environmental information during the project is an essential requirement of an EMP. This activity will be done by an independent monitoring consultant. The key features of such a mechanism are:

- Precise recording and maintenance of all information generated during the monitoring in a predetermined format.
- Communicating the information to a central location
- Storing the raw information in a central database
- Processing the information to produce periodic reports

Data recording and maintenance: All forms will be numbered, and a tracking system will be developed for each. Whenever a form is released for use in the field, its number will be recorded. The monitors will be required to account for each form after completion. In this manner, it will be ensured that all forms are returned to the office, be they filled, unused or discarded.

Storage of information: A database for information collected during the project will be prepared. The database may include information on training programs, staff deployment, non-compliance, corrective actions, water resources, results of effecting monitoring.

Meeting: For effective monitoring, management, and documentation, of the environmental performance during the operation, environmental matters will be discussed during a daily meeting held on-site. Environmental concerns raised during the meetings will be mitigated after discussions with the higher management.

Reporting: Monitoring body will produce daily, weekly, monthly and another periodic report, as well as a final report of the project based on the information collected. The site representative and the M/s Aspen Enterprises management will prepare a weekly environmental report.

8.19 Change Management Plan

The EIA for Aspen Tower Project recognizes that changes in the EMP may be required and therefore provides a Change Management Plan to manage such changes.

The overall responsibility for the preparation of change management statements will lay with the project Manager, Aspen Tower Project. However, if major changes are envisaged, then the environmental consultant will review the entire process and formulate the Change Management Plan to be implemented by the Project Manager, Aspen Tower Project.

8.20 Post Project Monitoring

M/s Aspen Enterprises shall prepare a brief post-project report describing the conduct of the actual operation, any changes from the operation for which approval was obtained, the degree to which the recommendations of the EIA were adhered to, any damages to the environment and the mitigation or compensation provided, and monitoring information of scientific or environmental interest that is not propriety in nature. This report should be submitted to the Pakistan Environmental Protection Agency.

9 Conclusion and Recommendations

9.1 Introduction

This Chapter presents the assessment of the possible environmental impacts of Aspen Tower Project. The study presents the purpose of the EIA as to the description of the site, the impact of the project during and after implementation, the mitigation measures, and residual impacts. The EIA also includes the justification and detailed description of the project, with an evaluation of the potential impacts and effects on the environment, including economic and social consequences. This Chapter describes the conclusion and recommendation of the EIA study of the project.

9.2 Conclusions

The major conclusions of the EIA are herein:

- M/s Aspen Enterprises intends to develop state-of-the-art mixed use building (Residential apartments + Commercial) to facilitate the population of Islamabad with state-of-the-art housing and commercial area with all the required facilities in one place.
- The proposed project will comprise of a residential +commercial tower with 4 basements, lower ground floor, ground floor, 3 MEP floor and Twenty 22 floors.The apartment tower will have total covered area of 335,553.56 Sft.
- Total Plot area of the project is 4.40 kanal. This will include Apartment buildings, Park/Green/Open Spaces and Roads. 42.5% area of the total plot area is reserved for open spaces and greenery.
- The facilities provided by the M/s Aspen Enterprises includes Gynasium, Laundry Room, and High Speed Elevators etc.
- The car parking spaces in the lower and upper basements and ground floor is 260 spaces.
- The infrastructural works will include the provision of roads, water supply network, drainage, and sewerage network, electrification, solid waste management, wastewater treatment plant, and rainwater harvesting.
- The cost of the project is Rs. 3 Billion will be completed in 4 years.

9.3 Recommendations

- A plantation plan has been proposed in the EIA report, which will be developed and implemented by M/s Aspen Enterprises for Aspen Tower Project.
- The provision for rainwater harvesting will be made, which will adequately replenish the local aquifer. Hence, no further measures are needed other than proper and regular maintenance of such facilities.
- On the basis of the overall impact assessment, more specifically, nature and magnitude of the residual environmental impacts identified during present EIA, it is concluded that Aspen Tower Project, is likely to cause environmental impacts mainly during its construction phase. However, these impacts can be mitigated by the implementation of proposed mitigation measures. M/s Aspen Enterprises will ensure the effective implementation of mitigation measures.
- There are no remaining issues that warrant further investigation. This EIA is considered adequate for the environmental and social justification of the project.

Annexure-1: List of Names, Qualification and Roles of EIA Team Members

Name	Project Position	Qualification and Experience	Tasks Assigned
Mr Saadat Ali	Team Leader/ Environmental Engineer	Postgraduate Diploma in Sanitary Engineering, International Institute for Hydraulic and Environmental Engineering, the Delft, Netherlands, 1984 B. Sc. Civil Engineering, Engineering College, University of Peshawar, 1978	<ul style="list-style-type: none"> ▪ Overall management of the project (Supervision, site visits, guidance, inputs and suggestion, recommendation and discussion and report presentations). ▪ To review overall environmental issues and mitigation measures. ▪ To review draft and final study reports.
Mr Ali Abdullah	Environmental Engineer	M. Sc. Environmental Engineering, Newcastle University (2016) B. Sc. Civil Engineering, The University of Lahore, Lahore (2010-2014)	<ul style="list-style-type: none"> ▪ Suggest mitigation measures for impacts that affect the environment. ▪ Identification of site for baseline data collection for water, wastewater, noise, soil, traffic, and ambient air quality ▪ Prepare and review Draft Report of the Project
Ms. Gulshan Sikandar	Environmental Engineer	M. Sc. Environmental Engineering, NUST Islamabad B. Sc. Environmental Engineering, UET Taxila (2017-2021)	<ul style="list-style-type: none"> ▪ Preparation of draft report ▪ Field work for baseline data collection in the area under study ▪ Secondary data collection for desk review ▪ Draft Environmental management plan for successful management of expected environmental impacts from the Project.
Ms Maryam Ali	Environmental Scientist	BS. Environmental Sciences, PU Lahore (2015-2019) Ms Environmental Sciences, Nust Islamabad (2020-2023)	<ul style="list-style-type: none"> ▪ Field work for baseline data collection in the area under study ▪ Public Consultation
Ms. Amna Saeed	Environmental Engineer	B. Sc. Environmental Engineering, UET Lahore (2018-2022)	<ul style="list-style-type: none"> ▪ Draft Report Review

Annexure-2: Terms of References

- An EIA will be carried out with the following objectives:
- Establishing the environmental baseline in the study area and identifying any significant environmental issue.
- Assessing these impacts and providing for the requisite avoidance, mitigation and compensation measures.
- Integrating the identified environmental issues in project planning and design.
- Developing appropriate management plans for implementing, monitoring and reporting of the environmental mitigation and enhancement measures suggested.
- Respond to queries generated by Pak EPA until issuance of the NOC.

Annexure-3: References

- **ADB, 2003.**Environmental Assessment Guidelines. *Asian Development Bank*.
- **MOE, Environmental Legislation in Pakistan,** Ministry of Environment, Government of Pakistan.
- **MOE, 2005, Pakistan Strategic Country Environment Assessment,** The World Bank/ Ministry of Environment, Government of Pakistan.
- **Nasir, E. & Ali, S. I., 1973.** *Mimosaceae* Flora of Pakistan no.1-210, Department of Botany, University of Karachi.
- **Roberts, T.J.1997.***Mammals of Pakistan*, Oxford University Press, Oxford



Annexure-4: Glossary

Air pollution	Air is made up of a number of gases, mostly nitrogen and oxygen and, in smaller amounts, water vapour, carbon dioxide and argon and other trace gases. Air pollution occurs when harmful chemicals and particles are emitted to the air – due to human activity or natural forces – at a concentration that interferes with human health or welfare or that harms the environment in other ways.
Ambient air quality	Ambient air quality refers to the quality of outdoor air in our surrounding environment. It is typically measured near ground level, away from direct sources of pollution.
Archaeology	The study of human history and prehistory through the excavation of sites and the analysis of artefacts and other physical remains.
Biodiversity	The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.
Bye-law	A rule made by a local authority to govern activities within the area it controls. Examples include bye-laws covering waste disposal, traffic or public events or signs.
Carbon dioxide (CO ₂)	A colourless gas that is naturally produced from animals and people in exhaled air and the decay of plants.
Carbon monoxide	A highly poisonous, odourless, tasteless and colourless gas that is formed when carbon material burns without enough oxygen.
Climate	The pattern of weather in a particular region over a set period of time, usually 30 years.
Compost	A rich soil-like material produced from decayed plants and other organic matter, such as food and animal waste, that decomposes (breaks down) naturally.
Composting	The process of deliberately allowing food, garden and other suitable organic wastes to break down naturally over time to produce compost.
Conservation	Preserving or protecting animals and resources such as minerals, water and plants through planned action (such as breeding endangered species) or non-action (such as not letting taps run unnecessarily).
Deforestation	The reduction of trees in a wood or forest due to natural forces or human activity such as burning or logging.
Effluent	Liquid wastes such as sewage and liquid waste from industries.
Energy efficiency	Actions to save fuels, for example, better building design, changing production processes, developing better transport policies, using better road vehicles and using insulation and double glazing in homes.
EIA	An environmental impact assessment (EIA) is an analytical process that systematically examines the possible environmental consequences of the implementation of projects, programs and policies.
EMP	An environmental management plan (EMP) is a site-specific plan developed to ensure that all necessary measures are identified and implemented in order to protect the environment and comply with environmental legislation.
Fauna	The animals of a particular region, habitat, or geological period.
Flora	The plants of a particular region, habitat, or geological period.
Floor Area Ratio	Floor area ratio (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built.

Habitat	The area occupied by a community or species (a group of animals or plants), such as a forest floor, desert or seashore.
Environmental Impact Assessment	Environmental Impact Assessments describe the environmental condition of a project, including potential impact, formulation of mitigation measures, and preparation of institutional requirements and environmental monitoring.
Landfill	A site that is specially designed to dispose of waste and operates with a license granted by the Environmental Protection Agency (EPA).
NEQS	The National Environmental Quality Standards (NEQs) are quality standards to regulate the air emissions and effluents of industry and other big polluters.
Noise Pollution	Noises that disturb the environment and people's ability to enjoy it, for example, continually sounding house alarms, loud music, air conditioning or other electrical units and aircraft or motor engines.
CDA	Capital Development Authority (CDA) is a government sector corporation and authority responsible for providing Municipal and Town Services in Islamabad.
Seismology	The branch of science concerned with earthquakes and related phenomena.
Topography	The arrangement of the natural and artificial physical features of an area.

Annexure-5: List of People Met During Consultation

No.	Name of Person	Designation
1	Ms Summayia Abbasi	GM Operations, M/s Aspen Enterprises
2	Mr Zamir Bangash	Architect, Aspen Tower Project
3	Mr Sher Afzal	Assistant Manager, E & SS, IESCO
4	Major (Retd) Wasif	Head of Security, Meezan Tower
5	Mr Ammad-ud-din	Emergency & Disaster Management Directorate
6	Mr Zulqarnain	Emergency & Disaster Management Directorate
7	Dr Musharib Ali	Lecturer, NUST
8	Mr Farhan Lodhi	CEO, Environmental and Waste Management Solutions
9	Mr Kamran Shafqat	Real Estate Dealer

No	Name of Respondent	Age	Gender	Education Qualification	Occupation
10	Sara Ali	24	Female	Bachelors	Student
11	Qasim Shah	27	Male	B.A	Private Job
12	Munawar Khan	37	Male	Inter	Labour
13	Wardah Malik	26	Female	Masters	Teacher
14	M. Shehzad	32	Male	-	Labour
15	Ghulam Hussain	45	Male	Inter	Contractor
16	M. Kamran	35	Male	Inter	Surveyor QAQC Dept.
17	Muhamad Saleem	28	Male	BSc	Engineer
18	Jawad Ahmed	30	Male	Bachelors	Private Job
19	M. Irfan Mir	35	Male	Matric	Driver
20	Wasif	47	Male	Inter	Labour

Annexure-6: Ambient Air Quality, Noise Level Monitoring and Water Testing Report

Ambient Air Analysis



CHEMICAL ANALYSIS TEST REPORT (AMBIENT AIR)



Reference Number: ESPAK/000471/24/AA/01378/00139 Date: 08/03/2024
 Name of Industry/Client: Project Procurement International
 Address: Office #26, 2nd Floor, Silver City Plaza, G11 Markaz, Islamabad
 Telephone No.: _____
 Nature of Sample: Ambient Air Monitoring Location: Aspen Tower (GPS: 33.707135°N, 73.052764°E)
 Date of Sample Collection: 05/03/2024 Grab / Composite: Continuous 24- Hours
 Sample Collected/Sent By: Zafar Iqbal, Analyst (Field), ESPAK
 Date of Completion of Analysis: 07/03/2024

S. No	Parameters	Limit Values (NEQS- 24Hours)	Concentration	Method / Equipment Used	Remarks
1	Carbon Monoxide (CO)	5 mg/m ³ (8 Hours)	1.9 mg/m ³	Non Dispersive Infrared Absorption (NDIR)	Within Prescribed Limits
2	Sulfur Dioxide (SO ₂)	120 µg/m ³	10.2 µg/m ³	UV Fluorescence (UVF)	Within Prescribed Limits
3	Ozone (O ₃)	130 µg/m ³ (1 Hour)	20.8 µg/m ³	Non Dispersive UV Absorption	Within Prescribed Limits
4	Oxides of Nitrogen as NO	40 µg/m ³	12.5 µg/m ³	Chemiluminescence-Detection	Within Prescribed Limits
5	Oxides of Nitrogen as NO ₂	80 µg/m ³	23.3 µg/m ³	Chemiluminescence Detection	Within Prescribed Limits
6	Particulate Matter PM _{2.5}	35 µg/m ³	28.8 µg/m ³	Particulate Sensor	Within Prescribed Limits
7	Particulate Matter PM ₁₀	150 µg/m ³	127 µg/m ³	Particulate Sensor	Within Prescribed Limits
8	Suspended Particulate Matter (SPM)	500 µg/m ³	367 µg/m ³	Particulate Sensor	Within Prescribed Limits

NEQS: National Environmental Quality Standards for Ambient Air, 2010

• Uncertainty of Measurement (UoM) data will be provided on request, where available. The statement of conformity, if provided in the report, is based on the decision rule of simple acceptance or rejection with equal shared risk due to measurement uncertainty.

Note:

- The report should be reproduced as a whole and not in parts.
- The responsibility of the ethical use of this report lies with the client.
- The values represent sample conditions when monitoring/testing was carried out.
- The report data is not intended to be used legally by the client.

1. Sample Analyzed By: Zafar Iqbal
Analyst (Field)

2. Name of Chief Analyst with Seal: Muhammad Arfan

3. Signature of Incharge of the Environmental Laboratory:

Name: Inran Malik
General Manager

Date: 08/03/2024

End of Report



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ENVIRONMENTAL SERVICES PAKISTAN

Report Reference	ESPAK/000471/24/AA/01378/00139							
Name of Industry/ Client	PPI							
Address	Office # 26,2nd floor, Silver City Plaza, G-11 Markaz, Islamabad							
Monitoring Location	Aspen Tower							
GPS Coordinates	33.707135°N, 73.052764°E							
Monitoring Date	06-03-2024 to 07-03-2024							
Date - Time	CO	SO ₂	O ₃	NO	NO ₂	PM _{2.5}	PM ₁₀	TSP
	mg/m ³	ug/m ³	ug/m ³	ug/m ³	ug/m ³	ug/m ³	ug/m ³	ug/m ³
06-03-24 12:30	1.0	10.7	20.8	13.0	23.1	23.3	110.8	290.1
06-03-24 13:30	0.9	10.0		10.2	23.0	23.5	111.8	292.9
06-03-24 14:30	1.7	9.6		14.7	23.9	29.7	121.3	364.7
06-03-24 15:30	1.1	10.8		11.4	23.6	36.0	147.0	438.0
06-03-24 16:30	2.4	9.2		10.8	23.3	36.6	149.3	444.5
06-03-24 17:30	3.2	9.0		10.5	22.7	34.3	139.9	417.7
06-03-24 18:30	2.5	9.3		11.0	23.4	33.5	136.8	408.8
06-03-24 19:30	2.4	8.9		10.3	24.3	29.8	150.7	448.6
06-03-24 20:30		10.7		13.0	23.1	32.1	120.9	423.0
06-03-24 21:30		10.2		14.8	22.8	23.8	129.3	413.8
06-03-24 22:30		8.5		14.0	23.6	25.0	121.2	359.3
06-03-24 23:30		10.4		15.0	22.9	27.0	130.6	341.6
07-03-24 0:30		11.6		14.4	23.8	26.0	118.8	330.3
07-03-24 1:30		9.9		11.1	24.4	27.5	132.6	347.3
07-03-24 2:30		11.7		14.6	22.2	27.3	123.8	344.5
07-03-24 3:30		11.2		10.5	24.4	26.8	114.0	338.7
07-03-24 4:30		11.8		14.7	22.3	26.9	122.3	340.2
07-03-24 5:30		11.4		11.5	24.6	27.8	125.9	350.4
07-03-24 6:30		11.0		10.8	22.9	33.8	121.6	424.7
07-03-24 7:30		8.8		14.5	22.6	26.8	121.9	338.9
07-03-24 8:30		9.2		13.2	22.9	33.9	130.0	339.9
07-03-24 9:30		10.2		11.4	23.6	26.5	120.8	335.9
07-03-24 10:30		11.4		10.8	22.9	26.7	121.6	338.2
07-03-24 11:30		9.7		13.4	23.3	27.0	122.8	341.6
Average	1.9	10.2	20.8	12.5	23.3	28.8	127	367
Maximum	3.2	11.8	20.8	15.0	24.6	36.6	151	449
Minimum	0.9	8.5	20.8	10.2	22.2	23.3	111	290
Monitored By:	Zafar Iqbal							



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Noise Monitoring



ENVIRONMENTAL SERVICES PAKISTAN

PAK EPA & PUNJAB EPD CERTIFIED

NOISE MONITORING REPORT



Reference Number: ESPAK/000471/24/N/01379/00167 Date: 08/03/2024
 Name of Industry/Client: Project Procurement International
 Address: Office #26, 2nd Floor, Silver City Plaza, G11 Markaz, Islamabad
 Telephone No.: _____
 Nature of Sample: Noise
 Date of Sample Collection: 06/03/2024 Grab / Composite: Continuous - 24 Hours
 Sample Collected/Sent By: Zafar Iqbal, Analyst (Field), ESPAK
 Date of Completion of Analysis: 07/03/2024
 Method/Equipment Used: Sound Level Meter

S. No	Measurement Point	Limit Values (NEQS)	Noise Level dB(A) Leq	Remarks
1	Aspen Tower (GPS: 33.707135°N, 73.052764°E)- Day Time	65 dB(A)	54 dB(A)	Within Prescribed Limits
2	Aspen Tower (GPS: 33.707135°N, 73.052764°E)- Night Time	55 dB(A)	46 dB(A)	Within Prescribed Limits

NEQS: National Environmental Quality Standards for Noise in Commercial Area, 2010 Day Time Hours (6:00 am to 10:00 pm) Night Time Hours (10:00 pm to 6:00 am)

• Uncertainty of Measurement (UoM) data will be provided on request, where available. The statement of conformity, if provided in the report, is based on the decision rule of simple acceptance or rejection with equal shared risk due to measurement uncertainty.

Note:

- The report should be reproduced as a whole and not in parts.
- The responsibility of the ethical use of this report lies with the client.
- The values represent sample conditions when monitoring/testing was carried out.
- The report data is not intended to be used legally by the client.

1. Sample Analyzed By: Zafar Iqbal
Analyst (Field)

2. Name of Chief Analyst with Seal: Muhammad Arfan

3. Signature of Incharge of the Environmental Laboratory:

Name: Imran Malik
General Manager
Date: 08/03/2024

----- End of Report -----



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Reference No	ESPAK/000471/24/N/01379/00167	
Name of Industry/ Client	PPI	
Address	Office # 26,2nd floor, Silver City Plaza,, G-11 Markaz, Islamabad	
Monitoring Location	Aspen Tower	
GPS Coordinates	33.707135°N, 73.052764°E	
Monitoring Date	06-03-2024 to 07-03-2024	
Day/Night	Date & Ending Hour	Noise dB (A) Leq
Day Time	06-03-24 12:30	53.6
	06-03-24 13:30	59.5
	06-03-24 14:30	52.7
	06-03-24 15:30	57.5
	06-03-24 16:30	60.5
	06-03-24 17:30	56.6
	06-03-24 18:30	59.5
	06-03-24 19:30	57.8
	06-03-24 20:30	51.9
	06-03-24 21:30	51.1
	06-03-24 22:30	49.0
	07-03-24 7:30	43.0
	07-03-24 8:30	47.8
	07-03-24 9:30	49.8
07-03-24 10:30	55.6	
07-03-24 11:30	58.5	
Average Day time		54
Night Time	06-03-24 23:30	45.6
	07-03-24 0:30	44.7
	07-03-24 1:30	45.3
	07-03-24 2:30	42.5
	07-03-24 3:30	47.5
	07-03-24 4:30	49.8
	07-03-24 5:30	45.9
07-03-24 6:30	47.8	
Average Night time		46
Monitored By:	Zafar Iqbal	



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Ground water Analysis



ENVIRONMENTAL SERVICES PAKISTAN

PAK EPA & PUNJAB EPD CERTIFIED

CHEMICAL ANALYSIS TEST REPORT (GROUND WATER)

Reference Number: **ESPAK/000471/24/GW/01380/00227** Date: **12/03/2024**
 Name of Industry / Client: **Project Procurement International**
 Address: **Office #26, 2nd Floor, Silver City Plaza, G11 Markaz, Islamabad**
 Telephone No: **---**
 Nature of Sample: **Groundwater GPS (33.706128°N, 73.051808°E)**
 Date Sample Received: **07/03/2024** Grab / Composite: **Grab**
 Date of Sample Collection: **06/03/2024**
 Sample Collected / Sent By: **Nadeem Malik, Analyst (Field), ESPAK**
 Date of Completion of Analysis: **12/03/2024**



S. No	Parameters	Limit Values (NSDWQ)	Concentration	Method / Equipment Used	Remarks
1	Total Coliforms	---	Detected	SMWW 9222 B	---
2	Fecal Coliform Bacteria	Must not be detectable in any 100mL sample	ND	SMWW 9222 H	Within Limits
3	E. Coli	Must not be detectable in any 100mL Sample	ND	SMWW 9222 H	Within Limits
4	Taste	Non Objectionable / Acceptable	Acceptable	Organoleptic	Within Limits
5	Odor	Non Objectionable / Acceptable	Acceptable	Organoleptic	Within Limits
6	pH*	6.5-8.5	7.7	SMWW 4500H*B	Within Limits
7	Turbidity	<5 NTU	9.7 mg/L	SMWW 2130B	Exceeding Limits
8	Color	≤15 TCU	ND	SMWW 2120 C	Within Limits
9	Total Dissolved Solids (TDS)*	<1000 mg/L	192 mg/L	SMWW 2540C	Within Limits
10	Total Hardness as CaCO ₃ *	<500 mg/L	151 mg/L	SMWW 2340C	Within Limits
11	Residual Chlorine	0.2-0.5 mg/L	ND	SMWW 4500-Cl B	---
12	Chloride (as Cl ⁻)*	<250 mg/L	9 mg/L	SMWW 4500Cl*B	Within Limits
13	Fluoride (F ⁻)*	≤1.5 mg/L	0.1 mg/L	U.S. EPA 9214	Within Limits
14	Cyanide (CN ⁻)	≤0.05 mg/L	ND	SMWW 4500 CN* F	Within Limits
15	Nitrate (NO ₃ ⁻)	≤50 mg/L	3.0 mg/L	SMWW 4500NO ₃ *B	Within Limits
16	Nitrite (NO ₂ ⁻)	≤3 mg/L	ND	SMWW 4500NO ₂ *B	Within Limits
17	Phenolic Compounds (as Phenols)	NGVS	ND	SMWW 5530 C	---
18	Aluminum (Al)	≤0.2 mg/L	ND	U.S. EPA-200.7	Within Limits
19	Antimony (Sb)	≤0.005 mg/L	ND	U.S. EPA-200.7	Within Limits
20	Arsenic (As)	≤0.05 mg/L	ND	U.S. EPA-200.7	Within Limits
21	Barium (Ba)	0.7 mg/L	ND	U.S. EPA-200.7	Within Limits
22	Boron (B)	0.3 mg/L	ND	U.S. EPA-200.7	Within Limits

Cheer

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ENVIRONMENTAL SERVICES PAKISTAN

PAK EPA & PUNJAB EPD CERTIFIED

CHEMICAL ANALYSIS TEST REPORT (GROUND WATER)

Reference Number: ESPAK/000471/24/GW/01380/00227 Date: 12/03/2024
 Name of Industry / Client: Project Procurement International



S. No	Parameters	Limit Values (NSDWQ)	Concentration	Method / Equipment Used	Remarks
23	Cadmium (Cd)	0.01 mg/L	ND	U.S. EPA-200.7	Within Limits
24	Chromium (Cr)	≤0.05 mg/L	ND	U.S. EPA-200.7	Within Limits
25	Copper (Cu)	2.0 mg/L	ND	U.S. EPA-200.7	Within Limits
26	Lead (Pb)	≤0.05 mg/L	ND	U.S. EPA-200.7	Within Limits
27	Manganese (Mn)	≤0.5 mg/L	ND	U.S. EPA-200.7	Within Limits
28	Mercury (Hg)	≤0.001 mg/L	ND	U.S. EPA-200.7	Within Limits
29	Nickel (Ni)	≤0.02 mg/L	ND	U.S. EPA-200.7	Within Limits
30	Selenium (Se)	0.01 mg/L	ND	U.S. EPA-200.7	Within Limits
31	Zinc (Zn)	5.0 mg/L	0.1 mg/L	U.S. EPA-200.7	Within Limits

NSDWQ: National Environmental Quality Standards for Drinking Water Quality, 2010
 SMWW: Standard Methods for the Examination of Water and Waste Water 23rd Edition, American Public Health Association, American Water Works Association, Water Environment Federation USA (2017)
 USEPA: United States Environmental Protection Agency
 NGVS: No Guideline Value Set
 ND: Not Detected

- Laboratory tests and measurements were carried out at 25 ± 5 °C and 50 ± 20 % Relative Humidity conditions unless required otherwise.
- Uncertainty of Measurement (UoM) data will be provided on request, where available. The statement of conformity, if provided in the report, is based on the decision rule of simple acceptance or rejection with equal shared risk due to measurement uncertainty.

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- The values represent sample conditions when monitoring/testing was carried out.
- The report data is not intended to be used legally by the client.
- Only parameters marked with asterisk (*) are ISO 17025:2017 accredited.

1. Sample Analyzed By: Riaz Ahmad Abdul Aziz Muhammad Shahid Khizra Bano Samahir Khalid
Analyst (Chemical) Analyst (Chemical) Analyst (Chemical) Analyst (Microbiology) Analyst (Chemical)

2. Name of Chief Analyst with Seal: Muhammad Arfan

3. Signature of Incharge of the Environmental Laboratory:
 Name: Imran Malik
 General Manager
 Date: 12/03/2024

End of Report

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