

EXECUTIVE SUMMARY

This report presents the findings of the Initial Environmental Examination (IEE) carried out by the team of experts, hereafter referred to as “the Consultant”, on behalf of Propsure Digital Solution Pvt. Ltd. and Resilience Gateway Pvt. Ltd. Pakistan for the proposed project titled “Capital Residencia, E-11 Islamabad”.

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

The total project area is 19.74 kanals and the total covered area of the project is 589566.68 excluding parking. Capital Residencia is an apartment project, located in E-11 sector, Islamabad. The project is almost 262 meters away from Khyaban-e-Iqbal Road with accessible road of 60 feet ROW. However, as the project of apartment building is in the phase of under construction with 2 basements, and ground plus 14 floors along with penthouse with total covered area of 589566.68 sq. ft. The 1st basement is reserved for car parking, gym, small tuck shop and 1 office while 2nd basement and ground floor are reserved for car Parking and subsequent storeys are for residential purpose in the form of apartments.

The detailed designing of building has been designed in compliance to the conformity with the “Building Control Regulations, 2020” issued by Capital Development Authority (CDA).

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

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

The main objectives of the Environmental impact assessment (IEE) study are as follows:

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

At the end an Environmental Management and Monitoring Plan (EMMP) have been developed. EMMP provides an overall approach for managing and monitoring the environment related issues and describes the institutional framework and reporting mechanism to implement the EMMP for the proposed development.

The EMMP consists of the following sections:

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

Based on the findings an environmental mitigation management plan and a comprehensive monitoring program has been proposed. Monitoring protocol provides details of parameters to be monitored, frequency, and location of sampling and monitoring points for ambient air stack emissions, soil contamination, surface-water, wastewater and groundwater. The environmental monitoring at pre-construction stage and other in-house monitoring to be carried out by the Contractor(s) will be the part of his contract agreement.

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