

## Executive Summary

The Initial Environmental Examination (IEE) study has been conducted by EMC Pakistan Private Limited for the One Expressway Corporate Office Building Project located along Islamabad Expressway. The Initial Environmental Examination (IEE) has been prepared in compliance with the requirement under section 12 of Pakistan Environmental Protection Act, 1997 and IEE/EIA Regulations 2000 for scheduled development projects.

The project comprises construction of a multipurpose commercial use building over 39786 square feet area at a site located adjacent to Gulberg Green housing society. The project will be ground + five storey development with three basements of which two will be used for parking. The project provides parking for a total of 125 vehicles. The building will be used for different commercial purposes including offices, restaurants, banks, gymnasiums, and superstores.

The land along the expressway has been earmarked for commercial development/activity by the Capital Development Authority (CDA) and the project's proposed land use is in accordance with CDA's proposed land use for the area.

Project site is located at main entrance of Gulberg Green, Islamabad, along the Islamabad Expressway. It is located at about 11 km distance from Zero Point Interchange, 3 km from Old Airport Roundabout, and 1km from Koral Interchange. The project site is accessible through Islamabad Expressway which is the main arterial connecting the project site to different areas of Islamabad and Rawalpindi. Uses on different sides of the project area are given below:

- East side – open vegetated land, Korang river (water channel) (100m distance)
- South East Side – Gulberg Green Entrance (Interchange) (30m distance)
- South West Side – Judicial Colony and New Gulzar-e-Qaid Housing Colony (800m distance)
- West Side – Attock Petrol Pump (adjacent boundary), Koral Interchange (1000m distance)
- North West Side – Koral area (600m Distance)
- North Side – Gulberg Green Residential Area (500m distance)

The baseline environmental and socioeconomic data was collected from a variety of sources, including reports of previous studies, published literature, and field surveys (primary information). The information thus collected was used to develop baseline profile of project area with respect to physical, biological, and socioeconomic environment of the project area which may receive impact from construction and operation of the project.

Utilities connections are available in the project area and electricity supply will be made by IESCO. The area is not presently covered by CDA for water supply and water requirement for the project during construction will therefore be met using groundwater. Water during operation phase will be sourced from groundwater and supplemented by harvested rainwater for which an underground tank of capacity



5000gallons will be constructed. Other water conservation measures opted in the project design include use of water efficient sanitary fittings such as low flush toilets, water efficient shower heads, and aerators on faucets etc.

Waste streams during construction phase include mainly dust and gaseous emissions from generators, site runoff from construction and campsite and construction waste. During operation, major waste streams include effluent from the building and solid waste. Solid waste during operation will be managed via waste contractor. Sewage from the building will be routed to sewage treatment plant at Gulberg Green for which consent has been obtained from the management of Gulber Green society. A sewerage line already exists to carry the sewage to the treatment plant. A trunk line of around 25-30 meter connecting the project to this sewerage line will be constructed by the proponent.

The project activities were reviewed, and an assessment was made of the impact of these activities on the area's natural, ecological and socioeconomic environment. Where appropriate, mitigation measures are recommended to keep the adverse environmental impact within the acceptable limits.

The assessment is focused on the construction activities and later operations of the building. The major areas covered in the impact analysis include wastewater, solid waste, occupational safety and socio-economic factors as well as traffic management.

EMP has been provided in the report for the assistance of proponent to provide management plan for the different impacts. The main aspects covered in the EMP guidelines includes water management, solid waste, effluent management, and safety aspects. The EMP indicates roles and responsibilities and implementation stages of EMP such as planning & design considerations, monitoring and mitigation plans during construction & operation and needs of training.

There are two essential recommendations that need to be followed to ensure that the environmental impacts of the project are successfully mitigated. The proponent will need to ensure that:

- All mitigation, compensation and enhancement measures proposed in this IEE report are implemented in full, as described in the document;
- The Environmental Management Plan is implemented in letter and spirit.

Screening of potential impacts suggests that the construction and Operation of the project can be undertaken in environmentally sound way through careful management of all activities along with implementation of EMP and regular environmental monitoring.

Based on the findings of the IEE, it is recommended that the IEE of the project may be approved with the condition that recommendations given in the IEE and conditions of environmental approval (NOC) will be followed by the proponent.

