

Reference No: S/EPA/2020/05/28/EIA/203/1836/2020

**ENVIRONMENTAL PROTECTION AGENCY**  
**GOVERNMENT OF SINDH**  
Plot # ST - 2/1, Sector 23, Korangi  
Industrial Area, Karachi - 74900  
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Dated: November 12<sup>th</sup>, 2020

**SUBJECT: DECISION ON ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

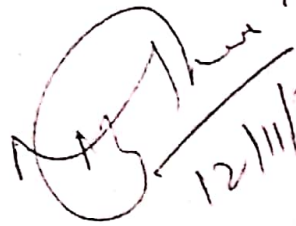
1. **Name & Address of Proponent:** The Chief Executive Officer (CEO),  
M/s. Seventh Sky Builders,  
Plot # CA-1, Block-4, Clifton, Karachi.
2. **Description of Project:** The proposed project M/s. Country Finance Tower comprises construction of Basement + Ground +36 storeys building having total plot area of 1646.16 sq. yds.
3. **Location of Project:** Plot # CA-1, Block-4, Clifton, Scheme 5, Karachi.
4. **Date of Filing of EIA:** 25-05-2020

After careful review and analysis of the Environmental Impact Assessment (EIA) report, the Sindh Environmental Protection Agency (SEPA) accords its approval subject to the compliance of following conditions:

- i) That, the recommendations of EIA report including the Environmental Management Plan (EMP) will be strictly adhered by the proponent. Adequate budget will be allocated for implementation of EMP.
- ii) That, M/s. Seventh Sky Builders shall hire an Independent Monitoring Consultant (IMC) having expertise in carrying out Environmental Monitoring of high-rise projects. The IMC shall ensure that the activities at project site are undertaken in environment friendly manner and the mitigation measures are implemented as per the recommendations of EIA. The IMC shall also guide on implementation of environmental management systems. The proponent shall be liable to submit environmental monitoring reports produced by IMC to EPA Sindh on quarterly basis. The report shall include pollutants measurement and analysis reports along with photographic records showing therein the environmental conditions at site during the subsequent phase of construction & operation stages of project.
- iii) That, M/s. Seventh Sky Builders shall submit an undertaking for compliance of all the issues including the observations on traffic management, water supply availability, waste water disposal, solid waste management, electricity supply, firefighting, safety &

security, emergency response & contingency plan and the requirements of independent environmental monitoring.

- iv) That, the proponent shall be liable for compliance of Section 11, 12, 13, 14, 17, 19 & 20 of Sindh Environmental Protection Act-2014 and its Rules & Regulations made there under
- v) That, the proponent shall ensure that no unfortunate incident(s) are caused due to construction of project. The cost of damage to the environment, property or life of the people / workers shall lie on the proponent. Any damage caused to any civil structure due to construction of project will be fully compensated by the proponent.
- vi) That, the proponent shall follow current building by laws / regulations and the construction plan approved by the competent authority which must include seismic structural and geotechnical analysis. Building structure must comply with seismic code (Uniform Building Code) UBC-2B.
- vii) That, this approval only for construction phase, the proponent shall submit complete / comprehensive audit report after the completion of construction activity, which shall cover compliance / monitoring reports of all measures as suggested in EIA for the construction stage / phase.
- viii) That, the wastewater generated from the project shall comply with Sindh Environmental Quality Standards (SEQS), for this purpose, the proponent shall install compact type treatment and informed to this office in this regard.
- ix) That, a comprehensive waste management plan shall be developed for effective disposal of construction waste. A dedicated waste management contractor (SEPA Certified) shall manage handling and appropriate disposal of solid waste.
- x) That, the construction noise shall be monitored on regular basis and night construction work shall not be allowed. Noise producing machinery shall be subjected to regular maintenance and provided with noise control devices to minimize noise levels as much as possible.
- xi) That, engineering design of the vibration and sound producing equipment such as generators, and other machineries together with housing such units in sound proof enclosures with right location and provision of adequate vibration dampeners in the foundation design of the units shall be adopted as an effective in minimizing the noise levels and vibration impact.
- xii) That, Vehicular traffic management shall be undertaken seriously to restrain unnecessary traffic jams that may cause annoyance to the commuters travelling on the roads surrounding the project.
- xiii) That, for all engineering designs, NFPA (National Fire Protection Authority) codes will be followed. Standard fire and smoke detection and protection devices such as alarms, sprinklers, fire hoses and hydrants will be provided at all critical locations in building.
- xiv) That, a complete code of Health, Safety and Environmental (HSE) will be developed which should include efficient parameters at specific work place. For this purpose HSE setup must be established and supervised by a designated HSE officer at the senior level with sufficient administrative and technical authority to perform the designated

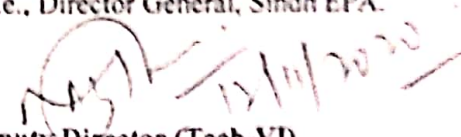
  
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functions. Proponent will make sure that the operating instructions and emergency action plans are made available to every worker/ labor/ visitors at the site.

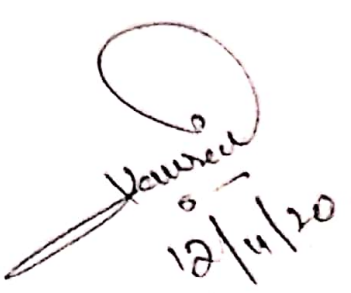
- xv) That, the proponent shall ensure that emissions, effluents and waste generated from the project during construction phase do not pose an unacceptable risk to human health or become nuisance to the neighborhood.
  - xvi) That, the proponent shall implement the emergency response and contingency plan for the sake of risk mitigation. The project shall be constructed in the prescribed time strictly as per approved master plan (building plan).
  - xvii) That, the proponent shall facilitate SEPA Officer (s) / Official(s) as and when required for inspection of compliance status against the provisions of Sindh Environmental Protection Act, 2014, rules and regulations framed there under and the conditions laid down in this approval.
  - xviii) That, the proponent shall be liable for compliance of Section 14, 15, 18, 19 and 20 of EIA / IEE regulation 2014, which direct for condition for approval, confirmation of compliance, entry inspection and monitoring.
  - xix) That, this approval is applicable only for proposed activity described in the EIA report. In case, the proponent intends to involve in any other process or change, extend the nature of their business, the proponent would have to approach this Agency for formal approval after addressing all requirements of SEP Act-2014, and all other applicable Rules & Regulations or any other law being enforced.
5. That, this approval is only for construction / installation phase. The proponent shall obtain approval for operational phase in accordance with regulation 14 (2) (b) and regulation 19 of Review of EIA / IEE Regulations 2014.
  6. That, this approval shall be treated as null and void if the conditions mentioned in this approval are not complied with or any violation of SEP Act, Rules, Regulations, Guidelines and instructions there under is committed by the proponent or his / her agent or employee.
  7. That, this approval does not absolve the proponent of the duty to obtain any other approval or consent that may be required under any law in force.
  8. That, this approval can be withdrawn at any time without any prior notice, if deemed necessary in the Public / National interest.
  9. That, this approval is not valid for any Court matter / land dispute.

This is issued with the approval of competent authority, i.e., Director General, Sindh EPA.

  
Deputy Director (Tech-VI)  
for Director General EPA Sindh

Copy for information to:

1. The Regional Director, Sindh EPA, Karachi.
2. Deputy Director (Technical - II), Sindh EPA.
3. P.A. to Director General, Sindh EPA.
4. Office copy.

  
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