



**GOVERNMENT OF THE PUNJAB
ENVIRONMENTAL PROTECTION AGENCY**



Environmental Assessment Checklists and Guidelines

Petrol Pumps and Compressed Natural Gas (CNG) Stations

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1. Introduction

1.1 Background

Rapid urbanization, population growth, and increasing motorization in Punjab have led to a substantial rise in the number of motor vehicles, resulting in an increased demand for fuel and refueling facilities. Consequently, there has been a significant expansion in the establishment of Petrol Filling Stations (PFS) and Compressed Natural Gas (CNG) Stations throughout the province. These facilities are commonly located in residential and commercial areas, along highways, major roads, and, in some cases, along secondary roads to improve accessibility and meet the growing transportation needs of the public.

While Petrol Filling Stations and CNG Stations provide essential services that support economic development and facilitate efficient transportation, their construction and operation may result in a range of environmental and social impacts. Potential environmental concerns include soil and groundwater contamination from fuel leaks and spills, air emissions from fuel handling, vehicle movement and standby generators, generation of hazardous and non-hazardous waste, wastewater from vehicle washing and forecourt activities, noise, increased traffic, and fire and explosion hazards. Social concerns may include temporary disturbance to nearby communities during construction, traffic congestion and road safety issues, inconvenience to pedestrians and local businesses, increased risk of accidents, occupational health and safety risks to workers, and potential impacts on public health and safety associated with improper fuel handling or emergency incidents.

Although technical and safety requirements for the establishment and operation of Petrol Filling Stations and CNG Stations are prescribed by the relevant regulatory authorities, there is limited sector-specific guidance on identifying, assessing, and managing their environmental and social impacts. The increasing number of these facilities, particularly in urban and peri-urban areas, highlights the need for standardized environmental guidelines and an Initial Environmental Examination (IEE) checklist to assist project proponents and regulatory authorities in integrating environmental considerations into project planning, design, construction, operation, and decommissioning, while ensuring compliance with applicable environmental laws and promoting environmentally sustainable development.

1.2 Purpose of the Guidelines

These Environmental Guidelines and IEE Checklist have been prepared to assist project proponents, environmental consultants, and regulatory authorities in identifying, assessing, and managing the potential environmental and social impacts associated with the siting, design, construction, operation, and decommissioning of Petrol Filling Stations (PFS) and Compressed Natural Gas (CNG) Stations. The guidelines provide practical guidance on environmental protection, pollution prevention, occupational health and safety, community safety, environmental monitoring, and the preparation and implementation of Environmental Management Plans (EMPs).

The purpose of these guidelines is to facilitate the preparation and review of Initial Environmental Examination (IEE) reports, promote compliance with the Punjab Environmental Protection Act, 1997 (as amended), the Punjab Environmental Quality Standards (PEQS), and other applicable environmental laws, regulations, and standards, and encourage the safe, environmentally responsible, and sustainable development and operation of fuel retail facilities in Punjab.

1.3 Scope of the Guidelines

These guidelines are applicable to all CNG and petrol stations of any capacity to be established in Punjab.

1.4 How to Use These Guidelines

The project proponent is obliged to use these guidelines. The project proponent has to fill in an environmental impact assessment form. The following steps are to be taken in this regard:

Step 1: Provide information on project [use **Section I**]

Step 2: Determine Applicability (*Are you sure that IEE or EIA is not required?*) [use **Section II**]

Step 3: Describe the physical, biological and social environment [use **Section III**]

Step 4: Assess potential impacts and applicable mitigation measures [use **Section IV**]

Step 5: Provide undertaking to the EPA on mitigation measures and compliance [use **Section V**]

Completed form is to be submitted to the Punjab Environmental Protection Agency for evaluation. Punjab EPA may request for additional information or decide to undertake visit to the proposed project site in order to assess the environmental impact of the proposed project.

1.5 Glossary

Act: means the Punjab Environmental Protection Act 1997

Contamination: Introduction of impurities in the environment

Environment: Means (a) air, water and land; (b) all layers of the atmosphere; (c) all organic and inorganic matter and living organisms; (d) the ecosystem and ecological relationships; (e) buildings, structures, roads, facilities and works; (f) all social and economic conditions affecting community life; and (g) the inter-relationships between any of the factors in sub-clause (a) to (f).

Environmental Assessment: A technique and a process by which information about the environmental effects of a project is collected, both by the developer and from other sources, and taken into account by the planning authority in forming their judgments on whether the development should go ahead.

Hydrocarbon: An organic compound containing only carbon and hydrogen
Impact on Environment: means any effect on land, water, air or any other component of the environment, as well as on wildlife harvesting, and includes any effect on the social and

cultural environment or on heritage resources.

Mitigation Measure: Means a measure for the control, reduction or elimination of an adverse impact of a development on the environment, including a restorative measure.

Pollution: The presence in the environment or the introduction into it, of substances that have harmful or unpleasant effects

Regulations: Means the Punjab Environmental Protection Agency Review of Initial Environmental Examination and Environment Impact Assessment Regulations, 2022.

2. Project Profile

1.1 Project Description

Petrol Stations typically include provisions for dispensing of motor gasoline and diesel and more recently compressed natural gas (CNG). There are also stations set up solely for the dispensing of CNG. The gasoline and diesel, supplied through bowsers, are generally stored in underground tanks and pumped out into the vehicles via the dispenser that also meters the flow. The natural gas is generally piped to the station from the local utility. At the station a compressor compresses and stores the gas in banks of cylinders from where it is fed to the dispenser for filling the CNG tanks in vehicles.

A petrol station or CNG station also offers other services on site besides selling fuel. A car wash or service station, lubricating oil change facility, tyre shop and a convenience shop are variously available at these facilities.

They are located in the most easily accessible of locations on the major and secondary roads in the cities and towns, and along highways and connecting roads in rural and remote areas.

The proponent, after consulting Annexures should provide a concise description of the proposed project, including but not limited to followings:

- Name of the project
- Project location (district, tehsil, mouza, and coordinates)
- Nature of the project (new or expansion or rehabilitation)
- Government's designate nature of proposed area
- Total project area.
- Estimated water demand during construction and operation phases
- Covered and open areas
- Land ownership status
- Estimated project cost
- Detail of different categories of houses and others structures
- Number of employees during construction phase.

3. Environmental Aspects

3.1 Land Acquisition and Site Selection

- Change in existing land use.
- Loss of agricultural land or open spaces.
- Removal of vegetation.
- Disturbance to natural drainage.
- Siting near sensitive receptors such as schools, hospitals, and residential areas.

3.2 Soil Contamination

- Leakage of fuel from underground storage tanks and pipelines.
- Spillage of petrol, diesel, lubricants, and chemicals.
- Improper storage of fuels and hazardous materials.
- Contamination from waste oil and used lubricants.

3.3 Groundwater Contamination

- Leakage from underground storage tanks.
- Fuel seepage through damaged pipelines.
- Infiltration of contaminated wastewater.
- Long-term contamination of groundwater aquifers.

3.4 Surface Water Pollution

- Construction runoff carrying sediments.
- Fuel and oil spills entering drains or watercourses.
- Discharge of untreated wastewater.
- Improper disposal of hazardous waste.

3.5 Air Emissions

- Dust generated during construction.
- Vehicle exhaust emissions.
- Volatile Organic Compound (VOC) emissions during fuel storage and dispensing.
- Emissions from standby diesel generators.
- Exhaust emissions from CNG compressors.

3.6 Noise and Vibration

- Construction machinery and equipment.

- Diesel generators.
- CNG compressors.
- Vehicle movement and fuel tanker operations.

3.7 Wastewater Generation

- Vehicle washing wastewater.
- Floor cleaning wastewater.
- Domestic wastewater from sanitary facilities.
- Oil- and grease-contaminated wastewater.

3.8 Solid and Hazardous Waste Generation

- Construction debris.
- Municipal solid waste.
- Used oil and lubricants.
- Oil filters and contaminated absorbents.
- Empty lubricant containers.
- Sludge from oil-water separators.

3.9 Traffic and Road Safety

- Increased traffic volume.
- Entry and exit of fuel tankers.
- Traffic congestion.
- Risks to pedestrians and motorists.
- Temporary traffic disruption during construction.

3.10 Occupational Health and Safety

- Exposure to fuel vapours.
- Fire and explosion risks.
- Electrical hazards.
- Construction-related accidents.
- Chemical exposure.
- Slips, trips, and falls.

3.11 Community Health and Safety

- Exposure to fuel odours.
- Traffic-related accidents.
- Fire and explosion hazards.
- Noise affecting nearby communities.

- Public safety risks during emergencies.

3.12 Fire and Explosion Hazards

- Leakage of flammable fuels.
- Gas leakage from CNG systems.
- Static electricity.
- Equipment malfunction.
- Improper fuel handling.
- Ignition from open flames or electrical faults.

3.13 Energy Consumption and Greenhouse Gas Emissions

- Electricity consumption by pumps and compressors.
- Diesel consumption by standby generators.
- Greenhouse gas emissions from fuel combustion.
- Increased carbon footprint.

3.14 Resource Consumption

- Water consumption for vehicle washing and sanitation.
- Electricity consumption for station operation.
- Consumption of fuels and lubricants.
- Use of construction materials during development.

3.15 Visual Impacts

- Large canopy structures.
- Illuminated signage.
- Outdoor lighting.
- Commercial advertisements.
- Alteration of surrounding landscape.

3.16 Positive Environmental and Socio-economic Impacts

- Improved fuel availability.
- Better transportation services.
- Employment generation.
- Economic growth.
- Reduced travel distance for re-fueling.
- Improved public convenience.

4. Environmental Mitigation Measures

4.1 Land Acquisition and Site Selection

- Select sites in accordance with approved land use plans and zoning regulations.
- Prefer commercial or designated service areas and avoid environmentally sensitive locations.
- Avoid acquisition of productive agricultural land where feasible.
- Maintain adequate separation distances from schools, hospitals, and residential areas in accordance with applicable regulations.
- Preserve existing trees where practicable and provide compensatory plantation.

4.2 Soil Contamination

- Install double-wall underground storage tanks or tanks with leak detection systems where feasible.
- Use impervious surfaces in fuel dispensing and storage areas.
- Immediately clean up fuel and oil spills using absorbent materials.
- Store fuels, lubricants, and chemicals in designated areas with secondary containment.
- Regularly inspect tanks, pipelines, and dispensing equipment for leakage.

4.3 Groundwater Contamination

- Install corrosion-resistant underground storage tanks and pipelines.
- Periodically inspect and test tanks and fuel lines for leaks.
- Prevent infiltration of contaminated wastewater into the ground.
- Install oil-water separators before wastewater discharge.
- Develop procedures for spill prevention and emergency response.

4.4 Surface Water Pollution

- Prevent discharge of untreated wastewater into drains or water bodies.
- Install oil-water separators for wastewater from forecourt and vehicle washing areas.
- Protect nearby drains during construction.
- Store fuels and chemicals away from stormwater drains.
- Maintain spill kits for emergency response.

4.5 Air Emissions

- Sprinkle water on unpaved areas during construction to control dust.
- Maintain construction machinery and vehicles in good condition.
- Install vapour recovery systems where applicable.
- Maintain fuel dispensing equipment to minimize vapour losses.
- Operate standby generators only during power outages and maintain them regularly.

4.6 Noise and Vibration

- Restrict construction activities to daytime hours.
- Maintain generators and compressors regularly.
- Install acoustic enclosures around generators and compressors where required.
- Locate noisy equipment away from sensitive receptors.
- Provide hearing protection to workers exposed to excessive noise.

4.7 Wastewater Generation

- Collect wastewater through a properly designed drainage system.
- Install oil-water separators before discharge.
- Connect to the municipal sewerage system where available.
- Provide septic tanks and soak pits where sewerage is unavailable.
- Regularly inspect and maintain drainage and wastewater systems.

4.8 Solid and Hazardous Waste Generation

- Segregate general and hazardous waste at the point of generation.
- Store hazardous waste in labelled, leak-proof containers.
- Dispose of waste oil, oil filters, sludge, and contaminated materials through authorized waste management facilities.
- Recycle suitable materials wherever practicable.
- Prohibit open burning or indiscriminate disposal of waste.

4.9 Traffic and Road Safety

- Design safe entry and exit points to minimize traffic conflicts.
- Provide adequate parking and vehicle circulation within the station.
- Install traffic signs, speed limits, and warning signs.
- Schedule fuel tanker deliveries during off-peak hours where feasible.
- Maintain clear visibility at station entrances and exits.

4.10 Occupational Health and Safety

- Develop and implement an Occupational Health and Safety Plan.
- Provide appropriate Personal Protective Equipment (PPE) to all workers.
- Train staff in safe fuel handling and emergency response.
- Install fire extinguishers and emergency shut-off systems.
- Conduct regular inspection and maintenance of electrical installations and equipment.
- Maintain first-aid facilities and emergency contact information.

4.11 Community Health and Safety

- Restrict unauthorized access to hazardous areas.
- Install clear safety signage throughout the facility.
- Maintain emergency response and evacuation procedures.
- Inform emergency services of facility location and hazards.
- Keep the station clean and free from fuel spills and obstructions.
- Establish a mechanism for receiving and addressing public complaints.

4.12 Fire and Explosion Hazards

- Install fire detection and fire suppression systems.
- Provide adequate numbers of suitable fire extinguishers.
- Ensure proper grounding and bonding of fuel dispensing equipment.
- Prohibit smoking and open flames within hazardous areas.
- Conduct regular fire drills and emergency response training.
- Inspect fuel storage, dispensing equipment, and CNG systems periodically.

4.13 Energy Consumption and Greenhouse Gas Emissions

- Install energy-efficient lighting and electrical equipment.
- Switch off unnecessary lighting and equipment when not in use.
- Maintain pumps, compressors, and generators for efficient operation.
- Consider solar-powered lighting where feasible.
- Promote energy conservation practices among staff.

4.14 Resource Consumption

- Install water-efficient plumbing fixtures.
- Reuse water for landscaping where technically feasible.
- Repair leaking taps and pipelines promptly.
- Promote efficient use of electricity and water.
- Maintain equipment to reduce unnecessary resource consumption.

4.15 Visual Impacts

- Develop landscaped green areas around the station.
- Maintain buildings, canopies, and signage in good condition.
- Control excessive outdoor lighting to minimize glare.
- Keep the premises clean and free of litter.
- Use aesthetically compatible boundary walls and plantation where appropriate.

4.16 Positive Environmental and Socio-economic Impacts

- Promote good environmental management practices.
- Maintain a clean, safe, and well-organized facility.
- Provide regular environmental and safety training to staff.

- Create employment opportunities for the local community where feasible.
- Encourage compliance with environmental regulations and continuous improvement in environmental performance.

Environmental Assessment Checklist

Section I: Project Description

File No _____ (To be filled by EPA)

Date _____

General Information

1. Project Name or Title _____
2. Project Proponent (Department, organization, or owner) _____
3. Address _____
4. Telephone _____
5. Fax _____
6. E-mail _____
7. Representative of the Proponent _____
8. Designation _____
9. Name of the person who conducted this assessment _____
10. Designation _____
11. Qualification _____

Project Information

12. Project Location _____
13. Cost of the Project _____
14. Area of the proposed land for the Station
Total _____ m²
Proposed covered _____ m²
Open space _____ m²
15. Number of vehicles that can park or stand on the site? _____
16. Brief Project Description _____

Please attach a plot plan of the proposed project site showing the location of the key structures, access, utilities, units, etc.

17. Number and qualification of required staff to run the station? _____

18. Indicate the number of filling points for each of the following:

High Octane _____

87 Octane (Super) _____

Diesel _____

CNG _____

Other _____

19. Indicate the storage capacity for each of the following:

High Octane _____

87 Octane (Super) _____

Diesel _____

CNG _____

Other _____

20. For CNG station, please provide the list of main equipment _____

21. Indicate what facilities will be provided in the station:

General shopping store _____

Store for automobile accessories _____

Mosque _____

Car service station _____

Public toilets _____

Tyre shop _____

Vehicle repair shop _____

Engine oil change facility _____

Other _____

22. What will be the expected water requirement for the station? _____ m³/d

23. What is the proposed source of water? _____

24. Where will the wastewater from the station be disposed? _____

Construction

25. Who owns the proposed land for the station? _____

26. What is the present use of the land? _____

27. Are there any squatter settlements on the land? _____

If yes, please specify

Number of settlements _____

Will any compensation be paid to them? _____

28. Are there any structures on the proposed site now? ☐ Yes ☐ No

If yes, will any structure be demolished? ☐ Yes ☐ No

If yes, where the demolition waste will be disposed? _____

29. Are there any trees on the proposed site? ☐ Yes ☐ No

30. Will any tree be removed? ☐ Yes ☐ No

If yes, how many? _____

31. Period of construction (start and end dates) _____

32. What major construction equipment (dozer, grader, crane, etc.) will be used?

Is construction work during the night planned? ☐ Yes ☐ No

Section II: Screening

Is the proposed project located in an ecologically sensitive area?

☐ Yes ☐ No

If the answer to the above questions is yes, then the project would require an initial environmental examination or an environment impact assessment. Refer to the Punjab Environmental Protection Agency Review of Initial Environmental Examination and Environment Impact Assessment Regulations, 2022 for appropriate category.

Section III: Environmental Profile

1. Describe the terrain of the project area:
- ☐ Flat or Level (Slope < 3%)
 - ☐ Level to moderately steep (Slope 3%-30%)
 - ☐ Moderately steep to mountainous (Slope > 30%)

2. Are there signs of soil erosion or landslide anywhere within 500 m of the proposed site?

☐ Yes ☐ No

If yes, please describe (where, nature) _____

3. Is there any surface water body (river, canal, stream, lake, wetland) within 1,000 m of the proposed site?

☐ Yes ☐ No

If yes, describe each water body:

Name (including type, ie, river, canal or stream)	Dimensions	Status and Uses (Is it polluted? Is domestic or other wastewater discharged to it? What are its uses, eg, agriculture, domestic, industrial, washing, fishery)

4. Is there any groundwater well on the proposed site or within 500 m of the proposed site?

☐ Yes ☐ No

If yes, describe each well:

Type (Dug well, tube well, hand pump)	Location (Village, road, mohalla, etc. and distance from the site)	Depth and Yield	Uses (Drinking, agriculture, domestic, industrial, washing, livestock)

5. Based on the interview of the surrounding population or a wildlife expert, is any form of wildlife found on, or around the proposed site of the project?

☐ Yes ☐ No

If yes, please describe _____

Person Interviewed _____

6. Are there any existing trees or vegetation on the proposed site?

☐ Yes ☐ No

If yes, how many? _____

7. Are there any reserved forest or protected area within 1,000 m of the proposed site?

☐ Yes ☐ No

If yes, please describe? _____

8. Please provide the traffic count for all main roads adjacent to the proposed site or roads that will provide access to the site. The count should be based on data collected, for both directions, on at least three typical working days. Use the following format:

Road _____ Count Location _____

	6:00 am- 9:00 am	9:00 am- 12:00 noon	12:00 noon- 3:00 pm	3:00 pm- 6:00 pm	6:00 pm- 9:00 pm
Large vehicles (trucks, buses, tractor trolleys, Minibuses)					
Medium sized vehicles (Suzuki pickups, cars, jeeps, taxis)					
Small vehicles (Rickshaws, motorcycles, scooters)					
Slow vehicles (animal-driven carts, tongas)					
Others					

(Please add additional sheets for every road)

9. What is the present land use in the vicinity (roughly a radius of 500 m) of the proposed site?

	Residential (Thick, Moderate, Sparse)	Commercial (Office, Shops, Fuel Stations)	Open Land (Parks, Farmlands, unutilized plots, barren land)	Industrial	Other
Description					

(Please attach a map of the proposed project site, if available, and indicate roughly the area that you have considered for this evaluation)

10. For any agricultural farmland on the proposed site and a radius of 500 m around it, provide the following information:

Main crop(s) and average yield _____

Source of irrigation water _____

Area affected by salinity or water logging _____

11. Please describe all the sensitive receptors within 500 m of the proposed site:

Type (schools, colleges, hospitals, and clinics)	Name	Size (Number of students or number of beds)	Location (Village, road, mohalla, etc.)	Distance from Site

12. Roughly, how many houses are within a radius of 500 m of the proposed site?

13. What proportion of the houses in the area are *pukka*, *semi-pukka*, and *kutchha*? _____

14. How are the general hygienic conditions of the project area?

☐ Generally clean

☐ Fair

☐ Poor

15. Is there any bad odor in the project area?

☐ Yes

☐ No

What is the source of the odor? _____

16. What are the main sources of income of the surrounding community? _____

17. Is there any site of cultural importance (graveyard, shrine, mosque, archeological site) within 1,000 m of the proposed scheme?

☐ Yes

☐ No

If yes, please describe? _____

18. What other main sources of pollution exist within a radius of 500 m of the proposed site:

Name of the Source	Type of Pollution (Noise, air water)	Location (Village, road, mohalla, etc.)	Distance from Site

Section IV: Impact Assessment

Potential Negative Environmental Impacts	Tick, if relevant	Mitigation Measures	Tick, if proposed	Monitoring
Siting near sensitive receptor	☐	Station is not located within ____ m of any educational institution or health facility	☐	
		Noise wall will be built	☐	
		CNG Compressor will not be operated from __ am/pm to am/pm	☐	
Spills during fuel transfer	☐	Proper pad will be prepared for bowser parking while unloading	☐	
		It will be ensured that the pipe and couplings for the fuel transfer are secured tight and drip pans	☐	
		are put in all likely places where leakage can		
		occur to avoid loss to ground		
		While refueling, drip pans will be used to avoid spillage	☐	
		Impervious surfaces will be well maintained at all places likely to receive spills	☐	
Leakage from storage tanks and facilities	☐	Underground fuel storage tanks will be constructed to modern specifications with	☐	
		secondary containment, impervious linings and		
		leakage monitoring wells in place		
		Piping from tanks to the dispensers will be above ground to the extent possible. All buried piping	☐	
		routes will be clearly marked on the ground and		
		on drawings available at the station		
		Effective monitoring program for tank integrity checking and leak detection will be put in place	☐	

Continues..

Environmental Assessment Checklists and Guidelines – Petrol Pumps & CNG Stations

Potential Negative Environmental Impacts	Tick, if relevant	Mitigation Measures	Tick, if proposed	Monitoring
Washing and servicing	☐	Suitable oil water separator and treatment systems designed to treat maximum operational	☐	
		capacity load to meet the PEQS will be installed		
		Discharges of wastewater to the sewage network will be made only when compliance with PEQS is ensured	☐	
		Any groundwater extraction will be completely enclosed to prevent the well becoming a pathway	☐	
		to transport of hydrocarbon contamination into		
		the aquifer		
		Waste oil, oily rags and oily sludge from the separators will be disposed off in environmentally responsible transparent manner	☐	
Interruption to local traffic	☐	Deliveries will be scheduled at times of light traffic load to avoid congestion	☐	
		Station will have enough spacing for vehicles to queue up without effecting flow of traffic	☐	

Section V: Undertaking

I, _____ (*full name and address*) as proponent for
_____ (*name, description and location of project*) do hereby solemnly affirm and declare:

1. The information on the proposed project and the environment provided in Forms I, II and III are correct to the best of my knowledge
2. I fully understand and accept the conditions contained in the Guidelines for _____ (*name, number and version of the guidelines*)
3. I undertake to design, construct and operate the project strictly in accordance with the project described in Form I, submitted with this undertaking.
4. I undertake to implement all mitigation measures and undertake monitoring stated in Form IV, submitted with this undertaking.

Date _____

Signature _____

Name _____

Designation _____

(with official stamp/seal)

Witnesses:

Signature

Name

Address

1

2
