



ZERO TOLERANCE TO CORRUPTION

ENVIRONMENTAL PROTECTION AGENCY
Climate Change, Forestry, Environment & Wildlife Department
Govt. of Khyber Pakhtunkhwa.



No. EPA/HQ/Letters/

583-86

Dated: 06 / 01 / 2025

To

Ms. Fatima Batool,
Proponent/CEO of Best-1 Fuel Refilling Station Pvt. Limited. (LPG Auto-Refueling Station), located at Khasra # 118 & 127, Mouza Tranna, Tehsil Balakot, District Mansehra.

Subject: DECISION ON GENERAL ENVIRONMENTAL ASSESSMENT (GEA) REPORT FOR "BEST-1 FUEL REFILLING STATION PVT. LIMITED (LPG AUTO-REFUELING STATION), LOCATED AT KHASRA # 118 & 127, MOUZA TRANNA, TEHSIL BALAKOT, DISTRICT MANSEHRA".

Reference to the subject cited above and to enclose herewith Environmental Approval/Decision note on "General Environmental Assessment (GEA) Report of **"Best-1 Fuel Refilling Station Pvt. Limited. (LPG Auto-Refueling Station), located at Khasra # 118 & 127, Mouza Tranna, Tehsil Balakot, District Mansehra"**, for your information and further implementation.

Moreover, Schedule-X must be submitted to this Agency within a month on stamp paper as an undertaking for the compliance of term and condition as mentioned in the Environmental Approval as well as mitigation measures proposed in the GEA report, please.



ASSISTANT DIRECTOR

Copy for information to:

- i. The Deputy Commissioner, District Mansehra w.r.t the letter No. 3361-67/LPG/AG-I/DC(M) dated 06/11/2025, please.
- ii. The Assistant Director-IT, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.
- iii. PA to Director General, Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa.

SCHEDULE-IX
Decision on GEA

1. **Name & address of proponent:** Ms. Fatima Batool,
Proponent/CEO of Best-1 Fuel Refilling Station Pvt. Limited. (LPG Auto-Refueling Station), located at Khasra # 118 & 127, Mouza Tranna, Tehsil Balakot, District Mansehra.
2. **Description of project:** The project for which the General Environmental Assessment (GEA) conducted is "Best-1 Fuel Refilling Station Pvt. Limited. (LPG Auto-Refueling Station), located at Khasra # 118 & 127, Mouza Tranna, Tehsil Balakot, District Mansehra". The project aims to provide LPG to local transport vehicles & will help to fill the shortage of LPG in the area. An area of about 2.4 kanals (12240 SFT) has been allocated for the project out of which 2724 SFT will be covered area & the storage capacity of the unit will be around 10 MT, while there will be installed 02 LPG refueling dispensers with automated control systems to ensure precise measurement and safe dispensing and the total cost of the project is about 15 million PKR. A steel canopy or shed / steel beam of will be installed at the project site over the dispensers. The other facilities at the unit will be a management office, MD office, a generator room, cashier room & attached toilets/washrooms etc.
3. **Location of project:** The project is located at Khasra # 118 & 127, Mouza Tranna, Tehsil Balakot, District Mansehra.
4. **GPS Coordinates/GIS Map:**
- | X | Y | Source |
|-----------|-----------|------------|
| 34.495290 | 73.354234 | GEA Report |
5. **Date of Filing of GEA:** 23/12/2025 (Ref: EPA Diary No. 42)
EPA Head Office, Peshawar.
6. After careful review, the Environmental Protection Agency, Govt. of Khyber Pakhtunkhwa has decided to accord approval of the **"GENERAL ENVIRONMENTAL ASSESSMENT (GEA) REPORT FOR BEST-1 FUEL REFILLING STATION PVT. LIMITED (LPG AUTO-REFUELING STATION), LOCATED AT KHASRA # 118 & 127, MOUZA TRANNA, TEHSIL BALAKOT, DISTRICT MANSEHRA"** in consideration of the license issued by Oil & Gas Regulatory Authority (OGRA) vide No. OGRA-LPG-17 (1469)/25-RFS dated 31/10/2025, on the above-mentioned GPS Coordinates under the Khyber Pakhtunkhwa Environmental Protection Act, 2014 and Khyber Pakhtunkhwa Environmental Assessment Rules, 2021 subject to the following terms and conditions:
- This approval is accorded under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014.
 - This approval is accorded in light of the decision taken under Agenda Item No. 06 in the 2nd Environmental Protection Council (EPC) meeting held dated

11/09/2024 and Administrative Department Notification No. SO(Env)/CCFEWD/4-2/2023/EPC/V-III dated 22/01/2025.

- c) This approval does not absolve the proponent of the duty to obtain any other approval or clearance that may be required under any law in force. The proponent shall have to obtain the necessary NOCs/Approvals/Clearances required from other departments under the prevailing laws/rules of the provincial government before commencement of the project.
- d) The proponent shall adopt all precautionary and mitigation measures identified in GEA Report as well as any un-anticipated impacts arising during the construction and operation phase of the project to minimize any negative impacts on the soil, ground water, air and water bodies (if any).
- e) The Proponent shall ensure the compliance of the National Environmental Quality Standard (NEQS) for ambient Air, Noise, Water and Gaseous emission during construction & operation phase of the Project.
- f) All the construction and installation in the project area must be carried out according to approved Site Plan and as per the instructions issued by OGRA & other relevant govt. departments/authorities.
- g) The proponent shall submit an approved/finalized layout map of the project to this Agency before commencement of construction activities.
- h) The safety and emergency measures shall be carried out in the premises of the project area including preparation & execution of Emergency Response Plan (ERP) & emergency exits, fire extinguisher as per NFPA 58 & OGRA Rules 2001 (amended 2014). Leakage detectors, Automatic Fire Detection System and Advance Fire Extinguishing System shall be installed in the unit.
- i) The proponent shall hire well trained staff / technical staff for the purpose of filling & operational activities of the unit.
- j) The proponent shall make arrangement/install noise barriers in the power house to minimize noise pollution.
- k) Regular inspections of storage tanks, leakage detectors filling points including nozzles, dispensers and firefighting equipment installed in the unit shall be carried out & record be maintained.
- l) The proponent shall construct washrooms/toilets, tuck shop, prayer room/masjid for the visitors as well as workers.
- m) The proponent shall restore/rehabilitate the area affected by the construction activities.
- n) Solid waste/Debris/Excavated material shall be reused at the project site. If required disposal, then, it shall be disposed of at designated site with the prior permission of concerned authority (i.e. TMA, etc.).
- o) Vehicle carrying the desired fuel shall be properly labeled with the message indicating existence of fuel (LPG), etc. The vehicles shall be parked in designated parking area inside the unit.
- p) Grasses & vegetation around the storage tanks is potential source of ignition when dried. Therefore, it shall be cleared and the area shall be concreted/cemented or tiled and the storage area shall be properly enclosed / covered.
- q) Water conservation practices shall be adopted to avoid over exploitation of water resources. And if possible, the proponent shall make arrangements for rainwater harvesting.
- r) The proponent shall construct Septic tanks for the treatment of sanitary wastewater & no wastewater without treatment shall be released to the environment.
- s) Personal protective equipment shall be provided to all workers to ensure health and safety along with first aid box for emergency medical coverage.

- t) The plantation shall be carried as per submitted plantation plan out across the boundary wall as well as in the available open spaces. Additional plantation of 100 No. of fast growing, climate friendly, native trees (including fruit plants) shall also be done by the proponent in consultation with EPA. The plants shall have a height of 05-10 feet and the proponent shall ensure their survival.
 - u) In case generator is required to be installed, it shall comply with the NEQS limits of emissions and noise pollution. Special mitigation measures to be adopted for vibration and noise control by fully covering the generator in a room with rubber pad installed. Moreover, this Agency is of the suggestion to install Solar Power system as an alternate source of energy.
 - v) The proponent shall be liable to address concerns/complaints highlighted by the local community/neighborhood.
 - w) Non-technical jobs shall be provided to the local community.
 - x) The proponent shall be liable to adopt all the applicable conditions mentioned in the GEA Guidelines for CNG, LPG, LNG & Petrol Pumps 2025, in true letter and spirit.
 - y) This Agency reserves the right to monitor and suggest any additional mitigation measures at any stage of the project to avoid/minimize Environmental Pollution. The proponent shall be liable to implement the additional measures for the protection of Environment as and when suggested by EPA.
7. The proponent shall be liable for correctness and validity of the information provided in the environmental report.
 8. The proponent shall be liable for compliance of Rules 14, 15, 18, 19 and 20 of Khyber Pakhtunkhwa Environmental Assessment Rules-2021, regarding approval, confirmation of compliance, entry, inspections and monitoring.
 9. The proponent shall comply with the Rule-14 (2) of the Khyber Pakhtunkhwa Environmental Assessment Rules-2021 and shall submit undertaking on stamp paper for the compliance of conditions mentioned in Environmental Approval.
 10. This approval is accorded only for the installation/construction phase of the project for two (02) years. The proponent shall obtain approval for extension in construction phase or operation of the project in accordance with the Khyber Pakhtunkhwa Environmental Assessment Rules, 2021.
 11. This approval shall be considered as withdraws, if all or any of the above conditions are violated by the proponent personally and vicariously.
 12. This Agency shall not be responsible for any issue related to the project land.
 13. There shall be no legal case pending in the courts against the project.
 14. In exercise of the power under Section-13 of the Khyber Pakhtunkhwa Environmental Protection Act, 2014, the undersigned is pleased to approve the GEA Report for **"Best-1 Fuel Refilling Station Pvt. Limited. (LPG Auto-Refueling Station), located at Khasra # 118 & 127, Mouza Tranna, Tehsil Balakot, District Mansehra"** for the **Construction Phase** of the project with the above-mentioned terms and conditions.

Dated: Peshawar 06/01/2016

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<https://epakp.gov.pk/environmental-approvals/>

DIRECTOR GENERAL
EPA, KHYBER PAKHTUNKHWA