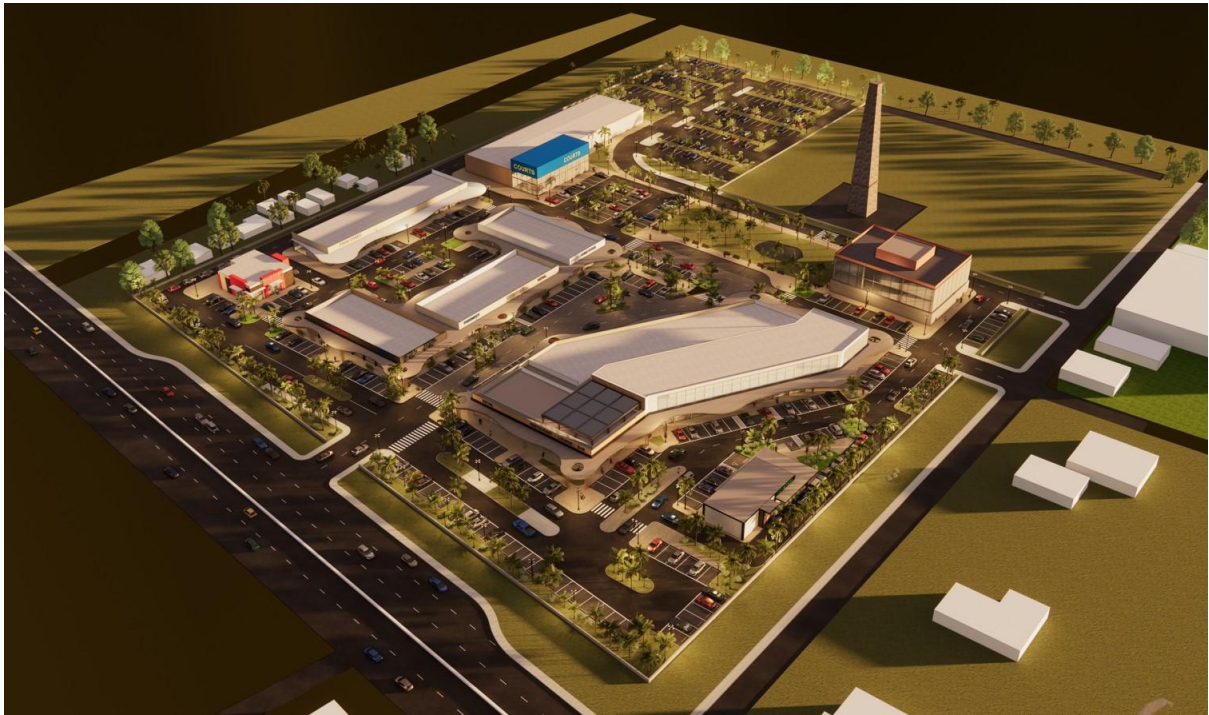


Project Summary

Chateau Margot Shopping Center



Company Name: Nadia Gardens Housing Development Inc.

Project Address: Block C, Chateau Margot, East Coast Demerara

Submitted by: Christian Camacho

Date: 20th March 2026

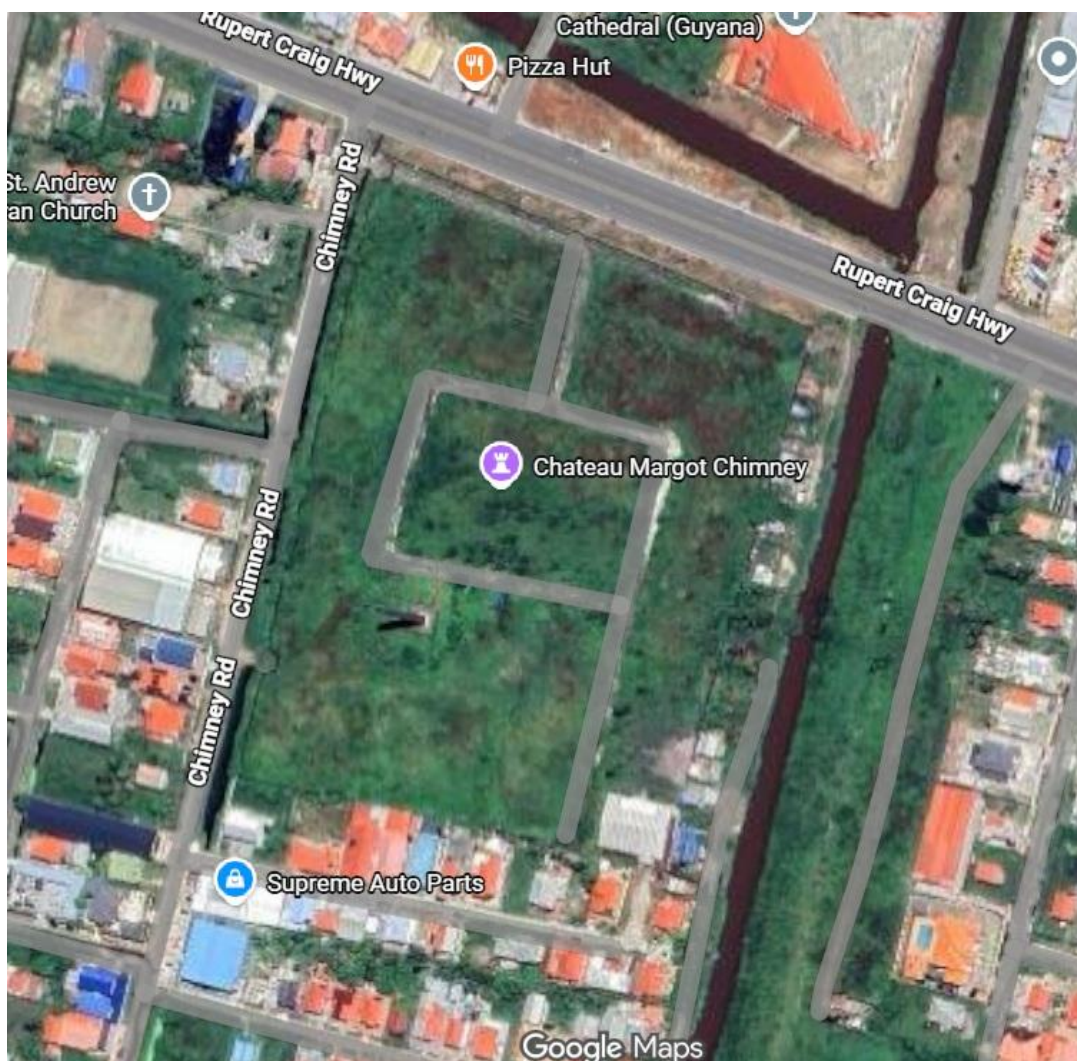
1.0 Introduction

Nadia Gardens Housing Development Inc. plans to construct a shopping center at Block C, Chateau Margot, East Coast Demerara. The shopping center will consist of 11 buildings which include retail shops, a supermarket, a food court, restaurants, office space and a pharmacy. This facility will add to the improvement of the area and convenience for the people who live and work in the area.

2.0 Project Site

The site is located at Block C, Chateau Margot, East Coast Demerara on 10.192 acres of 'freehold' land.

Site Map



Surrounding Land use

The surrounding area is currently a mix of housing, commercial, educational and religious use. There are currently existing water courses around the site, consisting of a major water course/ drainage reserve to the East of the property as well as a drainage ditch to the West of the property along Chimney Road.

Land Use	Summary
Housing	Approximately 75% of the properties surrounding the land are used for housing.
Commercial	There are several businesses located around the property. Most notably, Pizza Hut and Supreme Auto Parts.
Educational	LBI Secondary School to the East. Chateau Margot Primary School to the West.
Religious	Lifespring Ministries to the North. LBI Hindu Temple to the East. St. Andrew Lutheran Church to the West. New Testament Church to the West.

Existing Condition of the site

A geotechnical investigation has been conducted, and the underlying soil was found to be silty clay. As the site was developed by its previous owner to be a housing development, it was previously cleared, levelled, sand-filled, and had concrete roads, perimeter walls and drainage installed. Due to the redesign and repurpose of the property, the site will be filled further with sand and completely new infrastructure will be installed.

3.0 Project Description and Design

The construction and operation of the Chateau Margot Shopping Center costs approximately GYD 11,400,000,000. The main activities will be the operation of retail stores, a supermarket, food court, office facilities, and restaurants. The facility will spread over 10.2 acres.

The project will consist of 11 buildings constructed on the site along with all the necessary infrastructure (i.e. Sewer, Potable water, Drainage, Fire water, Electrical, Roads, etc.).

The breakdown of the buildings is as follows:

- Building A – 7 Retail shops (2,620 sq. ft.)
- Building B (2 storey) – 9 Retail shops and a Gym (12,090 sq. ft. each floor)
- Building C – Retail shops (12,034 sq. ft.)
- Building D – Retail shops (6,566 sq. ft.)
- Building E – Retail shops (7,219 sq. ft.)
- Building F – Retail shops (6,566 sq. ft.)
- Building G – Food Court (12,057 sq. ft.)
- Building H (4 storey)– Office Space (8,000 sq. ft. each floor)
- Building J – Supermarket (20,174 sq. ft.)
- Stand Alone Building 1 – Restaurant (3,057 sq. ft.)
- Stand Alone Building 2 – Restaurant (3,025 sq. ft.)

Other features of the Project are:

- Driveways
- Parking spaces
- Landscaping
- Underground tanks
- Drainage
- Underground ducting for power and communication distribution
- Sewerage and Wastewater Treatment System

Phases of Construction

Site/ Land Preparation:

In this phase, the site will be cleared of existing vegetation, proof-rolled with a vibratory roller and filled approximately 3-4 feet with sand. Major infrastructure such as boundary retaining walls, box drains, culverts, sewer manholes and piping and electrical and communication pullboxes will be installed underground. It is planned to clear the site of approximately 75% of its existing vegetation. The site will be cleared by excavators and bulldozers and the top-soil removed with dump trucks to a suitable location.

Once the site is properly prepared, we will move into the building foundation works phase.

Foundation Construction:

The foundations of the buildings would be reinforced concrete, raft type foundations. These foundations would sit on top of compacted sand and gravel layers. Anchor bolts will be imbedded into the foundation slabs in order to receive structural steel frames for the buildings' superstructure. All relevant service infrastructure would be imbedded into the slabs, such as sewer and water piping, rainwater down-piping and electrical grounding ducting.

Superstructure Construction:

The superstructures of all the buildings would consist of a structural steel frame with concrete block work. The roofs of the buildings would be a combination of galvanized roof sheeting and reinforced concrete slabs where AC units will be positioned. Most of the buildings consist of single storey structures.

Finishes Construction:

Once the superstructure has been installed, the finishes will commence. External building finishes consist of shop-front windows and doors, plaster, primer and paint for the blockwork, and canopies around several of the buildings. The internal finishes would consist of a gypsum ceiling, floor tiling and the Electrical and plumbing fixtures and fittings.

External Construction:

The external works would include items such as roads, driveways, parking lots, walkways, curbs and gutters, signage, lighting, fencing and landscaping.

Site Layout



4.0 Duration of the Project

The construction of the Project is planned to be completed in 18 months, beginning in October 2025. Once completed, the operations is expected to last at least 75 years.

The main activities during construction include:

- Clearing and grubbing the site (2 months)
- Sand filling and compacting (3 months)
- Installation of retaining walls (2 months)
- Installation of underground services (Sewer, Power, Communications, Water, etc.) (2 months)
- Building Construction (9 months)
- Sidewalks and walkways (2 months)
- Road Construction (1 months)
- Landscaping (1 month)

During construction the Project is expected to generate many jobs. The anticipated workforce for each area of Construction and operation is as follows:

- Land clearing - 10
- Sand Filling and compaction - 25
- Civil Infrastructure Works - 55
- Building Construction - 125
- Operation – 100

TOTAL: 315

5.0 Sources of Utilities

Electricity - The electricity will be provided by Guyana Power and Lighting Inc. Back-up generators will be installed for instances when there are power outages. The HV supply will be distributed throughout the site via underground ducts. The estimate Power consumption is approximately 250KW.

Back-up Generators would include:

Two 150KVA Diesel Generators

Two 500KVA Diesel Generators

One 600KVA Diesel Generator

One 125KVA Diesel Generator

Water – Potable water will be provided by Guyana Water Inc. The site has an underground water tank to store 55,000 Gallons of potable water and 20,000 Gallons of fire water. There is also a ‘grey water’ tank to store 20,000 Gallons of rainwater to be harvested and used for irrigation for the landscaped areas.

Communication – Communication will be distributed throughout the site via underground ducts. Communication infrastructure consists of cameras and internet and telecommunication cabling. A service provider has not yet been selected for this.

6.0 Waste Management

During Construction

Sewerage – Portable toilets would be installed around the site during the construction stage. The company where these are procured from will be responsible for cleaning and disposing of the waste regularly (weekly).

Solid Waste – Solid waste from packaging such as cardboard, paper, plastics would be discarded in a large skip on site. A waste removal company would be procured to remove the skip and dump its contents once the skip is full. Any municipal solid waste from food consumption would also be disposed of appropriately by being bagged and placed in a skip to be removed from the site.

Hazardous waste – Due to the amount of equipment that will be operating, there is a risk of oil and fuel spills. Machinery and equipment would be serviced regularly to ensure that they are in proper working order and not leaking oil or fuel on site. Repairs to equipment and machinery would be conducted in allocated areas so as to be able to contain and clean any spills that may occur.

Construction Waste – Construction waste would be recycled where possible. Any construction waste remaining after recycling would be disposed of in a skip and removed from the site.

During Operation of the Facility

Sewerage - An 18,000 Gallons per day Wastewater Treatment System will be installed to treat and dispose of the wastewater generated on the compound. The wastewater produced is mainly from the flushing of toilets and other waste pipes from the bathrooms and sinks around the facility. The sewerage will be properly treated and safely discharged in accordance with regulatory standards.

Solid Waste – Solid waste would be generated from the commercial activities of the project. The main types of waste that will be produced are from packaging (cardboard, paper and plastic), and municipal solid waste (from food consumption and preparation). There would be several garbage skips placed around the compound in order to collect the solid waste and this would be properly disposed of in the landfill.

Hazardous Waste – Grease from food preparation activities will be produced during the activities on the compound. Grease traps will be installed to collect this grease, and this will be properly disposed of in accordance with regulatory standards.

7.0 Potential Environmental Impacts and Mitigation

Risks and mitigation Measures during construction

Risk	Mitigation Measure
Dust in air	Water trucks will regularly wet the sand so as to avoid dust in the air.
Soil run-off from site	Hoarding will be installed around the site to contain soil from escaping onto neighboring properties.
Soil Erosion	Geofabric and mesh would be used to stabilize the soil and prevent soil from washing away.
Oil and fuel spills from machinery	Equipment will be inspected regularly to ensure they are in proper working order and equipment

	would be fueled and repaired in selected locations to contain any spills.
Flooding	Temporary drainage and sum pits will be installed throughout the site to control any potential flooding, until permanent drains are installed.
Construction Waste	Construction waste to be recycled if possible. Remaining waste to be disposed of in skips located around the site. Skips to be sent to the landfill once filled.
Top soil and foliage disposal	To be properly removed from the site and disposed at landfill.
Construction Noise	Working hours to be during the day between regular working hours. Neighbors to be notified before noisy works will be conducted.

Risks and Mitigation Measures during operation

Risk	Mitigation Measure
Garbage Disposal	Garbage skips would be located around the compound and regularly removed from the compound.
Sewerage Disposal	A Wastewater treatment plant will be installed to clean and treat sewage before it is dispersed into nearby drains.
Hazardous Waste Disposal	Grease traps would be installed to separate grease from food preparation activities, so that it may be properly disposed of.
Traffic Congestion	The roads and parking areas have been designed to reduce traffic build up and congestion.