PROJECT SUMMARY

Corentyne Inn

Applicant

- Mr. Narrindranauth Gumani
- Mrs. Balkumarie Gumani

Applicant Address

Lot 19, Grant 1651, Crabwood Creek, Corentyne, Berbice

Project Location

Lots 16, 17A and 17B, Section A, No. 73 Village, Corentyne, Berbice

Contact Information

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Prepared by: Mrs. Balkumarie Gumani

Date: May 18, 2026

Project Location

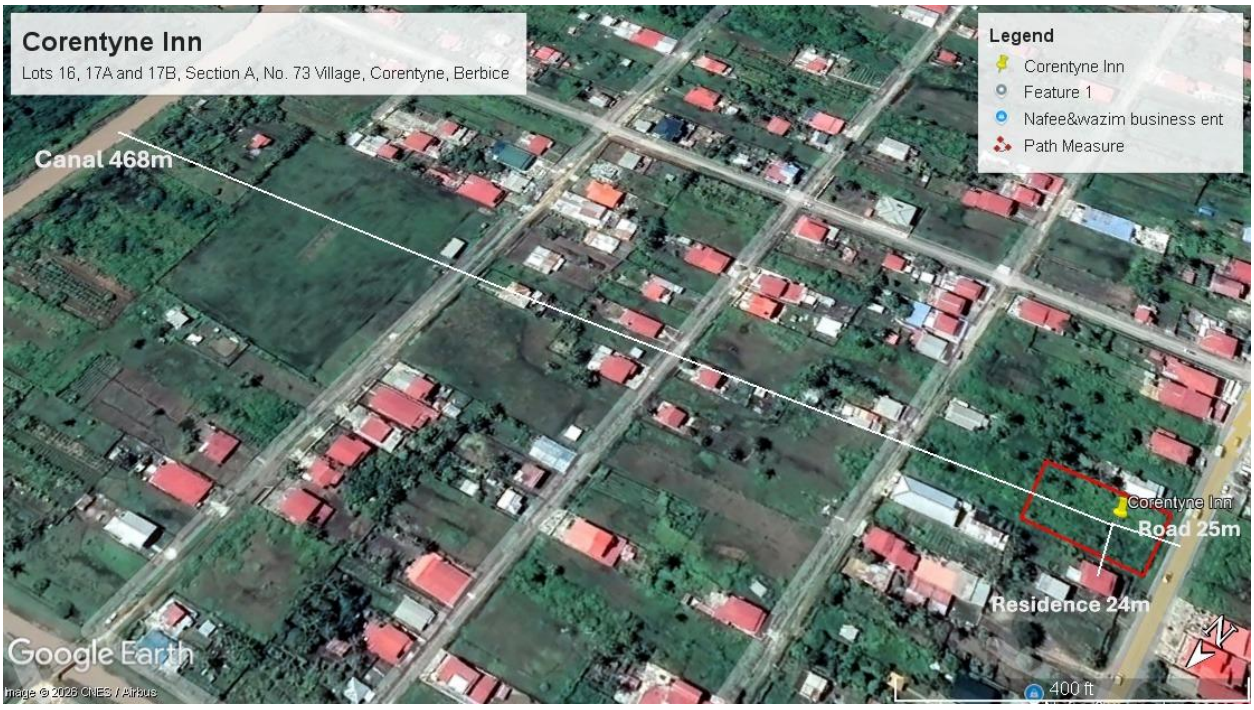
The proposed Hotel and Conference Hall Development is located at Lots 16, 17A, and 17B, Section A, No. 73 Village, Corentyne, Berbice. The project site is accessible via the public road located south of the property and is situated within a mixed commercial and residential zone. The GPS point for the project site is 5.925502780572608, -57.148575830682766.

The project site is situated within a mixed-use area comprising residential, commercial, agricultural, and undeveloped lands. Residential dwellings and agricultural plots are located north of the site, while mixed commercial and residential establishments are situated south of the property. A public access road borders the western boundary, and vacant lands with scattered residential developments are present to the east.

The area is generally flat coastal terrain with low elevation, typical of the Corentyne region. Existing drainage infrastructure is present along the southern boundary of the site and forms part of the area's drainage network. The drainage canal adjacent to the public road serves as the primary receiving water body for stormwater runoff generated from the project site.

The project area was previously cleared and prepared for development activities, and construction of the main reinforced concrete structure is currently underway.

Map 1: Map showing the project site.



Map 2: Showing the distance of the surrounding areas

Project Description

Project Design

Construction Phase

The construction phase includes the erection of a reinforced concrete multi-story hotel facility comprising twenty-one hotel rooms, restaurant facilities, a bar area, parking facilities, and ancillary infrastructure. The flat of the building will be designated for commercial rental, such as a hardware store, supermarket, etc. The second story will house 12 self-contained rooms, and the third floor will have nine (9) self-contained rooms. The rooms will be either Standard rooms or double accommodations. The Top floor will house a conference hall that will have a kitchen and bar area, which will be used for weddings and conferences. Party and special gatherings.

Construction activities include:

- Foundation works;
- Reinforced concrete structural works;
- Electrical and plumbing installations;
- Roofing and finishing works;
- Internal roadways and parking areas; and
- Landscaping and drainage work.

Construction materials, including cement, sand, aggregate, steel, lumber, roofing materials, tiles, and plumbing fixtures, are transported to the site as required throughout the construction period to minimize on-site material storage.

Construction activities are conducted between the hours of 07:00 hrs and 18:00 hrs, Monday to Saturday. No major construction activities will be undertaken on public holidays unless required for critical operational reasons.

The estimated completion date for the construction phase is approximately June 2027, subject to weather conditions, material availability, and labour resources.

Operational Phase

Upon completion, the facility is expected to accommodate approximately 40 guest rooms along with a commercial rental area, Conference Hall, and administrative facilities.

The hotel will operate on a 24-hour basis, utilizing an estimated workforce of approximately 10 employees operating on rotational shifts. Operational activities will include:

- guest accommodation services;
- housekeeping and laundry services; and
- facility maintenance and administration.

Source of Utility

Electricity will primarily be supplied by Guyana Power and Light Incorporated (GPL). Temporary generators may be utilized during power interruptions. A 40KVA solar system grid system that will be connected to the GPL grid system. Additionally, there will be a standby 75KVA generator available for emergency power supply. Water will be supplied by GWI, with water storage tanks with a total of 3000-gal capacity.

Waste Management

Construction

Solid waste such as wood scraps, broken blocks, metal scraps, plastic waste will be generated during the construction phase. Waste will be segregated where practical and stored in covered receptacles before collection and disposal through the local waste collection system.

Operation

During the operational phase waste such as food scraps, plastic and paper wrappings, glass containers from cleaning the rooms, restaurant will be generated. Waste will be segregated where practical and stored in covered receptacles before collection and disposal through the local waste collection system.

Liquid waste will be generated from the washroom facility, laundry and kitchen during operation. This will be channeled into septic tanks. In addition a grease trap will be installed in the kitchen area to prevent oils and grease from entering the wastewater system.

Feasible and reasonable alternatives

Corentyne Inn is committed to safeguarding the environment in which it operates, along with having quality in everything that it does. As such, this project has been designed by our team with due consideration to all possible alternatives. We have concluded that the current design is the most optimal, and efficient option considering the surroundings, its environmental impact, and energy and water efficiency.

Non- Technical Explanation

The project (Hotel) aims to provide comfortable accommodation to local and foreign customers with the complement of a Bar and Restaurant. Additionally, the operation will be a 24-hour service, having approximately 10 staff members working on a two-shift basis (to be determined), further meals shall be provided to hotel guest, with the addition of alcoholic and non-alcoholic beverages

Environmental Impact and Mitigation Measures

Land Use and Soil Impact

Land clearing, excavation, grading, and construction activities may result in temporary disturbance of soil structure, removal of vegetation, and alteration of the existing landscape.

Mitigation Measures

- Limit vegetation clearing and excavation activities to areas required for development.
- Maintain existing drainage pathways to reduce flooding and erosion.
- Reuse excavated materials for site leveling and landscaping where practical.
- Stabilize exposed soil surfaces where necessary.
- Maintain landscaped areas and vegetation buffers during operation.
- Implement good housekeeping practices throughout construction and operation.

Air Quality Impacts

Construction activities, including excavation, stockpiling and transportation of materials may generate dust emissions. Exhaust emissions from construction equipment, generators and operational vehicles may contribute to temporary deterioration in localized air quality. During operation, standby generators and cooking activities may also produce smoke and combustion gases.

Mitigation Measures

- Regularly wet exposed surfaces and access roads during dry conditions.
- Cover trucks transporting sand, aggregate, and other fine materials.
- Maintain construction equipment and generators in proper working condition.
- Minimize unnecessary idling of vehicles and machinery.
- Ensure proper ventilation within the kitchen and generator areas.
- Operate standby generators only during emergencies or power outages.
- Store cement and other fine materials in covered areas where practical.

Noise and Vibration Impacts

Noise generated from heavy equipment, construction machinery, generators, transportation vehicles, music and entertainment activities may disturb nearby residents and surrounding properties during both construction and operational phases.

Mitigation Measures

- Restrict major construction activities to daytime hours where practical.
- Maintain generators and equipment in good operational condition.
- Install mufflers or silencers on generators and machinery where necessary.

- Limit loud entertainment activities to designated operational hours.
- Inform nearby residents of major construction activities where required.
- Monitor operational activities to minimize excessive noise generation.

Water Quality and Wastewater Impacts

Construction runoff, sediment transport, accidental fuel spills and improper waste disposal may affect nearby drains and receiving water bodies. During operation, wastewater generated from bathrooms, kitchens, and laundry facilities may impact the surrounding environment if improperly managed.

Mitigation Measures

- Prevent discharge of untreated wastewater into drains and waterways.
- Install appropriately sized septic tanks and soakaway systems.
- Install grease traps within kitchen facilities.
- Maintain spill kits and absorbent materials on-site.
- Store fuels, oils, and chemicals in secure, designated areas.
- Conduct routine inspection and maintenance of wastewater infrastructure.
- Implement temporary sediment control measures during construction.
- Immediately clean up fuel and oil spills.

Non-Hazardous and Hazardous Waste Impact

Construction and operational activities will generate waste materials including excavated soil, packaging materials, scrap metal, food waste, plastic containers, glass bottles, paint containers, used oil, chemicals and other hazardous substances.

Improper disposal may result in land pollution, pest infestation and environmental contamination.

Mitigation Measures

- Segregate waste streams where practical.
- Reuse and recycle suitable construction materials and operational waste.
- Store hazardous substances in clearly labelled containers.
- Maintain covered waste bins throughout the facility.
- Dispose of waste through approved waste collection and disposal systems.
- Store waste in designated collection areas to prevent littering and pest infestation.
- Prohibit open burning of waste materials on-site.
- Store used oil and chemicals in secure areas with secondary containment where practical.

Traffic and Public Safety Impacts

Delivery of construction materials, movement of heavy equipment and increased vehicular traffic associated with hotel operations may contribute to traffic congestion and create safety risks for pedestrians, workers and motorists.

Mitigation Measures

- Schedule material deliveries during appropriate hours where practical.
- Ensure vehicles operate at safe speeds within and around the project site.
- Maintain clear access routes and emergency access points.
- Install warning signs and barriers where necessary.
- Provide adequate parking facilities for guests and staff.

- Ensure workers utilize appropriate personal protective equipment (PPE).

Conclusion

The proposed Hotel and Conference Hall Development at Lots 16, 17A and 17B, Section A, No. 73 Village, Corentyne, Berbice is expected to provide economic and employment benefits while supporting the tourism and hospitality sector within the region.

Potential environmental impacts associated with construction and operation, including dust, noise, wastewater generation, solid waste production, and increased resource consumption, are expected to be manageable through the implementation of the proposed mitigation measures and environmental management practices.

The applicant is committed to operating the facility in compliance with the requirements of the Environmental Protection Agency (EPA) and other relevant authorities while ensuring environmentally responsible management throughout the life of the project.

Pictures:

Picture 1: Hotel under construction

Picture 2: Emergency stairs of the hotel under construction