PROJECT SUMMARY OUTLINE

Name of Project: Gas Station (Filling Station) and Mini Mart

Name of Developer: Linus Jairaj

Contact Details: +592 610 7296

Location: Lot 186, 187 and 188 PLN Vryheid's Lust, East Coast Demerara, Guyana

Prepared By: Linus Jairaj

Date Prepared: 19 February 2026

1. Project Overview

This project involves the construction and operation of a Gas Station (Filling Station) and Mini Mart at Lot 186, 187 and 188 PLN Vryheid's Lust, East Coast Demerara. The development will provide fuel and convenience retail services to motorists and nearby communities along the East Coast corridor, contributing to economic growth, improved land use, and increased government revenue through taxes and licensing.

The project will create employment during construction and operational phases, stimulate demand for local goods and services, and enhance access to essential fuel supplies in the area.

The facility will include:

- Underground fuel storage tanks
- Pump islands and canopy
- Mini mart and office space
- Sanitary facilities
- Parking and internal roadways
- Fire protection systems
- CCTV and security systems
- Drainage and waste management systems

2. Site Description

The project is located on Lots 186, 187 and 188 PLN Vryheid's Lust, East Coast Demerara. The land is designated for commercial development and is currently underutilized.

Spatial Boundary

Includes the project footprint and immediate surroundings.

Temporal Boundary

Covers the one-year construction period and long-term operational phase.

Stormwater will be directed into the existing drainage network. The site will be graded to prevent water accumulation and will include oil interceptors to prevent hydrocarbon contamination.

Utilities

- **Water:** Guyana Water Inc. (GWI), stored in overhead tanks
- **Electricity:** Guyana Power and Light (GPL) with standby generator
- **Telecommunications:** Local internet and telephone provider E-Networks

3. Project Design and Activities

Construction Phase

- Site clearance and earthworks
- Excavation and installation of underground fuel tanks
- Foundations and structural works
- Construction of mini mart building and sanitary facilities
- Installation of canopy and pump islands
- Electrical, plumbing, and drainage systems
- Fire protection installation
- Internal roads, paving, parking, and markings
- Installation of CCTV, computer systems, and signage
- Landscaping and fencing

Operational Phase

- Retail sale of gasoline, diesel, and lubricants
- Mini mart retail operations
- Administrative and inventory management

- Equipment maintenance and safety monitoring
- Waste management and environmental compliance

Utilities and Services

- Water supplied by GWI and stored on-site
- Electricity from GPL with backup generator
- Internet and communication services from local provider E-Networks
- Solid waste collected by licensed waste disposal services
- Waste oil stored in oil receptors and removed by authorized recyclers

Waste Management Plan

- Provision of litter bins throughout the facility
- Regular collection and disposal of solid waste
- Safe storage of used oil in oil interceptors
- Routine cleaning and maintenance of the compound

4. Project Size and Employment

The project represents a medium-scale commercial investment of approximately GYD $75,000,000.00 and will employ twelve (12) persons during operations, including:

- Pump attendants
- Cashiers
- Supervisor/manager
- Maintenance personnel

Additional temporary employment will be created during construction.

5. Non-Technical Description

A filling station is a facility that sells fuel such as gasoline and diesel for motor vehicles. Fuel is dispensed through pumps into vehicle tanks. The station will also include a mini mart selling snacks, beverages, and essential convenience items.

The project will provide a safe and convenient location for motorists to refuel and purchase basic goods.

6. Project Timeline

The project will be completed within **one (1) year** as follows:

1. Establishment of temporary site office and fencing
2. Excavation and installation of underground tanks
3. Construction of buildings and canopy
4. Installation of pumps, electrical, plumbing, and fire systems
5. Paving, drainage, and parking works
6. Installation of shop fittings, signage, and CCTV
7. Testing, commissioning, and start of operations

7. Potential Environmental Impacts

Land and Soil

Disturbance from excavation and construction activities.

Water Resources

Risk of contamination from fuel spills or improper waste handling.

Air Quality

Dust during construction and vehicle emissions.

Noise and Vibration

From construction machinery.

Traffic

Increased vehicle movement during construction and operation.

Petroleum products contain hydrocarbons and volatile organic compounds; however, with modern equipment and proper management, environmental risks can be minimized.

8. Mitigation Measures

Soil Protection

- Proper compaction and disposal of excavated materials
- Landscaping and capping after construction

Water Protection

- Installation of oil interceptors
- Proper drainage systems
- Immediate cleanup of spills

Air Quality

- Wetting dusty areas
- Turning off idle machinery
- Provision of PPE to workers

Noise Control

- Limiting construction to daytime hours
- Use of well-maintained equipment

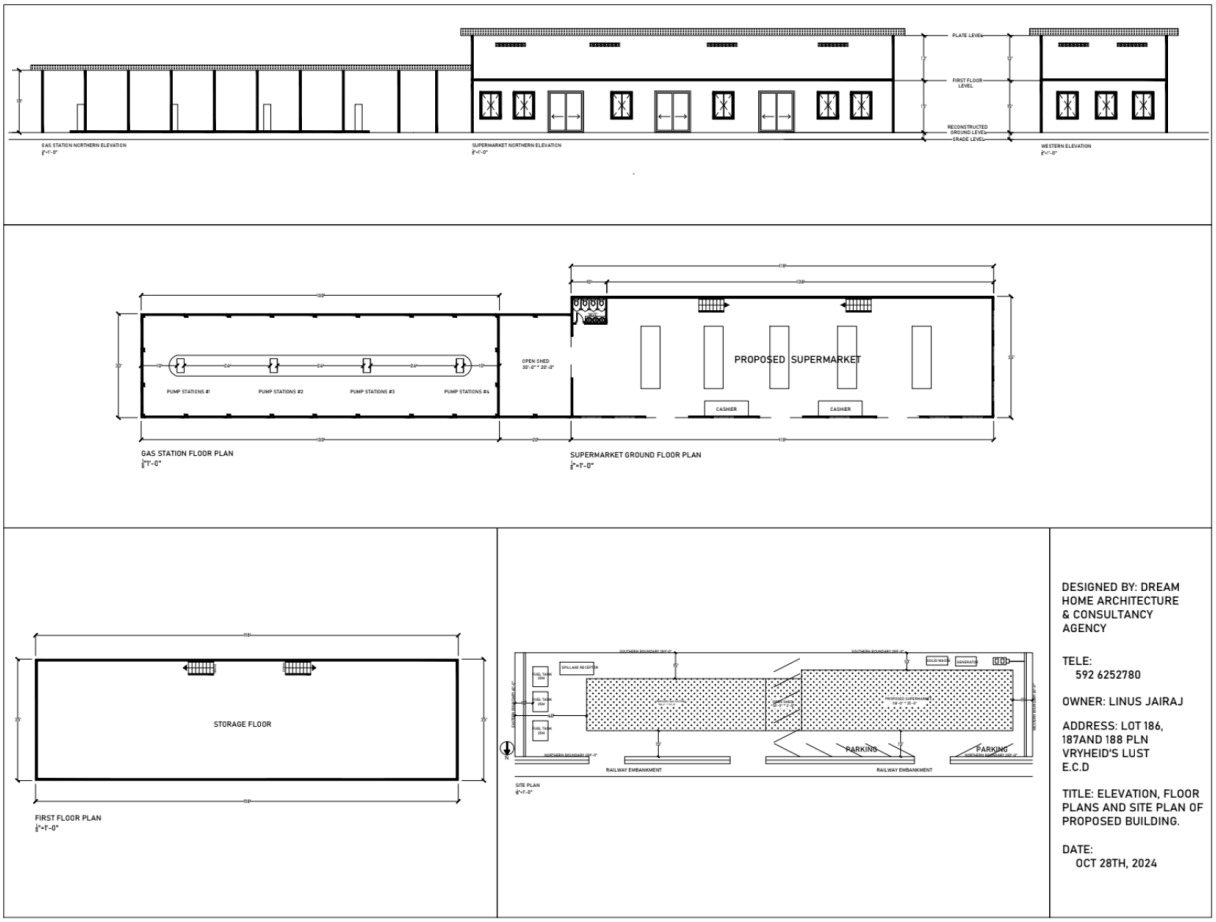
Waste Management

- Provision of litter bins
- Regular waste removal
- Safe storage and recycling of used oil and tyres

Health and Safety

- Fencing of construction site
- Warning signage
- PPE and first aid kits
- Controlled traffic movement within the site

9. Maps and Layout



Conclusion

The proposed Gas Station and Mini Mart at Lot 186, 187 and 188 PLN Vryheid's Lust, East Coast Demerara will provide essential fuel and retail services, create employment, and support regional economic development. With proper environmental management, safety measures, and waste handling procedures, the project will operate with minimal environmental impact while promoting sustainable commercial activity from which surrounding communities and beyond will benefit.

Declaration

Submitted by: Linus Jairaj

Name: Linus Jairaj

Signature: _____

Date: 19 February 2026