

MOOTOO'S ONE STOP SHOP



**PROJECT SUMMARY FOR THE OPERATION OF A GAS STATION AND MINI MART
AT LOTS 121& 122, NUMBER 45 VILLAGE, CORENTYNE, BERBICE
GUYANA, SOUTH AMERICA**

Prepared for:

MOOTOO'S ONE STOP SHOP

Lot 121 and 122 #45 Village
Corentyne, Berbice
Georgetown

Prepared by:

ENVIRONMENTAL SOLUTIONS

Lot 1765 Pioneer Lane,
South Ruimveldt Park
Georgetown
GUYANA

SEPTEMBER 2024

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SECTION 1: INTRODUCTION

1.1 Project Overview

MOOTOO'S ONE STOP SHOP formed under the Business Names (Registration Act, Chapter 90:05) on July 29th 2024 by Ms. Patricia Mootoo and Mr. O'Neil Moothu have jointly submitted an Application for Environmental Authorization to the Environmental Protection Agency on July 25, 2024 to construct and operate a Gas Station and Mini Mart at Lots 121 and 122 Number 45 Village, Corentyne, Berbice within the precincts of the No. 51 Village/ Good Hope Neighbourhood Democratic Council (NDC)

The proposed Gas Station with a Mini Mart which is to be constructed and subsequently operated – once the requisite approvals are granted – is likely to have the following essential elements: Three (3) High Capacity underground storage tanks for Gasoline and Diesel and one (1) above ground Fuel Storage Tanks for the Storage of Kerosene; Fuel Intake Areas for High Capacity Underground Tanks, Fuel Dispensers for Kero, Diesel and Petrol in Forecourt, Administrative Office, Mini Mart, Male and Female Ablution Facilities (Washroom and Toilets), High Capacity Water Storage Tanks, Backup Power Generation facility, Environmental Protection Systems (Secondary Containment, Oil Water Separator, Ground Water Monitoring Wells) and Emergency Systems (Fire Extinguishers, Sand Buckets, Spill Containment Kits and an Emergency Shut Down Button, along with a Leak Detection System).

The developer proposes to invest approximately G\$80 million. It is anticipated that this gas station will have a useful life of greater than 50 years and will yield a conservative annual return when fully operational. The facility is expected to provide employment to sixteen (16) persons (10 during the construction phase and 6 during the operational phase); and provide benefits to the Government of Guyana in the form of Income and Corporate Tax revenues and Social Security Contributions.

SECTION 2: DESCRIPTION OF PROJECT LOCATION

The proposed gas station and mini mart to be constructed and operated by Mootoos One Stop Shop is located at Lots 121 and 122 Number 45 Village, Corentyne, Berbice, Guyana. **(See Figures 1-3)**

The proposed project footprint is expected to be 160 feet X 200 feet (32000 Square Feet) of a portion of privately owned land with an area of 204,000 square feet. The proposed project location is immediately bordered to the North and East by a portion of vacant land, to the West by a dwelling house and to the South by the public road, over the road from which is a portion of land that is used by the developer to cultivate cash crops.

2.1 Feasible and Reasonable Alternatives

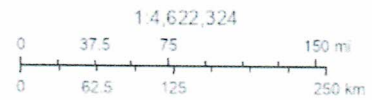
The proposed area is zoned for mixed land use. Land in the area is used both for residential and commercial agricultural uses. The property can be used for both residential and industrial applications.

With specific reference to the proposed project, the location is the most appropriate location that is available to the developer at this point of time for the Gas Station and Min Mart. With reference to the siting of various components/ elements of the project, there are a number of alternatives that can be explored. However, the design for the proposed development is as articulated in the submitted architectural plan submissions.

Figure 1: Administrative Map of Guyana

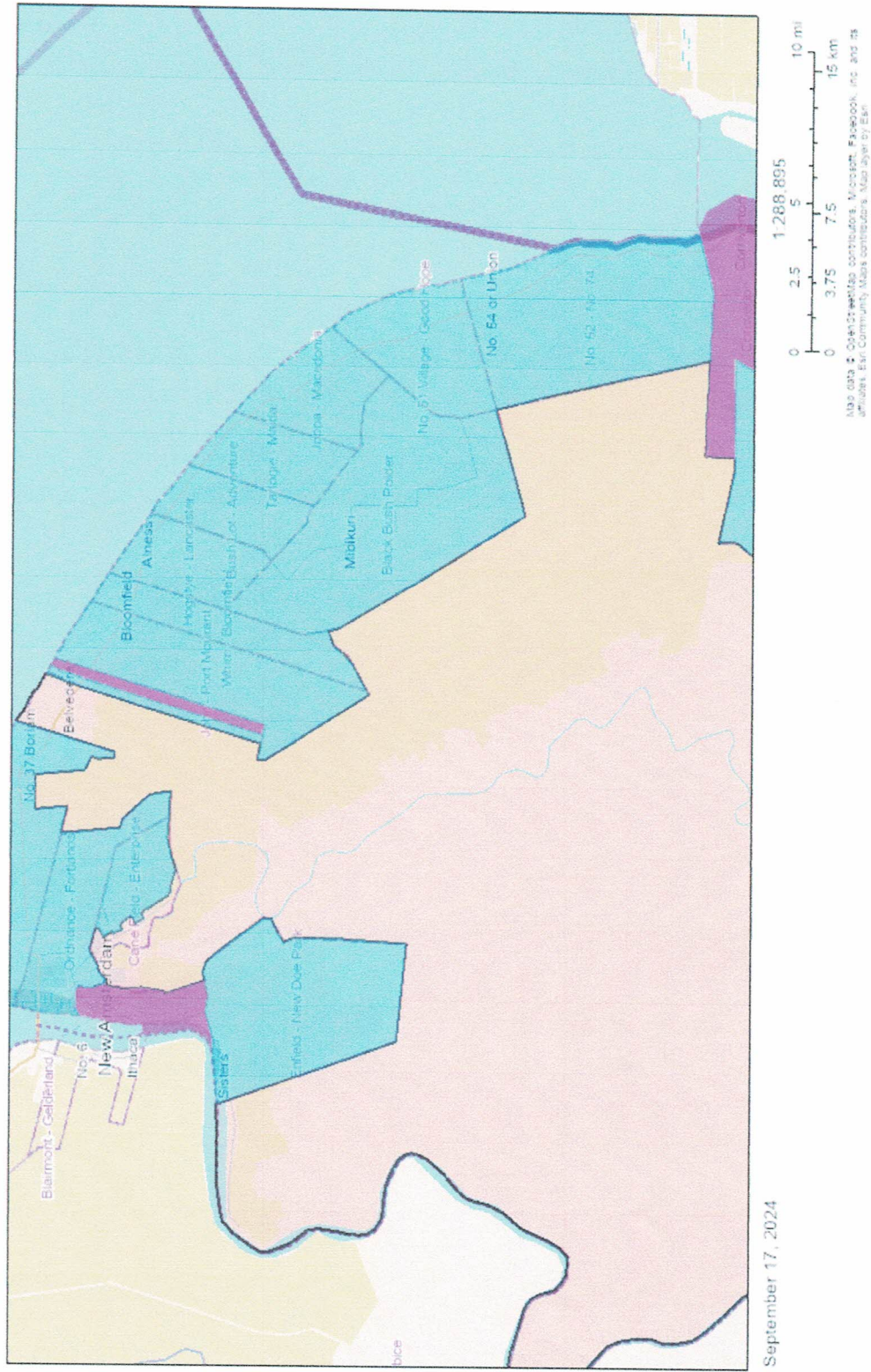


September 17, 2024



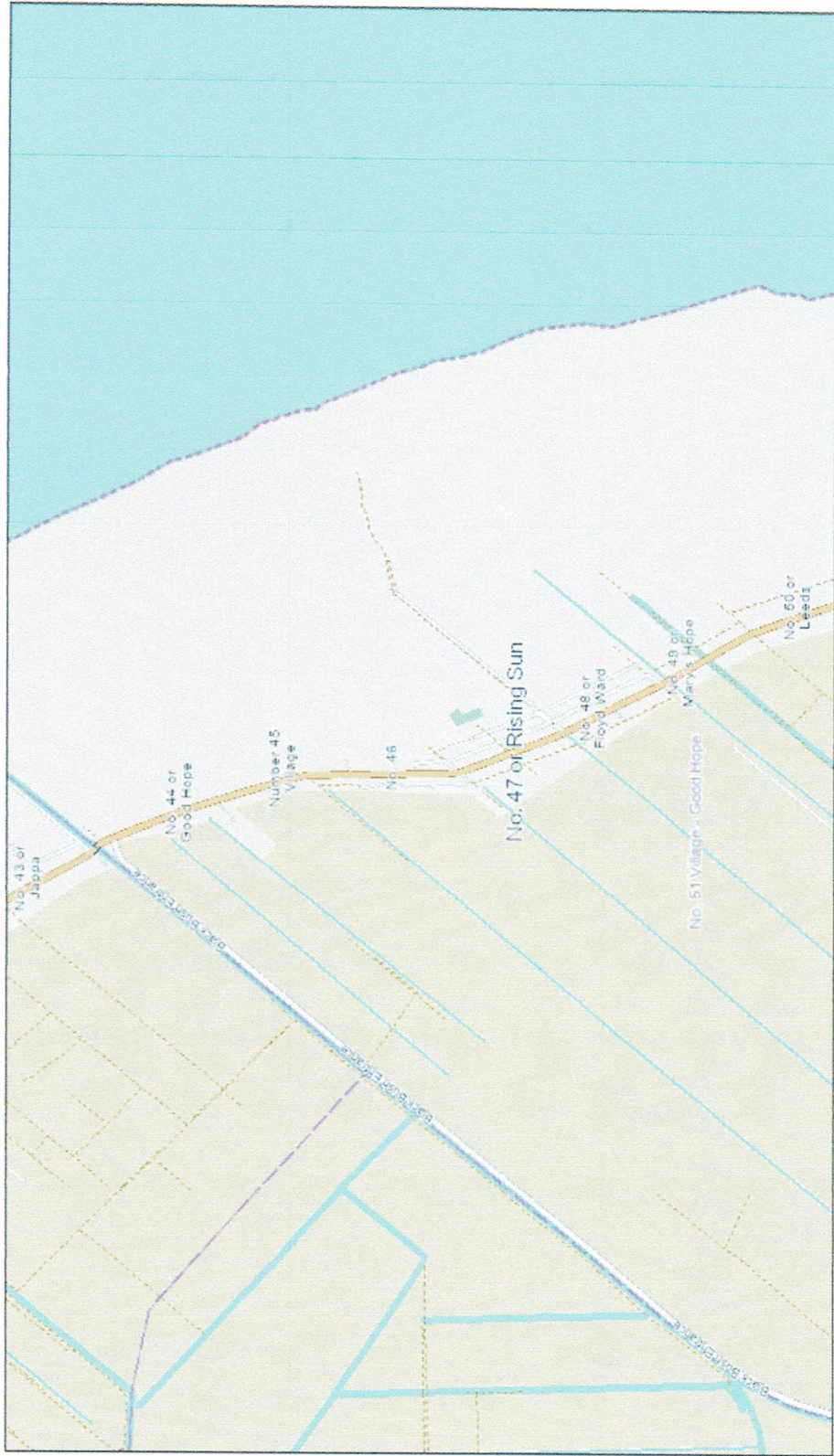
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

Figure 2: Neighbourhood Democratic Councils of Region #6



September 17, 2024

Figure 3: Good Hope/ Number 51 NDC



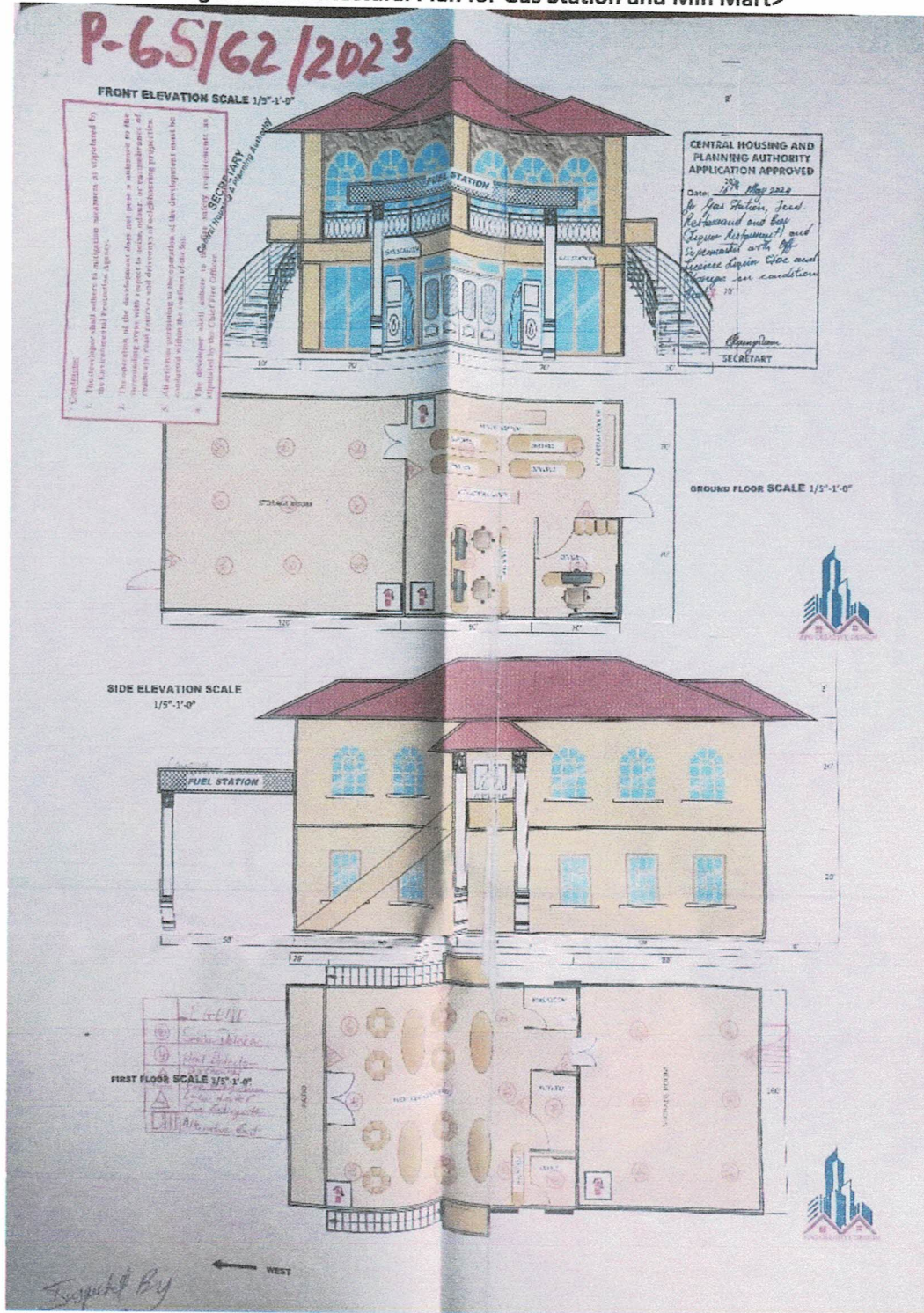
September 17, 2024

1:36,112
0 0.3 0.6 1 1.2 mi
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ESRI, 2023. Contributor: Microsoft, Facebook, Inc. and its affiliates. For Community Maps contributors. Map data by Esri.

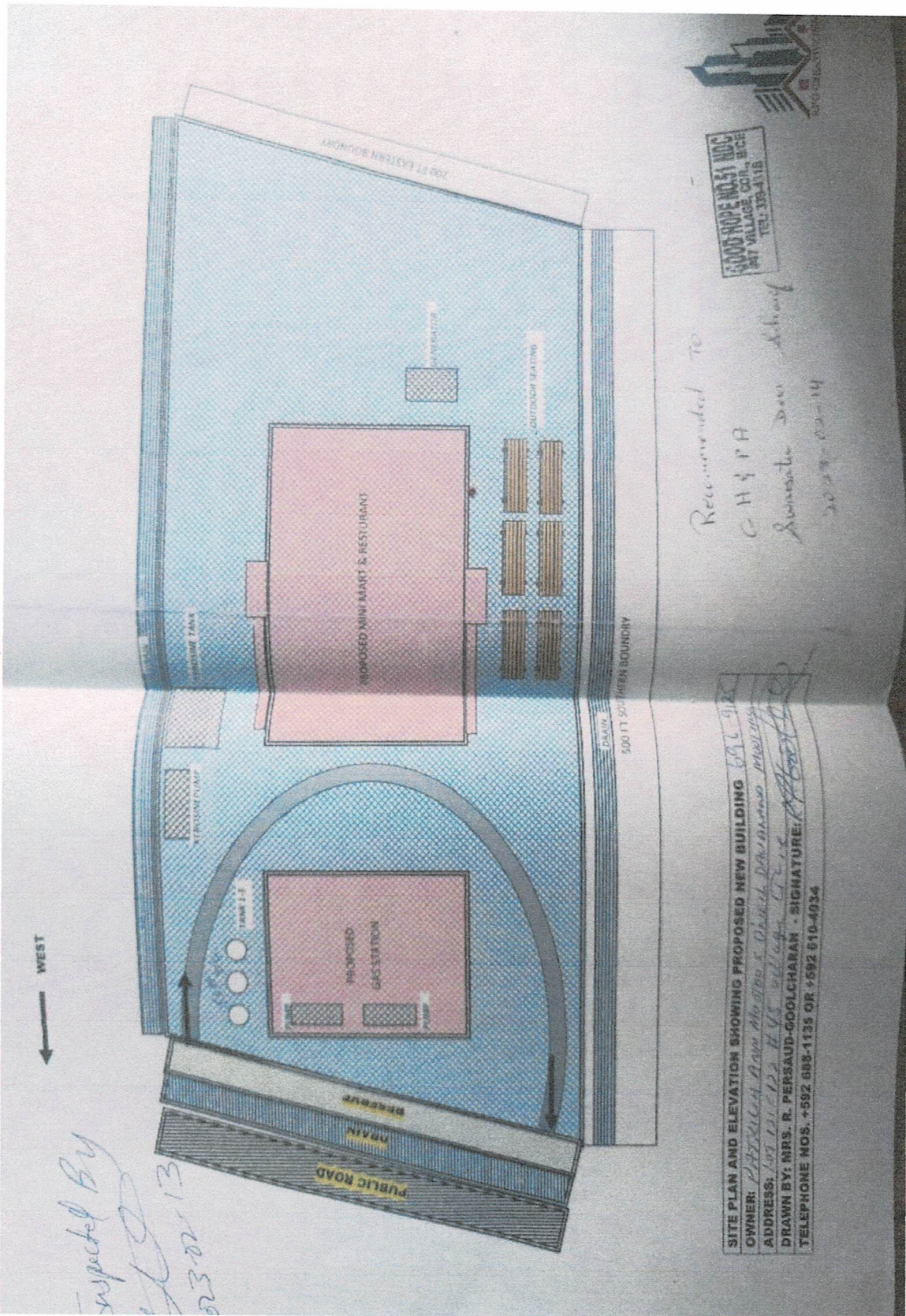
2.2 Layout of the Project

The Layout for the elements of the Gas Station and Mini Mart is shown on the architectural drawing at Figure 4 -5 below.

<Figure 4: Architectural Plan for Gas Station and Min Mart>



<Figure 5: Proposed Layout of Gas Station>



SECTION 3: DESCRIPTION OF PROPOSED PROJECT

3.1 Concept of Operations

Our operations when fully approved will be concerned with the procurement, onsite storage, and resale of diesel, kerosene, and petrol to paying customers.

Fuel procured from the Guyana Oil Company incorporated will be supplied to our facilities via high-capacity fuel tanker wagon. The supplied fuel will then be pumped from the tanker wagon into the facility's aboveground and underground fuel storage tanks.

Fuel dispenser pumps on an island within the forecourt of the Station will then be used by fuel pump attendants to abstract fuel from the underground and aboveground tanks, dispensing same into the tanks of paying customers who come with different classes of vehicles ranging from tractors, heavy duty trucks, motor cars, motor bikes etc.

3.2 Material Requirements

The following materials – though not a comprehensive listing- will be required for use in the construction and operation of the proposed Gas Station:

- Sand
- Aggregate (Stone)
- Cement
- Corrugated and Smooth Steel Rods
- Lumber
- Zinc Sheets
- Storage Tanks
 - Aboveground Tanks
 - Underground Tanks
- Petroleum Products
 - Kerosene (3000 Gallons)
 - Diesel (4000 Gallons)
 - Gasoline (6000 Gallons)
- Dispenser Pump Units with Hoses and Connections
- Fuel Transfer Pumps
- Spill Containment Kits for Petroleum Products
- Absorbent Materials
- Water Filtration and Pressurized Water Supply Systems
- Backup Power Generation System

3.3 Source of Utilities

Several utilities will be used for operations of the Filling station.

- Water will be supplied to the facility by supply lines coming from Guyana Water Incorporated.

- Electricity will be used from the National Grid managed by Guyana Power and Light Incorporated to provide power for the administrative office and to provide power for pumps used to dispense fuel in the forecourt of the filling station. In cases of power outage, a small power generation system will be utilized to provide backup power.
- Information Communication Technology facilities will be made available by Guyana Telephone and Telegraph Company

3.4 Air Emissions

There are likely to be Emissions to the Air from the following stationary and mobile sources at Filling Station. **See Table 1 below**

<Table 1: Emissions to the Air>

No.	Types	Sources
	Stationary Sources	
1	Gaseous Pollutants (Combustion Gases)	Backup Power Generation System
2	Tank Venting	Aboveground Fuel Storage Tanks Underground Fuel Storage Tanks Gaseous Releases during Tank Filling/ Refilling Gaseous Releases during normal fuel storage Gaseous Releases during Fuel Dispensing to Customer Holding Vessels
4	Particulate Emissions	Exposed Concreted surfaces Unvegetated Surfaces Stockpiles of Sand, Stone etc.
	Mobile Sources	
5	Gaseous Pollutants (Combustion Gases)	Various Classes of Motor Vehicles Various Classes of Truck Tankers Portable Equipment

3.5 Waste Production

There is likely to be three (3) main categories of waste generated by Filling Station. These are: Solid, Liquid and Hazardous Waste. Information on the types and treatment/ disposal method(s). **See Tables 2-4 below.**

Solid Waste

<Table 2: Solid Wastes>

	Types	Treatment/ Disposal Methods
	Domestic Waste	Collection and Disposal by Private Waste Management Service

Liquid Waste

<Table 3: Liquid Wastes>

	Types	Treatment/ Disposal Methods
	Domestic Waste Water (Grey Water)	Surface Drain
	Sewage	Onsite Septic Tank with Associate Treatment System. Sludge will be collected and disposed of by private waste management service.
	Petroleum Residues	Oil Water Separator

Hazardous Waste

<Table 4: Hazardous Wastes>

	Types	Treatment/ Disposal Methods
	Off Specification Fuel	Collection, Disposal and Treatment of Waste by Hazardous Waste Treatment Facility.
	Waste Oils	
	Waste Personal Protective Equipment	
	Wastes from Petroleum Spills and Leaks	
	Waste Oily Rags and Wipes	
	Spent Fluorescent Lamps	
	Spent Batteries	

SECTION 4: POTENTIAL IMPACTS AND MANAGEMENT

Given the proposed activities elaborated at **Section 3 above** that are to be undertaken at the project site during the operational phases, several environmental impacts are anticipated and mitigation measures will be implemented for the management of the same.

A comprehensive assessment will be undertaken at a later stage if it is so determined by the Agency.

4.1 Environmental and Social Impacts

The following potential environmental and social impacts are likely during construction and the operational phase for the proposed Filling Station. **(See Table 5)**

Table 5: Matrix of Potential Impacts of Project Activities

Stage and Associated Project Activities	Use of Water Resources	Use of Energy Resources	Emissions to Air: Dust/Particulates	Emissions to Air: Combustion Gases	Emissions to Air: Volatile Organic Compounds	Noise and Vibration Impacts	Discharges to Surface Water	Releases to Land/ Soil	Generation of Solid, Liquid and Hazardous Wastes	Local Biodiversity Effects	Health and Safety Risks
Pre-Construction Phase											
Land Clearance		X		X		X				X	X
Stockpiling of Construction Materials Onsite		X	X	X		X					
Mobilization of Heavy-Duty Equipment Onsite		X									X
Construction Phase											
Site Preparation (Including Grading, Excavation etc.)		X	X	X	X	X	X	X	X		X
Installation of Underground Tanks		X				X					X
Foundation Works (Pouring of Concrete)	X	X		X	X	X			X	X	X
Structural Works (Erecting steel framework for gas station, Walls and Roofing)		X	X	X	X	X					X
Installation of Mechanical and Electrical Systems (including Plumbing, Electrical Wiring, etc.)	X	X	X	X	X	X			X		X
Interior Work (Includes all interior finishing works)	X	X	X	X		X			X		X
Site Work and Landscaping (Includes paving, parking facilities and landscaping)	X	X				X					X
Operational Phase											
Filling of Onsite Underground and Aboveground Storage Tanks with Fuel by Supplier		X		X	X	X	X	X	X		X

Stage and Associated Project Activities	Use of Water Resources	Use of Energy Resources	Emissions to Air: Dust/ Particulates	Emissions to Air: Combustion Gases	Emissions to Air: Volatile Organic Compounds	Noise and Vibration Impacts	Discharges to Surface Water	Releases to Land/ Soil	Generation of Solid, Liquid and Hazardous Wastes	Local Biodiversity Effects	Health and Safety Risks
Dispensing of Fuel to Patrons from Dispensing Units in Forecourt of Gas Station		X		X	X	X	X	X			X

4.2 Mitigation Measures

MOOTOO's ONE STOP SHOP will implement the following mitigation measures to address adverse impacts associated. **See Table 6 below.**

<Table 6: Mitigation Measures>


ASPECTS	MITIGATION MEASURES
ENVIRONMENTAL IMPACTS	
Use of Water Resources	<ul style="list-style-type: none"> Implementation of water conservation initiatives
Use of Energy Resources	<ul style="list-style-type: none"> Implementation of Energy conservation initiatives
Emission to Air: Dust/ Particulates	<ul style="list-style-type: none"> Use of Wet Suppression methods to control dust upwelling Limiting Vehicle Speeds onsite to minimize kick up dust
Emissions to Air: Gaseous Emissions (Combustion Gases)	<ul style="list-style-type: none"> Use of improved Equipment with lower pollutant emission levels Regular inspection and maintenance of heavy-duty equipment in accordance with manufacturer's specifications
Emission to Air: Gaseous Emissions (Volatile Organic Compounds)	<ul style="list-style-type: none"> Routine Inspection and Maintenance of Venting Systems on Aboveground Fuel Storage Tank Design areas to improve ventilation.
Noise and Vibration Impacts	<ul style="list-style-type: none"> Use of Sound Attenuated Power Generation Systems Use of Heavy-Duty Equipment with lower noise emission levels Placement of Heavy-Duty Equipment on Level Ground/ Foundations. Placement of Noise Generating Equipment away from sensitive receptors. Regular inspection and maintenance of heavy-duty equipment in accordance with manufacturer's specifications Restricting Noise generating activities
Discharges to Surface Water	<ul style="list-style-type: none"> Use of Effluent Treatment Technologies
Potential Releases to Land/ Soil	<ul style="list-style-type: none"> Use of drip trays Use of Prepositioned Spill Kits Use of Secondary Containment structure around aboveground Fuel Storage Tanks to facilitate containment and recovery.
Generation of Solid, liquid and Hazardous Waste	<ul style="list-style-type: none"> Holding of Waste material in sealed high-capacity bins onsite

	<ul style="list-style-type: none"> • Private Waste Management Contractor will collect, transport, treat and dispose of waste material generated
SOCIAL IMPACTS	
Health and Safety Risks	<ul style="list-style-type: none"> • Emergency Response Plans to address Emergency Situations that may potentially arise • Strategic placement of Emergency Resources: First Aid Kits, Spill Kits, Fire Extinguishers etc.

SECTION 5: APPENDIX


5.1 Approvals Obtained

<Figure 6: Certificate of Title to Land – Lot 121>


GUYANA

CERTIFICATE OF TITLE TO LAND
Issued under Section 71 of the Land Registry Act, Chapter 5:02

Zone _____ C.C.B _____
Block _____ LVI _____
Parcels _____ 81, 121, 151, 171, 200 and 241 _____

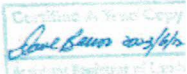


Description and location of Land: - Portion of No. 45 Village, Corentyne, Berbice.

THIS IS TO CERTIFY that.....PATRICIA ANN MOOTOO, of 6 Lotus St. Brampton, Ontario L6P3E1, Canada and O'NEIL, DAVANAND MOOTHU, of 7661 Wildfern Dr Mississauga Malton Ontario L4T3P8, Canada and both of whose address for service in Guyana is at Lot 19 Ainess Village, Corentyne, Berbice, Jointly, _____ are now the registered proprietors under the Land Registry Act of that parcels of land registered as Nos. _____ 81, 121, 151, 171, 200 and 241 _____ comprising _____ 3,2450, 1,8028, 1,8010, 0,5389, 2,9297 and 1,3395 _____ acres, subject to the interest endorsed hereon or in the register and to such interest as may under the said Act subsist without registration.

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed the Seal of the Land Registry.

This 5th day of March, 2023


REGISTRAR OF LANDS

VALUE Set First-Registered on no building(s) and erection(s) thereon.
VALUE \$ 8,000,000.00 on transfer no building (s) thereon.

2023/342

This copy is issue for information purposes only on this day 15 of Jan, 2023
Love Banno
ASSISTANT REGISTRAR OF LANDS

<Figure 7: Certificate of Title to Land – Lot 122



GUYANA

CERTIFICATE OF TITLE TO LAND

Issued under Section 71 of the Land Registry Act, Chapter 5:02

Zone C.C.B.
Block XVI
Parcels 13, 55, 80, 122, 150, 172, 199, 242, 269 and 313

This copy is issued for information purposes only on this 13th day of February 2022.
Certified True Copy

Description and location of Land: - Portion of No. 45 Village, Corentyne, Berbice.

THIS IS TO CERTIFY that.....PATRICIA ANN MOOTOO also known as PATRICIA MOOTOO and O'NEIL DAVANAND MOOTHU also known as O'NEIL MOOTHU, both of Ontario, Canada and whose address for service in Guyana is at Lot 19 Aluess Village, Corentyne, Berbice, Jointly:

are the registered proprietors under the Land Registry Act of that parcels of land registered as Nos. 13, 55, 80, 122, 150, 172, 199, 242, 269 and 313 and comprising 6.9997, 3.7007, 3.2450, 1.8028, 1.5010, 0.6394, 2.9297, 1.3383, 1.6996 and 2.5077 acres.

subject to the interest endorsed hereon or in the register and to such interest as may under the said Act subsist without registration.

IN WITNESS WHEREOF, I have hereto subscribed my name and affixed the Seal of the

This 12th day of July, 2022



Registrar of Lands

VALUE at First Registration no building(s) and erection(s) thereon: \$

VALUE \$ 13,800,000.00 at Transfer no building (s) thereon: \$

2022/947

Certified True Copy
2022-02-13

<Figure 8: NDC Approval>

Local Sanitary Authority:

I hereby certify that I have checked the particular relating to the above Lot Numbered And they agreed with the records in the Council's Assessment Book.

2023/01/14

Date



J. Samuel

Chief Executive Officer

For Use by Public Health Inspector:

I hereby certify that I have inspected the site, checked all the details including the plan of the existing / proposed building. The proposals are in accordance with the building by law. I recommend the application for approval.

2023-02-13

Date

R.K. Cole

Public Health Inspector

For Use of Local Sanitary Authority

I hereby certify that the application was considered by the Local Authority at its Statutory / Special/ Committee Meeting held on 2023-02-14 and was recommended/ Not recommended for the consideration of the Central Housing and Planning Authority.

2023-02-14

Date



Swarnati Devi Shary

Chief Executive Officer

For Use by Central Housing and Planning Authority

Approved / not approved by Central Housing and Planning Authority at its Meeting held on

Date

Secretary Central Housing & Planning Authority

<Figure 9: Planning Permission>



CENTRAL HOUSING & PLANNING AUTHORITY
41 Brickdam and United Nations Place,
Stabroek, Georgetown.
Tel: 226-2266 Fax: 225-4991
Email: info@chpa.gov.gy

Tel: (592) -227-7233

4th June 2024

Patricia Mootoo and O'Neil Moothu
Lot 19, Alnes Village, Corentyne
Berbice

Dear Sir/Madam:

RE: PLANNING PERMISSION FOR BUILDING WORKS

Please be advised that your application No. P-6S/62/22023 dated 10th April 2024 for planning permission to **erect** a building situate at **Parcels 121 and 122, portion of No. 45 Village Corentyne, Berbice**, for the purpose of:

Gas Station, Food Restaurant and Bar (Liquor Restaurant) and Supermarket with Off-Licence Liquor Store and Storage Inclusive (ONLY)

has been **approved** by the Central Housing and Planning Authority at its meeting held on 16th May 2024.

You are required to visit the **Chairman, Good Hope / No. 51 NDC** to collect a copy of the approved plan and be issued with the required building permit.

Please note the following:

1. You are required to comply with the regulations and by-laws enforced by the other relevant agencies relating to the operation of **Gas Station, Food Restaurant and Bar (Liquor Restaurant) and Supermarket with Off-Licence Liquor Store and Storage Inclusive**.
2. In the event that you propose to use the building for a different purpose or to intensify the scale of the development hereby permitted for this location, you **must** apply to the Central Housing and Planning Authority for further approval.
3. In the event you fail to erect a building for the **Gas Station, Food Restaurant and Bar (Liquor Restaurant) and Supermarket with Off-Licence Liquor Store and Storage Inclusive** within **two (2) years** of this approval, you **must** re-apply to the Central Housing and Planning Authority for planning permission for the property.

Note 1: Approval on the following conditions:

1. The developer adheres to mitigation measures as stipulated by the Environmental Protection Agency.
2. The operation of the development does not pose a nuisance to the surrounding areas with respect to noise, odour or encumbrance of roadways, road reserves and driveways of neighbouring properties.
3. All activities pertaining to the operation of the developments must be conducted within the confines of the lot.
4. The developer shall adhere to fire safety requirements as stipulated by the Chief Fire Officer.

Note 2: Failure to adhere to the above conditions may result in revocation of this approval.

Yours sincerely,


Rajesh Ramgolam
Secretary
Central Housing and Planning Authority

SECRETARY
Central Housing & Planning Authority

Cc. The Chairman, Good Hope / No. 51 NDC.
The Licence and Revenue Officer, GRA.
The Chief Fire Officer, GFS.
The Executive Director, Environmental Protection Agency.

Promoting a functional and aesthetically pleasing environment

<Figure 10: Central Board of Health Approval>



MINISTRY OF HEALTH

LOT 1, Brickdam
Email: secretarycentralboardhealth@gmail.com
Website: www.health.gov.gy
Tele # 226-8158

Ref: 37/16/3/754

10th April, 2024

Ms. Patricia Mootoo
& Mr. Oneil Moothu
Lot 19 Alness Village
Corentyne, Berbice

Dear Ms. Mootoo & Mr. Moothu,

Combination of Lots 121, 122, 150 and 155 of No. 45 Village Corentyne, Berbice for building purposes

I am pleased to inform you that the Central Board of Health on the 10th April, 2024 approved of your application to combine of Lots 121, 122, 150 and 155 of No. 45 Village Corentyne, Berbice for building purposes.

The application was also recommended by the Chairman, Good Hope/No. 51 Neighbourhood Democratic Council on 12th December, 2023.

Yours sincerely,

Dr. Narine Singh
Chairman, Central Board of Health
Ministry of Health



Copy: Chairman, Good Hope/No. 51 Neighbourhood Democratic Council
Regional Environmental Health Officer, (Region #6)

5.2 Pictures of Undeveloped Project Location

<Figure 11: Pictures of Land allocated from the Project>



<Figure 12: Picture of Land allocated for Project>

