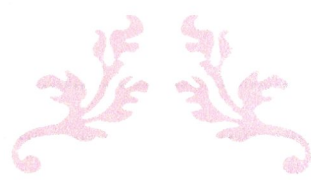


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PROJECT SUMMARY

Plasma Rock Resort



RECEIVED
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CENTRAL OFFICE

JUNE 2023
PATRICIA BEEPAT
4-6 Block 'B' Area 'W', Soesdyke, East Bank
Demerara

1.0 Introduction

The Plasma Rock Resort, which comprises a hotel, restaurant and bar commenced operation in January 2022. The operation was established to cater for the recreational needs of residents along the East Bank Demerara, as well as the Soesdyke/Linden highway and its environs. The facility also caters to people traversing the area and members of the public. The operation started out as Restaurant and Bar but was subsequently expanded to include a hotel in keeping with its business goals to enhance tourism in Guyana. The operation's main meeting areas are partially enclosed and were built to accommodate a significant amount of natural light and boost air circulation. The aesthetics also foster connection with the environment through the variety of decorative plants located within the facility. The Restaurant and Bar operate daily for approximately 17 hours, from 08:00h to 21:00h, while the hotel provides a 24-hour service. The facility has three components:

- A Restaurant with malt and wine facility, which provides a variety of creole foods and beverages daily to patrons.
- A Bar which is operated mainly on weekends and sells alcoholic beverages (liquor).
- A hotel comprising 9 rooms, 6 of which are operational and provides short-term accommodation to guests.

The facility also provides pool services to patrons and members of the public and holds functions on special holidays. Additionally, the facility is rented for weddings and special events on a needs-basis to members of the public. The facility is a registered business which has received all the necessary approval to operate including certification from the Guyana Fire Service, and planning permission from the Central Housing and Planning Authority.

2.0 Project site

The facility is located at Plot 2 comprising of lots 4-6 Block 'B' Area 'W' Soesdyke, East Bank Demerara on 0.2479 of an acre of land, leased from the Guyana Lands and Survey Commission.

The project site covers a Restaurant with malt and wine facility (65ft x14ft), A liquor Bar and Beer Garden (30ft x 14ft) and a 9-room hotel, 6 of which have been completed and are operational (see site plan in Appendix 2). All three interrelated operations work simultaneously and provide support to each other. The facility has drainage networks to the east and west which are connected to the main drain at the north of the premises.

The area is considered a mixed zone, with a combination of residential and commercial activities. The following operations which exist within the project area of influence are Parking lot (north), an empty lot (south), one residential house (west) and the former USA Club (an abandoned to the east) – See Appendix 1.

3.0 Project Description and Design

The project entails the following operations:

3.1. Operation of Restaurant with malt and wine facility – this aspect of the operation is partially-enclosed (see Appendix 4) and provides services to members of the public daily. The services include the provision of a variety of creole foods in accordance with specific menus for the respective days. A variety of beverages are also available to patrons. It provides both dining in and take out services, which fluctuates in frequency. The food is prepared in the kitchen adjoining the restaurant area. The kitchen has basic facilities which includes a Gas stove with oven, refrigerator, microwave, sink, cupboard, and storage facilities (see image 4).

3.2 Operation of Bar – The Bar (see image 5) which sells variety of liquor is fully operational, mainly on weekends with an estimated 20-30 patrons. However, this number may increase during holidays and on special occasions. The area is partially enclosed and is the only area within the operation that has a music system with one box for entertainment purposes. During special occasions, however, a second music box is added

to amplify the sound for wider coverage. Apart from those specific adjustments music is usually played moderately during the operating hours.

3.3 Operation of hotel – The facility also operates a hotel (see Appendix 6) which will be 9 rooms when completed. Six (6) single rooms are operational, while three (3) double rooms are currently under construction. The rooms have basic facilities which include bed, television, electrical fixtures as well as bathroom, face sink, toilet facilities and air conditioning. The hotel accommodates an average of 6-8 guests per week with an estimated lodging time of two (2) days.

3.4 Ancillary services

The facility provides supplemental services on a case-by-case basis as follows:

1. Pool services – This pool is accessible to the hotel guests but is also utilized by members of the public via reservations/pre-bookings.
2. Rental of various spaces for special events – The facility's various spaces, primarily the partially enclosed shed (see Appendix 8) which is rented for special events such as weddings, birthday parties and other celebrations.
3. Private deck - The facility also has a private deck which is utilized through reservations.

4.0 Sources of Utility

- **Electricity** – The electricity for the operation of the facility is provided by Guyana Power and Light. However, there are plans to purchase a generator to be used only in cases of power outage.
- **Water** - Fresh water is supplied to the operation by the Guyana Water Inc. The facility has a water filtration system in place and water is stored in six (6) tanks

and distributed throughout the operation. Three (3) of the tanks are designed to collect and store rainwater.

- **Communication** services are provided through the two main service providers GTT and Digicel. The operation utilizes cellular phone services.
- **Waste Management** - The following types of waste will be generated from the facility.
 - **Solid waste** such as domestic waste from operation of facility which includes kitchen waste such as vegetable and fruit peels, unwanted meats and fish parts, disposable food boxes, aluminum cans, cups, plates, forks and spoons, cigarette butts, glass bottles, paper, tissue, sanitary waste from hotel guests and patrons, empty storage/detergent containers, yard waste and construction waste, among others.
 - **Sewage** - from the toilet facilities.
 - **Grey water** from the kitchen, sinks, laundry operation, cleaning activities, bathroom facilities, and swimming pool.
 - **Hazardous waste** from cleaning chemicals, aerosol containers, alcoholic beverages, batteries, operation of machines used for maintenance.

5.0 Project size

The construction and operation of the Plasma Rock Resort cost approximately one hundred million Guyana dollars (**GYD\$100,000,000**). The main activities are the operation of the Restaurant, which see approximately 15-20 patrons daily utilizing dining in or take away services. The adjoining bar serves approximately 20-30 patrons, mainly on weekends. The bar has an area of 30ft x14ft, while the restaurant is 65ft x 14 ft. The hotel facility currently has nine (9) rooms (6 standard and 3 double), however, currently only the standard rooms are operational. The facility has a pool which serves guests, patrons, and members of the public based on bookings/reservations. The operation has a General Manager supported by a staff complement of ten (10) people which includes three (3) kitchen staff, four (4) bar tenders, two (2) hotel staff and one (1) security guard.

The staff are trained in their respective responsibilities such as Customer Service. Furthermore, most of the training provided for staff is done on the job. The terms and conditions of employment are in keeping with Guyana's labour laws.

7.0 Non-technical explanation

The Plasma Rock Resort, which comprises a hotel, restaurant and bar located in Soesdyke; East Bank Demerara provides recreational services to members of the public. The operation entails a fusion of services including daily provision of creole food and beverages from the Restaurant, provision of bar services and liquor, mainly at weekends and the operation of a hotel which can be accessed on a 24-hour basis, based the availability of rooms. The facility also provides ancillary services on reservations, which includes access to the swimming pool and rental of various sections of the facility for special events such as birthday parties and weddings. The main area designated for this purpose is a partially enclosed shed. The facility also has a private deck, which is not utilized daily but can be rented for special events. The day-to-day operations are managed by a General Manager who is supported by 10 staff. All activities at the facility though providing distinct services work in tandem with each other.

8.0 Duration of the Project

The operation of the project is expected to last approximately 100 years.

9.0 Potential Environmental Impacts and Mitigation

All stages of the operation		
Potential impact	Activities	Mitigation Measures

Improper Waste disposal

- Littering
- Improper disposal of domestic waste and other waste from the facility.
- Burning of garbage
- Waste from maintenance activities

- Disposal of sanitary waste

- Ensure electricity outlets are secure and working optimally.
- Provide adequate signage and appropriate training for staff.

- Establish a no litter policy.
- The facility has adequate covered bins, strategically positioned to facilitate proper waste disposal.
- Kitchen waste is given to a resident to feed his pigs.
- Erection of signage to encourage proper waste disposal.
- The facility utilizes the waste disposal services provided by Puran Brothers, twice weekly. Hence, open burning of garbage is not practiced.

		<ul style="list-style-type: none"> • The services of an appropriate company will be sought to provide sanitary bins and dispose of the same.
Air Emissions	<ul style="list-style-type: none"> • Particulate matter and dust from construction and renovation activities. 	<ul style="list-style-type: none"> • Apply wet suppression to reduce dust. • Use face mask when engaging in activities which emit dust. • Schedule construction activities for off peak hours.
Noise emissions	<ul style="list-style-type: none"> • Noise from music system. • Noise from patrons. • The use of noisy equipment/machinery for building and maintenance. 	<ul style="list-style-type: none"> • Adhere to GNBS guidelines for noise emission for that type of operation. • Play music within the required decibels level of for commercial activities. • Provide sound attenuation such as enclosure and the use of plants where necessary.

		<ul style="list-style-type: none"> • Ensure all equipment and machinery are serviced in accordance with the guidelines. • Ensure the correct tools and equipment are used for the job. • Conduct building and maintenance works during off peak periods and ensure the working wear PPEs.
<p>Hazardous waste (HW)</p>	<ul style="list-style-type: none"> • Alcohol spills • Fuel and oily waste from accidental spills. • Use and disposal of cleaning chemicals. 	<ul style="list-style-type: none"> • Keep a HW cleanup kits on site. • Ensure chemicals are used in accordance with specification and empty containers disposed of as specified by instructions. • Employees will wear protective gloves when using chemicals.

		<ul style="list-style-type: none"> • The facility will seek to use natural cleaners as far as possible.
Sewage/grey water	<ul style="list-style-type: none"> • The use of sink, toilet/bathroom facilities and swimming pool by staff, guests, and patrons. • The operation of the kitchen. • Cleaning of the facility. • Laundry services. 	<ul style="list-style-type: none"> • Sewage from toilet and bathroom facilities at the operation is treated in a preconstructed tank. • Grey water from the kitchen is disposed of in the connecting drain. • Waste from cleaning and laundry are disposed of in the adjoining drains.
Congestion	<p>Improper parking by patrons Inadequate parking during special functions and celebrations.</p>	<ul style="list-style-type: none"> • A parking lot was established to cater to customer parking. • The parking lot is a reasonable distance from the Soesdyke/Linden highway.

10.0 Appendices

Appendix 1: Project Site and Area of influence



Image 1: Aerial view of activities surrounding the Plasma Rock facility (see section 2.0 for details).

Appendix 2: Site Plan

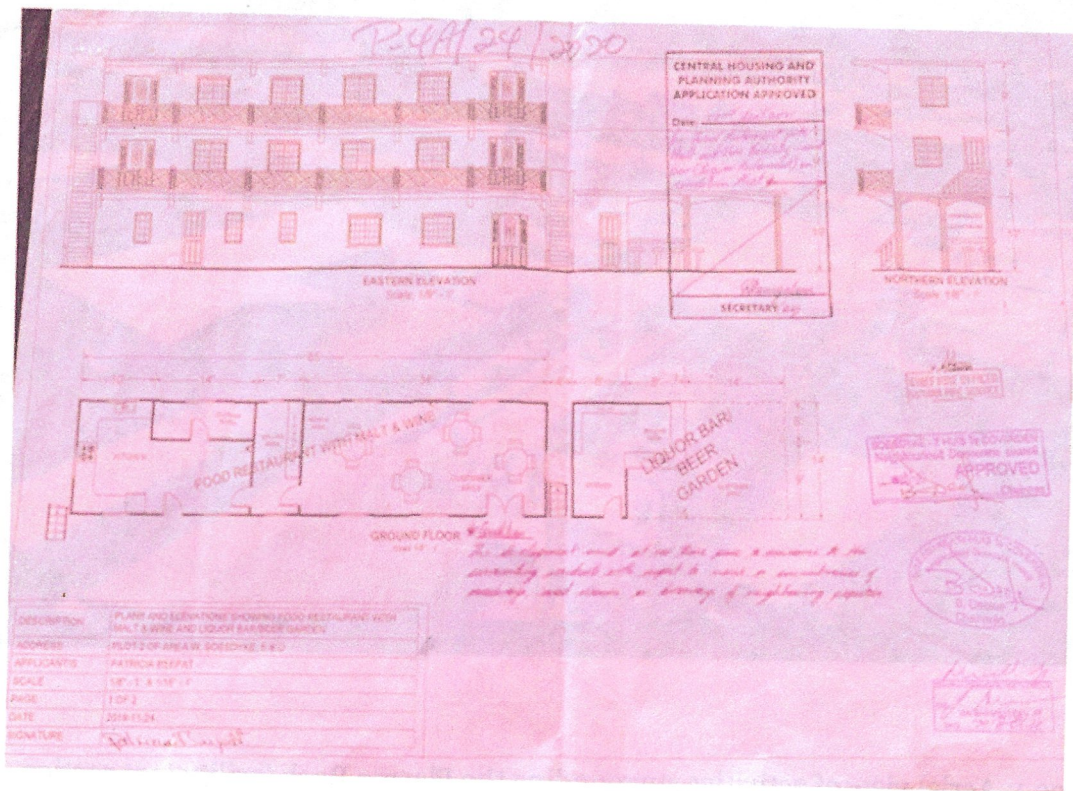


Image 2: Plasma Rock approved Site Plan

Appendix 3: Business Registration

2022

GUYANA  CERTIFICATE NO.: 213751

BUSINESS NAMES (REGISTRATION ACT, CHAPTER 90:05)

CERTIFICATE OF REGISTRATION

I HEREBY CERTIFY that a statement containing the prescribed particulars for registration furnished by PLASMA ROCK RESORT of PLOT 2 COMPRISING OF LOTS 4.5&6, BLOCK 'B' OF AREA 'W', SOESDYKE, EAST BANK DEMERARA, 4, GUYANA pursuant of Section 5 of the above-mentioned Act was registered on the 9th day of November, 2022.

Dated this 11th day of November, 2022



Name



Registrar of Business Names
Office of Registrar of Business Names,
Georgetown, Demerara.

Address

PATRICIA BEEPAT	LOT 42, SOESDYKE, EAST BANK DEMERARA, GUYANA
TRICIA BEEPAT	LOT 42, SOESDYKE, EAST BANK DEMERARA, GUYANA

Attention is drawn to Section 8 of the Business Names (Registration) Act, Chapter 90:05.

8. Whenever a change is made or occurs in any of the particulars registered in respect of any firm or person that firm or person shall within fourteen days after the change or any longer period allowed by the Registrar on application made in any particular case, whether before or after the expiration of the fourteen days, furnish by sending by post or delivery to the Registrar in the Country in which the aforesaid particulars are registered a statement in writing in the prescribed form specifying the nature and date of the change signed and where necessary verified, in the register in the statement required on registration.

Pursuant to the Business Name (Registration) (Amendment) Act No. 3 of 2013. This registration ceases on 9th November 2023. If this registration is renewed on the 9th November 2023, or not later than fifteen days after, the fee is \$2,500.00 (two thousand and five hundred dollars). If after the fifteen days, a new registration would have to be effected and the fee therefore is \$5,000.00 (five thousand dollars).

Image 3: Business registration



Image 5: Bar area

Appendix 6: One of the standard hotel rooms and hotel hallway

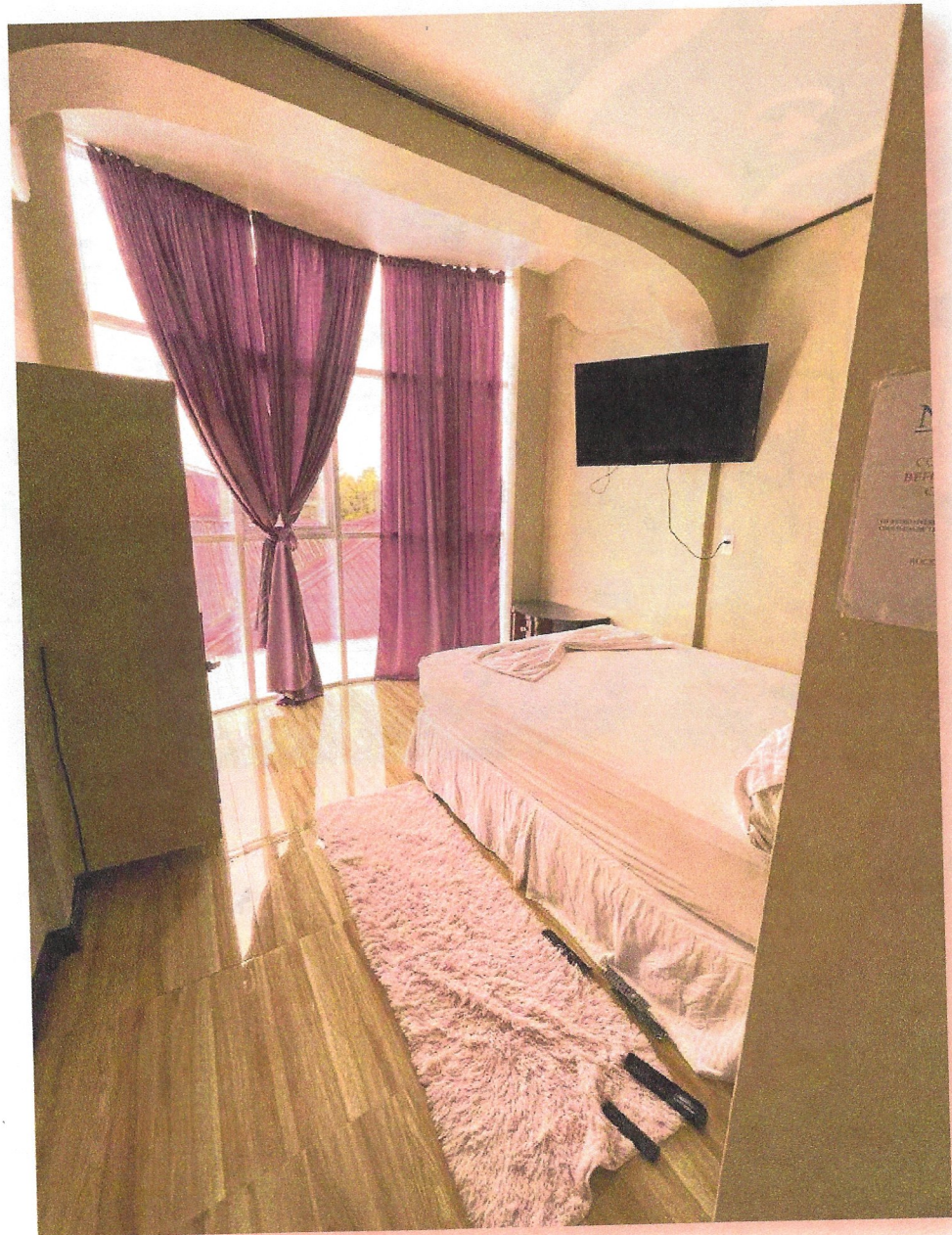


Image 6: One of the standard hotel rooms



Image 7: Hotel hallway

Appendix 7: Pool deck and swimming pool



Image 8: Pool deck



Image 9: Swimming pool

Appendix 8: Partially enclosed shed used for public events and dining.



Image 10: Shed used for public events and dining.