



Environmental Protection Agency

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Environmental Permit

Issued under the Environmental Protection Act, Cap. 20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000.

Reference No.:	20241205-HTHLO
Fee:	Medium C2- US\$800 per year
Fees Paid:	US\$4,000 for five (5) years –July 2025 to June 2030

Addressee: Harrychand Tulsi
Chairman
Lusignan Hotel Incorporated
Lot 2, Coldingen,
East Coast Demerara
Guyana.

Activity: Construction and Operation of Lusignan Hotel Incorporated.

Lusignan Hotel Inc., hereinafter referred to as the "Permit Holder", is hereby authorized in accordance with the Environmental Protection Act, Cap. 20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, and the Environmental Protection Regulations, 2000, to construct and operate a hotel, located at Plot B Market Road Lusignan, East Coast Demerara, hereinafter referred to as "the Project", in the manner indicated in the Application submitted on December 05, 2024, subject to the terms and conditions set forth herein under the Environmental Protection Act, existing or forthcoming regulations made under the said Act and/or any other applicable Laws of Guyana, best practices, guidelines and standards relevant to this project.

The Permit Holder, his Servants, Agents, and Sub-Contractors shall comply with the following Terms and Conditions of this Environmental Permit:

1.0 GENERAL

- 1.1** The Permit Holder shall make an application to the Agency to vary this Environmental Permit in instances where it becomes necessary to:
- Change the construction, operation, structure, or layout of the facility and all associated buildings;

- ii. Change equipment, machine, apparatus, mechanism, system, or technology serving the facility;
 - iii. Change the position and design of any outlet at the point or points of discharge of effluents; or
 - iv. Affect any other change outlined in 20(3) of the Environmental Protection (Authorisations) Regulations.
- 1.2 The Permit Holder shall comply with all applicable laws, regulations, and guidelines, including but not limited to the following:
- a. Environmental Protection Act, Cap 20:05, Laws of Guyana;
 - b. Environmental Protection (Water Quality) Regulations, 2000;
 - c. Environmental Protection (Air Quality) Regulations, 2000;
 - d. Environmental Protection (Noise Management) Regulations 2000;
 - e. Environmental Protection (Hazardous Waste Management) Regulations, 2000;
 - f. Laws and regulations enacted by Guyana to implement the National Policy Framework;
 - g. International Conventions and Protocols;
 - h. Occupational Health and Safety Act, Cap 99:10, Laws of Guyana;
 - i. World Bank General Guidelines for Environmental Health and Safety, 2007
- 1.3 The Permit Holder shall employ or designate an employee to the role of an Occupational Health and Safety (OHS)/Environmental Officer to be responsible for the implementation and coordination of all safety requirements and terms and conditions stipulated in this Permit, as well as compliance monitoring with the preparation of all required reports.
- 1.4 The Permit Holder shall make all employees and third parties under their direction aware of the conditions of the Environmental Authorisation and provide training on good environmental practices.
- 1.5 The Permit Holder shall monitor the working environment at all times for occupational hazards relevant to the specific construction and operation activities of the facility.
- 1.6 The Permit Holder shall implement in accordance with the plans, specifications of location, pathways, reserve, and boundary lines, which must be adhered to unless otherwise authorized; evidence of which must be provided to the Agency.
- 1.7 The Permit Holder shall not execute construction works between 18:00 hrs. to 06:00 hrs. on any day, close to communal areas unless approval is sought from the Agency. This requirement does not apply to large concrete pours and earth removal, where work in the early morning and late evening is required.

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- 1.8 The Permit Holder shall ensure that appropriate barriers, equipment/material staging areas, and all supporting infrastructure, facilities, and equipment associated with the project site are provided, maintained, and removed upon completion of works. Once works are completed, rehabilitation measures must be implemented to restore any disturbances to the environment.
- 1.9 The Permit Holder shall ensure access to all properties adjacent to the site for the duration of the project construction. Place warning signs strategically and create walk paths to avoid accidents with individuals in the nearby communities.
- 1.10 The Permit Holder shall submit to the EPA, upon receipt, the requisite approvals from the **Central Housing and Planning Authority (CH&PA), Neighbourhood Democratic Council (NDC), and Guyana Fire Service**, or any other authority with jurisdiction and oversight over the Project.
- 1.11 The Permit Holder shall obtain a **Fire Safety Certificate from the Guyana Fire Service and submit it to the Agency.**

2.0 WATER AND SOIL QUALITY MANAGEMENT

- 2.1 The Permit Holder shall strictly comply with the provisions of the **Environmental Protection (Water Quality) Regulations 2000.**
- 2.2 The Permit Holder shall maintain the integrity of the existing waterways adjacent and within the project site at all times. Any discharges into the environment must be in accordance with the Guyana National Bureau of Standards (GNBS) *Interim Guidelines for Industrial Effluent Discharge into the Environment*. The following are the allowable limits for this type of project and should not be exceeded:
 - pH 5.0-9.0;
 - Temperature < 40 °C;
 - Biological Oxygen Demand (BOD) < 50 mg/L;
 - Chemical Oxygen Demand (COD) < 250 mg/L;
 - Total Suspended Solid (TSS) < 50 mg/L;
 - Oil and Grease < 10 mg/L; and
 - Chloride < 0.2 mg/L.
- 2.3 The Permit Holder shall monitor the parameters specified above, in Condition 2.2, **annually**; sample points should include the final discharge point(s) from the project site, as well as, an upstream and downstream sample from the receiving body of water. The results should be compiled and incorporated into the project's Environmental Annual Report submission. The Agency reserves the right to request an independent analysis from an EPA-approved certified laboratory.

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- 2.4 The Permit Holder shall avoid erosion, siltation, and sedimentation of existing water bodies within the vicinity of the project site.
- 2.5 The Permit Holder shall install sediment controls along the site perimeter to receive sediments from surface runoff.
- 2.6 The Permit Holder shall remove sediments before accumulating to half of the above-ground height of the perimeter control.
- 2.7 The Permit Holder shall maintain drainage systems capable of handling the probable maximum precipitation storm event.
- 2.8 The Permit Holder shall avoid soil and water contamination from fuel, grease, waste oils, and other petroleum products that might be used at the project site during construction and operation. Ensure all oils, fuel, paints, and chemicals are stored in a designated area, at least 10 meters away from waterways.
- 2.9 The Permit Holder shall not discharge or dump solid waste and/or trade effluent directly into receiving waters without prior treatment. Install and maintain a grease trap/ an oil-water separator(s) at the final discharge point of the onsite sewage facility through which all effluent must pass before final discharge.
- 2.10 The Permit Holder shall conduct refueling, oil changes, and maintenance of vehicles, machinery, and other equipment on an impervious base. Spills should be cleaned up immediately, utilising the best practicable means.
- 2.11 The Permit Holder shall adequately store and/or cover temporary stockpiles of construction materials and excavated waste in a secured designated area to prevent release into the surrounding environment, especially in rainy conditions. As stated above, the designated area should not be placed within 10 meters of any water body.
- 2.12 Disposal of excavated materials into surrounding drains is strictly prohibited.
- 2.13 The Permit Holder shall provide and maintain adequate sanitary facilities, such as portable toilets or construct a septic tank system, for employees. The septic tank shall not be located within 1.5 m of a building or property boundary and shall be accessible for cleaning and de-sludging. Any modification to the Septic tanks must be in accordance with the Guyana National Bureau of Standards (GNBS) Code of Practice for the Design and Construction of Septic Tanks and Associated Secondary Treatment and Disposal Systems.
- 2.14 The Permit Holder shall prevent excessive or inappropriate use of cleaning chemicals. The use of biodegradable/water-based cleaning products is encouraged.

3.0 NOISE ABATEMENT AND AIR QUALITY MANAGEMENT

3.1 The Permit Holder shall strictly comply with the **Environmental Protection (Air Quality) Regulations, 2000**, and the **Environmental Protection (Noise Management) Regulations 2000**.

3.2 The Permit Holder shall monitor noise emissions to determine compliance with the **Guyana National Bureau of Standards (GNBS)** Guidelines for Noise Emissions into the Environment. Sound levels from noise-making devices shall not exceed the limits below, at a distance of 15 metres (50 ft) from the source or property boundary, whichever is closer.

During Construction

- **Construction Limits: 90 dB** during the daytime (06:00 h - 18:00 h)
75 dB during the night-time (18:00 h - 06:00 h)

During Operation

- **Residential Limits: 75 dB** during the daytime (06:00 h – 18:00 h)
60 dB during the night-time (18:00 h – 06:00 h)

3.3 The Permit Holder shall carry out all operational activities in a manner to avoid, minimise, and control all potential noise disturbance to the surrounding environment.

3.4 The Permit Holder shall place all sound-making devices, such as generators, on foundations properly designed to ensure effective damping of vibrations; housed in enclosures constructed using materials with good insulation properties (e.g., hollow concrete blocks, insulation boards, solid clay bricks, etc.); and equipped with silencers/mufflers to reduce the noise level. Equipment must be consistently maintained, and those that become obsolete must be replaced.

3.5 The Permit Holder shall minimise adverse fumes/soot impacts to the contiguous areas by installing the exhaust stack of generators on-site, at least 2 metres above the tallest building nearby.

3.6 The Permit Holder shall comply with the **World Health Organisation (WHO) Air Quality Guidelines for Particulate Matter in the Environment**, not exceeding the limits below:

PM_{2.5}: 25 µg/m³ 24-hour mean

PM₁₀: 50 µg/m³ 24-hour mean

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- 3.7 The Permit Holder shall employ dust suppression methods, such as watering or erecting dust screens/fences, to control dust emissions from material stockpiles and other dust-generating components of the project.
- 3.8 The Permit Holder shall locate stockpiles downwind to avoid materials being transported by wind to sensitive receptors (e.g., residences, schools, etc.). Confine loading and offloading activities, as far as possible, to this location.
- 3.9 The Permit Holder shall minimise the potential for particles to become airborne by keeping drop heights at a minimum when loading and/or offloading materials such as sand, aggregates, etc.
- 3.10 The Permit Holder shall cover materials susceptible to wind erosion, e.g., sand, at all times during storage and transport (to and from the construction site) to prevent material loss and reduce emission of particulate matter into the environment.
- 3.11 The Permit Holder shall keep engine idling during on-loading and off-loading activities to a minimum during construction.
- 3.12 The Permit Holder shall conduct Air Quality Monitoring for the parameters listed in Condition 3.6 on an **annual basis**. Submit proposed sample points to the EPA for approval prior to the commencement of monitoring. Prepare a monitoring report and include it in the Annual Report submitted to the Agency.
- 3.13 The Permit Holder shall record, promptly investigate, and address complaints of excessive noise, dust, and vibrations from the public.

4.0 FUEL AND HAZARDOUS/ WASTE MANAGEMENT

- 4.1 The Permit Holder shall strictly adhere to the provisions of the **Environmental Protection (Litter Enforcement) Regulations 2013** and the **Environmental Protection (Hazardous Waste Management) Regulations, 2000**.
- 4.2 The Permit Holder shall adhere to **Regulation 6(1)** of the **Environmental Protection (Expanded Polystyrene Ban) Regulations 2015**, which states that *"no food service establishment shall sell or provide food for consumption, either on or off the said establishment's premises, in expanded polystyrene food service products."*
- 4.3 The Permit Holder shall maintain good housekeeping, sanitary and hygienic practices, and the aesthetic quality of the surroundings at all times.
- 4.4 The Permit Holder shall promote proper solid waste management and disposal practices on site.
 - i. The project site and surrounding areas shall not be littered with any form of

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- wood, concrete, plastic, glass, metallic waste, or any form of waste that will affect humans, flora and fauna, and related biodiversity;
 - ii. Place covered garbage receptacles at strategic locations;
 - iii. Dispose of solid waste at an approved waste management facility; dumping around the project site is strictly **prohibited**; and
 - iv. Reuse, recycle, and compost waste material as much as practicable.
- 4.5 The Permit Holder shall reuse waste materials where practical during and after construction activities, where practicable. Dumping of waste (construction or otherwise) into the surrounding environment is strictly **prohibited**.
- 4.6 The Permit Holder shall conduct refueling, oil changes, and maintenance of equipment on an impervious base.
- 4.7 The Permit Holder shall designate an area for the storage of fuel, used oil, washing detergents, sanitisers, and other hazardous materials. Hazardous materials/ waste storage areas shall be clearly labeled and secured. The following warning signs shall be clearly posted:
- i. "Hazardous Waste Storage Area"
 - ii. Danger - "Authorised Personnel Only"
 - iii. No eating, drinking, or smoking
- 4.8 The Permit Holder shall contain hazardous waste in bunded/kerbed storage areas. These areas shall adhere to the following requirements:
- i. Be situated in low-traffic areas;
 - ii. No interceptor drains shall be constructed; and
 - iii. Be bunded to provide 110% containment of the largest volume of hazardous materials stored therein.
- 4.9 The Permit Holder shall store hazardous waste in containers appropriate for the waste stream; that is:
- i. Sealed Plastic Containers
 - a. Water-based waste
 - ii. Sealed Metal Containers
 - a. Solvents and petroleum-based products
 - b. Oil and oily absorbents
- 4.10 The Permit Holder shall ensure hazardous waste/materials storage containers are inspected weekly for signs of leakage, deterioration, or corrosion, and damaged containers shall be replaced immediately. Inspection reports shall be maintained and signed by a qualified inspecting officer and his/her supervisor.
- 4.11 The Permit Holder shall ensure Emergency spill clean-up kits are maintained at fuel storage areas for response to potential spills. Kits shall contain absorbent materials,

drain seals, and other appropriate tools for clean-up.

- 4.12 The Permit Holder shall ensure that absorbent materials for the containment of fuel and oil, and other hazardous substances, must be appropriately stored in a concrete-based structure and not exposed to moisture. Used materials must be double-wrapped in heavy duty garbage bags and disposed at an authorised waste disposal site or EPA-approved incineration facility.
- 4.13 The Permit Holder shall designate an area for the storage of First Aid Kit(s), Washing detergents, and Sanitizers (J's Fluid, Pine Sol, etc.) for the project.
- 4.14 The Permit Holder shall record and include in a summary table the following information:
- (a) Name and description (e.g., composition of a mixture) of the hazardous materials;
 - (b) Classification (e.g., code, class, or division) of the hazardous materials;
 - (c) Quantity of hazardous materials used per month; and
 - (d) Characteristic(s) that make(s) the materials hazardous (e.g. flammability, toxicity).

5.0 HEALTH, SAFETY, AND EMERGENCY MANAGEMENT

- 5.1 The Permit Holder shall obtain and maintain approval from the **Guyana Fire Service** and provide fire protection measures such as fire extinguishers and sand buckets.
- 5.2 The Permit Holder shall ensure that first aid kits are equipped according to the Guyana Red Cross standards and must be located on-site at all times. Additionally, communication and transportation systems must be in place to respond to emergencies.
- 5.3 The Permit Holder shall provide adequate fire protection measures in accordance with the requirements outlined by the Guyana Fire Service.
- 5.4 The Permit Holder shall ensure that all firefighting equipment is maintained and serviced regularly. Fire Safety Certificate should be submitted to the Officers of the Agency upon request during compliance inspection and in the Annual Report.
- 5.5 The Permit Holder shall ensure all employees are trained in the use of firefighting equipment, such as fire extinguishers, and understand the firefighting protocol.
- 5.6 The Permit Holder shall ensure that the fire escape routes are clearly defined and have emergency lighting in accordance with the requirements of the Guyana Fire Service.
- 5.7 The Permit Holder shall ensure at all times that the working environment is monitored for occupational hazards relevant to the project's specific construction and operational activities.

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5.8 The Permit Holder shall provide employees with the necessary personal protective equipment (PPE) to fit their job specification. PPE shall be worn in accordance with the manufacturer's recommendations or as stated in the Safety Data Sheet for the product being handled.

5.9 All employees must be trained in good environmental management practices and informed of their obligations under the Permit.

6.0 COMPLIANCE MONITORING AND REPORTING

6.1 The Permit Holder shall comply with any lawful directions given by the EPA from time to time in furtherance of the implementation of any international or other obligation for the environmental protection of Guyana.

6.2 The Permit Holder shall monitor the implementation of the conditions of this Environmental Permit, insofar as they involve adherence by employees and all third parties under your direction.

6.3 The Permit Holder shall report to the Agency any **non-compliance(s)** with this **Environmental Permit**:

6.3.1 Within **twenty-four (24) hours** of the time the Holder of the Environmental Permit becomes aware of the non-compliance and the anticipated manner in which it may endanger human health or the environment.

6.3.2 Within **seventy-two (72) hours**, submit to the Agency a written report containing:

- a. a description of the non-compliance;
- b. its cause;
- c. the period of non-compliance, including exact dates and times, or the predicted time it is expected to continue if not yet addressed; and
- d. the corrective measures taken or planned taken to correct the non-compliance.

6.4 The Permit Holder shall submit **Environmental Annual Reports** to the EPA on or before **March 31** every year on their compliance with this Permit.

6.5 The Permit Holder shall notify the EPA within **twenty-four (24) hours** of the occurrence of any environmental emergencies, such as a sudden onset of disaster, accident, natural, technological, or human-induced factors that cause or threaten to cause severe environmental damage, as well as harm to human health or livelihood.

- 6.6 The Permit Holder shall inform the Agency before or within **thirty (30) days** of any change of name or ownership of the project.
- 6.7 The Permit Holder shall notify the Agency within **twenty-one (21) days** in the event of death, bankruptcy, liquidation, or receivership of the Permit Holder or if the Company becomes a party to an amalgamation.

7.0 INSTITUTIONAL AUTHORITY/LIABILITIES

- 7.1 The Permit Holder shall be liable for any material environmental harm caused by polluting the environment, pursuant to s. 39 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.2 The Permit Holder shall be liable for any serious environmental harm caused by polluting the environment, pursuant to s. 39 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.3 The Permit Holder shall be liable for any activity that causes or is likely to cause pollution of the environment unless all reasonable and practicable measures are taken to prevent or minimize any resulting adverse effect, pursuant to s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.4 The Permit Holder shall be liable for discharging, causing, or permitting the entry into the environment of any contaminant in any amount, concentration, or level excess of that prescribed by the regulations or stipulated by this Environmental Permit (Renewed), pursuant to s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.5 The Permit Holder shall be liable to compensate any person who suffers any loss or damage as a result of contravening conditions 6.3 and 6.4 of this Environmental Permit (Renewed), pursuant to s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.6 The Permit Holder shall not be indemnified by the Agency for any activity that causes or is likely to cause pollution to the environment, resulting from adverse effects through the discharge, any contaminant in any amount, concentration, ultra-hazardous substances, chemicals or otherwise, and shall be rendered liable to prosecution and to penalties prescribed under the Environmental Protection Act and Regulations.
- 7.7 The Permit Holder shall be liable for any gross negligence or willful misconduct caused by the Permit Holder, his Servants and/or Agents, to the environment, biodiversity, protected species, and natural habitat with respect to any release, discharge, or spill of contaminant fluids, oil, or lubricants.
- 7.8 Should the Permit Holder contravene or be likely to contravene any condition of this

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- Permit, the Agency (EPA) may serve on him an Enforcement Notice in accordance with Section 26 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.9 Where it appears to the Agency that the Permit Holder is engaged in any activity that may pose a serious threat to natural resources or the environment or a risk of serious pollution of the environment or any damage to public health, the EPA may issue to the Permit Holder a Prohibition Notice, which may order him to immediately cease the offending activity, in accordance with Section 27 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.
- 7.10 The EPA reserves the right to conduct regular inspections of the Permit Holder's activities as part of its monitoring and enforcement requirements under the Environmental Protection Act, Cap 20:05, the Environmental Protection (Amendment) Act, 2005, and Environmental Protection (Authorisations) Regulations, 2000.
- 7.11 The Permit Holder, His Servants and/or Agents shall at all times allow entry to the permitted facility to any Officer designated by the EPA for the purposes of conducting inspections or any other legitimate business of the Agency. Pursuant to Section 38 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana, it is an offense to assault, obstruct or hinder an authorised person in the execution of his/her duty under the said Act or its Regulations, and the Permit Holder shall be liable to penalties prescribed under paragraph (c) of the Fifth Schedule for doing so.
- 7.12 The EPA has the right to modify, cancel, or suspend this Permit for breach of any of the terms and conditions contained herein.
- 7.13 This Environmental Permit is effective for the period stipulated herein, **July 2025 to June 2030.**
- 7.14 This Environmental Permit shall remain valid until **June 30, 2030**, unless otherwise suspended, canceled, modified, or varied, in accordance with the Environmental Protection Act, Cap. 20:05, Laws of Guyana, Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000.
- 7.15 This Environmental Permit shall be renewed by submitting "an Application for Renewal of Environmental Authorisation to the Agency at least six (6) months before this Permit expires, that is, **no later than December 31, 2029.**
- 7.16 Any late submission of renewal application(s) after the specified date as stated above, may require the Permit Holder to pay, in addition to renewal fees, a late penalty fee (accruing at the time such obligation was first owed for renewal) at a rate of two thousand dollars (GY\$2000.00) per day for every business day late, until such renewal application is submitted to the Agency, without prejudice to any other rights of the Permit Holder in connection therewith.

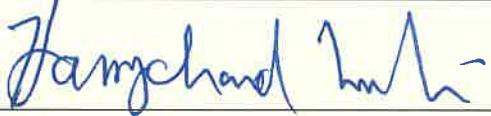
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- 7.17 Failure to comply with the requirements of this Permit or with applicable laws and regulations, whether existing or forthcoming, shall render the Permit Holder liable to prosecution and to penalties, inclusive of civil penalties, injunctive relief and imprisonment, as prescribed under the Environmental Protection Act, Cap. 20:05, Laws of Guyana, the Environmental Protection Regulations, and other applicable Laws of Guyana.

Signed by  on behalf of the Environmental Protection Agency.

Kemraj Parsram
Executive Director
Executive Director
Date 18.7.2025

I hereby accept the above Terms and Conditions upon which this Operation Permit is granted and agree to abide by the Environmental Protection Act, Cap.20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, the Environmental Protection (Authorisations) Regulations, 2000, and any existing or forthcoming regulations, best practices, guidelines and standards made under this Act.

NAME:	HARRYCHAND TULSI
SIGNATURE:	
DESIGNATION:	CHAIRMAN.
DATE:	18/07/2025.





Environmental Protection Agency

Head Office - Ganges Street, Sophia, Georgetown, Guyana.

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Linden (LEN Building, Mackenzie) - Tel (592) 444-2313

File Copy

Date: 05/07/18

No. 31749

Received From: Lusignan Hotel Incorporated

Environmental Protection Agency

\$241,800.00

10 JUL 2025

For: Environmental Permit medium - construction and operation of Lusignan

AID

Cash Cheques

Wire Transfer

Balance due

FINANCE DIVISION

10 JUL 2025 - June 2025

Amt. \$

Signature: [Signature]

