

Project Summary: Kumar Christopher Raghunauth Hotel

Cover Page

- **Name of Project:** Kumar Christopher Raghunauth Hotel
- **Developer/Company:** Kumar Christopher Raghunauth
- **Contact Details:** email – christopher@rrcpa.ca Tel – 650 2469
- **Date Prepared:** 06/04/2025
- **Prepared by:** Kumar Christopher Raghunauth

Contents

1. Detailed Description of the Proposed Project	3
2. Description of the Design	4
3. Potential Impacts and Their Significance	7
4. Environmental Management and Mitigation Measures.....	7
5. Description of Assumptions, Uncertainties, and Gaps in Knowledge	8
6. Non-Technical Summary	8
APPENDIX 1	9

1. Detailed Description of the Proposed Project

- **Physical Location and Characteristics:** The Kumar Christopher Raghunauth Hotel is proposed for Lot 12, Area “C”, Portion Plantation Vryheids Lust, East Coast Demerara, Guyana. The parcel spans approximately .1429 acres.
 - **Accessibility:** The site benefits from convenient access via the East Coast Public Road.
 - **Land Use Context:** The area is characterized by a mixed-use environment, blending residential and commercial activities.
 - **Proximity Considerations:** Neighboring residences and local businesses represent key stakeholders whose interests will be carefully considered.
 - **Natural Resource Assessment:** The site exhibits limited natural vegetation.
 - **Land Tenure:** The land is privately owned.
- **Project Alternatives Analysis:**
 - Alternative site locations were evaluated based on factors such as availability and ease of access. The selected location was determined to be optimal due to its strategic positioning, development potential and close proximity to other hotels.
 - Construction methodologies, including modular versus traditional approaches, were compared in terms of environmental impact, cost efficiency, and construction timelines. The selection of prefabricated modules aims to minimize on-site disruptions.
 - Various wastewater treatment systems were assessed to ensure adherence to environmental standards and to mitigate potential water pollution.
- **Existing Environmental Baseline:**
 - **Physical Environment:** The site is generally flat and currently undeveloped. Soil composition was analyzed by a Geotechnical firm.
 - **Ecological Environment:** The site has no flora and fauna.
 - **Socioeconomic Environment:** The surrounding area is a mix of residential and commercial properties.
 -

- **Project Layout (Map Required):** Attachment 1
 - The map in appendix (highlighted area) provides a detailed visual representation of the project, including:
 - The precise location of the proposed hotel.
 - The proximity to nearby towns (Vryheids Lust).
 - The routes of major and minor access roads.

2. Description of the Design

- **(i) Design/Construction Drawings:**
 - A detailed site plan approved by the Better Hope NDC and Central Housing and Planning is included as part of this submission.
- **(ii) Project Scale:**
 - Capital Investment: Approximately GYD \$180,000,000.00
 - Construction Workforce: Estimated 15–20 workers
 - Operational Staff: Projected 20–25 employees
 - Production Rates: Not applicable (service industry)
 - Transportation Access: East Coast Public Road
- **(iii) Development Activities:**
 - **Construction Phase (Approximately 12 months):** This phase encompasses all activities required to prepare the site and erect the hotel structure. Specific activities include:
 - **Site Preparation:** Grading and compacting of the site (already completed).
 - **Foundation Work:** Excavation and pouring of foundations for the building structure, ensuring adherence to all applicable building codes and engineering specifications.
 - **Structural Assembly:** Erection of the prefabricated steel structure, with careful attention to alignment and secure fastening.

- **Utility Installation:** Installation of all necessary plumbing, electrical, and telecommunications infrastructure, connecting to existing municipal services.
 - **Landscaping:** Implementation of the landscaping plan, including planting of trees, shrubs, and ground cover to enhance the site's aesthetic appeal and environmental benefits.
 - **Paving and Access:** Construction of parking areas, access roads, and walkways, ensuring accessibility for guests and staff.
- **Operational Phase (Ongoing):** This phase involves the day-to-day operation of the hotel, providing accommodation and related services to guests. Specific activities include:
 - **Guest Services:** Providing comfortable and well-maintained guest rooms, offering concierge services, and ensuring guest satisfaction.
 - **Food and Beverage:** Operating a dining area and kitchen, preparing and serving meals and beverages to guests.
 - **Facility Maintenance:** Performing routine maintenance and repairs to ensure the hotel's infrastructure and equipment are in good working order.
 - **Administrative Functions:** Managing reservations, handling finances, and overseeing all aspects of hotel operations.
 - Alternative energy sources to include backup generator and solar system.
- **(iv) Resource Utilization:**
 - Quantities of materials, steel, wood, cement, aggregates, and other construction materials will be sourced locally from reputable suppliers. Water will be sourced from Guyana Water Inc. (GWI) and supplemented by rainwater harvesting.
- **(v) Utility Services:**
 - Potable Water: Guyana Water Inc. (GWI) with rainwater harvesting augmentation.
 - Electrical Power: National grid with diesel generator backup.

- Wastewater Treatment: On-site treatment system compliant with EPA regulations.
- Solid Waste Management: Contracted service with a licensed waste management provider.
- Telecommunications: High-speed fiber optic network.
- **(vi) Waste Generation:**
 - Construction Waste: Includes wood, metal, concrete, and packaging materials.
 - Sanitary Waste: Sewage from guest rooms and facilities.
 - Operational Waste: Includes kitchen, guest room, and office waste.
 - Types of waste, the monthly quantity/volume of waste managed (generated, stored, transported): This information will be quantified once operations begin.
 - The volume of effluent to be discharged along with a chemical analysis indicating the effluent's composition and methods of waste disposal/treatment: Effluent will be treated on-site before discharge into the municipal system. Regular chemical analysis will be conducted to ensure compliance.
 - Potential locations for recovery/disposal sites shall be identified with justifications for the site selection: Approved EPA disposal sites.
- **(vii) Project Timeline:**
 - Construction Phase: Approximately 12 months
 - Operational Phase: Indefinite, subject to ongoing maintenance and market conditions.
- **(viii) Decommissioning Plan:** Not expected in the near future.

3. Potential Impacts and Their Significance

- **(i) Impact Scope:**
 - **Physical Environment:** Temporary air quality effects from construction dust, potential noise pollution, possible soil disturbance, water consumption, and wastewater discharge.
 - **Ecological Environment:** Minimal anticipated impact given the limited existing vegetation.
 - **Socioeconomic Environment:** Potential for increased traffic, job creation, and economic effects on local businesses.
- **(ii) Transboundary Considerations:** No transboundary impacts are anticipated.
- **(iii) Magnitude and Complexity:** Impacts are anticipated to be moderate and manageable with appropriate mitigation strategies.
- **(iv) Probability of Impacts:** Impacts are likely to occur if mitigation strategies are not implemented.
- **(v) Duration, Frequency, and Reversibility:** Construction-related impacts are temporary. Operational impacts are ongoing and require active management.
- **(vi) Cumulative Impacts:** Potential cumulative impacts, in conjunction with other projects, will be thoroughly evaluated.

4. Environmental Management and Mitigation Measures

- Employing dust suppression techniques, such as water spraying.
- Implementing routine machinery maintenance to minimize emissions.
- Restricting construction activities to specific hours to mitigate noise.
- Installing silt fences and drainage systems to protect waterways.
- Developing a comprehensive waste management plan.
- Utilizing energy-efficient systems and water conservation strategies.
- Employing acoustic barriers and strategic lighting to reduce noise/light pollution.

5. Description of Assumptions, Uncertainties, and Gaps in Knowledge

- Assumptions:
 - Continued availability of essential utilities and services.
 - Local community support for the project.
- Uncertainties:
 - Potential fluctuations in material costs.
 - Potential delays due to unforeseen weather conditions.
- Gaps in Knowledge:
 - Detailed soil composition data was obtained from a Geotechnical survey.

6. Non-Technical Summary

- The Kumar Christopher Raghunauth Hotel aims to provide quality accommodations for tourists and business travelers on the East Coast of Demerara. The project will generate local employment and contribute to the regional economy. Environmentally responsible practices will be integrated into all phases of development to ensure sustainable operations.

APPENDIX 1

