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***PROJECT SUMMARY FOR THE ESTABLISHMENT OF A GAS  
STATION, CONVENIENCE STORE, AND OFFICES AT SUBLOT 'NR'  
PART OF LOT 5 (SOUTH OF THE PUBLIC ROAD, ANNA CATHERINA,  
WEST COAST, DEMERARA***

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**DEVELOPERS: IMRAZ SOOKRAM AND SABRINA SOOKRAM**



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## **BACKGROUND**

Current development trends in Guyana point to the need for the local business sector to respond to the increasing demand for fuel in the context of a rapidly developing economy and the increase in the use of motorized means of transport. This growing demand for fuel has both a land-based and a water-based perspective. From a land-based perspective, the challenge is to satisfy the growing demand for fuel for motor vehicles using the country's roadways. On the other hand, the water-based perspective brings into focus the demand for fuel by ocean-going and riverain vessels plying waterways such as the Demerara River. This Project is however more land-based in its fuel service function.

The scenario of progressive development in Guyana makes it very important that the fuel supply system is always in a state of readiness to meet market demands. This position requires that fuel supply outlets be always ready and equipped to supply fuel to customers, particularly in the context of a rapidly developing Region such as West Demerara.

Mr. Imraz Sookram and Mrs. Sabrina Sookram (the proprietors) already have over 12 years of experience in the fuel service business with a focus on intermediate outlying areas such as Bartica and the Essequibo Coast. With this Project, the aim is to embrace the following operational/service standards:

- Consistency regarding service standards
- Compliance with applicable laws and regulations
- A competitive pricing strategy
- High occupational health and safety standards

Continually embracing these factors is expected to have a positive impact on customers and positively contribute to the continued growth of the business.

## THE PROPOSAL

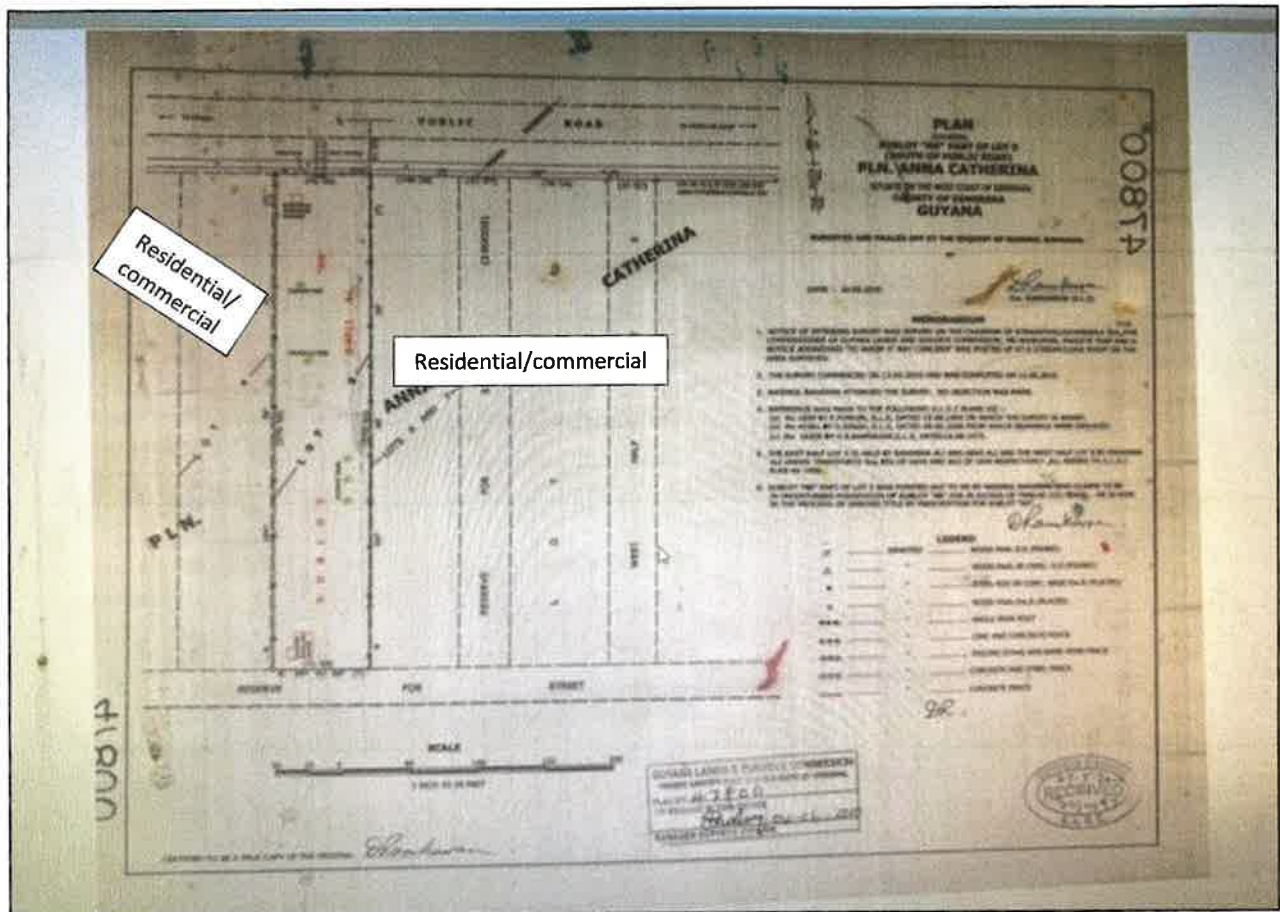
The proposal hereby presented entails the following aspects:

1. The installation of one (2) above-ground diesel tank, each with a capacity of 5,000 gallons;
2. The installation of two (2) underground gasoline tanks, each with a capacity of 5,000 gallons;
3. The installation of one (1) underground kerosene tank with a capacity of 2,000 gallons.
4. The installation of five pumps for the dispensation of fuel.
5. The construction of a convenience store 400 square feet in size;
6. The construction of a multi-story office building.

### The site

The site is a currently flat vacant portion of land 0.6011 acre or approximately 26,270 square feet in size and described as ***Sublot 'NR', Part of Lot 5 (south of the Public Road), Pln. Anna Catherina, West Coast, Demerara***. This plot is defined on survey plan No. 47800 dated 24-05-10 by D. Ramkarran, Sworn Land Surveyor.

The existing land uses east and west of the site are residential/commercial in nature. To the north is the Public Road, while south of the site is a street reserve.



**The Site**

**Capital investment in the project**

The capital investment planned for the project in its entirety is **one hundred and eighty million Guyana dollars (\$180,000.000)**. This investment outlay will be sourced via a loan from a lending institution along with business savings held by the developer at commercial banks. It will cover all expenditures required to complete the various aspects of the project, in addition to costs associated with the use of equipment, land preparation, and construction labour charges.

**The annual turnover of the project**

The annual turnover (the net sales generated by the business) of the project is expected to be approximately **four hundred million dollars (\$400,000,000)**.

## **Employment**

Upon its completion, the project is expected to employ a minimum of ten (10) persons. The annual wage bill is tagged at approximately eight million dollars (\$8,000,000.).

## **Project phases**

The project will be implemented over six months in a phased manner as follows:

**Phase 1:** Land development works, including construction of a concrete fence and drainage system.

**Phase 2:** Building operations for installation of fuel storage tanks and related equipment

**Phase 3:** Construction of gas station canopy, building to house offices, and convenience store

**Phase 4:** Operational phase - commencement of business operations

The commencement of all project construction activities will be initiated only after the approval of the competent regulatory bodies.

## **POTENTIAL IMPACTS OF DEVELOPMENT**

### ***a) Noise, vibrations, and Air Quality Impact***

During the construction phase, the development will have an impact on noise levels and air quality. It may also cause some amount of vibrations.

To mitigate these impacts, the Proprietor will ensure that all machinery used is well-serviced and equipped with silencers where possible. Dust emissions from the site will be controlled by having the entire construction area screened during active construction periods.

### ***b) Waste management***

Manageable amounts of solid waste are expected from the operations and protective measures will be put in place to ensure the proper handling and disposal of solid waste. Such waste will be stored in receptacles and disposed of off-site by a private waste disposal service provider.

Any hazardous waste such as reactive, flammable, or corrosive substances will be disposed of under measures stipulated by the Environmental Protection Agency. Liquid effluent of an oily nature will be channeled to the oil/water separator before discharge into the existing drainage system to prevent the contamination of water in drainage channels.

***c) Traffic impact***

The development will act as a traffic generator. To deal with the impacts associated with this aspect, traffic directional signage will be positioned at strategic points. This will address in and out traffic flow as well as indications where on-site parking is either permitted or prohibited. The Proprietors will collaborate with the Police Traffic Department regarding any off-site traffic control measures that may be considered.

**Fuel Tank Protection**

The underground fuel tanks will be painted with anti-corrosive protective paint and fitted with spill and overspill protection, as well as with a leak detection system.

The aboveground tanks will also be painted with anti-corrosive paint and covered with a roof. Additionally, vent pipes will be installed to channel any fumes into the atmosphere. A bund wall will be constructed around above-ground tanks to trap any accidentally leaked fuel.

**Fire Prevention**

The Proprietors recognize that gas stations pose serious fire risks. With this recognition, fire prevention systems, as stipulated by the Guyana Fire Service, will be installed. This will involve the positioning of portable fire extinguishers and fire buckets at strategic points around the facility. One portable fire extinguisher will be installed within 75 feet of travel distance from any point within the Gas Station facility. In the positioning of fire extinguishers, care will be taken to ensure that they are highly visible and are not obstructed in any way.

## **Conclusion**

The Proprietors are very aware of the potential environmental issues associated with the operation of Gas Stations and will accordingly emphasize the adoption of good practices in the operation of the facility. These practices will be aimed at helping to eliminate the risk of fire, loss of life, and the effect of fuel spills on the environment.

To ensure consistency regarding environmental/operational standards at the facility, the Proprietors will facilitate ongoing monitoring by all regulatory agencies, such as the Environmental Protection Agency and the Guyana Fire Service. Whatever measures are prescribed by such agencies will be strictly followed at all times.

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