



सत्यमेव जयते

File No: SEIAA 213 MIN 2025 (D)  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment Authority(SEIAA),  
KARNATAKA)

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Dated: 02/11/2025



To,

Sri Nishant Bansal  
M/S Surya buildcon  
F4-07, Arya Hub, Hope form circle, White field, Bengaluru district, Karnataka - 560066,  
BENGALURU RURAL, KARNATAKA, 560066  
suryabuildcon3@gmail.com

**Subject:** Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Building Stone Quarry submitted to Ministry vide proposal number SIA/KA/MIN/507157/2024 dated 25/06/2025.

2. The particulars of the proposal are as below:

(i) TOR Identification No.	TO24B0108KA5676259N
(ii) File No.	SEIAA 213 MIN 2025 (D)
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	1(a) Mining of minerals
(vii) Name of Project	Building Stone Quarry
(viii) Name of Company/Organization	surya buildcon
(ix) Location of Project (District, State)	BENGALURU RURAL, KARNATAKA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

**Plot/Survey Khasra Nos.:**

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 03/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 03/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant Terms of Reference for instant proposal of M/s. Sri Nishant Bansal under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Terms of Reference to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

#### **Copy To**

1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira, Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi – 110 003,
2. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru,
3. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17<sup>th</sup> Main Road, Koramangala II Block, Bengaluru –560 034,
4. The Director, Department of Mines and Geology, Khanija Bhavan, Race course road, Bangalore – 560 001,
5. Guard File,

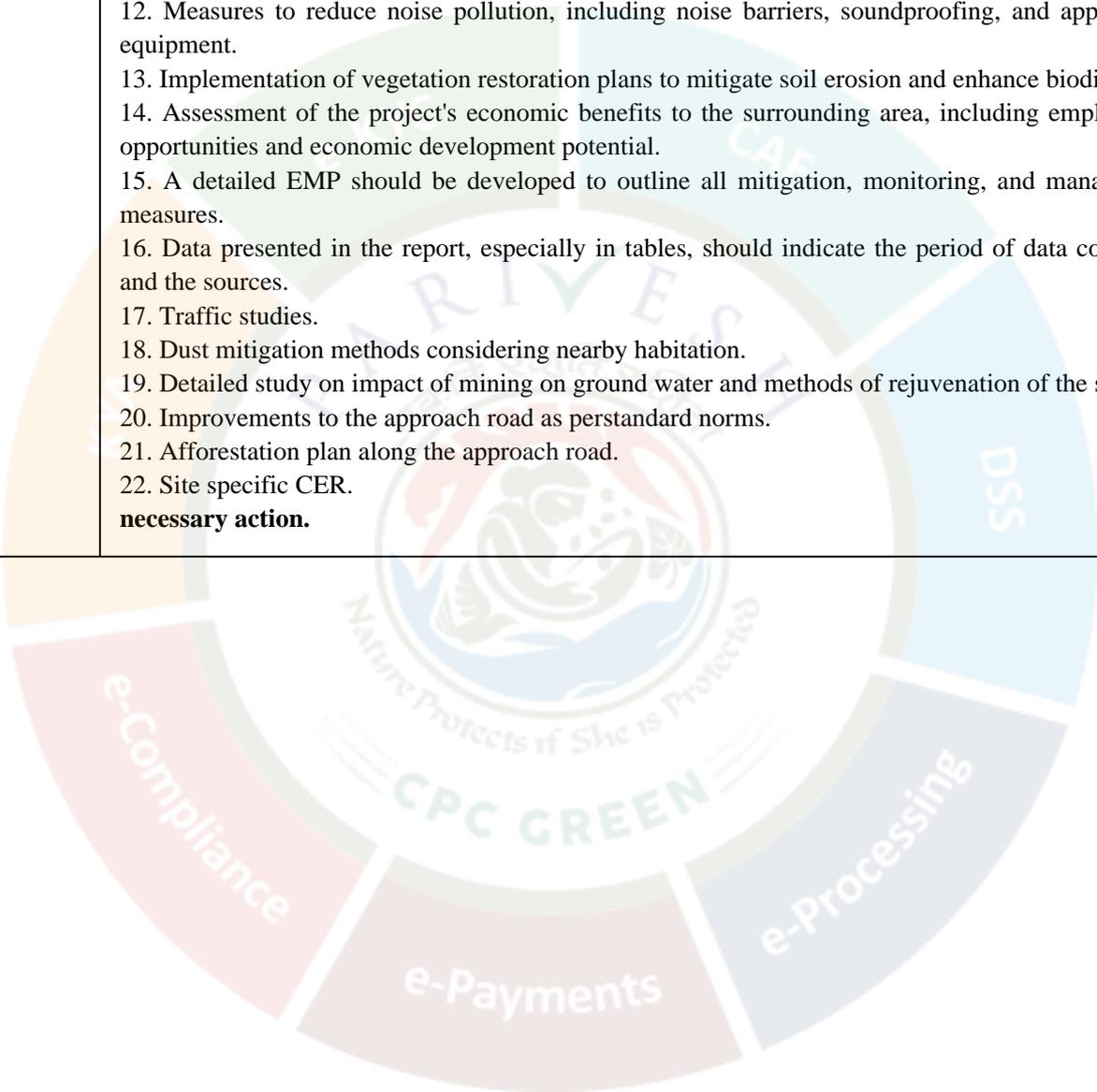
**Annexure 1**

#### **Specific Terms of Reference s for (Mining Of Minerals)**

##### **1. 1**

S. No	Terms of Reference
1.1	<ol style="list-style-type: none"> <li>1. Cumulative pollution load taking into account of cluster with wind rose diagram and isopleth map and should be submitted in detail.</li> <li>2. Ambient air quality data should be collected according to CPCB Notification of 2009.</li> <li>3. Water quality data for both surface and groundwater should be collected.</li> <li>4. Baseline noise levels should be measured.</li> <li>5. A survey of existing plant and animal life within the project area and buffer zone should be conducted.</li> <li>6. A geological map of the area should be provided, including information on mineral reserves and mining history.</li> </ol>

S. No	Terms of Reference
	<p>7. Information on mineral reserves, rated capacity, and life of the mine should be included.</p> <p>8. A detailed justification should be provided if the lease area/buffer zone is considered ecologically fragile.</p> <p>9. Assessment of air pollution impacts, including dust generation, particulate matter emissions, and their potential health implications.</p> <p>10. Assessment of noise pollution impacts, including noise levels, potential impacts on human health and wildlife, and mitigation measures.</p> <p>11. Measures to control dust generation, including dust suppression techniques, regular watering, and proper road maintenance.</p> <p>12. Measures to reduce noise pollution, including noise barriers, soundproofing, and appropriate equipment.</p> <p>13. Implementation of vegetation restoration plans to mitigate soil erosion and enhance biodiversity.</p> <p>14. Assessment of the project's economic benefits to the surrounding area, including employment opportunities and economic development potential.</p> <p>15. A detailed EMP should be developed to outline all mitigation, monitoring, and management measures.</p> <p>16. Data presented in the report, especially in tables, should indicate the period of data collection and the sources.</p> <p>17. Traffic studies.</p> <p>18. Dust mitigation methods considering nearby habitation.</p> <p>19. Detailed study on impact of mining on ground water and methods of rejuvenation of the same.</p> <p>20. Improvements to the approach road as per standard norms.</p> <p>21. Afforestation plan along the approach road.</p> <p>22. Site specific CER.</p> <p><b>necessary action.</b></p>





# State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 213 MIN 2025 (D)

To,

M/s. Surya Buildcon  
F4-07, Arya hub,  
Hope Form Circlee,  
White Field  
Bengaluru District  
Karnataka - 560066

Sir,

**Sub:** Building Stone Quarry Project at Sy.No.28 of K.G.Jajuru Village, Nelamangala Taluk, Bengaluru Rural District (7-00 Acres) by M/s. Surya Buildcon - issue of ToRs and additional ToRs Regarding.

**Ref:** i. Proceedings of the 337<sup>th</sup> SEAC meeting held on 11<sup>th</sup> & 12<sup>th</sup> September 2025.  
ii. Proceedings of the 275<sup>th</sup> SEIAA meeting held on 3<sup>rd</sup> & 4<sup>th</sup> October 2025.

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This has reference to your online application dated 25.06.2025 bearing proposal No. SIA/KA/MIN/507157/2024 addressed to SEIAA, Karnataka on the subject mentioned above along with Form-1, Pre-Feasibility report as per the EIA Notification, 2006.

2. It is a proposal seeking Environmental clearance for Building Stone Quarry Project at Sy.No.28 of K.G.Jajuru Village, Nelamangala Taluk, Bengaluru Rural District (7-00 Acres) by M/s. Surya Buildcon. This is a project covered under Sl.No.1(a) of the Schedule Under EIA Notification 2006 and amendments made there on.

3. It is inter-alia, noted that M/s. Surya Buildcon have proposed for Quarrying of Building Stone Project on a total land area of 7-00 Acres, which is Government Gomala Land. Out of 7-00 Acres, 5-00 Acres area is used for Quarrying, 0-02 Acres area is used for Roads, 0-03 Acres area is used for Overburden dumping, 0-05 Acres area is for Top Soil Storage, Infrastructure & Mineral Storage and 1-30 Acres area is used for buffer zone. It is proposed to quarry of Building Stone of production quantity of 15,789 Tonnes per Annum.

4. The State Expert Appraisal Committee (SEAC), Karnataka has considered the proposal during its meeting held on 11<sup>th</sup> & 12<sup>th</sup> September 2025. Based on the consideration of the

documents submitted and the presentation made by the project Proponent and the environment consultant, the Committee prescribed the following Terms of Reference (ToR) for preparing EIA/EMP report with latest one season baseline data other than monsoon for the above mentioned project.

5. The SEIAA Karnataka in its meeting held on 3<sup>rd</sup> & 4<sup>th</sup> October 2025 after due consideration of the relevant documents submitted by the project proponent, and the recommendation of the SEAC decided to accord the Standard Terms of Reference (TOR) along with additional Terms of Reference, in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments made there on.

**STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR NON-COAL MINING PROJECTS AND INFORMATION TO BE INCLUDED IN THE EIA/EMP REPORT.**

- 1) Year-wise production details since 1994 should be given, clearly stating the highest production achieved in any one year prior to 1994. It may also be categorically informed whether there had been any increase in production after the EIA Notification 1994 came into force, w.r.t. the highest production achieved prior to 1994.
- 2) A copy of the document in support of the fact that the Proponent is the rightful lessee of the mine should be given.
- 3) All documents including approved mine plan, EIA and Public Hearing should be compatible with one another in terms of the mine lease area, production levels, waste generation and its management, mining technology etc. and should be in the name of the lessee.
- 4) All corner coordinates of the mine lease area, superimposed on a High Resolution Imagery/ toposheet, topographic sheet, geomorphology and geology of the areashould be provided. Such an Imagery of the proposed area should clearly show the land use and other ecological features of the study area (core and buffer zone).
- 5) Information should be provided in Survey of India Toposheet in 1:50,000 scale indicating geological map of the area, geomorphology of land forms of the area, existing minerals and mining history of the area, important water bodies, streams and rivers and soil characteristics.
- 6) Details about the land proposed for mining activities should be given with information as to whether mining conforms to the land use policy of the State; land diversion for mining should have approval from State land use board or the concerned authority.
- 7) It should be clearly stated whether the proponent Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/ violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also

be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the EIA Report.

- 8) Issues relating to Mine Safety, including subsidence study in case of underground mining and slope study in case of open cast mining, blasting study etc. should be detailed. The proposed safeguard measures in each case should also be provided.
- 9) The study area will comprise of 10 km zone around the mine lease from lease periphery and the data contained in the EIA such as waste generation etc. should be for the life of the mine / lease period.
- 10) Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated. Land use plan of the mine lease area should be prepared to encompass preoperational, operational and post operational phases and submitted. Impact, if any, of change of land use should be given.
- 11) Details of the land for any Over Burden Dumps outside the mine lease, such as extent of land area, distance from mine lease, its land use, R&R issues, if any, should be given.
- 12) A Certificate from the Competent Authority in the State Forest Department should be provided, confirming the involvement of forest land, if any, in the project area. In the event of any contrary claim by the Project Proponent regarding the status of forests, the site may be inspected by the State Forest Department along with the Regional Office of the Ministry to ascertain the status of forests, based on which, the Certificate in this regard as mentioned above be issued. In all such cases, it would be desirable for representative of the State Forest Department to assist the Expert Appraisal Committees.
- 13) Status of forestry clearance for the broken up area and virgin forestland involved in the Project including deposition of net present value (NPV) and compensatory afforestation (CA) should be indicated. A copy of the forestry clearance should also be furnished.
- 14) Implementation status of recognition of forest rights under the Scheduled Tribes and other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 should be indicated.
- 15) The vegetation in the RF / PF areas in the study area, with necessary details, should be given.
- 16) A study shall be got done to ascertain the impact of the Mining Project on wildlife of the study area and details furnished. Impact of the project on the wildlife in the surrounding and any other protected area and accordingly, detailed mitigative measures required, should be worked out with cost implications and submitted.
- 17) Location of National Parks, Sanctuaries, Biosphere Reserves, Wildlife Corridors, Ramsar site Tiger/ Elephant Reserves/(existing as well as proposed), if any, within 10 km of the mine lease should be clearly indicated, supported by a location map duly authenticated by Chief Wildlife Warden. Necessary clearance, as may be applicable to such projects due to proximity of the ecologically sensitive areas as mentioned above, should be obtained from the Standing Committee of National Board of Wildlife and copy furnished.

- 18) A detailed biological study of the study area [core zone and buffer zone (10 km radius of the periphery of the mine lease)] shall be carried out. Details of flora and fauna, endangered, endemic and RET Species duly authenticated, separately for core and buffer zone should be furnished based on such primary field survey, clearly indicating the Schedule of the fauna present. In case of any scheduled- I fauna found in the study area, the necessary plan alongwith budgetary provisions for their conservation should be prepared in consultation with State Forest and Wildlife Department and details furnished. Necessary allocation of funds for implementing the same should be made as part of the project cost.
- 19) Proximity to Areas declared as 'Critically Polluted' or the Project areas likely to come under the 'Aravali Range', (attracting court restrictions for mining operations), should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB or State Mining Department should be secured and furnished to the effect that the proposed mining activities could be considered.
- 20) Similarly, for coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Mining Projects falling under CRZ would also need to obtain approval of the concerned Coastal Zone Management Authority).
- 21) R&R Plan/compensation details for the Project Affected People (PAP) should be furnished. While preparing the R&R Plan, the relevant State/National Rehabilitation & Resettlement Policy should be kept in view. In respect of SCs /STs and other weaker sections of the society in the study area, a need based sample survey, family-wise, should be undertaken to assess their requirements, and action programmes prepared and submitted accordingly, integrating the sectoral programmes of line departments of the State Government. It may be clearly brought out whether the village(s) located in the mine lease area will be shifted or not. The issues relating to shifting of village(s) including their R&R and socio-economic aspects should be discussed in the Report.
- 22) One season (non-monsoon) [i.e. March-May (Summer Season); October-December (post monsoon season) ; December-February (winter season)] primary baseline data on ambient air quality as per CPCB Notification of 2009, water quality, noise level, soil and flora and fauna shall be collected and the AAQ and other data so compiled presented date-wise in the EIA and EMP Report. Site-specific meteorological data should also be collected. The location of the monitoring stations should be such as to represent whole of the study area and justified keeping in view the pre-dominant downwind direction and location of sensitive receptors. There should be at least one monitoring station within 500 m of the mine lease in the pre-dominant downwind direction. The mineralogical composition of PM10, particularly for free silica, should be given.
- 23) Air quality modeling should be carried out for prediction of impact of the project on the air quality of the area. It should also take into account the impact of movement of vehicles for transportation of mineral. The details of the model used and input parameters used for modeling should be provided. The air quality contours may be shown on a

location map clearly indicating the location of the site, location of sensitive receptors, if any, and the habitation. The wind roses showing pre-dominant wind direction may also be indicated on the map.

- 24) The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
- 25) Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
- 26) Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
- 27) Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
- 28) Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
- 29) Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be brought out.
- 30) Information on site elevation, working depth, groundwater table etc. Should be provided both in AMSL and bgl. A schematic diagram may also be provided for the same.
- 31) A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
- 32) Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.

- 33) Details of the onsite shelter and facilities to be provided to the mine workers should be included in the EIA Report.
- 34) Conceptual post mining land use and Reclamation and Restoration of mined out areas (with plans and with adequate number of sections) should be given in the EIA report.
- 35) Occupational Health impacts of the Project should be anticipated and the proposed preventive measures spelt out in detail. Details of pre-placement medical examination and periodical medical examination schedules should be incorporated in the EMP. The project specific occupational health mitigation measures with required facilities proposed in the mining area may be detailed.
- 36) Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
- 37) Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
- 38) Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
- 39) Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.
- 40) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 41) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 42) A Disaster management Plan shall be prepared and included in the EIA/EMP Report.
- 43) Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc.
- 44) Besides the above, the below mentioned general points are also to be followed:-
  - a) Executive Summary of the EIA/EMP Report
  - b) All documents to be properly referenced with index and continuous page numbering.
  - c) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated.
  - d) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project.

- e) Where the documents provided are in a language other than English, an English translation should be provided.
- f) The Questionnaire for environmental appraisal of mining projects as devised earlier by the Ministry shall also be filled and submitted.
- g) While preparing the EIA report, the instructions for the Proponents and instructions for the Consultants issued by MoEF&CC vide O.M. No. J-11013/41/2006-IA.II(I) dated 4th August, 2009, which are available on the website of this Ministry, should be followed.
- h) Changes, if any made in the basic scope and project parameters (as submitted in Form-I and the PFR for securing the TOR) should be brought to the attention of MoEF&CC with reasons for such changes and permission should be sought, as the TOR may also have to be altered. Post Public Hearing changes in structure and content of the draft EIA/EMP (other than modifications arising out of the P.H. process) will entail conducting the PH again with the revised documentation.
- i) As per the circular no. J-11011/618/2010-IA.II(I) dated 30.5.2012, certified report of the status of compliance of the conditions stipulated in the environment clearance for the existing operations of the project, should be obtained from the Regional Office of Ministry of Environment, Forest and Climate Change, as may be applicable.
- j) The EIA report should also include (i) surface plan of the area indicating contours of main topographic features, drainage and mining area, (ii) geological maps and sections and (iii) sections of the mine pit and external dumps, if any, clearly showing the land features of the adjoining area.

**Additional TOR:**

1. Cumulative pollution load taking into account of cluster with wind rose diagram and isopleth map and should be submitted in detail.
2. Ambient air quality data should be collected according to CPCB Notification of 2009.
3. Water quality data for both surface and groundwater should be collected.
4. Baseline noise levels should be measured.
5. A survey of existing plant and animal life within the project area and buffer zone should be conducted.
6. A geological map of the area should be provided, including information on mineral reserves and mining history.
7. Information on mineral reserves, rated capacity, and life of the mine should be included.
8. A detailed justification should be provided if the lease area/buffer zone is considered ecologically fragile.
9. Assessment of air pollution impacts, including dust generation, particulate matter emissions, and their potential health implications.
10. Assessment of noise pollution impacts, including noise levels, potential impacts on human health and wildlife, and mitigation measures.
11. Measures to control dust generation, including dust suppression techniques, regular watering, and proper road maintenance.

12. Measures to reduce noise pollution, including noise barriers, soundproofing, and appropriate equipment.
13. Implementation of vegetation restoration plans to mitigate soil erosion and enhance biodiversity.
14. Assessment of the project's economic benefits to the surrounding area, including employment opportunities and economic development potential.
15. A detailed EMP should be developed to outline all mitigation, monitoring, and management measures.
16. Data presented in the report, especially in tables, should indicate the period of data collection and the sources.
17. Traffic studies.
18. Dust mitigation methods considering nearby habitation.
19. Detailed study on impact of mining on ground water and methods of rejuvenation of the same.
20. Improvements to the approach road as per standard norms.
21. Afforestation plan along the approach road.
22. Site specific CER.

The consultants involved in the preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and the data provided by other Organization(s)/Laboratories including their status of approvals etc. In this regard Office Memorandum No. F. No. J-11013/77/2004-IA.II(I) dated 30<sup>th</sup> June, 2011 available on the MoEF, GoI website <http://www.moef.nic.in> may please be referred.

The Terms of References (ToR) prescribed by the State Expert Appraisal Committee (SEAC), Karnataka should be considered for the preparation of EIA / EMP report for the above mentioned project in addition to all the relevant information as per the Generic Structure of EIA given in Appendix III and IIIA in the EIA Notification, 2006.

The proponent shall get the public hearing conducted in accordance with the procedure prescribed under the EIA Notification, 2006 and all the concerns raised during public consultation shall be addressed and incorporated in the Final EIA report.

The ToRs prescribed will be valid for a period of four years for submission of the EIA/EMP report.

Yours faithfully,



(Srinivasulu)

Member Secretary,  
SEIAA, Karnataka.

**Copy to:-**

1. Chairman, Karnataka State Pollution Control Board, KSPCB, Parisara Bhavan, 4<sup>th</sup> & 5<sup>th</sup> Floor, church street, Bangalore for information.
2. Guard File.