



AIRPORTS AUTHORITY OF INDIA
DIRECTORATE OF LAND MANAGEMENT

No. AV.21012/24/2020-LM- Vol-II **190-93**
Computer No. 271547

Dated: 26th June, 2025

Land Management Circular No. 36

Subject: - **Guidelines / Strategy for Removal of Encroachment**

In order to establish a Standardized Frame Work for removal of Encroachment all REDs/APDs are hereby requested to strictly adhere to the provisions of the Airports Authority of India Act, 1994 (as amended) while dealing with removal of encroachments and unauthorised occupants from AAI-owned land.

2. Particular attention must be paid to the relevant sections of the Act, including:

- i) Section 28A to 28R: which empower AAI to take necessary actions for eviction of unauthorised occupants.
- ii) Ensure that due notice, documentation, and procedural safeguards are followed as mandated under the Act.
- iii) Maintain coordination with local law enforcement authorities for smooth execution of eviction proceedings wherever required.
- iv) Regularly update records and ensure encumbrance-free land status at all AAI airports.

3. Further it is to state that removal of Encroachment requires a well-planned, multi-disciplinary strategy that balance Legal authority, Administration action & Stake holder Management. Following actions are required to be taken at appropriate level: -

a) **Land Survey & Demarcation**

- i) Conduct a detailed survey using modern tools.
- ii) Clearly demarcate airport boundaries with physical markers & updated records.
- iii) Prepare a comprehensive land ownership report with encroachment details.

b) **Legal preparation**

- i) Verify land ownership through Revenue & AAI records.
- ii) Identify encroachers (Residential / Commercial / Institutional).
- iii) Issue notice under relevant laws (AAI Act).
- iv) Prepare for litigation. Anticipate stay orders & prepare legal counter strategy.

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c) **Stakeholder co-ordination**

- i) Engage local administration (Revenue / Police / Municipal bodies).
- ii) Co-ordination with Security Agencies if the encroachment affects airport security.

d) **Public Communication**

- i) Launch an awareness campaign on safety, legality, consequences.
- ii) Set a clear deadline for voluntary eviction before forced eviction.

e) **Enforcement Action**

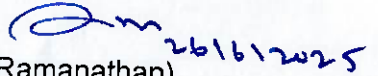
- i) Deploy Joint teams (Police, AAI, Municipal Staff)
- ii) Record the process (Video / Photography) for legal protection.
- iii) Demolish un-authorized structure & secure the land post removal.
- iv) Fence off re-claimed land & ensure surveillance to prevent re-encroachment.

f) **Post Encroachment Measures**

- i) Build permanent infrastructure (Boundary walls, Road, watch tower).
- ii) Maintain a land monitoring system.
- iii) Regular audits to detect fresh encroachment early.

4. All REDs/APDs shall take proactive and time-bound action against encroachments, and submit progress reports to the CHQ at regular intervals.

5. This issues with the approval of Competent Authority.


(V. Ramanathan)

General Manager (LM)

Add. Charge Executive Director (LM / BD)

To,

All REDs / APDs

Copy to: -

1. Chairman Secretariat
2. Member (Planning)
3. GM(LM) – II
4. GM(IT) – For uploading on AAI Website.