

EOI



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



Name of work: Notice inviting “Expression of Interest (EOI)” for engagement of Consultant for dealing Land Matters at Tiruchirappalli International Airport.



TENDER DOCUMENT EOI - LAND CONSULTANT

AIRPORTS AUTHORITY OF INDIA,
LAND MANAGEMENT,
TIRUCHIRAPALLI INTERNATIONAL AIRPORT,
TIRUCHIRAPALLI - 620 007.



INDEX

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This Notice Inviting EOI contains 12 pages (Page No.1 to 12) serially numbered.

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EOI



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA



Expression of Interest (EOI) is invited from interested parties for Engagement as Consultant for dealing the Land Matters at TIRUCHIRAPALLI INTERNATIONAL Airport. Last date of submission of EOI - Land Consultant is **15-05-2026 23:59 Hours**. For details, please visit AAI web site www.aai.aero



No.AAI/TRY/LM/LAND CONSULTANT/2026-27/

Date: 24-04-2026

NOTICE INVITING EXPRESSION OF INTEREST

Sub: Expression of Interest for Engagement of Consultant for Dealing Land Matters at TIRUCHIRAPALLI INTERNATIONAL Airport.

1. Introduction

Airports Authority of India ("Authority" or "AAI"), established under Airports Authority of India Act, 1994, is a Category-I Mini-Ratna public sector enterprise. The Authority is mandated under the Airports Authority of India Act, 1994 to inter alia manage the Airports, Civil enclaves and the aeronautical communication stations efficiently (other than airports and airfields belonging to, or subject to the Control of, any Armed Force of the Union). The Authority, in its persistent efforts to provide world-class infrastructure and services to stakeholders, has been endeavoring to excel amongst its global peers by undertaking various initiatives.

AAI plans to invite EOI for engaging a Land consultant to deal with all land matters which involves updating of land records and Digitization process of the existing Land pertaining to TIRUCHIRAPALLI INTERNATIONAL Airport as well as the proposed additional Land area which is under acquisition by District Administration.

2. Objectives of EOI:

The services of a consultant are required for a specific period for AAI at TIRUCHIRAPALLI INTERNATIONAL Airport, mainly for updating all the Land records, expedite the transfer of Land to Tamil Nilam process in the name of AAI in respect of the existing land & looking after land acquisition by District Administration.

In addition to the above, other miscellaneous works such as preparation of Digital Survey map, Compilation of Land records, Assisting AAI in legal matters connected with Land Management works etc., need to be carried out as detailed in the Scope of Work.

3. PERIOD OF ENGAGEMENT

The duration of engagement of Consultant, shall be 12 months (Twelve) with a provision to extend for further period up to requirement of AAI and based on the performance of the Consultant.

4. REMUNERATION

- The Estimated remuneration for the Consultant per month is Rs.50,000/- per month.
- The Income tax or any other tax liable to be deducted as per the prevailing rules will be deducted at source before effecting the payment for which the department



will issue TDS Certificate. GST as applicable shall be payable extra at the prevalent rates.

- In case of absence from duty other than holiday and permissible leaves, proportionate payment would be deducted from the consultancy fee.
- AAI will be free to terminate the services in case consultant remains absent for more than 15 days beyond the entitled leave in a calendar year.

5. Submission of EOI:

The Notice Inviting 'EOI' and other Terms and Conditions shall be obtained from the office of Airport Director, TIRUCHIRAPALLI INTERNATIONAL Airport or the same can be downloaded from AAI website www.aai.aero.

Interested parties / Firms having the eligibility criteria as stated in Para No.7 of this EOI, are requested to submit their 'Expression of Interest to the Airport Director, TIRUCHIRAPALLI INTERNATIONAL Airport on or before **15-05-2026** up to 23:59 Hours.

The Application envelope shall be subjected as below;

<u>Sub: Application for Land Consultant at Trichy Airport</u>	
From Applicant's Name & Address	To The Airport Director, Airports Authority of India, Trichy International Airport, Trichy - 620 007.

The offer will be opened on **18-05-2026** at 10:00 Hours in the presence of the parties or their authorized representative if any present.

AAI reserves to itself the right to reject any or the entire request in full or in part without assigning any reasons thereof and to call for any details or information or extend the date and time of its submission from any party.

6. Schedule of Events / Activities for submission of EOI

Sl.No.	Particulars	** Date & Time (in IST)
1	Publishing of EOI	24-04-2026
2	Download EOI from AAI website	24-04-2026 onwards
2.1	Submission of EOI Start Date	24-04-2026
2.2	Submission of EOI End Date & Time	15-05-2026 up to 23:59 Hours.
3	Opening of EOI Date & Time	18-05-2026 up to 10:00 Hours.
4	Interview date for eligible candidate will be intimated after Technical scrutiny.	

** The above dates are tentative and can be rescheduled at the discretion of AAI.



7. Eligibility Criteria & Documents to be submitted:

Sl. No.	Eligibility Criteria	Documents to be submitted by the applicant
1.	The applicant should be retired Revenue official from State Govt not below the rank of Tahsildar having experience in land acquisition, Mutation process, Land Survey and other Land matters, dealing Land Acquisition Original Petition cases etc.,	Proof of supporting document
2.	The applicant should be less than 70 years of age as on the date of publishing of this EOI. He shall be medically fit and shall possess good working knowledge of Tamil & English.	Proof of document
3.	The selection shall be based on the No. of years of experience (20%), remuneration amount Quoted by the Applicant (70%), additional skills & performance in the interview etc., (10%).	Proof of document
4.	Acceptance letter dully filled in all columns and signed by the applicant	As per Annexure A
5	Form of Quotation dully filled in all columns and signed by the applicant	As per Annexure B
6	Unconditional Acceptance letter dully filled in all columns and signed by the applicant	As per Annexure C

8. Scope of Work

SL. No	Scope of Work
	Land works pertaining to the existing AAI land area of Tiruchirappalli International Airport (i.e. 702.02 acres).
1.1	Arranging scaled Revenue survey map duly certified by Revenue Authority.
1.2	Collection & Compilation of FMBs / Extracts of A-Register and Other relevant Docs from Revenue Authority.



1.3	Physical verification of the existing land area with reference to the revenue records for checking encroachments if any, and take necessary action in co-ordination with District / Revenue Authorities.
2	Land works pertaining to the proposed additional area under acquisition process (i.e., 17.60 + 22.65 acres), for development of TIRUCHIRAPALLI INTERNATIONAL Airport.
2.1	Expediting the acquisition process and completion of Physical demarcation of the entire area in coordination with District Revenue Authority, including fixing of survey stones at site.
2.2	Collection and compilation of FMBs / Extracts of A-Register / Other Docs from Revenue Authority / Certified copies of Notification (4) & Notification (6).
2.3	Obtaining Enter upon Permission for balance land in acquisition from Revenue Authority and obtaining all relevant documents in co-ordination with District Revenue Authorities.
2.4	Arranging scaled Revenue survey map of the additional land area (17.60 + 22.65 acres) duly certified by Revenue Authority and assist AAI in preparation of digital survey map with updated land records/superimposing on the AAI Master plan.
2.5	Physical verification of the additionally acquired land with reference to the revenue records to ascertain encroachments / encumbrances if any, and take necessary action in co-ordination with District / Revenue Authorities.
3	General works:
3.1	Assisting AAI team in Physical Audit of AAI land area leased / licensed by AAI to various agencies and updating the concerned Survey Nos of such land at TIRUCHIRAPALLI INTERNATIONAL Airport as and when required.
3.2	Assisting AAI in initiating necessary steps to prepare and file LPS with Revenue Authorities, as and when required.
3.3	Assisting AAI in various pending Land related Court Cases in coordination with District Authority, as and when required.
3.4	Updating TIRUCHIRAPALLI INTERNATIONAL Airport Land Master Data on real time basis in coordination with AAI personnel (i.e., Data entry in Excel Sheet in respect of existing area as well as the additional land area under acquisition).
3.5	Regular Liaison with District Revenue Authorities and assist AAI in all land related works at TIRUCHIRAPALLI INTERNATIONAL Airport.



3.6	The Consultant shall report to the Senior Manager (Engg-Civil)-Land Management and shall brief the work progress on daily basis and shall submit progress report monthly.
3.7	Regular Liaison with District Revenue Authorities and assist AAI in all land related works at TANJORE AIRPORT for Mutual transfer of IAF Land.
3.8	Assisting in raising the Land lease bills in AIMS (Airplane Information Management System) Module.

9. SPECIFIC TERMS & CONDITIONS:

- 9.1 The duration of engagement of consultant, shall be 12 months (Twelve) with a provision to extend for further period subject to requirement, based on the performance of the incumbent.
- 9.2 The appointment of consultants would be on full time basis and they would not be permitted to take up any other assignment during the period of consultancy.
- 9.3 However, the services of the Consultant are liable to be terminated at any time by giving one-month notice or remuneration / fees in lieu of notice period and the decision of AAI Management will be final and binding.
- 9.4 The successful applicant shall be paid the amount quoted per month by him. Tax Deduction at Source (TDS): The Income tax or any other tax liable to be deducted as per the prevailing rules will be deducted at source before effecting the payment for which the department will issue TDS Certificate. GST as applicable shall be payable extra at the prevalent rates.
- 9.5 Allowance: Consultant shall not be entitled for any allowance such as Dearness Allowance (DA), Residential, Telephone, Transport facility, Personal staff, Residential accommodation, Medical Reimbursement etc.,
- 9.6 TA/DA
- i) No TA/DA shall be admissible for joining the assignment or on its completion.
 - ii) However, Consultants will be allowed TA/DA for their travel inside the country in connection with the official work after approval of Competent Authority.
 - iii) The Consultant is NOT ELIGIBLE for any other perks and allowances other than the lump sum remuneration quoted per month by the successful applicant.
 - iv) In case of absence from duty other than holiday and permissible leaves, proportionate payment would be deducted from the consultancy fee.
 - v) AAI will be free to terminate the services in case consultant remains absent for more than 15 days beyond the entitled leave in a calendar year.



9.7 Attendance & Leave

- i) Consultants will be required to mark their Biometric / Manual Attendance daily at the place of reporting in line with AAI Employees attendance system at the place of engagement.
- ii) Consultants shall be eligible for 15 days leave in a calendar year on pro-rata basis.
- iii) Therefore, a consultant shall not draw any remuneration in case his / her absence is beyond 12 days in a year (calculated on pro-rata basis).
- iv) Un-availed leave in a calendar year cannot be carried forward to next calendar year or encashment at the end of the tenure.

9.8 Agreement and Letter of Acceptance: An agreement should be drawn up between the selected consultant and AAI specifying the terms and conditions of hiring of consultants, including the following:

- i) Scope of Work.
- ii) Remuneration / Fees to be paid to the Consultant.
- iii) Tax Deduction at Source.
- iv) Reimbursement of GST paid by the consultant.
- v) Domestic Tour required and entitlement for the same in terms of TA/DA.
- vi) Facilities to be provided by AAI terms of office space, other infrastructure etc.,
- vii) Deliverable of the assignment expected from the consultant.
- viii) The agreement will be binding on both the consultant and AAI.

9.9 Termination of Agreement - AAI can terminate the agreement on the following grounds:

- i) In case the information furnished by the applicant is found to be false at any stage the same will be invite disqualification and or action as deemed appropriate by AAI whose decision shall be final and bindings.
- ii) If the consultant is unable to address the assigned tasks.
- iii) Quality of the assigned works is not to the satisfaction of the department.
- iv) The consultant fails in timely achievement of milestones as decided by AAI.
- v) The consultant is found lacking in honesty and integrity.
- vi) The services of the consultant are liable to be terminated at any time by giving one-month notice or remuneration / fees in lieu of notice period and the decision of AAI management will be final in this regard.

9.10. Willingness Letter / Acceptance Letter: In the event of acceptance of terms and conditions, the consultant shall submit his willingness / acceptance letter in the proforma attached while reporting for duty.



Annexure "A"

To

The Airport Director,
AAI, Tiruchirappalli International Airport.
Tiruchirappalli - 620 007.

ACCEPTANCE LETTER

I, hereby acknowledge that I have read and understood the Terms & Conditions of appointment/engagement and accept the same.

I, hereby declare that I am not employed gainfully elsewhere and also that I will not take up any gainful employment elsewhere during the period of consultancy with Airports Authority of India.

I, hereby declare that I am not residing in any Government Accommodation and in case, I shift to any Government accommodation during my engagement with Airports Authority of India, I shall immediately inform to my Monitoring Officer in this regard.

I, hereby declare that there is no vigilance/criminal proceeding pending on me as on the date of appointment/engagement.

I, confirm that I shall commence my contract / services with effect from _____

Name: _____

Signature: _____

Date: _____

Mob: _____


Annexure "B"
Form of Quotation

Name of Work: **Expression of Interest for Engagement of Consultant for dealing Land Matters at TIRUCHIRAPALLI INTERNATIONAL Airport.**

Sl. No	Description of Items	Quoted Rate (Rs.) (Excluding GST)
1.	Remuneration Amount per month	Rs. _____

(Rupees.....
.....only)

Signature of the PARTY _____

Name _____

Status _____

Address _____

Tel No (Office) _____

Residence _____



Annexure "C"

UNCONDITIONAL ACCEPTANCE LETTER

To

The Airport Director,
Airports Authority of India,
Tiruchirappalli International Airport,
Tiruchirappalli - 620 007.

Subject: **Unconditional Acceptance of AAI's Terms and conditions mentioned in the Expression of Interest for Engagement of Consultant for dealing Land Matters at TIRUCHIRAPALLI INTERNATIONAL Airport.**

Sir,

1. I/We hereby certify that I/We have inspected the site and read the entire terms and conditions of EOI and documents made available to me/us. I/We shall abide by the conditions /Clauses contained therein.
2. I/We hereby unconditionally accept the AAI Terms and conditions of the EOI for Engagement of Consultant for dealing Land Matters at TIRUCHIRAPALLI INTERNATIONAL Airport

Yours faithfully,

Date:

(Signature of THE PARTY)