

NAME OF WORK: Notice inviting “Expression of Interest” (EOI) for Engagement of Consultant for dealing Land Matters at Bangalore Airport.



EOI DOCUMENT – LAND CONSULTANT

**AIRPORTS AUTHORITY OF INDIA
LAND MANAGEMENT, BANGALORE AIRPORT
BANGALORE: 560017**

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This Notice Inviting EOI contains 11 pages (Page No 1 to 11) serially numbered.

DGM(Engg-C)
For General Manager (CIC)
Mobile: 9518390497
Email: msravi@aai.aero

EOI



Expression of Interest (EOI) is invited from interested parties for Engagement as Consultant for dealing the Land Matters at Bangalore Airport. Last date of submission of EOI – Land Consultant is **18.05.2022 1500 hrs.** For details, please visit AAI web site www.aai.aero

NOTICE INVITING EXPRESSION OF INTEREST**Sub: Expression of Interest for Engagement of Consultant for
Dealing Land Matters at Bangalore Airport****1. Introduction**

Airports Authority of India (“Authority” or “AAI”), established under Airports Authority of India Act, 1994, is a Category-I miniratna 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 including mutation in the name of AAI and Digitization process of the existing Land pertaining to Bangalore Airport at different locations such as HAL – Konena Agrahara, Kundalahalli, Varthur, Ulsoor, Bagalur & Sidlaghatta.

2. Objectives of EOI:

The services of a consultant is required for a specific period for AAI at Bangalore Airport, mainly for updating all the Land records, expedite the land mutation process in the name of AAI in respect of the existing land.

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 06 (six) months with a provision to extend for further period of 06 (six) months subject 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/- (Rupees Fifty Thousand)** 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. Service Tax/GST as applicable shall be payable extra as per applicable.
- 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 General Manager (CIC), Bangalore 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 General Manager (CIC), old HAL Airport, Vimanapura, Bangalore-560017 on or before 18.05.2022 up to 1500 hrs. The offer will be opened on 18.05.2022 at 1530hrs in the presence of the parties or their authorized representative if any present.

AAI reserves 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	25.04.2022 at 18:00 hrs
2	Download EOI from AAI website	26.04.2022 at 09:30 hrs
3	Submission of EOI Start Date & Time	26.04.2022 at 10:30 hrs
4	Submission of EOI End Date & Time	18.05.2022 upto 15.00 hrs
5	Opening of EOI Date & Time	18.05.2022 upto 15.30 hrs

** The date is 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 interested parties/ firms shall engage 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 LAOP cases etc.,	Proof of supporting document
2.	The retired revenue officer from state Govt 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 Kannada & English.	Proof of document

3.	The selection shall be based on the No. of years of experience, remuneration amount Quoted by the Applicant, additional skills, performance in the interview headed by GM(CIC), Bangalore.	Proof of document
4.	Acceptance letter dully filled in all columns and signed by the parties/firms.	As per Annexure A
5	Form of Quotation dully filled in all columns and signed by the parties/firms.	As per Annexure B
6	Unconditional Acceptance letter dully filled in all columns and signed by the parties/firms.	As per Annexure C

8. Scope of Work

Sl.No.	Scope of Work	Time frame / Mile Stone
1	Land works pertaining to the existing AAI land area of Bangalore Airport (i.e. 45.86 acres).	
1.1	Arranging scaled Revenue survey map duly certified by Revenue Authority.	Within First month after the award of work.
1.2	Collection & Compilation of FMBs/Extracts of A-Register and Other relevant Documents from HAL Authorities and Revenue Authority.	Within Second month after the award of work.
1.3	Completing the Mutation of balance area of the existing land (approx. : 35.335 acres) in the name of AAI and obtaining all relevant documents in co- ordination with HAL authorities and District Revenue Authorities.	Within Forth month after the award of work.
1.4	Assist AAI in preparing digital Revenue survey map including the Non contiguous AAI Land pockets at outer skirts varthur Bangalore, with updated land records duly superimposing the survey / revenue Map.	Within Fifth month after the award of work.

1.5	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.	Within Fifth month after the award of work.
1.6	Compilation of document pertaining to 13.179 acres (HAL handed over land to AAI) and 5.375 acres from Govt of Karnataka including preparation of Survey map duly superimposing in Revenue Map as well as on AAI Master Plan.	Within Sixth month after the award of work.
2	General works:	
2.1	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 Bangalore Airport.	
2.2	Regular Liaison with District Revenue Authorities and assist AAI in all land related works at Bangalore Airport.	
2.3	Assisting AAI in various pending Land related Court Cases in coordination with District Authority, as and when required.	
2.4	Updating Bangalore Airport land records in the name of AAI and obtaining all revenue document in co-ordination with state revenue / HAL Authorities	
2.5	The Consultant shall report to the General Manager (CIC) / DGM(Engg-C) at Kempegowda International Airport / Old HAL Airport, Bangalore and shall brief the work progress on weekly basis and shall submit progress report monthly.	

9. SPECIFIC TERMS & CONDITIONS:

- 9.1 The duration of engagement of consultant, shall be 06 months (six) which may be extended for further period of 06 months (six), if required, based on the performance of the incumbent.
- 9.2 The services of the Consultant are liable to be terminated at any time by giving one-month notice and the decision of AAI Management will be final in this regard.
- 9.3 The amount quoted will be paid after deducting TDS and other taxes as per the prevailing rules for which the department will issue TDS Certificate. Service Tax / GST as applicable shall be payable extra as per the prevailing rules.
- 9.4 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.
- 9.5 TA/DA
 - i) No TA/DA shall be paid for this job.
 - ii) The Consultant is NOT ELIGIBLE for any other perks and allowances other than the lump sum remuneration quoted per month.

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

9.6 Attendance & Leave

- i) Consultants will be required to mark their Biometric/manual Attendance daily at the place of reporting as per the instructions and directions of AAI till the completion of work.
- ii) Consultants shall be eligible for 6 days leave for a period of 6 (Six) month completion period.
- iii) Therefore, a consultant shall not draw any remuneration in case his/her absence is beyond 6 days during 6 (Six) months completion period.

9.7 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.

9.8 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) The consultant is unable to address the assigned tasks.
- iii) Quality of the assigned works is not up to the satisfaction of AAI.
- iv) If consultant fails to achieve the 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.

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 General Manager (CIC) ,
AAI, Bangalore Airport.

BANGALORE- 560017

ACCEPTANCE LETTER

I, hereby acknowledge that I have read and understood the Terms & Conditions of Engagement of Consultant for Land Matters at Bangalore Airport 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 date of engagement.

I, confirm that I shall commence my contract/services immediately after the award of work.

Name: _____
Signature: _____
Date: _____

Mob: _____

Annexure "B"

Form of Quotation**Name of Work : Expression of Interest for Engagement of Consultant for
dealing Land Matters at Bangalore Airport**

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

(Rupees.....only)

Signature : _____

Name _____

Status _____

Address _____

Tel No (Office) _____

Residence _____

UNCONDITIONAL ACCEPTANCE LETTER**To**

The General Manager (CIC),
Airports Authority of India,
Bangalore Airport,
Bangalore – 560017.

Subject: Unconditional Acceptance of AAI’s Terms and conditions mentioned in the Expression of Interest for Engagement of Consultant for dealing Land Matters at Bangalore 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 Bangalore Airport

Yours faithfully,**Date:****(Signature of THE PARTY)**