

**6:6- Service Conditions / Financial & Other Benefits**

***(i) Extension of the Career Advancement Scheme to other Academic & Non Academic Staff.***

**EC:124:2006:6:6:(i):** The Executive Council discussed the matter of granting of 4 (four) advance increments to Deputy Registrars and in view of the objection made by the UGC vide No.F.31-27/98(CU) dated 23<sup>rd</sup> November, 2005 (as given in Annexure – A) and the audit observation “Extension of Career Advancement Scheme (CAS) to Deputy Registrars, NEHU – “Observation thereof” which clearly advised that immediate corrective action be taken on granting of 4 (four) advance increments ( Annexure – B), the Executive Council **RESOLVED** that the granting of 4 (four) advance increments as well as drawal of the same which was granted already be stopped immediately and the concerned beneficiaries be placed back to their original normal basic pay without taking into cognisance of the of 4 (four) advance increments already awarded.

***(ii) (a) Recommendations of the Local Cadre Review Committee.***

**EC:124:2006:6:6:(ii):(a):(b)** The Council considered the Recommendations of the Local Cadre Review Committee and **RESOLVED** to defer taking a decision on the matter and further **RESOLVED** that the Finance Officer and Audit Officer would peruse the report and give their comments.

**6:7- Others**

***(i) Sale of Mayurbhanj Complex***

**EC:124:2006:6:7:(i):** The Council considered the sale of the Mayurbhanj Complex and while noting that the Council was competent to decide on the matter under Statute 13 (2) (ix) **RESOLVED** that the decision of the Executive Council is to be intimated to the University Grants Commission with a write-up and that the District Collector may be requested to fix the value of the land at the prevailing market rate in consonance with the Land Acquisition Act and the University should not agree to a Consent Award.

6:7: - Others

- (i) Sale of Mayurbhanj Complex,  
Nongthymmai, Shillong.

The University on receipt of; the offer for purchase of the Mayurbhanj Campus, from the NEC had constituted a Committee, vide resolution No.EEC:10:2000:6:7(i) dt.27.10.2000, An.I. However, the deal could not be materialized. Thereafter another offer has been received from the M/s. Crescens Educational Trust and for this purpose also the Committee was constituted by the EC vide Resolution taken in the 114<sup>th</sup> meeting dt. 12.12.2002 A.II. Meanwhile, more offers have been received from both Government and Non.Government agencies and in order to enable to examine the offers, the Vice.Chancellor constituted a Committee comprising of the following members:-

- |    |                                      |                                           |
|----|--------------------------------------|-------------------------------------------|
| 1. | Registrar, NEHU.                     | : Chairperson.                            |
| 2. | Shri H.W.T.Syiem, Retd. IAS.         | : Member (nominated by the Chief Rector). |
| 3. | Dr. Arvind Singh.                    | : Member (nominated by IIT, Guwahati).    |
| 4. | O.S.D., C.D.D., NEHU, Shillong.      | : Member.                                 |
| 5. | The Finance Officer, NEHU, Shillong. | : Member.                                 |
| 6. | The Dy.Registrar (Legal).            | : Member.                                 |
| 7. | The Estate Officer, NEHU.            | : Member.                                 |
| 8. | The Asstt.Registrar, Estate.         | : Member.                                 |

The Committee had its First meeting on 9<sup>th</sup> March, 2004 wherein it was recommended that in matter of disposal of the Mayurbhanj Campus, the State Government may be given preference, and the final Evaluation of the lands and buildings may be done by the Deputy Commissioner, who is the Competent Authorities. (copy of the Minutes enclosed). A.III.

The State Government vide letter no GGA.21/2004/2, dt.8.3.2004 A.IV and subsequent letter No. GAA/21/2004/46 dt.17.1.2005 . A.V, has expressed its keen desire to acquire the properties at Mayurbhanj Campus and accordingly in the meeting of the Committee held on 3.2.2005 A.VI it was recommended that the University shall respond to the request of the State Government and pending finalization of the acquisition process, the State Government shall pay the rent based on standard rent basis to be assessed by the Deputy Commissioner, In pursuant to this recommendation which was approved by V.C. an agreement was signed between the State Government and the University on 20<sup>th</sup> April, 2005. A.VII.

Meanwhile, the Deputy Commissioner, has assessed the cost of land and building and the same was conveyed to the University by the Commissioner and Secretary, Government of Meghalaya, GAD, vide letter No.GAA.21/2004Pt.I/9 dt.25.10.2005,

A.VIII, wherein the cost of land has been shown as Rs.160/- per square ft. The assessment report has been placed before the Committee, where Dr.O.D.V Ladia,Principal,Shillong Law College, who was also Co-opted as a member of the Committee. The meeting discussed at length the assessment report and after careful consideration, recommended to write to the State Government expressing dissatisfaction to the proposed assessment as the cost of land is too low.(copy of the Minutes enclosed).A.IX.

In the meantime, it was reported that the State Government has convened a meeting and in this meeting; the University was represented by the Registrar, the University Engineer, and Dr.O.D.V.Ladia(Member of the Committee) where the State Government explained their stand in the matter of acquisition of the properties and also of the rate of the land that has been fixed by the Deputy Commissioner( Revenue).However the State Government would consider the higher rate provided the University is able to produce necessary document.

In the meeting held on 1st February 2006, it was reported by the Registrar, that besides the value of the properties. The University will also get 30% (from the original value) as soletium and; the interest that may accrue thereupon pending finalization/final payment of the entire cost. The Committee considered the offer and recommended that a green signal may be given to the State Government to go ahead with the process of acquiring the properties. Vide A.X.

The matter is therefore, placed before the Executive Council for consideration and approval of the proposal above.

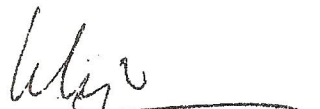
## 6:7: Others

- (i) Purchase of the Mayurbhanj Complex by the North-Eastern Council.

EEC:10:2000:6:7: (i): The Council considered the offer made by the North- Eastern Council to purchase the Mayurbhanj Complex and RESOLVED that the Building Committee may take steps to evaluate the property and compare the valuation with that of NEC. The handing over of the property, if an agreement about its purchase is reached, shall be in a phased manner which will be worked out by a Joint Committee of the University and NEC.

The meeting ended with a vote of thanks from the Chair at 1145 Hours.

  
Mrinal Mird  
Chairman

  
L. Nampui  
Secretary

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**NEHU NOTES**

No:1-3:REGR:EC:2002:

Dated: 13<sup>th</sup> December, 2002Reference: 114<sup>th</sup> Meeting of the Executive Council on 12<sup>th</sup> December, 2002

Sub: Sale of Mayurbhanj Complex to a private trust

The Executive Council recommended that a Committee may go into the matter of Private Trust namely CRESCENS Educational Trust offered to purchase Mayurbhanj Complex in order to confirm the genuineness, background, legal implications, present cost of land and any other related matter to the sell of the property. Submitted for approval to the following being members of that Committee:

- |    |                                                                |   |             |
|----|----------------------------------------------------------------|---|-------------|
| 1) | Shri H Syiem<br>OSD, CDD, NEHU, Shillong                       | - | Chairperson |
| 2) | Mr H Lhungdim<br>Finance Officer, NEHU, Shillong               | - | Member      |
| 3) | Mr K M Deb<br>Dy. Registrar (Finance), NEHU, Shillong          | - | Member      |
| 4) | Mr B K Sen<br>Audit Officer, NEHU, Shillong                    | - | Member      |
| 5) | Mr P K D Purkayastha<br>Dy. Registrar (Estate), NEHU, Shillong | - | Convener    |

*[Signature]*  
Registrar

Vice Chancellor

*Approved  
Mural Kher  
13/12 Registrar*

*This may be treated as urgent, owing to the renewal party wishing to take over some buildings for March 2003 activity. Covered Dept. may need to be informed accordingly.*

*13/12/2002  
(DR Estate)*

*13/12/02*

MINUTES OF THE MEETING OF THE COMMITTEE CONSTITUTED FOR  
DISPOSAL OF MAYURBHONJ CAMPUS HELD ON 9<sup>TH</sup> MARCH  
2004.

Members present:

1. Prof. D. T. Khathing, Registrar, NEHU, Shillong.....Chairperson.
2. Shri H. W. T. Syiem, IAS, (Retd).....Member.
3. Shri H. Syiem, OSD, CDD, NEHU, Shillong.....Member.
4. Dr. R. Khongsair, Estate Officer, NEHU, Shillong.....Member.
5. Smt. B. Bareh, Dy. Registrar, Estate, NEHU, Shillong.....Member.
6. Smt. P. Warjri, Asstt. Registrar, Estate, NEHU, Shg.....Member.

At the outset, the Chairperson welcomed all the members and particularly Shri H. W. T. Syiem, IAS (Retd) who is the nominee of the Chief Rector, of the University and gave a brief account on the purpose of the meeting. Thereafter, the meeting took up discussion on the agenda.

The members went through the letters of offer for purchase of the Mayurbhanj campus received from various Government agencies as well as from private parties and after careful consideration, decided to recommend that first preference may be given to the State Government. In case any other Government agencies desire to purchase the properties, they may be requested to route their offer through the State Government in conformity with the Land Acquisition Act which is in force.

The meeting also discussed on the valuation report of the campus as prepared by the Campus Development Department and felt that the final valuation of the land and building may be done by the Deputy Commissioner, who is the competent authority for such nature of works. Since the original plans and estimates of the buildings are not available, valuation of the building may be done based on the plinth area and the materials used for construction of the building.

The meeting concluded with a vote of thanks from the chair.



(Prof. D. T. Khathing),  
Chairperson and Registrar, NEHU, Shillong.



(Smt. P. Warjri)  
Convener & Asstt. Registrar, Estate.

1/2

6:7:06)

Annexure - IV

(94)

Registered  
11/2/04



Shri. P.J. Bazeley, IAS,  
CHIEF SECRETARY,

GOVERNMENT OF MEGHALAYA  
Main Secretariat Building  
SHILLONG - 793001  
D.O.No.GAA.21/2004/2  
Dated Shillong, the 8<sup>th</sup> March,2004.

Dear Prof Miri,

Kindly refer to our telephonic discussions over the past few days including that which took place earlier this afternoon relating to the interest of the Government of Meghalaya in the acquisition of the NEHU property at Mayurbhanj Complex.

We are grateful to you for having deputed Shri.H.Syiem, Chief Engineer, NEHU on 05<sup>th</sup> March,2004 to show the Hon'ble Chief Minister of Meghalaya and his team of Ministers and Officials, the three different plots of NEHU land and buildings at Mayurbhanj Complex. Consequent to the site visit, we confirm that State Government is interested to acquire the aforesaid property from your goodselves, following due procedure under the provisions of the Land Acquisition Act, since you have indicated your interest to dispose of the property.

I would, therefore, request you to kindly furnish State Government with detailed site and building plans of the aforesaid Mayurbhanj Complex to enable us to initiate the requisite land acquisition proceedings in order to proceed with the acquisition of the Campus.

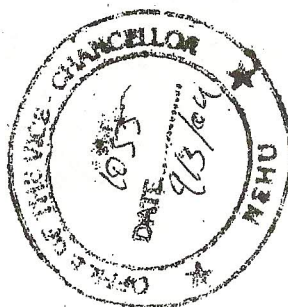
An early response will be appreciated.

With regards.

Yours sincerely,

[ P.J.Bazeley ]

Prof. Mrinal Miri,  
Vice-Chancellor,  
North Eastern Hill University,  
Umshing,  
Shillong.



Email:Chiefsec@shillong.meg.nic.in

Phone No. 0364 2224801 (Office)Fax: 2225978 0364 2223695(Residence)

For  
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AOC (27001)  
to Secy,  
11/2/04

5485  
9/3/04



Shri. P.J. Bazeley,  
CHIEF SECRETARY,

GOVERNMENT OF MEGHALAYA  
Main Secretariat Building  
SHILLONG - 793001

*Registered*  
*KH*  
*27/1/2005*

D.O.No.GAA/21/2004/46  
Dated Shillong the 17<sup>th</sup> January 2005

Dear Professor Miri,

Kindly refer to the previous correspondence relating to NEHU property at Mayurbhanj Complex.

Government of Meghalaya has decided to acquire the land and buildings at Mayurbhanj Complex. Deputy Commissioner, East Khasi Hills Shillong, has been directed to start the land acquisition proceedings. Government of Meghalaya will pay NEHU whatever value is assessed by the Deputy Commissioner in his capacity as Collector in terms of the provisions of the Land Acquisition Act.

However, since the buildings under reference are required urgently by the Government of Meghalaya, it is requested that you may reconsider to allow Government of Meghalaya to take possession of these buildings with effect from 1<sup>st</sup> February 2005 till the date on which the land acquisition proceedings are completed. If desired, Government of Meghalaya is willing to pay standard rent for the property till the date of acquisition, as per rate assessed by Deputy Commissioner, Shillong.

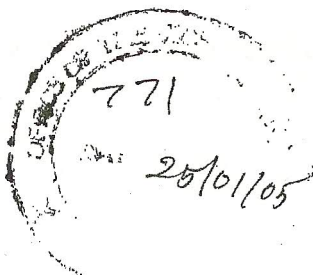
An early response is requested.

With regards, *and love from your hono*

Yours *faithfully*  
*[Signature]*  
[P.J. Bazeley]

*1601*  
*27/1/05*

Prof. Mrinal Miri.  
Vice-Chancellor  
North Eastern Hill University  
Umshing,  
Shillong.



Email: [Chiefsec@shillong.meg.nic.in](mailto:Chiefsec@shillong.meg.nic.in)

Phone No.(0364) 2224801 (Office) Fax-2225978 (0364) 2223695 (Residence)

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**MINUTES OF THE MEETING OF THE COMMITTEE FOR DISPOSAL OF  
MAYAURBHANJ CAMPUS HELD ON 3<sup>RD</sup> FEBRUARY, 2005 IN THE OFFICE  
CHAMABER OF THE REGISTRAR, NEHU SHILLONG.**

Members present:	1. Registrar, NEHU, Shillong	: Chairperson
	2. Shri H. W. T. Syiem, Chief Rector's Nominee.	: Member.
	3. The Finance Officer, NEHU, Shillong	: Member.
	4. The University Engineer, NEHU, Shillong	: Member.
	5. The Estate Officer, NEHU, Shillong	: Member.
	6. The Legal Officer, NEHU, Shillong	: Member.
	7. The Asst. Registrar, Eastate, NEHU	: Convener.

The Chairman welcomed the members particularly the nominee of the Chief Rector for making convenient to attend the meeting and thereafter took up discussion on the agenda and decided as under:

1. The minutes of the last meeting held on 9<sup>th</sup> March, 2004 was read out and confirmed.
2. The meeting considered the request of the Government of Meghalaya conveyed vide letter No. GAA/21/2004/46 dt. 17.1.2005 of the Chief Secretary expressing their keen desire to acquire the lands and building of the University located at Mayurbhanj Campus, Nongthymmai, Shillong as per the Land Acquisition Act and it was recommended that the University should respond to the request. However, pending finalization of the land acquisition process, the Government of Meghalaya shall pay the rent on standard rental basis to be assessed and fixed by the Collector/Deputy Commissioner (Revenue), East Khasi Hills District, Shillong. It was also recommended to request the Chief Secretary to the Government of Meghalaya to depute his officials for proper identification of the lands as well as building and also for liaison of other matters connected thereto.

The meeting ended with a vote of thanks from the chair.



Chairperson



Convener.

**MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding made this day the 20<sup>th</sup> April 2005. between the North-Eastern Hill University hereinafter called the First Party which expression shall unless otherwise excluded by or repugnant to the subject shall be deemed to include its administrator and legal representative of the one part and the Governor of Meghalaya represented by its Superintending Engineer P.W.D.(B) Shri. M. Tariang hereinafter called the Second Party which expression unless excluded by or repugnant to the context shall be deemed to include the administrator and legal representatives etc. of the other part.

Whereas, the Second Party who are in need of the landed property in Shillong for setting up its offices approached the First Party to give over the property known and called as Mayurbhanj Complex situated and lying at Upper Nongthymmai, Shillong, East Khasi Hills District to be acquired by the Collector of East Khasi Hills District according to the Land Acquisition Act.

Whereas, further the Second Party owing to its urgent need of the buildings standing on the land of Mayurbhanj Complex for setting up of its offices has requested the First Party to hand over all the buildings standing on the land pending finalization of the acquisition proceedings on payment of prevailing rental basis to be assessed by the Collector/Deputy Commissioner, East Khasi Hills District and whereas pending finalization/completion of the acquisition proceedings the Second Party has agreed to pay the assessed rent every month to the First Party and the First Party shall furnish proper receipt in discharge thereof.

Whereas, also the First Party in consideration of the needs and commitments made by the Second Party as above has agreed to hand over all the buildings standing in the Mayurbhanj Complex to the Second Party on payment of monthly rental to be assessed by the Collector, East Khasi Hills District, Shillong..

And whereas, the First Party has covenant that they will not fell any trees standing thereon pending finalization of the acquisition proceedings.

And whereas, the Second Party has agreed to take over the existing buildings for their use as in the present form and all maintenance/repairing works hereafter shall be the responsibility of the Second Party and all electric charges, water connection, taxes etc. shall henceforth be paid by the Second Party.

6:7:(10)

And whereas, the Second Party will hereafter be at liberty to assess its electrical and water requirements and install the required load and capacity as is necessary.

Whereas, the full particulars of the buildings standing at Mayurbhanj Complex as given in the Schedule has been taken over by the Second Party for their use with effect from the date of this Memorandum of Understanding.

And whereas also the Second Party hereby covenant to get the acquisition proceedings with as little delay as possible within the minimum period as provided under the Act.

Whereas, the Second Party performing all the covenants and conditions herein contain and hold and enjoy the premises without interruption from any party.

In witness whereof both the First Party and the Second Party have executed their presents on the day, month and year as above written.


Witnesses :-

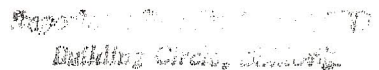
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2)   
20/4/05

  
Signature of First Party

DY. REGISTRAR (FIN.) / Estate  
NEHU  
SHILLONG

  
Signature of Second Party

  
Building Circle, Shillong

6:7:(11)

Annexure - VIII

Registrar & FO (186)  
Please discuss  
Samod 2  
7/11/05

GOVERNMENT OF MEGHALAYA  
GENERAL ADMINISTRATION (A) DEPARTMENT

No.GAA.21/2004/Pt.I/9

Dated Shillong, the 25<sup>th</sup> October, 2005

From : Shri S.S.Gupta, IAS,  
Commissioner & Secretary to the Government of Meghalaya,  
General Administration Department.

To : The Vice Chancellor,  
North Eastern Hills University,  
Umshing, Shillong - 22.

Subject : Acquisition of Mayurbhanj Complex at Nongthymmai, Shillong.

Sir,

I am directed to say that the land and buildings at Mayurbhanj Complex, Shillong has been assessed by the Deputy Commissioner, East Khasi Hills District, Shillong at Rs. 10,18,03,500/- i.e. cost of the land is at Rs. 6,55,84,000/- @ Rs.160/- per Sq. ft. and cost of buildings at Rs. 3,62,19,500.00. In this connection the Govt. of Meghalaya agrees to purchase the land and buildings at the above assessed rate.

You are therefore, requested to kindly intimate your consent so that legal formalities can be fulfilled. It is proposed that acquisition may be done under land acquisition act, and consent award can be filed with Collector to avoid delay.

Yours faithfully,

Commissioner & Secretary to the Government of Meghalaya,  
General Administration Department

Memo No.GAA.21/2004/Pt.1/9-A

Dated Shillong, the 25<sup>th</sup> October, 2005

Copy to :-

1. The Deputy Commissioner, East Khasi Hills District, Shillong for information and necessary action.
2. Officer On Special Duty, GAD, he may follow up with Vice Chancellor and finalise the matter.

By Order etc..

Commissioner & Secretary to the Government of Meghalaya,  
General Administration Department

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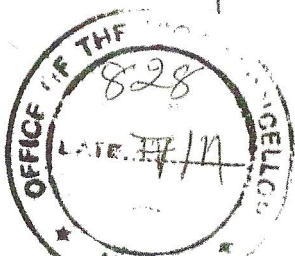
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**MINUTES OF THE MEETING OF THE COMMITTEE TO COORDINATE  
DISPOSAL OF MAYURBHANJ CAMPUS, NONGTHYMMAI, SHILLONG.  
HELD ON 19<sup>TH</sup> DECEMBER, 2005**

- Members present :
1. Registrar, NEHU, Chairperson.
  2. Dr. O.D.V. Ladia, Principal, Shillong Law College, Member.
  3. University Engineer, CDD, NEHU, Member.
  4. Finance Officer, NEHU, Member.
  5. Dy. Registrar, Estate, NEHU, Member.
  6. The Estate Officer, NEHU, Member.
  7. The Asst. Registrar, Estate, Convener.

The Chairperson welcomed all members attending the meeting particularly to Dr. O.D.V. Ladia, who has been coopted as a Member of the Committee for the first time and gave a brief account about the decision of the University to hand over the land and buildings at Mayurbhanj Complex to the State Government to be acquired as per the Land Acquisition Act. Thereafter, the meeting took up discussion on the agenda item-wise as follows:

1. The minutes of the last meeting of the Committee held on 3<sup>rd</sup> February, 2005 was confirmed.
2. The Committee also discussed the evaluation report on the land and properties of the University located at Mayurbhanj Complex, Nongthymmai, Shillong conveyed by the Government vide Letter No. GAA.21/2004/Pt.I/9 dated 25<sup>th</sup> October, 2005 and after careful consideration resolved as follows:
  - a) The rate fixed by the State Government, i.e. Rs. 160/- per square foot is not acceptable since the rate offered appears to be very much less than the prevailing market value.
  - b) To appoint a Search Committee comprising of Estate Officer, Asst. Registrar, Estate, and Asst. Engineer (C) as members to find out from Meghalaya Revenue office and other reliable sources the prevailing market value of land at Mayurbhanj area.
  - c) After knowing the present market rate, to write and request the State Government to consider the present market rate for purchasing Mayurbhanj Complex.
3. To remind the Government of Meghalaya about the assessment of rent payable by them to the University with effect from 20<sup>th</sup> April, 2005.

The meeting ended with a vote of thanks from the Chair.

  
Chairperson.

  
Convener.

**MINUTES OF THE MEETING OF THE COMMITTEE TO COORDINATE  
DISPOSAL OF MAYURBHANJ CAMPUS HELD ON 1<sup>ST</sup> FEB., 2006 IN THE  
OFFICE CHAMBER OF THE REGISTRAR.**

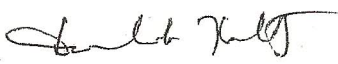
- Members present:
1. Registrar, NEHU, Chairperson.
  2. Dr. O.D.V.Ladia, Member.
  3. University Engineer, CDD, NEHU, Member.
  4. Dy.Registratr, Estate, NEHU, Member.
  5. The Asst. Registrar, Estate, NEHU, Convener.

The Chairperson welcomed the members attending the meeting specially Dr. O.D.V.Ladia, and gave a brief note about the purpose of the meeting. Thereafter the meeting took up discussion as per the agenda itemwise.

1. The minutes of the meeting held on 19<sup>th</sup> December, 2005 was confirmed.
2. The Registrar (chairperson) gave a brief account about the discussion, the Representatives of the University comprising of Registrar, Dr.O.D.V.Ladia and University Engineer, CDD, NEHU had with the officials of the State Government headed by the Chief Secretary on the matter pertaining to disposal of Mayurbhanj Campus. In course of discussion, the University officials pointed out that the price of land offered by the Government @ Rs. 160/- per square foot is too less compared to the present market rate of land which has gone upto more than Rs. 400/- per square foot and even the cost for Registration for land has gone upto Rs. 250/- per square foot. On this, the Government officials expressed their inability to increase the rate of land as it is fixed by the Deputy Commissioner, Revenue, East Khasi Hills District but the Chief Secretary assured that in the event the University is able to produce documentary evidence about the enhanced rate for Registration, the Govt. would consider enhancement of the rate for the land at Mayurbhanj Campus. It was also informed that the University besides the evaluated amount will also be entitled for 30% of soletium above the original cost as well as the interest for the entire period pending final payment of the entire cost of properties.

In view of the above and after thorough discussion on the matter, the Committee recommended to give the State Government a Green signal to go ahead with the process of acquiring the properties and in the meantime, also requested Dr. Ladia to assist the University in procuring the documentary evidence on the cost of Registration fee.

The meeting ended with a vote of thanks from the chair.



Chairperson



Convener.