



Abstract

Loans and Advances - House Building Advance - Enhancement of ceiling of House Building Advance from Rs.7.50 lakhs to Rs.25.00 lakhs for All India Service Officers, from Rs.6.00 lakhs to Rs.15.00 lakhs for State Government Employees - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT (HBA) DEPARTMENT

G.O.Ms.No.96

Dated : 17.6.2009.

Read : -

1. G.O.Ms.No.109, Housing and Urban Development department, dated 7.4.1998
2. G.O. Ms.No.232, Housing and Urban Development department, dated 2.6.2000

Read also :-

3. From Dr.K.Arulmozhi, I.A.S., Member Secretary, State Planning Commission, Chennai and two others dated 22.1.2009.

ORDER :-

In the Government Order first and second read above, the Government enhanced the ceiling of House Building Advance to All India Service Officers from Rs.4,00,000/- to Rs.7,50,000 and to State Government Employees from Rs.4,00,000/- to Rs.6,00,000/- respectively for the following :-

- (i) partly for purchase of land and partly for construction of a house thereon (or)
- (ii) for the construction of a house (or)
- (iii) for purchase of a Ready Built House/Flat.

2. In the letter third read above, All India Service Officers have represented to the Government to raise the ceiling of House Building Advance from Rs.7,50,000/- to Rs.25,00,000/-. They have stated that though the above ceiling of Rs.7.50 lakhs was fixed in the year 1998, it has not been revised during the past 11 years. The cost of the land and building materials have increased many fold, rendering it impossible for officers to build a house

with a meager House Building Advance of Rs.7.50 lakhs. This situation not only discourages officers to build their own house but also increase the demand for accommodation in Government rental quarters. They have also requested that some officers who have availed House Building Advance and also loan from the bank to meet the additional expenditure for construction purpose may also be permitted to draw the enhanced amount to repay the bank loan, subject to the overall ceiling. The Government have examined their request and decided to enhance the existing maximum ceiling of House Building Advance further.

3. The Government accordingly direct that the existing ceiling of the House Building Advance to All India Service Officers and State Government Servants be enhanced as follows :-

- (1) partly for purchase of land and partly for construction of a house thereon, or for construction of a house or for purchase of Ready Built House / Flat from Rs.7,50,000/- to Rs.25,00,000/- (Rupees twenty five lakhs only) to All India Service Officers
- (2) partly for purchase of land and partly for construction of a house thereon, or for construction of a house or for purchase of Ready Built House / Flat from Rs.6,00,000/- to Rs.15,00,000/- (Rupees fifteen lakhs only) to Government Servants.

4. The enhanced ceiling of House Building Advance will come into force with effect from 1.4.2009. Necessary amendment to the State Rules to regulate the grant of advances to Government Servants for building etc. of houses will be issued separately.

5. It is further clarified that -

- i) Those who have been sanctioned House Building Advance at the old rate but not yet drawn any instalment of the advance may also be sanctioned loan as per the new ceiling either for construction / purchase of house / flat, if eligible, by issuing an amendment to the order already issued subject to eligibility.
- ii) All pending application for sanction of House Building Advance which have not yet been sanctioned for want of funds may be sanctioned as per the new ceiling limit now come into force.
- iii) Those who availed House Building Advance at the old rate and not completed the construction of the house may avail the difference amount in the enhanced ceiling for construction / ready built house / flat on production of revised estimate subject to eligibility.
- iv) In respect of Government Servants, for enlargement / improvement of existing living accommodation, the ceiling shall be 50% of the overall ceiling limit of Rs.15,00,000/-

- v) As far as the All India Service Officers are concerned, the instructions already issued in G.O.Ms.No.419, Housing and Urban Development Department, dated 26.9.1996 shall also be followed.

6. All other conditions / orders in force shall be followed for sanction of the House Building Advance.

7. Separate orders will be issued by Government in the Finance Department regarding the rate of interest applicable for House Building Advance for 2009-2010.

8. This order issues with the concurrence of Finance Department Vide its U.O.No.197/JS (DK)/2009, dated 17.6.2009.

(BY ORDER OF THE GOVERNOR)

NIRANJAN MARDI,
SECRETARY TO GOVERNMENT. (i/c)

To

All Secretaries to Government, Secretariat, Chennai - 600 009.
All District Collectors.
All Heads of Departments.
All Departments of Secretariat, Chennai - 600 009.
The Registrar, High Court, Chennai 600 104.
The Accountant General - I, Chennai - 600 018.
The Accountant General - I, Chennai - 600 018. (By name)
The Accountant General (A&E), Chennai - 600 035.
The Accountant General (A&E), Chennai - 600 035. (By name)
The Accountant General (CAB), Chennai - 600 009.
All Treasury Officers.
The Pay and Accounts Officer (North), Chennai - 600 001.
The Pay and Accounts Officer (South), Chennai - 600 035.
The Pay and Accounts Officer (East), Chennai - 600 005.
The Pay and Accounts Officer (Secretariat), Chennai - 600 009.
All Public Sector Undertakings / Boards.
The Finance (Salaries) Department, Chennai - 600 009.
The Secretary, Tamil Nadu Public Service Commission, Chennai - 600 002.
The Legislative Assembly Secretariat, Chennai - 600 009.
All Sections in Housing and Urban Development Department, Chennai - 600 009.
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/FORWARDED//BY ORDER/

SECTION OFFICER.