



ABSTRACT

Loans and Advances – House Building Advance – Enhancement of ceiling of House Building Advance from Rs.40.00 lakhs to Rs.60.00 lakhs for All India Service Officers and from Rs.25.00 lakhs to Rs.40.00 lakhs for State Government Employees – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (HBA.) DEPARTMENT

G.O.(Ms.)No.24

Dated: 02.02.2021

சார்வரி வருடம், தை -20

திருவள்ளூர் ஆண்டு 2052

Read: -

G.O.(Ms.)No.135, Housing and Urban Development
(HBA) Department, dated 20.06.2012.

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ORDER: -

In the Government order read above, the Government had enhanced the ceiling of House Building Advance to All India Service Officers from Rs.25,00,000/- to Rs.40,00,000/- and to State Government Employees from Rs.15,00,000/- to Rs.25,00,000/- 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. The ceiling on House Building Advance to the Government Servants was lastly revised in the year 2012. At this distance of time, considering that in the last 8 years the Schedule of Rate has doubled and cost inflation index has increased by 60%, the Government after careful examination, have decided to enhance the existing maximum ceiling of House Building Advance.

3. The Government accordingly direct that the existing ceiling of the House Building Advance to All India Service Officers and State Government Employees 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.40,00,000/- to Rs.60,00,000/- (Rupees sixty lakh 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.25,00,000/- to Rs.40,00,000/- (Rupees forty lakh only) to Government Servants.

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

5. It is also further ordered that the present ceiling of grant of House Building Advance not exceeding 75 months' Pay (Pay+ Grade Pay + D.A. + Personal Pay) be enhanced to 90 months' Pay (Pay + Grade Pay + D.A. + Personal Pay), subject to the maximum ceiling.

6. 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 constructions / 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.40,00,000/-

- (v) As far as 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.

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

8. Separate orders will be issued by the Government in the Finance Department regarding the rate of interest applicable for House Building Advance for 2020 -2021.

9. This order issues with the concurrence of Finance Department vide its U.O.No.33/SS(PK)/2021, Finance (Hg.&UD.) Department, Dated 01.02.2021.

(BY ORDER OF THE GOVERNOR)

D. KARTHIKEYAN
PRINCIPAL SECRETARY TO GOVERNMENT

To
All Additional Chief Secretaries / Principal Secretaries /
Secretaries to Government, Secretariat, Chennai-600 009.
All District Collectors.
All Heads of Departments.
All Departments of Secretariat, Chennai-600 009.
The Registrar General, High Court of Madras, Chennai-104.
The Accountant General-I, Chennai-600 018.
The Accountant General-I, Chennai-600 018. (By name)
The Accountant General (A&E), Chennai-35.
The Accountant General (A&E), Chennai-35 (By name)
The Accountant General (CAS), Chennai-600 009.
The Secretary to Chief Minister,
Office of the Chief Minister, Chennai-600 009.
Office of Deputy Secretary to Deputy Chief Minister, Chennai-600 009.
The Principal Private Secretary to Chief Secretary to Government,
Secretariat, Chennai-600 009.
The Private Secretary to Additional Chief Secretary to Government,
Finance Department, Chennai-600 009.
The Private Secretary to Principal Secretary to Government,
Housing & Urban Development Department, Chennai-9.
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-600 008.

The Pay and Accounts Officer (Secretariat), Chennai-9.
The Pay and Accounts Officer (High Court), Chennai-104.
All the Public Sector Undertakings / Boards.
The Finance (Housing/LA cell/Salaries) Department, Chennai-9.
The Secretary, Tamil Nadu Public Service Commission, Chennai-600 003.
The Legislative Assembly Secretariat, Chennai-600 009.
All sections in Housing and Urban Development Department,
Secretariat, Chennai-9.

Copy to:

The Technical Director,
National Informatics Centre,
Secretariat, Chennai-9.

(with Soft Copy to upload the G.O. in Tamil Nadu Government
Housing and Urban Development Department's website)
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// FORWARDED / BY ORDER //

 21/2/2021
SECTION OFFICER.

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2/2/21