



## **ABSTRACT**

Loans and Advances – House Building Advance – Enhancement of ceiling of House Building Advance from Rs.40.00 lakh to Rs.50.00 lakh for State Government Employees and from Rs.60.00 lakh to Rs.75.00 lakh for All India Service Officers– Orders – Issued.

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## **HOUSING AND URBAN DEVELOPMENT (HBA) DEPARTMENT**

**G.O.(Ms.) No. 52**

**Dated: 17.05.2023.**

சோபகிருது வருடம், வைகாசி-03,  
திருவள்ளூர்ஆண்டு 2054.

**Read:-**

1. G.O.(Ms).No.419, Housing and Urban Development Department, dated 26.09.1996.
2. G.O.(Ms).No.24, Housing and Urban Development Department, dated 02.02.2021.

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## **ORDER: -**

Hon'ble Minister (Finance & HRM) has announced the following announcement during the Budget speech for the year 2023-2024 to the Legislative Assembly on 20<sup>th</sup> March 2023.

“Considering the rise in construction costs, the maximum ceiling for the House Building Advance will be increased to Rs.50.00 lakh from Rs.40.00 lakh per employee from the upcoming financial year”.

2. Based on the announcement, the Government after careful examination have decided to enhance the existing ceiling of House Building Advance. The Government have also decided to enhance the House Building Advance amount to All India Service Officers also based on the orders issued in the reference first read above.

3. Now, the Government is enhanced the maximum ceiling amount of House Building Advance are as follows:-

- Enhancement of ceiling of House Building Advance from Rs.40.00 lakh to Rs.50.00 lakh (25%) for State Government Employees.

- Enhancement of ceiling of House Building Advance from Rs.60.00 lakh to Rs.75.00 lakh (25%) for All India Service Officers.

4. The enhanced ceiling amount of House Building Advance will come into force with effect from the date of issue of this order.

5. It is further ordered that the present ceiling of grant of House Building Advance not exceeding 90 months Pay (Pay+Grade Pay+D.A+ Personal Pay) has to be continued, 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.50,00,000/-.
- (v) As far as All India Service Officers are concerned, the instructions already issued in the reference first read above 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(L&A) Department regarding the rate of interest applicable for House Building Advance for 2023 -2024.

9. This order issues with the concurrence of Finance Department vide its U.O.No.20344/Finance(Hg&UD)/2023, Dated 17.05.2023.

**(BY ORDER OF THE GOVERNOR)**

**APOORVA  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

All the 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-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 (CAS), Chennai-600 009.

The Secretary to Chief Minister,

O/o the Chief Minister, Chennai-600 009.

The Personal Assistant to Minister (Finance/Hg&UD),  
Chennai-600 009.

The Principal Private Secretary to Chief Secretary,  
Secretariat, Chennai-600 009.

The Private Secretary to Principal Secretary to Government,  
Finance Department, Chennai-600 009.

The Private Secretary to Principal Secretary to Government,  
Housing and Urban Development Department,  
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-600 008.

The Pay and Accounts Officer (Secretariat), Chennai-600 009.

The Pay and Accounts Officer (High Court), Chennai-600 104.

The Public Sector Undertakings / Boards.

The Finance (Housing/LA cell/Salaries) Department,  
Chennai-600 009.

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-600 009.

**Copy to:**

The Technical Director,  
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Secretariat, Chennai-600 009.  
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**// FORWARDED BY ORDER //**

*17/5/2023*  
**SECTION OFFICER.**

*17/5/2023*