

**WESTERN RAILWAY**

P.S.No.1/2011

Headquarter Office,  
Churchgate, Mumbai-20

No. E(HBA)26/31 Vol.IX  
S.No.PC VI-240

Date: 10.01.2011

To,  
All DRMs / CWMs & Units Incharge,  
C/- Genl. Secy., WREU-GTR / WRMS-BCT.  
C/- GS-All India SC/ST Rly Employees. Assn, 'W' Zone, Mumbai  
C/- GS-All India OBC Rly Empl. Assn, Mumbai.

Sub: House Building Advance – enhancement in past cases.  
=====

A copy of Railway Board's letters No. F(E)Spl-2008/ADV-3/6 dated 22.12.2010 (PC VI-240 & R.B.E.No.184/2010) is sent herewith for information, guidance and necessary action.

Encl: As above.

(Laxmikant Kayast)  
For General Manager(E)

Copy of Railway Board's letter No. F(E)Spl-2008/ADV-3/6 dated 22.12.2010 (PC VI-240 & R.B.E.No.184/2010) addressed to the General Manager, All Indian Railways and Others.

Sub: House Building Advance – enhancement in past cases.  
-----

Ministry of Urban Development's O.M.No.I-17011/2(1)/2009-H.III dated 14.07.2010 on the above mentioned subject is hereby circulated for information and guidance. Ministry of Urban Development's OM No.I-17015/16/92-H.III dated 17.10.2000 mentioned thereon was circulated on the Railways vide Board's letter No. F(E)Spl.2000/ADV/3/7 dated 16.11.2000. The same will be applicable to Railway Servants mutatis mutandis. The applications for enhanced HBA should be submitted within six months from the date of issue of this letter.

2. All other provisions like eligibility, repaying capacity, recovery etc. will remain unchanged.

**No.I-17011/2(1)/2009-H.III**  
**Government of India**  
**Ministry of Urban Development**  
**(Housing-III section)**

Nirman Bhawan, New Delhi.  
Dated : the 14th July, 2010.

**OFFICE MEMORNDUM**

Subject : Interest bearing advances / Sixth Central Pay Commission recommendation on House Building Advance – enhancement in past cases-regarding.

-----

The undersigned is directed to invite attention to this Ministry's O.M.No.I-17011/11(4)/2008-H.III dated 27th November, 2008 on the above subject and to say that it has been decided in consultations with Ministry of Finance to make the afore-said orders applicable with effect from 1st January, 2006. Accordingly, an enhancement of House Building Advance, if applied for, maybe granted for an amount equivalent to the difference between the previously sanctioned amount and the new amount determined on the basis of pay in the pay band, in past case, where HBA was sanctioned on or after 1.1.2006 but before 27.11.2008 subject to complying following conditions :-

- (a) The Government servant should not have drawn the entire amount of HBA sanctioned under earlier orders and/or where construction is not completed / full cost towards acquisition of house/flat is yet to be paid.
- (b) There will be no deviation from the approved plan of construction on the basis of which the original sanction of House Building Advance was accorded. The revised cost of the original plan can, however, be considered for determining the additional amount, subject to the prescribed maximum limits.
- (c) Supplementary Mortgage Deed, Personal Bond and Sureties will be drawn and executed at the expense of the loanee.
- (d) The actual entitlement will be restricted to the repaying capacity computed on the basis of the formula laid down in this Ministry's O.M. No.I-17015/16/92-H.III dated 17.10.2000. It should be ensured that the entire amount of advance with interest is recovered before retirement of the Government servant.
- (e) Rate of Interest :- The rate of interest chargeable in such cases would be as per the slab applicable to the total sanctioned amount i.e. amount already sanctioned on or after 1.1.2006 but before 27.11.2008 plus the enhanced sanction. However, the new rate of interest would be chargeable only on collective amount that would remain outstanding on grant of enhancement of HBA i.e., the unpaid portion of previously sanctioned HBA plus the enhancement so granted. Thus, the amount of HBA that has already been re-paid on old rates will not attract the fresh interest charges.

2. However, the existing limit of maximum admissible amount of 7.50 lakh for the purpose of construction / purchase of new house/ flat and Rs.1.80 lakh would remain unchanged. In other words, the sum total of previously sanctioned HBA and the enhancement granted under these orders cannot exceed the aforesaid limits. In any case, not more than one enhancement is admissible to a Govt. employee.

3. The applications for enhanced HBA should be submitted within six months from the date of issue of this order.

4. Ministries/ Departments whose branch offices are situated in the far flung areas like in case of Ministry of Defence, etc., are advised to give wider publicity to these orders through modern communication mean like facsimile, e-mail, web-sites, etc. so that there is no occasion for any representation for extending the time limit of six months on the grounds of receiving these orders late.

\*\*\*\*\*