

NORTHERN RAILWAY

Headquarters Office,
Baroda House,
New Delhi.

P.S.No.14600 / 82

No.561E/7CPC/R&P/Pt-III/2018.

Dt:-09.02.2018.

The DRM / NR, DLI, FZR, LKO, MB & UMB.
CAO/C K Gate DLI, CAO/C USBRL/Satyam Complex, Trikuta Ngr / JAT.
CWM / CB-LKO, JUDW, AMV-LKO & ASR, CWM/Signal Shop/GZB.
Dy CMM / SSB, AMV-LKO & JUDW.

Chief Manager (Ptg & Sty) Punjabi Bagh, Delhi.
DyCE/Bridge, CB-LKO & JUC.

Sub:- Grant of Advances - Seventh Central Pay Commission
recommendations – Amendment to rules on House Building Advance
(HBA) to Railway servants.

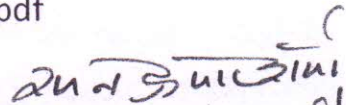
A copy of Railway Board's letter No.F(E)Spl./2008/ADV.3/6 (7th CPC).
dated 05.12.2017 (RBE No.183/2017), (PC-VII/82), is enclosed herewith for your
information and necessary action please.

The above P.S.No. is available on the website given as under:-
10.2.2.19/dept/personnel_main.html and

http://10.2.2.19/dept/personnel/14600_82.pdf

Please acknowledge the receipt.

DA.As above.


(Raman Kumar Sharma) 9/2/2018
For General Manager/P.

Copy to:-

1. All PHODs and All Officers of Personnel Dept. HQs office, Baroda House, NDLS.
2. Genl. Secy NRMU,12 Chelmsford Road, New Delhi.
3. Genl. Secy URMU,166/2, P.K.Road, New Delhi.
4. Genl. Secy AIOBC Rly Emp Asso 171/A3, Basant lane, New Delhi.
5. Zonal. Secy All India SC/ST Rly Emp Asso North Zone office, Baroda House, NDLS.
6. Genl Secy NRPOA Room No.301, HQs office, Baroda House, NDLS.
7. Dy CPO/T&C, HQs office, Baroda House, NDLS for uploading on the website.

Government of India (Bharat Sarkar)
Ministry of Railways (Rail Mantralaya)
(Railway Board)

PC-VII No.: 82/2017
RBE No. 183/2017

No. F(E)Spl./2008/ADV.3/6 (7th CPC)

New Delhi, Dated: 05/12/2017

The General Managers and FA&CAOs
All Indian Railways & Production Units
(As per standard list)

Subject: Grant of Advances- Seventh Central Pay Commission recommendations- Amendment to rules on House Building Advance (HBA) to Railway servants.

Consequent upon the decision taken by the Government on the recommendations of Seventh Central Pay Commission, the Ministry of Housing & Urban Affairs (Housing-III Section) vide their OM No.I.17011/11(4)/2016-H-III dated 09.11.2017 have amended the existing provisions relating to the grant of House Building Advance (HBA).

2. The above mentioned OM of Ministry of Housing & Urban Affairs (MoH&UA) relating to grant of House Building Advance (HBA) will apply mutatis-mutandis to Railway employees also.
3. Necessary Advance Correction slip to the chapter XI of the Indian Railway Establishment Manual, Vol.I Revised Edition, 1989 will follow.
4. The revised orders are effective from 09.11.2017 i.e. the date of the issue of the aforesaid OM of Ministry of Housing & Urban Affairs (MoH&UA) on House Building Advance (HBA).
5. Please acknowledge receipt.
6. Hindi version will follow.

G. Priya Sudarsani
(G. Priya Sudarsani)
Joint Director Finance (Estt.)
Railway Board

Encl.: As above

No. F(E)Spl./2008/ADV.3/6 (7th CPC)

New Delhi, Dated: 05/12/2017

Copy (with 40 spares) forwarded to the Dy. Comptroller & Auditor General of India (Railways), Room No.224, Rail Bhawan.

G. Priya Sudarsani
For Financial Commissioner/Railways

I.17011/11(4)/2016-H-III
Government of India
Ministry of Housing & Urban Affairs
Housing-III Section

Nirman Bhawan, New Delhi,
Dated 09.11.2017.

OFFICE MEMORANDUM

Subject: House Building Advance Rules (HBA) – 2017.

The following House Building Advance Rules is in supersession of existing rules on the subject:

1. Introduction

Grant of House Building Advance for Central Government employees is regulated in terms of rules and regulations laid down from time to time by the Ministry of Housing & Urban Affairs (erstwhile Ministry of Urban Development). These rules are as under:

2. Purpose

House Building Advance (HBA) is admissible to an employee for only one of the following purposes:-

- i. Constructing a new house on the plot owned by the employee or spouse, either jointly or individually.
- ii. Purchasing a plot and constructing a house thereon.
- iii. Purchasing a plot under co-operative Schemes and constructing a house/ flat thereon or acquiring a house through membership of Cooperative Group Housing Societies.
- iv. Purchase/construction of house under the self-financing schemes of Delhi Bangalore, UP, Lucknow etc.
- v. Outright purchase of a new ready-built house/ flat from Housing Boards, Development Authorities and other statutory or semi-Government bodies and from registered builders i.e., registered private builders, architects, house building societies, etc., **but not from private individuals.**
- vi. Expansion of living accommodation of an existing house owned by the employee or jointly with spouse. ~~The total cost of the existing structure (excluding cost of land) and the proposed additions should not exceed the prescribed cost ceiling under these rules.~~
- vii. Repayment of loan or advance taken from a Government or HUDCO or private sources even if the construction has commenced, subject to certain conditions.



- viii. Existing employees who have already taken Home Loans from Banks and other financial institutions are allowed to migrate to this scheme, subject to fulfillment of extant conditions.
- ix. Constructing only residential portion of the building on a plot earmarked for a shop-cum-residential plot, in a residential colony, subject to prescribed cost ceiling.

3. Eligibility

- i. All permanent government employees.
- ii. All other employees with at least **5 years** of continuous service, provided they do not hold permanent appointment under a State Government and the sanctioning authority is satisfied about their likely retention in service till the house is built and mortgaged.
- iii. Members of All India Services deputed for service under the Central Government/Company/ Association/Body of individuals whether incorporated or not, which is wholly or substantially owned or controlled by the Central Government or an International Organization, and autonomous body not controlled by Government or Private Body.
- iv. Employees of Union Territories and North East Frontier Agency.
- v. Staff/ Artistes of the All India Radio who fulfil the condition prescribed at (ii) above and have been appointed in long term contracts extending to the age as per extant rules.
- vi. Central government employees governed by The Payment of Wages Act, 1936.
- vii. Central government employees on deputation to another Department or on Foreign Service. Such cases to be processed by the Head of the Office of the Parent Department.
- viii. Extant rules for eligibility conditions of Ex-servicemen and of central government employees under suspension remains unchanged.

Note: In cases where both the spouses are central government employees and are both eligible for grant of House Building Advance, the advance will be admissible to both of them jointly/ separately.

4. Cost Ceiling Conditions -

- i. Cost of the house to be built /purchased (excluding the cost of plot) should not exceed 139 times of the basic pay of the employee subject to a maximum of Rs.1.00 crore (one crore) only. In individual cases, if the Administrative Ministry is satisfied on the merits of the case, the cost ceiling may be relaxed up to a maximum of 25% by the Head of the Department.

SNP

