

**Government of India (Bharat Sarkar)**  
**Ministry of Railways (Rail Mantralaya)**  
**(Railway Board)**  
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PC-VII No.: 108 / 2018  
RBE No. 101 / 2018

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

New Delhi, Dated: 13.07.2018

The General Managers and PFAs  
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.**

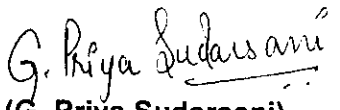
Please refer to this Ministry's letter of even number dated 05.12.2017 on the above cited subject, vide which, the revised rules relating to the grant of House Building Advance (HBA) as issued by Ministry of Housing & Urban Affairs (Housing-III Section) vide their OM No.I.17011/11(4)/2016-H-III dated 09.11.2017 pursuant to acceptance of 7<sup>th</sup> CPC recommendations, were mutatis-mutandis made applicable to Railway employees.

2. Further clarifications were issued vide this Ministry's letter of even number dated 28.03.2018 and 27.04.2018.

3. Ministry of Housing & Urban Affairs vide their OM dated 29.06.2018 have now issued instructions regarding applicability of rules contained in their OM dated 09.11.2017 with effect from 01.01.2016 and enhancement of House Building Advance (HBA) in those cases which were sanctioned on or after 01.01.2016 but before 09.11.2017 and these are subject to conditions mentioned in their letter of 29.06.2018. A copy of the same is sent herewith, which shall be applicable mutatis-mutandis on the Railways.

3. Please acknowledge receipt.

4. Hindi version will follow.

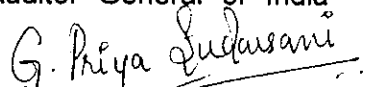
  
**(G. Priya Sudarsani)**  
**Joint Director Finance (Estt.)**  
**Railway Board**

Encl.: As above

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

New Delhi, Dated: 13.07.2018

Copy (with 20 spares) forwarded to the Dy. Comptroller & Auditor General of India (Railways), Room No.224, Rail Bhawan.

  
For Financial Commissioner/Railways

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

New Delhi, Dated: 13.07.2018

Copy forwarded to :

1. The GM, NF Railway (Const.), Southern Railway (Const.) and Central Railway (Const.).
2. The FA&CAO, N.F. Railway (Const.), Central Railway (Const.) and Southern Railway (Const.).
3. The Director General & Ex. Officio GM, RDSO, Lucknow.
4. The General Manager and FA&CAO, Metro Railway, Kolkata.

5. The CAO and FA&CAO, COFMOW/New Delhi.
6. The General Manager and FA&CAO, CORE, Allahabad.
7. The Director General, NAIR, Vadodara.
8. The CAO(Const.), MTP( R)/Mumbai.
9. The CAO (Const.), MTP ( R)/Chennai.
10. The Executive Director, CAMTECH/Gwalior-474020.
11. The Chairman, RCT/Principal Bench, 13/15, Mall Road, Delhi.
12. The Chairman, RRT, Chennai – 600008.
13. The Director, IRICEN/Pune, IRIEEN/Nasik Road, IRIMEE/Jamalpur & IRISSET/ Secunderabad.
14. The Chairman/Managing Director, RITES, IRCON, IRFC, MRVC, IRWO, IRC&TC CONCOR, CRIS, RVNL, DFCCIL, RCIL, RLDA, DMRC, Burn Standard, Braithwaite, High Speed Corridor.
15. The Chairman-cum-Managing Director, KRC Limited, Rail Bhavan, New Delhi, Office of the Chief Project Administrator (Telecom.), Indian Railway Central Organization for Telecom (IRCOT) Consultancy, Shivaji Bridge/New Delhi.
16. The Director (Movement), Railways/Kolkata.
17. The Joint Secretary, Mil Rail, Ministry of Defence.
18. The Joint Director (Finance), RDSO, Lucknow.
19. The Joint Secretary, Iron & Steel, 3, Koilaghat Street/Kolkata.
20. Chief Mining Advisor, Ministry of Railways, Dhanbad , Bihar).
21. The Chairman, RRB/Ajmer, Ahmedabad, Allahabad, Bangalore, Bhopal, Bhubneshwar, Chandigarh, Chennai, Kolkata, Jammu, Gorakhpur, Guwahati, Malda, Mumbai, Muzaffarpur, Patna, Ranchi, Secunderabad and Trivendrum.
22. The Pay & Accounts Officer, Ministry of Railways (Railway Board).
23. The General Secretary, IRCA/New Delhi.
24. The Chief Commissioner of Railway Safety, Lucknow.
25. The Editor, "Bhartiya Rail".
26. The Editor, "Indian Railways".
27. Computerized Facilitation Counter, Room No.5, Near Gate No.1, Rail Bhavan, New Delhi.
28. M/s. Bahri Brothers, Lajpat Rai Market, Delhi.

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

**No. F(E)Spl./2008/ADV.3/6 (7<sup>th</sup> CPC)**

**New Delhi, Dated: 13.07.2018**

Copy forwarded to:-

1. The General Secretary, NFIR, Room No.256-E, Rail Bhavan, New Delhi (with 20 spares).
2. The General Secretary, AIRF, Room No.253, Rail Bhavan, New Delhi (with 20 spares).
3. The Member of the National Council, Departmental Council and Secretary, Staff Side National Council, 13-C, Ferozeshah Road, New Delhi (with 30 spares).
4. The Secretary General, FROA, Room No. 256-A, Rail Bhawan, New Delhi.
5. The Secretary, RBSS, Group 'A' Officers Association, Rail Bhawan, New Delhi.
6. The President, Railway Board Class-II Officers' Association, Rail Bhawan, New Delhi.
7. The Secretary General, IRPOF, Room No. 268, Rail Bhawan, New Delhi. The President, Indian Railway Class – II Officers' Association, Rail Nilayam, Secunderabad.
8. The General Secretary, Indian Railway Class-II Officers Federation, Office of CE(Const.), N.E. Railway, Gorakhpur.
9. The Secretary, Railway Board Ministerial Staff Association, Rail Bhawan, New Delhi.
10. The Secretary, Railway Board Class IV Staff Association, Rail Bhawan, New Delhi.
11. The General Secretary, All India RPF Association, Rail Bhawan, New Delhi.
12. The Secretary, Staff Side, National Council (JCM), 13-C, Ferozeshah Road, New Delhi-110001.
13. The General Secretary, All India SC/ST Railway Employees Association, Room No.8, Rail Bhavan, New Delhi-110001.
14. RBROA (affiliated to IRPOF), Room No.341C, Railway Board.

*[Signature]*  
**For Secretary/ Railway Board.**

**Copy to:-** PPS/PS/Pas to : CRB, FC, MS, MT, ME, MI, MM, DG(RHS), DG(RPF), All Additional Members/Advisors/ Executive Directors/ Directors, IG/RPF, IG/RPSF, JS, JS( C), JS(G), JS(E), JS(P), JDF(E), JDE(N), JDE(P&A), JDE(L), JDE(W), DS(G), DDF(E)II, DDF(E)III, DDE(LR)I, DDE(LR)-II, DDE(Rep), US(Protocol) and DDE(R)II ( with 2 spares).

Copy to: -Cash-I, II & III, E(P&A)I & II, E(G), Budget, PG, PC-IV, V & VI(50 spares), G(Acc.), F(E)I, F(E)III, F(E)Spl., O&M, E(Trg.), E(GR)I, E(GR)II, Sec.(E), Sec.(Spl.), Protocol Cell, ERB-I, II, III, IV, E(O)I, II, III, E(NG) I & II, E(GP), E(GC), Accounts-III, Code Revision Cell & C&IS branches(2 spares).

I-17011/11(4)/2016-H.III  
Government of India  
Ministry of Housing & Urban Affairs  
Housing-III Section  
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Nirman Bhawan, New Delhi,  
Dated . 29.06.2018.

OFFICE MEMORANDUM

**Subject: Interest bearing advances/ Seventh Central Pay commission recommendation on House Building Advance - enhancement in past cases regarding.**

The undersigned is directed to invite attention to this Ministry's OM No. I-17011/11(4)/2016-H.III dated 09.11.2017 on the above-mentioned subject and to say that it has been decided in consultation with Ministry of Finance to make the aforesaid orders applicable with effect from 1st January, 2016. Accordingly, it has been decided that an enhancement of House Building Advance, if applied for, would be granted to government employee for an amount equivalent to the difference between the previously sanctioned amount and the new eligible amount determined on the basis of basic pay as per 7th CPC, in past cases, where HBA was sanctioned on or after 01.01.2016 but before 09.11.2017 subject to complying following conditions: -

- a) The Government employee 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 OM No I-17011/11(4)/2016-H.III dated 09.11.2017. 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 will be at 8.50% from the financial year 2017-18 onwards. This will be reviewed every three years to be notified in consultation with Ministry of Finance. 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 Rs. 25 lakhs for the purpose of construction/ purchase of new house/ flat and Rs. 10 lakhs for expansion of existing house/ flat would remain unchanged. In other words, the sum total of previously, sanctioned House Building Advance and the enhancement granted under these orders cannot exceed the aforesaid limits. In any case, not more than one enhancement is admissible to a Government employee.

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

4. Ministries/ Departments with branch offices in the far-flung areas are be advised to give wider publicity to these orders through modern communication means so that there is no occasion for any representation for extending the time limit of six months on the grounds of late receipt of these orders.

5. This issues in supersession of all the earlier orders on the subject.



(Shailendra Vikram Singh)  
Director (IFD)  
Tel: 23062798

To,

All the Ministries and Departments of the Government of India as per standard distribution list.

Copy to - IT cell to publish on the website of MCHA.