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No. AFHBA-6/73-20677/F.,  
GOVERNMENT OF ORISSA  
FINANCE DEPARTMENT

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OFFICE MEMORANDUM

✓ P-30

Bhubaneswar, the 25th April, 1973.

Sub:- Enhancement of the limit of House Building Advance.

The undersigned is directed to invite a reference to the Finance Department Office Memorandum No.54585/F., dated 24.12.70 on the subject noted above in which the quantum of advance for construction of a house /purchase of a ready built house, was limited to 60 times the monthly pay of a Government servant or Rs.50,000/- whichever is less and to say that in view of the general rise in the cost of building materials, the question of raising the limit of the advance was under consideration of the Government for some time past. Government have been pleased to decide that the maximum amount of the House Building advance should be raised to 75 times the monthly pay or Rs.70,000/- whichever is less for construction of a house/purchase of ready built house including a flat.

2. The revised orders will also apply to past cases where the completion of the house is proposed to be achieved within the stipulated period of 18 months from the date of drawl of the first instalment of the advance, provided that :-

- (i) the Government servant requires the additional amount of advance for completing construction of his house, already approved by the sanctioning authority;
- (ii) the increased amount of the advance does not exceed the cost of construction; and
- (iii) the enhanced amount of the advance is within the repaying capacity of the Government servant.

3. For the purpose of calculating the amount of advance which a Government servant would be eligible to get, as provided under Paragraph(2) of this Office Memorandum, his monthly pay should be deemed to be the pay on which the advance



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was originally sanctioned and not the pay that he is getting of the time of applying for the additional amount. Before drawing of the additional amount of the advance for completion of the house the Government employees concerned should execute a supplementary Mortgage bond in the prescribed form.

Sd/- R.N.Das.  
Addl. Secretary.

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Sub:- Liberalisation of house building advance rules application to past cases.

The undersigned is directed to invite a reference to this Department Office Memorandum No. 54585/F., dated 24.12.70 on the subject indicated above, in para 3 thereof it was decided that past cases where sanctions have already been issued by the authority concerned prior to the issue thereof will not be considered for enhancement in the quantum of advance in terms of the revised ceiling prescribed therein.

The matter has been reconsidered and Government have been pleased to decide that the orders referred to above will also apply to past cases provided that :-

1. The Government servant required the additional amount of the advance for completing the construction of his house which has remained in complete and he may draw the additional amount in spite of 18 months having elapsed from the date of drawal of the 1st instalment of the earlier advance with which the construction of the house was taken up.
2. The enhanced amount of the advance does not exceed the cost of construction.
3. The enhanced amount of the advance is within the repaying capacity of the Government servants as laid down in the rules.

For the purpose of calculating the amount of advance which a Government servant would be eligible to get as provided under this Office Memorandum, his monthly pay should be deemed to be the pay on which the advance was originally sanctioned and not the pay what he is getting at the time of applying for the additional amount.

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