To
Ms. Priyanka Salgaonkar,
Jogeshwari, Maharashtra – 400102.


Madam,

I am directed to refer to your online RTI application dated 28.03.2019 bearing registration no. MOURB/R/2019/80286 transferred under Section 6 (3) of the RTI Act, 2005 by HUDCO vide reference no. HUDCO/R/2019/50159 dated 28.03.2019 and received in the office of CPIO & US (HFA-IV) seeking information about details of schemes implemented by Government of India for individuals not capable of purchasing house. Information, as available in HFA-4 division, is furnished below:

Ministry of Housing & Urban Affairs has launched the Pradhan Mantri Awas Yojana-(Urban) {PMAY (U)} on 25th June, 2015 with the aim to provide central assistance to implementing agencies through States/UTs for providing houses to all eligible beneficiaries / families by 2022. The Mission comprises four components viz In-Situ Slum Redevelopment (ISSR); Affordable Housing through Credit-Linked Subsidy Scheme (CLSS); Affordable Housing in Partnership (AHP); and subsidy for Beneficiary-Led individual house construction (BLC). The Mission with all its component has become effective from 17.06.2015 and will end on 31.03.2022.

Mission is being implemented as Centrally Sponsored Scheme except for CLSS component, which is being implemented as Central Sector Scheme. For components other than CLSS, PMAY (U) mission scheme guidelines provide flexibility to States/UTs to appraise and approve projects based on the demand assessed by it. States/UTs are thus required to approach the Central Government only for release of Central assistance. Under ISSR, central assistance of Rs.1.0 lakh per EWS house is provided while for AHP and BLC components, central assistance of Rs.1.5 lakh per EWS house is provided under the mission.

Maharashtra Housing and Development Authority (MHADA) is the State Level Nodal Agency for implementation of PMAY (U) in the State of Maharashtra. You are, therefore, advised to approach MHADA for availing benefits admissible under the components (except CLSS component) of PMAY (U) mission.

Under the CLSS component of PMAY (U), there is an interest subsidy of 6.5% for Economically Weaker Section (EWS)/ Lower Income Group (LIG), 4% for Middle Income Group (MIG-I) and 3% for MIG-II, calculated on housing loan up to Rs.6 lakh, Rs.9 lakh and Rs.12 lakh, respectively, over a tenure of 20 years. The Net Present Value (NPV) of the interest subsidy is to be calculated at a discount rate of 9%.

Ministry has identified two Central Nodal Agencies (CNAs) i.e. National Housing Bank (NHB) and Housing and Urban Development Corporation Ltd. (HUDCO) to channelize the subsidy to the Primary Lending Institutions (PLIs). CNAs have signed MoUs with PLIs for implementation of the scheme. The list of PLIs who have signed the MoU is given on the website of the Ministry at http://mohua.gov.in/cms/credit-linked-subsidy-scheme.php and also at the websites of NHB & HUDCO.

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An applicant desirous of availing the credit subsidy can approach the Primary Lending Institutions (PLIs) [Banks, HFCs, etc] who have entered into a Memorandum of Understandings (MoU) with either of the two Central Nodal Agencies. The applicant has to comply with the documentation and other formalities as prescribed under the 'due diligence' of the bank/HFC concerned, if he is otherwise eligible under the scheme guidelines of PMAY (U) mission.

For complete details, PMAY (U) mission guidelines and Operational guidelines for CLSS for EWS/ LIG & CLSS for MIG and amendments issued from time to time may be seen which are available, both in Hindi & English, on the Ministry’s website at the following links:

http://mohua.gov.in/cms/hfaguidelinesmanagement.php
http://mohua.gov.in/cms/credit-linked-subsidy-scheme.php

2. If not satisfied with the above information, an appeal shall lie with the Appellate Authority within 30 days from the receipt of the letter. The name and address of Appellate Authority is an under:-

Shri Rishi Kumar, Director (HFA-4),
M/o HUA, Room No. 222, G-Wing (NBO),
Nirman Bhawan, New Delhi-110108.

Yours faithfully,

(Rahul Mahna)
Under Secretary & CPIO (HFA-4)
Tele: 23061285

Copy to:

i. Shri S K Mishra, CPIO, Housing & Urban Development Ltd., HUDCO Bhawan, Core-7-A. India Habitat Centre, Lodhi Road, New Delhi- 110003, for information.

ii. Section Officer (PL Cell), Ministry of HUA, Nirman Bhawan, for information.

iii. Section Officer (IT Cell), Ministry of HUA, Nirman Bhawan, for placing this on the website of the Ministry.