To

Shri Venkatesh Narayan,
R/o H. No. 59, C/o Happy Wadhwa,
Chandigarh – 160003


Sir,

I am directed to refer to your online RTI application bearing registration no. MOURB/R/2019/80464 dated 25.04.2019 transferred under Section 6 (3) of the RTI Act, 2005 by Department of Financial Services vide reference no. DOFSR/R/2019/50550 dated 25.04.2019 and received in the Office of CPIO & US (HFA-4) for furnishing the information sought in the RTI application regarding CLSS component of PMAY (U) mission. Information as available in HFA-4 division is furnished below:

Credit Linked Subsidy Scheme (CLSS), one of the verticals under Pradhan Mantri Awas Yojana – Urban (PMAY-U) mission provides interest subsidy for housing loans to eligible beneficiaries belonging to EWS/LIG and MIG category. The Salient features of CLSS are as under:

<table>
<thead>
<tr>
<th>Details</th>
<th>EWS</th>
<th>LIG</th>
<th>MIG I</th>
<th>MIG II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Income (₹)</td>
<td>Upto 3,00,000</td>
<td>3,00,001-6,00,000</td>
<td>6,00,001-12,00,000</td>
<td>12,00,001-18,00,000</td>
</tr>
<tr>
<td>Subsidy eligible on Maximum Loan Amount (₹)</td>
<td>6,00,000</td>
<td>6,00,000</td>
<td>9,00,000</td>
<td>12,00,000</td>
</tr>
<tr>
<td>Maximum Loan Tenure</td>
<td>20 years</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carpet Area (Sq. m.)</td>
<td>30</td>
<td>60</td>
<td>160</td>
<td>200</td>
</tr>
<tr>
<td>Interest Subsidy p.a.</td>
<td>6.50%</td>
<td>4.00%</td>
<td>3.00%</td>
<td></td>
</tr>
<tr>
<td>Maximum Interest Subsidy (₹)</td>
<td>2,67,280</td>
<td>2,35,068</td>
<td>2,30,156</td>
<td></td>
</tr>
<tr>
<td>Purpose of Loan</td>
<td>Purchase, re-purchase, construction, enhancement</td>
<td>Purchase, re-purchase, Construction.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The definition of ‘Beneficiary’ has been amended and effective from 01.01.2017, makes an adult member (irrespective of marital status) eligible to apply for PMAY (U) including under CLSS for EWS/LIG component, subject to following provisos:

Provided that he / she does not own a pucca house (an all weather dwelling unit) in his / her name in any part of India.

Provided also that in the case of a married couple, either of the spouses or both together in joint ownership will be eligible for a single house, subject to income eligibility of the household under the Scheme.

For implementation of Credit Linked Subsidy Scheme (CLSS) component of Pradhan Mantri Awas Yojna – Urban (PMAY-U) mission, 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 Memorandum of Understanding (MoU) with PLIs for implementation of the scheme.

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. 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.

The benefit of interest subsidy available under CLSS component of PMAY (U) scheme is also admissible to Government employee/ Bank Staff, etc., provided he/she is otherwise eligible under the scheme guidelines. However, Interest subsidy under CLSS component of PMAY (U) will not be admissible to the employees/staff of Banks (PSBs) who have availed subsidized loan under Staff Housing Loan Scheme. The RBI Master Circular No. DBOD No. Dir.BC 16/13.03.00/2014-15 dated July 1, 2014 has issued instructions relating to Statutory and other restrictions on Loan and Advances. In terms of Para 2.2.1.9 of the master circular, the term ‘loans and advances’ will not include loans or advances against ‘Housing loans’ granted to an employees of the bank under any scheme applicable generally to employees. The master circular is available on the RBI website at the link https://www.rbi.org.in/Scripts/NotificationUser.aspx?id=9024&Mode=0

Details of PMAY (U) mission guidelines, Operational guidelines for CLSS for EWS/ LIG & CLSS for MIG and subsequent amendments in the guidelines are all available on the Ministry’s website address mentioned at the link http://mohua.gov.in/cms/hfaguidelinesmanagement.php & http://mohua.gov.in/cms/credit-linked-subsidy-scheme.php

Contd...
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 as under:

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

Your’s faithfully,

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

Copy to:

i. Ms. Neha Chauhan, Under Secretary & CPIO, IF-II & Housing, Ministry of Finance, Department of Financial Services, Jeevan Deep Building, 3rd Floor, Sansad Marg, New Delhi-110001. – For information.

ii. Section Officer (Pl Cell), Ministry of HUA, Nirman Bhawan.

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