To

Sh. Rana Maitra,
95/133, Hulimangala, Hulimangala PO,
Jigani Hobli, Anekal Taluk, near Hulimangala PO,
Bangalore, Karnataka – 560105.


Sir,

I am directed to refer to your online RTI application bearing Registration No. MOURB/R/2019/80115 dated 08.02.2019 transferred under Section 6 (3) of the RTI Act, 2005 by CPWD – Southern Region vide Reference number CPWDS/R/2019/50013 dated 08.02.2019 and received in the office of CPIO & US (HFA-IV) seeking information about CLSS component of PMAY (U) mission. Information as available is furnished below:

Under CLSS (CLSS for EWS/LIG) component of the PMAY(U) mission, the beneficiaries of Economic Weaker Section having household annual income upto Rs. 3,00,000/-and Lower Income Group having household annual income between Rs. 3,00,001/-and upto Rs. 6,00,000/-subject to their being otherwise eligible under the scheme, can avail of interest subsidy at the rate of 6.5% on the housing loans upto Rs. 6.00 lakhs from Banks, Housing Finance Companies (HFCs) and other such institutions for a tenure of 20 years or actual tenure whichever is earlier, for acquisition, construction and extension of house, giving them a benefit of maximum Rs. 2.67 lakhs each. Any additional loans beyond Rs. 6 lakhs will be at nonsubsidized rate.

For implementation of CLSS (CLSS for EWS/LIG & CLSS for MIG) component of PMAY(U) mission, Ministry has identified two Central Nodal Agencies (CNAs) i.e. National Housing Bank and Housing and Urban Development Corporation Ltd. to channelize the subsidy to the Primary Lending Institutions (PLIs). CNAs have signed MoUs with PLIs for implementation of the scheme.

An applicant desirous of availing the credit subsidy admissible under CLSS component of PMAY(U), 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 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 applicant has to complete the 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. Once an applicant is considered eligible for the housing loan under CLSS, the PLI concerned will forward his application to the Central Nodal Agency (CNA), with whom it has signed the MoU, for release of interest subsidy. The CNA, after scrutiny will release the interest subsidy upfront to the housing loan account of the applicant through the PLI. Subsidy is credited to the borrower’s account upfront by deducting it from the principal loan amount of the borrower. The borrower will pay EMI as per lending rates on the remainder of the principal loan amount.

For complete details, PMAY(U) mission guidelines and Operational guidelines for CLSS for EWS/ LIG & CLSS for MIG may be seen which are available, both in Hindi & English, on the Ministry’s website at the link http://mohua.gov.in/cms/hfaguidelinesmanagement.php

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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:-

Dr. Chandramani Sharma, Deputy Director General (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. SE Coord., CPWD – Southern Region, 1st Floor, 'G' Wing, 3rd Avenue, Rajaji Bhawan, Besant Nagar, Chennai, for information.

ii. Section Officer (PI 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.