

**Pradhan Mantri Awas Yojana –
Housing for All (Urban)
Credit Linked Subsidy Schemes
(CLSS)**

Housing for All by 2022 ...

- Hon'ble President of India address to the Joint Session of Parliament –

By the time the Nation completes 75 years of its independence, every family will have a pucca house with water connection, toilet facilities, electricity supply and access.

... Housing for All by 2022 ...

Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence

In order to achieve this objective, Central Government has launched a comprehensive mission “Housing for All by 2022”

... Housing for All by 2022

Union Budget Speech 2015-16 by the Hon'ble Union Finance Minister

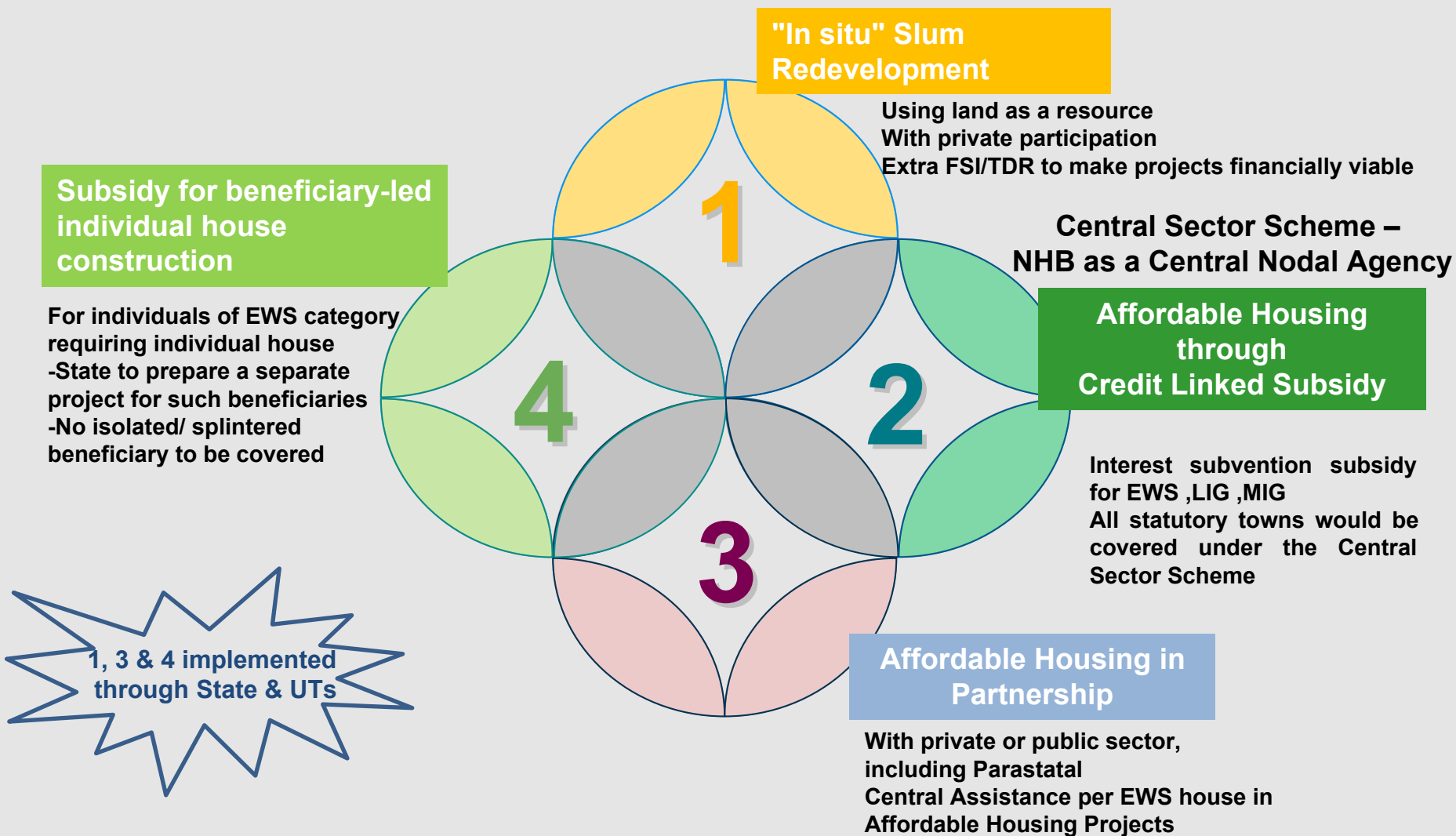
The year 2022 will be the Amrut Mahotsav, the 75th year, of India's independence. The vision of what the Prime Minister has called 'Team India', should include "A roof for each family in India. The call given for 'Housing for all' by 2022 would require Team India to complete 2 crore houses in urban areas and 4 crore houses in rural areas.



Pradhan Mantri Awas Yojana - Housing for All (Urban) Scheme Guidelines



Housing for All – Four Verticals



Credit Linked Subsidy Scheme (CLSS) – Important Facilitators

- **Primary Lending Institution** – SCB, HFC, RRB, State Co-op. Bank, Urban Co-op, SFB, NBFC MFI
- **State Level Nodal Agencies** – Nodal Agency designated by the State Governments for implementing the Mission. (Karnataka – Directorate of Municipal Admin)
- **Central Nodal Agencies** – National Housing Bank, and Housing and Urban Development Corporation Ltd.
- **Implementing Ministry** – Ministry of Housing and Urban Poverty Alleviation, Government of India

PMAY CLSS – Objectives

- Expand institutional credit flow to housing needs of urban poor
 - CLSS Vertical is a Central Sector Scheme.
 - Scheme Period from June 17, 2015 to March 31, 2022. (EWS/LIG)
 - (MIG1/MIG2) : Initially from January 01, 2017 to December 31, 2017
 - Scheme covers all 4315 statutory towns (as per Census 2011 and notified subsequently)
 - In case of EWS/LIG, State/UT will have the flexibility to include planning area as notified, which surrounds the Statutory Town
 - In case of MIG, Notified planning area surrounding a Statutory Town are included
- Subsidy for home loans of EWS, LIG and MIG Borrowers
- Home loan credit for acquisition and construction
- Extension or repair of home only for EWS/LIG

PMAY CLSS – Primary Filters

Beneficiary: A family comprising of husband, wife and unmarried sons and/or unmarried daughters, and not owning a pucca house in the name of any of the family members in any part of India . Not received Central Govt assistance in housing scheme earlier

(For MIG, an adult unmarried earning member can be treated as separate family)

Income Criteria:

- **EWS** – Annual Household Income upto Rs. 3 lakh
- **LIG** – Annual Household Income above Rs. 3 lakh to Rs. 6 lakh
(Identification for Proof of Income for EWS/LIG - Self Certificate/Affidavit)
- **MIG I** – Annual Household income above Rs 6 lakh to Rs 12 lakh
- **MIG II** – Annual Household income above Rs 12 lakh to Rs 18 lakh

Carpet Area :

- EWS: upto 30 sq.m.; LIG: upto 60 sq.m.
(For EWS/LIG, Beneficiary can construct a bigger house)
- MIG I : upto 90 sq.m; MIG II : upto 110 Sq.m (**Strict**)

PMAY – CLSS – Details

- **Only for EWS/LIG** : Property to be in name of Female Head or in the joint name of Male Head. Except for household with no adult female member and where the property is already registered in a male members name.
- Should have basic civic infrastructure like water, sanitation, sewerage, road, electricity and Toilet essential
- Construction to conform to Standards provided in National Building Code and Bureau of Indian Standards codes and extant guidelines on construction and structural safety in the country

PMAY – CLSS – Loan & Subsidy Details

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- **LOAN** eligibility, as per PLI's norms & due diligence processes
- **SUBSIDY** to be calculated on **Maximum**

Parameter	EWS / LIG	MIG I	MIG II
Loan Amount	6 Lakh	9 Lakh	12 Lakh
Loan Tenure	20 years	20 years	20 years
Interest Subsidy Rate	6.50%	4%	3%
NPV Discount Rate	9%	9%	9%
Subsidy	Rs 2.67 Lakh	Rs 2.35 Lakh	Rs 2.30 Lakh

PMAY – CLSS – Loan & Subsidy Details

- Upfront crediting the subsidy will effectively reduce the loan principal outstanding
- Additional loan beyond Subsidy eligible limit can be given by PLI at regular Interest rate
- Reduction in Equated Monthly Installment (EMI)
- No processing Fee will be charged on beneficiaries upto Eligible loan amount. PLIs will receive Rs.3000 /- for EWS/LIG and Rs 2000/- for MIG
- Beneficiary can approach PLIs for home loan directly.
- For EWS, ULBs can also sponsor application to Banks

Role of PLIs – Additional Processing for CLSS

- PLIs undertake all required processing as regular housing loan.
- Check for compliance with scheme guidelines. Critical Checks
 - Property Located in statutory towns or Planning area(only for MIG)
 - Beneficiary family eligibility – Not owning pucca house
 - Income Norm Assessment for eligibility
 - Female ownership and exemptions (only for EWS/LIG)
- Obtain the following Additional Documents:
 - Affidavit on family not owning a pucca house
 - Self Declaration of Family Income
 - Unique IDs of adult family members. (max 4)

Progress status

As on 28 February 2017		
PLI categorization	NO of PLIs	No. of Beneficiary Families
Public Sector Bank	20	2342
Private Bank	4	1680
Housing Finance Co.	45	17904
Others	11	246
Total	80	22172



Thank You

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