

## **Pradhan Mantri Awas Yojana (Urban) Housing for All**

### **Credit Linked Subsidy Scheme for EWS/LIG (CLSS for EWS/LIG)**

**Credit Linked Subsidy Scheme Pradhan Mantri Awas Yojana (Urban)** - Housing For All Mission, has introduced in 17-06-2015 in order to expand institutional credit flow to the housing needs of urban poor is implementing credit linked subsidy component as a demand side intervention. • Beneficiaries of Economically Weaker Section (EWS) and Low Income Group (LIG) seeking housing loans would be eligible for an interest subsidy at the rate of 6.5 % for a tenure of 20\* years or during tenure of loan whichever is lower. • The credit linked subsidy will be available only for loan amounts upto Rs 6 lakhs and additional loans beyond Rs. 6 lakhs, if any, will be at nonsubsidized rate. • Interest subsidy will be credited upfront to the loan account of beneficiaries, resulting in reduced effective housing loan and Equated Monthly Installment (EMI). • The Net Present Value (NPV) of the interest subsidy will be calculated at a discount rate of 9 %.

**Home Ownership** - The houses constructed/acquired with central assistance under the Mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in case when there is no adult female member in the family, the house can be in the name of male member of the household.

**Key highlights of the scheme:** Coverage to all Statutory Towns as per Census 2011 and towns notified subsequently, including planning area as notified with respect to Statutory Town.

**Purpose** - New construction, acquisition and addition of rooms, kitchen, toilet etc. to existing dwelling as incremental housing. House upgradation / renovation are covered.

**Beneficiaries** - • Beneficiary family will comprise husband, wife and unmarried children. • The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India. • EWS Households having annual income up to Rs.3,00,000/-. • LIG Households having annual income between Rs.3,00,001/- and upto Rs.6,00,000/-. • Preference under the scheme, subject to beneficiaries being from EWS/LIG segments, should be given to Manual Scavengers, Women (with overriding preference to widows), persons belonging to Scheduled Castes/ Scheduled Tribes/ Other Backward Classes, Minorities, Persons with disabilities and Transgender.

**Area which can be constructed** - • Carpet area of house being constructed or enhanced under this component of the Mission should be upto 30 square meters for EWS category and upto 60 square meters for LIG category. • Beneficiary, at his/her discretion, can build a house of larger area but interest subsidy would be limited to first Rs.6 lakh only. • For incremental housing/extension, the area limit will be 30 sq.mt. and 60 sq.mt. of carpet area for EWS and LIG category respectively.

**Subsidy and Loan details** - • Beneficiaries of EWS / LIG will be eligible for an interest subsidy valid till year 2022. • Maximum tenure for subsidy computation: 20\* years or the tenure of the loan, whichever is lower. • Maximum loan amount for subsidy calculation: Rs. 6 lakh • Interest rate for subsidy: 6.5%. • Maximum subsidy is upto Rs. 2.67 lacs. (approx.). • In case a borrower who has a Home Loan under the scheme and has availed interest subvention benefit but later on switches to another Bank / Financial Institution, such beneficiaries will not be eligible. • Approval for building design is compulsory.

### **Credit Linked Subsidy Scheme for Middle Income Group (CLSS for MIG)**

Ministry of Housing and Urban Affairs (MoHUA) has introduced in 01-01-2017 an interest subsidy scheme for acquisition/construction of houses (including repurchase) to cater to the Middle Income Group (MIG) called 'Credit Linked Subsidy Scheme (CLSS) for MIG' given the projected growth of urbanization in India and the consequent housing demands. This will also be implemented as a Central Sector Scheme. The existing CLSS scheme under Pradhan Mantri Awas Yojana (Urban) - Housing for All Mission has been renamed as 'CLSS for EWS/LIG'.

**Key highlights of the scheme:** Coverage to all the Statutory towns as per Census 2011 and towns notified subsequently including Notified Planning/Development Areas and the areas falling within notified Planning/ Development area under the jurisdiction of an Industrial Development Authority/Special Area Development Authority/Urban Development Authority or any such Authority under State legislation.

**Purpose:** Interest subsidy on housing loan for acquisition/ construction of houses (including re-purchase). House upgradation is not covered.

**Beneficiary:** • A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. An adult earning member (irrespective of marital status) can be treated as a separate household.

**Eligibility:** • The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India. In in case of 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. • A beneficiary family should not have availed of central assistance under any housing scheme from Government of India.

**Carpet Area:** • Scheme will support acquisition/ construction of houses (including repurchase) of 160 sq. mts. (for MIG I) and 200 sq.mt. (for MIG II) carpet area as per income eligibility with basic civic infrastructure like water, toilet, sanitation, sewerage, road, electricity, etc. Approval for building design is compulsory.

**Scheme Details:** Beneficiaries of MIG will be eligible for an interest subsidy maximum is upto Rs. 2.35 lacs (approx.) is valid till 31-03-2019 with following features:

<b>Particulars</b>	<b>MIG - I</b>	<b>MIG - II</b>
Household Income (Rs. p.a.)	6,00,001 - 12,00,000	12,00,001 - 18,00,000
Interest Subsidy (% p.a.)	4.00%	3.00%
Maximum loan tenure (in years)	20	20
Eligible housing loan amount for interest subsidy (Rs.)	9,00,000	12,00,000
Dwelling Unit carpet area	160 sq. mts.	200 sq. mts.
Discount rate for Net Present Value (NPV) calculation of interest subsidy (%)	9.00%	9.00%

**Monitoring:** • In case of any false declaration by a beneficiary under the scheme, he/she would be liable for legal proceedings under applicable laws.

**Testimonials by some of our Customers:-**

***“Very good benefit given by PMAY scheme also very good service from GICHFL thanks to Indian government & GICHFL”***

*By Mr. Manju Maheshwari from Jodhpur.*

***“Handsome amount give a great relief in repayment of loan amount and planning of made amenities in the house Great job done by GICHFL proper proceeding and guidance by dealing person of GICHFL. After getting subsidiary we feel very lucky thanks to Indian government & GICHFL”.***

*- By Mr. Khem Raj Singh from Jodhpur*

***“Extremely satisfied with the Service. Life gets simpler and happy to receive. Thanks to GICHFL”***

*- By Mr. Nityanandha Pradhan & Mrs. Shakuntala Pradhan from Bhubaneswar.*

***“We were in Rental property, now we bought a property and living happily and we wish our sincere thanks to GIC team for sanctioning loan and PMAY subsidy.”***

*- By Mr. Ghanshyam Kundankumar & Mrs. Manita Thakur from Porur, Chennai.*