

Pradhan Mantri Awas Yojana – PMAY
Housing for All (Urban)
Credit Linked Subsidy Scheme (CLSS)
for EWS/ LIG and MIG



Presentation by

Housing & Urban Development Corporation Ltd.
(HUDCO)

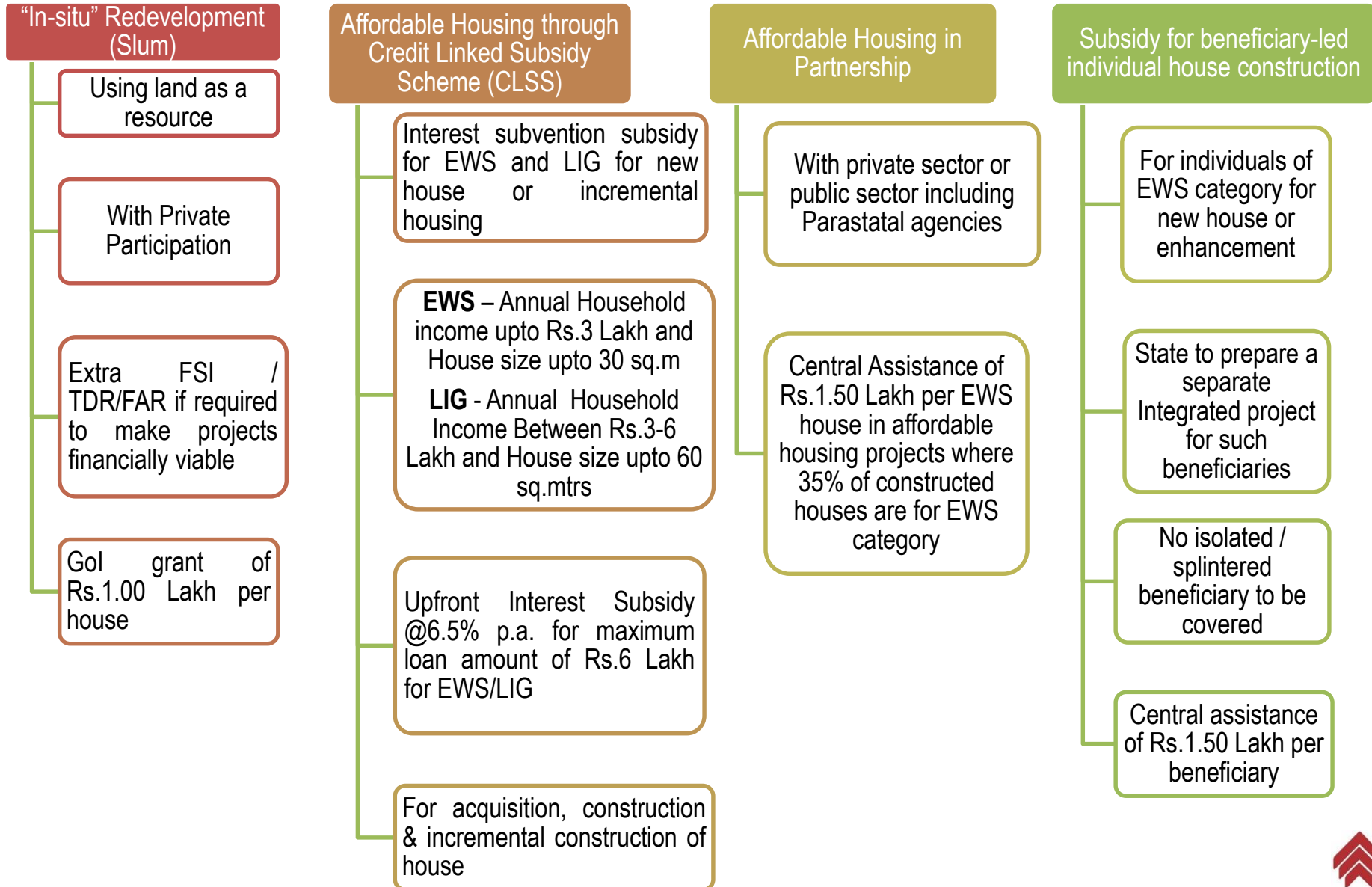
A Central Nodal Agency (CNA)

Pradhan Mantri Awas Yojana(PMAY) - for EWS /LIG

LAUNCHED	By Hon'ble Prime Minister on 25 th June 2015
PURPOSE	To provide ' Housing for All ' by 2022 , total 20 million units are required
DURATION	2015-2022 (effective from 17.06.2015/ to be implemented upto 31.03.2022)
COVERAGE	All 4316 Statutory Towns
BENEFICIARIES	EWS & LIG categories having income of Rs.3 Lakh and Rs.6 Lakh p.a. respectively.
OWNERSHIP OF HOUSE	<ul style="list-style-type: none">- Beneficiary should not have any pucca house anywhere in India to be eligible- The house should be in the name of female head of the household or in joint name of the male head & his wife (in cases there is no adult female member, house can be in the name of male member)
SIZE OF UNIT	<ul style="list-style-type: none">- The beneficiary needs to be resident of that urban area- Size of EWS House – 30 Sq.mt. and LIG House – 60 Sq.mt., States to have flexibility but Central assistance is fixed

Pradhan Mantri Awas Yojana (PMAY)

Componentenets



Credit Linked Subsidy Scheme (CLSS) – Eligibility Criteria

PURPOSE OF LOAN	Acquisition/New Construction of Dwelling Unit/ Addition of Rooms, Kitchen, Toilet etc. (All house built or expanded under the Mission shall essentially have toilet facility.)
INCOME ELIGIBILITY	<ul style="list-style-type: none"> • EWS: Annual Income upto Rs. 3 Lakh • LIG: Annual Income between Rs. 3-6 Lakh
CARPET AREA	<ul style="list-style-type: none"> • EWS – upto 30 Sq.mt. & LIG – upto 60 Sq.mt. • States can determine area of EWS as per their local needs with information to Ministry of Housing & Urban Poverty Alleviation (MoHUPA)
BENEFICIARY IDENTIFICATION REQUIRED	Aadhar/Voter Card/Any Other Unique Identification / Certificate of House Ownership from Revenue Authority

Credit Linked Subsidy Scheme (CLSS) – Eligibility Criteria

INTEREST SUBSIDY	6.5% p.a. for loan amount upto Rs.6 Lakh on NPV basis
MAXIMUM LOAN ELIGIBLE FOR INTEREST SUBSIDY	Rs.6 Lakh. However, a Beneficiary can construct larger DU with additional cost/ loan, but Interest Subsidy will be limited to Rs. 6 Lakh loan only.
LOAN PERIOD	20 Years maximum (Tenure may be more than 20 years as per due diligence norm of PLI, but interest subsidy to be restricted on loans upto Rs. 6 Lakh for tenure not more than 20 years)
NET PRESENT VALUE (NPV)	@9% p.a. for loan amount of Rs.6 Lakh i.e. around Rs.2.67Lakh on loan tenure of 20 years.
CREDIT OF SUBSIDY	Will be credited upfront to beneficiary loan A/c resulting in reduced effective housing loan & reduced EMI
ADDITIONAL LOAN	Loan beyond Rs. 6 Lakh, will be at non-subsidized rate.
OWNERSHIP OF HOUSE	The houses constructed/ acquired under the Mission may be in either of the spouses or both together in joint ownership

Credit Linked Subsidy Scheme (CLSS) – Special Features

DUPLICATION	State/UTs/ULBs/PLIs shall link beneficiary identification to Aadhaar, Voter card, any other unique identification or a certificate of house ownership from Revenue Authority of Beneficiary's native district to avoid duplication.
STATE LEVEL NODAL AGENCY (SLNA)	To be designated by State Govt/UTs to facilitate identified eligible beneficiaries to get approvals/ documents.
SWITCHING BETWEEN SCHEMES	In case a borrower who has taken a housing loan and availed of interest subvention under the scheme but later on switches to another PLI for balance transfer, such beneficiary will not be eligible or claim the benefit of interest subvention again.

“Under the Mission, beneficiary can take advantage under one component only”.

Pradhan Mantri Awas Yojana (PMAY) – CLSS for MIG

Effective	For one year, w.e.f 01/1/2017
PURPOSE	Construction of house (including re -purchase)
DURATION	For one year effective from 01/1/2017
COVERAGE	All Statutory Towns as census 2011 Note : Planning area as notified with respect to the Statutory towns and which surrounds the concerned Municipal area will also be covered under the scheme.
BENEFICIARIES	<ul style="list-style-type: none">• MIG-I - House hold income above Rs.6 Lakh and below Rs12 lakh p.a, Interest subsidy – 4%, Max loan tenure -20 yrs, eligible loan for interest subsidy Rs 9 lakh , DU carpet area -90 sq.m• MIG-II - having House hold income above Rs.12 Lakh p.a and below Rs 18 lakh. Interest subsidy – 3%, Max loan tenure -20 yrs eligible loan for interest subsidy Rs 12 lakh , DU carpet area -110 sq.m• Loan beyond Rs. 9 Lakh and Rs12 lakh , will be at non-subsidized rate
OWNERSHIP OF HOUSE	<ul style="list-style-type: none">- Beneficiary family should not have any pucca house anywhere in India.- The house should be in the name of either of the spouse or both together in joint ownership.

Credit Linked Subsidy Scheme (CLSS)

Particulars	EWS/ LIG	MIG-I	MIG-II
Household Income (P.a)	EWS – upto Rs 3 lakh LIG Rs 3 lakh to Rs 6lakh	Rs 12 lakh	Rs 18 lakh
Interest subsidy (% P.a)	6.50% (Rs2.67 lakh)	4 % (Rs 2.35 lakh)	3% (Rs 2.30 lakh)
Max loan tenure (in yrs)	20 yrs	20 yrs	20 yrs
Eligible Housing loan Amount for interest subsidy	Rs 6,00,000	Rs 9,00,000	Rs 12,00,000
DU carpet Area	30 sq. m / 60 sq.m	90sq.m	110sq.m
NPV	9.00%	9.00%	9.00%

“Under the Mission, beneficiary can take advantage under one component only”.

Andhra Pradesh Districts



P M A Y - C L S S – T O W N S I N A P

Dist Code	Name of Dist	Name of town (111 TOWNS) (as on 03-08-2017)
542	Srikakulam (6)	Srikakulam, Ichapuram, Palasa Kasibugga, Rajam, Amadalavalasa, Palakonda
543	Vijayanagaram(5)	Bobbili, Parvathipuram, Salur, Vijayanagaram, Nellimarla
544	Visakhapatnam(5)	Anakapalle, Bhimunipatnam, GVMC,Narsipatnam, yelamanchili
545	East Godavari (12)	Amalapuram, Kakinada, Mandapeta, Pedhapuram,Pithapuram,Rajamundry,Ramachandrapuram,Samarlkota,Tuni, Yeleswaram, Gollaprolu, Mumidivaram
546	West Godavari (9)	Bhimavaram,Kovvuru, Narsapur, Pallakolu,Nidadavolu, Tadepalli Gudem, Tanuku, Eluru, Jangareddygudem
547	Krishna (9)	Gudivada,Jaggaipeta, Machilipatnam,Nuzvid, Pedana,Vijayawada, Nandigama,Tiruvuru, Vuyyuru

P M A Y - C L S S – T O W N S I N A P

SL	Name of Dist	Name of town
548	Guntur (14)	Bapatla, Chilakaluri peta,Guntur,Macharla,Mangalagiri,Narsaraopet,Piduguralla,ponnuru, Repalle, Sathenapalli, tadepalli, tenali, Vinukonda, Amaravathi Capital City
549	Prakasam (8)	Chirala,Kandukuru,Markapuram,Ongole,Addanki, Chimakurthy, Giddaluru, Kanigiri
550	Nellore (7)	Gudur,Kavali,Nellore,Venkatagiri, Atamkur, Naidupet, Sullurupet
551	Y.S.R (9)	Badvel,Jammalamadugu,kadapa,Prodhutur,Pullivendhula,Rajamp et,Rajachoti,Mydukur, Yerranguntla
552	Kurnool (7)	Adoni,Dhone,Kurnool,Nandyal,Vemmiganur, Allagadda, Nandikoturu
553	Ananthapur (12)	Ananthapur,Dharmavaram,Hindupur,Gunthakal,Kadiri,Rayadurg, Tadipathri,Kalyandurg,Madakasiva,Panidi, Puttaparthi, Gooty
554	Chittoor (8)	Chittoor,Madhanapalli, Nagari,Palamaner,Puttur,Srikalahasthi,Tirupathi, Punganur

Thank You



HUDCO – Profitability with Social Justice

