

❖ 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

- Maximum loan amount: as per eligibility of customer decided by bank / Financial Institution based on due diligence
- Maximum loan tenure : based on the guidelines of the PLI
- 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%

Housing and Urban Development Corporation (HUDCO) and National Housing Bank (NHB) have been identified as Central Nodal Agencies (CNAs) to channelize this subsidy to the Primary Lending Institutions and for monitoring the progress of this component.

This scheme will be implemented through Banks/Financial Institutions.

The detailed list is available at: www.mhupa.gov.in.

CLSS FOR EWS/LIG

Illustrative Example

Loan tenure -20* years/240 months

All figures in Indian Rupees

	Loan Amount	Loan Amount eligible for Subsidy	Interest Subsidy	Balance Loan	Initial EMI @10%	Reduced EMI after crediting the Subsidy	Monthly savings	Annual savings
Eg	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
				(1-3)			(5-6)	(7) x 12
I	3,00,000	3,00,000	1,33,640	1,66,360	2,895	1,605	1,290	15,480
II	6,00,000	6,00,000	2,67,280	3,32,720	5,790	3,211	2,579	30,948
III	10,00,000	6,00,000	2,67,280	7,32,720	9,650	7,071	2,579	30,948

Above figures are indicative and may vary from case to case basis.

* With effect from 01.01.2017



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PRADHAN MANTRI AWAS YOJANA-HOUSING FOR ALL (URBAN)

CREDIT LINKED SUBSIDY SCHEME FOR MIDDLE INCOME GROUP (CLSS FOR MIG)

Ministry of Housing and Urban Poverty Alleviation (MoHUPA) has introduced an interest subsidy scheme for acquisition/construction of houses (including re-purchase) 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

All Statutory Towns as per Census 2011 and towns notified subsequently, including planning area as notified with respect to statutory town.

❖ Purpose

Interest subsidy on housing loan for acquisition/construction of houses (including re-purchase).

❖ Beneficiary

Beneficiary family will comprise husband, wife and unmarried children. 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 either in his/her name or in the name of any member of his/her family in any part of India.
- 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 re-purchase) of 90 sq. mts. (for MIG I) and 110 sq.mt. (for MIG II) carpet area as per income eligibility with basic civic infrastructure like water, toilet, sanitation, sewerage, road, electricity, etc.

❖ Scheme details

- Beneficiaries of MIG will be eligible for an interest subsidy with following features:

Particulars	MIG I	MIG II
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	90 sq. mts.	110 sq. mts.
Discount rate for Net Present Value (NPV) calculation of interest subsidy (%)	9.00%	9.00%

Central nodal agencies:



National Housing Bank
(wholly owned by Reserve Bank of India)
Core 5-A, India Habitat Centre,
Lodhi Road, New Delhi 110 003
CLSS Tollfree No: 1800-11-3377/88
E-mail: clssim@nhb.org.in



Housing and Urban Development Corporation Ltd.
(A Govt. of India Enterprise)
Core 7-A, India Habitat Centre, Lodhi Road,
New Delhi - 110 003
CLSS Tollfree No.: 1800-11-6163
E-Mail: hudconiw@hudco.org

Sabka sapna...Ghar ho apna

❖ Implementation

- CLSS for MIG will be implemented initially in 2017 for a period of one year w.e.f. 01 January 2017.
- Interest subsidy will be available only for loan amounts indicated in the table for a tenure of 20 years or during tenure of loan whichever is lower.
- Additional loan beyond the specified limit, if any, will be at non-subsidized rate.
- Interest subsidy will be credited upfront to the loan account of beneficiaries through Primary Lending Institutions (PLIs) resulting in reduced effective housing loan and Equated Monthly Installments (EMI).
- PLIs are identified as Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks, State Cooperative Banks, Urban cooperative Banks, Small Finance Banks, Non Banking Financial Company-Micro Finance Institutions (NBFC MFIs) or any other institution as may be identified by the MoHUPA.
- PLIs shall link the details of Aadhar number(s) of beneficiary family to avoid duplication before submitting claims to CNAs.
- Preference from MIG segments, may be given to women (with overriding preference to widows, single working women), persons belonging to Scheduled Castes/Scheduled Tribes/Other Backward Classes, persons with disabilities and Transgenders.

❖ Monitoring

- CLSS for MIG will be implemented and monitored by the Mission Directorate formed under MoHUPA to implement PMAY(U) Mission.
- State Level Bankers Committee (SLBC) will monitor the scheme through its prevalent institution mechanism.
- In case of any false declaration by a beneficiary under the scheme, he/she would be liable for legal proceedings under applicable laws.

CLSS FOR MIG I

Illustrative example

Loan tenure -20* years/240 months

All figures in Indian Rupees

	Loan amount	Loan amount eligible for subsidy	interest subsidy	Balance Loan	initial eMi @10%	reduced eMi after crediting the subsidy	Monthly savings	annual savings
Eg	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
				(1-3)			(5-6)	(7) x 12
i	6,00,000	6,00,000	1,56,712	4,43,288	5,790	4,278	1,512	18,144
ii	9,00,000	9,00,000	2,35,068	6,64,932	8,685	6,417	2,268	27,216
iii	12,00,000	9,00,000	2,35,068	9,64,932	11,580	9,312	2,268	27,216

CLSS FOR MIG II

Illustrative example

Loan tenure -20* years/240 months

All figures in Indian Rupees

	Loan amount	Loan amount eligible for subsidy	interest subsidy	Balance Loan	initial eMi @10%	reduced eMi after crediting the subsidy	Monthly savings	annual savings
Eg	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
				(1-3)			(5-6)	(7) x 12
i	9,00,000	9,00,000	1,72,617	7,27,383	8,685	7,019	1,666	19,992
ii	12,00,000	12,00,000	2,30,156	9,69,844	11,580	9,359	2,221	26,652
iii	15,00,000	12,00,000	2,30,156	12,69,844	14,475	12,254	2,221	26,652

Above figures are indicative and may vary from case to case basis.

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