

Pradhan Mantri Gramin Awaas Yojana

Pradhan Mantri Gramin Awaas Yojana (PMGAY), previously **Indira Awaas Yojana** (IAY), is a social welfare flagship programme, created by the [Indian Government](#), to provide housing for the rural poor in [India](#).^[1] A similar scheme for urban poor was launched in 2015 as [Housing for All](#) by 2022. Indira Awaas Yojana was launched in 1985 by [Rajiv Gandhi](#), the then [Prime Minister of India](#), as one of the major flagship programs of the [Ministry of Rural Development](#) to construct houses for [BPL](#) population in the villages.^[2]2019

Benefits

1. Large subsidy for every citizen

The biggest benefit of PMAY scheme is the subsidy offered by the government on new house purchases. However, to avail your subsidy you or anyone in your home cannot already be a homeowner. The government offers a credit linked subsidy depending on your income, ranging from EWS/LIG to MIG 1 & MIG 2.

- For those who fall under the EWS/LIG category, home loan interest rates are subsidised by 6.5% for a tenor of 20 years.
- For those who fall under the mid-level MIG category, the home loan interest rate is subsidised by 4% on a maximum loan amount of Rs.9 lakh for a tenor of 20 years.
- For those who fall under the MIG 2 category, the home loan interest rate is subsidised by 3% on a maximum principal amount of Rs.12 lakh for a tenor of 20 years.

2. Housing for all strata of the society

Under the PMAY scheme, the government seeks to construct 2 crore affordable houses in prominent urban areas for those who are eligible to avail the scheme. The construction of these homes has already begun in states such as Maharashtra, West

Bengal, Tamil Nadu, etc. Through these houses, the government will be able to uplift the standard of living for many.

3. Housing development in every corner of the country

The PMAY scheme is not restricted only to the urban areas; equal importance is also being given to the rural development of low- and middle-income groups. In rural areas, apart from raising the standard of living for low-income group individuals, the schemes undertaken by Pradhan Mantri Awas Yojana guarantee development in the rural real estate sector and associated industries.

4. Benefits for women and minorities

PMAY makes female homeownership a mandatory clause and mentions the house should be registered in a women's name even in cases when she is not buying the property. Additionally, preference provisions exist for salaried women, widows, transgender people, the disabled, minorities and seniors to avail the Pradhan Mantri Awas Yojana scheme and become homeowners. In case you buy a home under this scheme as a senior citizen, you can be assured of ground floor accommodation since the scheme has specially added this as a mandatory clause to allow senior citizens more comfort.

5. Benefit from eco-friendly homes

The developers have been instructed to build houses using eco-friendly construction technology and materials under this scheme. This will ensure limited damage on the environment in and around construction sites and will lower pollution scales by keeping it under check too.

Eligibility Criteria

BPL rural households of Scheduled Castes, Scheduled Tribes, non-Scheduled Caste and non- Scheduled Tribes. Priority should be given to families of manual scavengers, including those rehabilitated and rehabilitated bonded labourers. Thereafter the priority to be adhered to is as follows:- i. Women in difficult circumstances, including widows, those divorced or deserted, women victims of atrocities and those whose husbands are missing for at least three years, and, women headed families. ii. Mentally challenged persons (with at least 40% disability) iii. Physically challenged persons (with at least 40% disability) iv. Transgender persons v. Widows and next-of-kin of members of defence/paramilitary /police forces killed in action (even if not BPL) vi. Other houseless BPL families

1. 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.
2. The beneficiary family should **not have availed** of central assistance under any housing scheme from Government of India/State government.
3. The beneficiary family should **not have availed** any PMAY – CLSS subsidy from any of the Primary Lending Institutions (‘PLI’).
4. In case of [Balance Transfer](#), the parent home loan that is intended to transfer from the existing lender should have been taken on/after 01st Jan 2017 for MIG category and 17th Jun 2015 for EWS/LIG category. Also, beneficiary family should not have availed [PMAY](#) subsidy from the existing lender.
5. All Statutory Towns as per Census 2011 and towns notified subsequently would be eligible for coverage under the Mission.
6. The construction/extension for which the loan is availed must be completed within 36 months from the date of the disbursement of the 1st instalment of the loan amount.

How to apply

- **Online:**

It is possible to apply directly online on the Pradhan Mantri Awas Yojana website. Depending on the type of benefit applied for, there are different forms that have to be filled up. Having an Aadhar card is mandatory for filling up the form. Beneficiaries opting for the credit linked subsidy scheme can directly approach empanelled banks who provide home loans. The subsidy will directly be paid to the bank and reduce the loan outstanding amount for the borrower.

- pmaymis.gov.in

- **Offline:**

For those wondering how to apply for PM Awas Yojana offline, it is possible by filling up a form in the Common Service Centre (CSC) operated by the State Governments. Offline forms can be filled up for Rs. 25 plus the GST. It is to be noted that no private individuals or companies are allowed to collect money to get benefits under this scheme.

Documents needed

- **Identity Proof**

PAN Card (mandatory) and any one of the below documents

1. Voter Card
2. Aadhar Card
3. Valid Passport
4. Driving License
5. Photo Credit Card
6. Photo Identity card issued by Govt. body
7. Letter from recognized public authority or public servant verifying the identity of the customer with photograph (not more than 30 days old)

- **Address Proof**

Any one of the below documents:

1. Voter Card
2. Aadhar Card
3. Valid Passport

4. Letter from a recognized public authority or public servant verifying the identity and residence of the customer
5. Latest Utility bill
6. Rent agreement on stamp Paper
7. Bank Statements reflecting address of borrowers of any commercial nationalized bank
8. Credit Card Statement not older than 3 months
9. Life Insurance Policy
10. Residence address Certificate /letter by employer on company letterhead
11. Copy of Sale Deed of the property (residence), if owned
12. Municipal or property tax receipt
13. Post office saving bank account statement
14. Pension or family pension payment orders (PPOs) issued to retired employees by Govt. departments or Public Sector Undertakings, if they contain the address
15. Letter of allotment of accommodation from employer issued by State or Central Govt. departments, statutory or regulatory bodies, and public sector undertakings, scheduled commercial banks, financial institutions, and listed companies. Similarly, leave and license agreements with such employers allotting official accommodation
16. Documents issued by Govt. departments of foreign jurisdiction and letter issued by Foreign Embassy or Mission in India

- Proof of income

All the documents given below:

1. Last 2 months salary slip
2. Last 6 months bank statement of salaried account
3. Latest Form 16 / ITR
- Other documents Documents related to running loans along with 6 months repayment bank statements

- Property Documents

All the documents given below :

1. Copy of complete chain documents of the property (as applicable)
2. Copy of Agreement to Sell (if executed)
3. Copy of the Allotment Letter / Buyer Agreement(if applicable)
4. Copy of Receipt/(s) of payment/(s) made to the developer (if applicable)

For any queries

Website: <https://pmayg.nic.in/netiay/FAQ.aspx>

Toll free no: **1800-11-6446**