

# **Pradhan Mantri Awas Yojana (PMAY)**

## **Guidelines**

### **1. General Aspect of PMAY:-**

Pradhan Mantri Awas Yojana is a mission of Indian Government. The mission is of Housing for all by 2022. To accomplish this mission Govt. has divided it in 4 verticals. The 4 verticals of PMAY are as under.

#### **1. In-situ Rehabilitation of existing slum dwellers using land as a resource through private participation:-**

- Using land as a resource
- With private participation
- Extra FSI/TDR/FAR if required to make projects financially viable.

#### **2. Credit Linked Subsidy :-**

- Interest subvention subsidy for EWS, LIG, MIG-I & II for new house or incremental housing.

#### **3. Affordable Housing in Partnership :-**

- with private sector or public sector including Parastatal agencies
- Central Assistance per EWS house in affordable housing projects where 35% of constructed houses are for EWS category

#### **4. Subsidy for Beneficiary led individual house construction/enhancement:-**

- For individuals of EWS category requiring individual house
- State to prepare a separate project for such beneficiaries
- No isolated/ splintered beneficiary to be covered.

The CLSS is the only vertical in which benefit is directly given to the beneficiary (Applicant i.e.). The person who got the benefit under CLSS will not get any benefits under any other 3 verticals. In this vertical there are some parameters based on which eligibility of beneficiary will be decided.

➤ **Detailed Information regarding all the parameters has been mentioned below.**

### **1. Category of Beneficiaries:-** There are mainly 4 types of beneficiaries under CLSS as mentioned below. The category will be decided on the basis of Annual Gross Income of beneficiary.

- EWS (Economically Weaker Session)
- LIG (Lower Income Group)
- MIG-I (Middle Income Group-I)
- MIG-II (Middle Income Group-II)

### **2. Family Definition:-** Family Includes Husband, Wife & Unmarried Son & Daughter (Major & Minor). Once Son or Daughter gets married than their family will be separated.

3. **Ownership of House:-** Applicant or his family members should not be having any “Pucca House” in their name. Further neither applicant nor any co-applicant should have a “Pucca House” in their name. If anyone who is applicant or co-applicant if have a “Pucca house” anywhere in India he/she will not be eligible to get CLSS benefit.

4. **Woman Co ownership:-**

| Sr. No. | Beneficiary category | Compulsion |
|---------|----------------------|------------|
| 1       | EWS                  | Mandatory  |
| 2       | LIG                  | Mandatory  |

5. **Date of Sanction:-** The loan should be sanctioned on or after the mentioned dates below.

| Sr. No. | Beneficiary category | Date of Loan Sanction |
|---------|----------------------|-----------------------|
| 1       | EWS                  | 17/06/2015            |
| 2       | LIG                  | 17/06/2015            |

6. **The Carpet Area:-**

| Sr. No. | Beneficiary category | Carpet Area (In Sq. Mtrs.) |
|---------|----------------------|----------------------------|
| 1       | EWS                  | 30                         |
| 2       | LIG                  | 60                         |

7. **Tenure of Loan:-** For calculating subsidy maximum tenure will be applicable as mentioned below.

| Sr. No. | Beneficiary category | Maximum Tenure (In yrs.) |
|---------|----------------------|--------------------------|
| 1       | EWS                  | 20                       |
| 2       | LIG                  | 20                       |

8. **Income Criteria:-** Here the family income will be considered.

| Sr. No. | Beneficiary category | Gross Total Income Of Family |
|---------|----------------------|------------------------------|
| 1       | EWS                  | Up to Rs. 3 Lakhs            |
| 2       | LIG                  | Rs. 3 Lakhs to Rs. 6 Lakhs   |

9. **Interest Subsidy Available:-**

| Sr. No. | Beneficiary category | Interest Subsidy |
|---------|----------------------|------------------|
| 1       | EWS                  | 6.5%             |
| 2       | LIG                  | 6.5%             |

**10. Loan amount on which Subsidy will be eligible:** - Here the subsidy will be calculated as per the mentioned below loan amount irrespective of higher loan amount sanctioned.

| <b>Sr. No.</b> | <b>Beneficiary category</b> | <b>Maximum Loan amount eligible for calculating Subsidy</b> |
|----------------|-----------------------------|---|
| 1              | EWS                         | Rs. 6 Lakhs   |
| 2              | LIG                         | Rs. 6 Lakhs   |

### **11. Plans Approved By:-**

- In addition to the all statutory towns and notified planning/Development areas, the coverage now also includes 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 which is entrusted with the function of Urban Planning and regulations. Gram Panchayat will not be included in this.
- If the Lay out plan is approved by the Gram Panchayat than CLSS benefit will not be available.
- The area should be covered under the Statutory Town list as per Census 2011. If Lay out plan or building plans passed by competent authority but area is not there in the Urban Town list than also CLSS benefit will not be given.

### **12. General Points:-**

- ❖ This scheme is applicable exclusively for the Urban areas which are notified in the Urban Town List.
- ❖ An affidavit on Rs. 100/300 stamp Paper should be taken from all the beneficiaries declaring their income and not having any house in their name and they have not taken any other benefit from PMAY.
- ❖ A declaration for not for closing of loan up to 1 year should be taken from beneficiaries. (It can be in normal paper but signed by applicant and all co. Applicants) If in 1 year the loan gets closed and if subsidy is received than in that case the company will withdraw subsidy from beneficiary and will refund the subsidy to NHB.
- ❖ Women should be **Co-Owner in the property**. If her name is not added as Co. applicant than by providing an “Affidavit “her name can be added as Co. applicant and Co-Owner. This is applicable for GHB schemes. This affidavit should be submitted to GHB prior to Conveyance Deed or Sale Deed.
- ❖ If applicant is unmarried than also subsidy can be given.
- ❖ If applicant married than it is mandatory to take spouse as Co Owner. (It is applicable when applicant is male)
- ❖ Adhar Card must be taken of all the persons who are on loan structure and the family members who are above 18 years of age..
- ❖ For MIG-I & II category Adhar Card is mandatory.

- ❖ When subsidy will be received one declaration for giving effect of subsidy to be taken from beneficiaries stating that whether they want to reduce the tenure or want to reduce the Principal Component of loan amount.
- ❖ If the beneficiary has availed benefit under CLSS scheme than he/she will not get benefit in any other housing schemes of Govt.
- ❖ Preference under the scheme is 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.
- ❖ No amount should be recovered from the beneficiaries towards processing charges. Processing fees of Rs.3000 for EWS & LIG, Rs. 2000 for MIG-I & II will be claimed from NHB per sanction. However, the actual expenses incurred for legal, technical report, site visit, etc. can be taken as reimbursement from the borrower. Moreover, processing fees can be taken for loan amount above Rs.6/Rs.9/Rs.12 Lakhs as per the respective category of beneficiary.
- ❖ If any borrower under this scheme switches to another PLI for balance transfer then he/she cannot claim the benefit of interest subvention again.