



## Credit Linked Subsidy Scheme

**Expanding Affordability  
&  
Enhancing Housing Credit**



---

# PMAY-CLSS

## Overview



# Housing for All – Urban : Holistic View

1, 3 & 4 implemented through State & UTs

## "In situ" Slum Redevelopment

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

## Subsidy for beneficiary-led individual house construction

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

## Affordable Housing through Credit Linked Subsidy

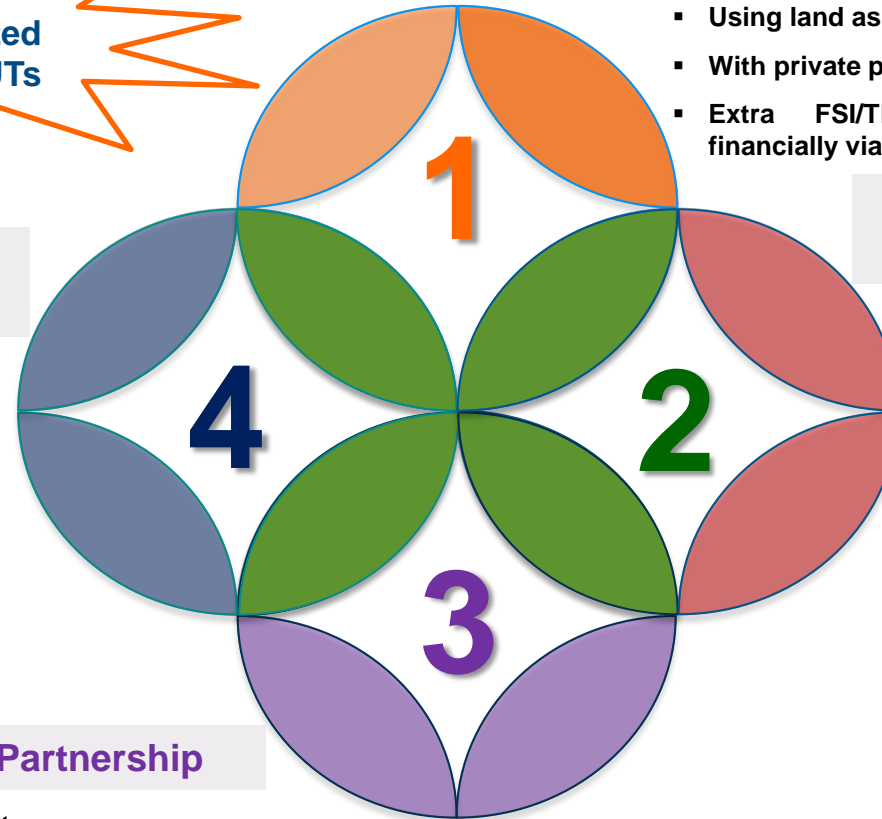
### Central Sector Scheme

Implemented by GoI, MoHUA through Central Nodal Agencies

- Interest subvention subsidy for EWS and LIG for new house or incremental housing.
- Interest subvention subsidy for MIG for acquisition or construction houses.
- All 4041 statutory towns as per Census 2011 and towns notified subsequently are covered.  
*(Presently, 17,777 towns codes are applied)*

## Affordable Housing in Partnership

- With private sector or public sector
- Central Assistance per EWS house in affordable projects



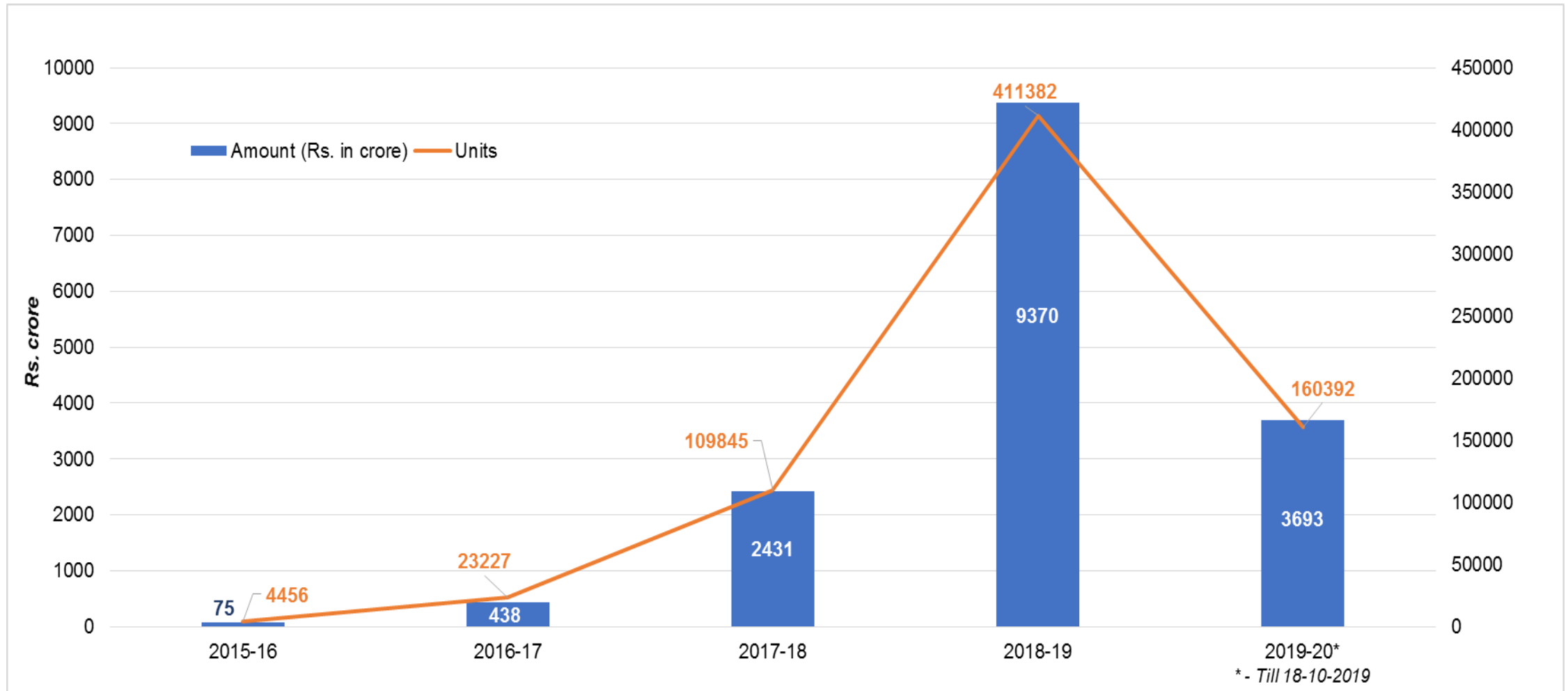
# PMAY-CLSS Brief

Details	CLSS – EWS	CLSS – LIG	CLSS – MIG I	CLSS – MIG II
1. Beneficiary?	Husband + Wife + Unmarried Children	Husband + Wife + Unmarried Children	Husband + Wife + Unmarried Children	Husband + Wife + Unmarried Children
2. Household Income (Rs.)	Upto 3,00,000	3,00,001-6,00,000	6,00,001-12,00,000	12,00,001-18,00,000
3. Carpet Area (Sq. m.)	30	60	160	200
4. Property Location	All Statutory Towns as per Census 2011 and towns notified subsequently			
5. Applicability of No Pucca House	Not for Renovation/Upgradation		Yes	
6. Women Ownership/ Co-ownership	Not for existing and required for new acquisition, with an exception		No	
7. Due diligence Process	As per the process of the Primary Lending Institution			
8. Eligible Loan Amount	As per the policy applied by the Primary Lending Institution			
9. Identity Proof	Aadhaar Number		Aadhaar Number	
10. Compliances with	Approvals, Basic Civic Infrastructure, and NBO, BIS & NDMA, End-use			

# PMAY-CLSS Brief

Details	CLSS – EWS	CLSS – LIG	CLSS – MIG I	CLSS – MIG II
11. Eligible Maximum Loan Amount	₹ 6,00,000	₹ 6,00,000	₹ 9,00,000	₹ 12,00,000
12. Maximum Loan Tenure	20 years			
13. Interest Subsidy p.a.	6.50%		4.00%	3.00%
14. NPV Discount Rate	9.00%			
15. Maximum Interest Subsidy	Rs.2,67,280		2,35,068	2,30,156
16. Loan Category at the time of crediting the subsidy	Standard			
17. Lump sum Amount paid per sanctioned claim application in lieu of processing fee on eligible maximum loan amount	Rs. 3,000/-		Rs.2,000/-	

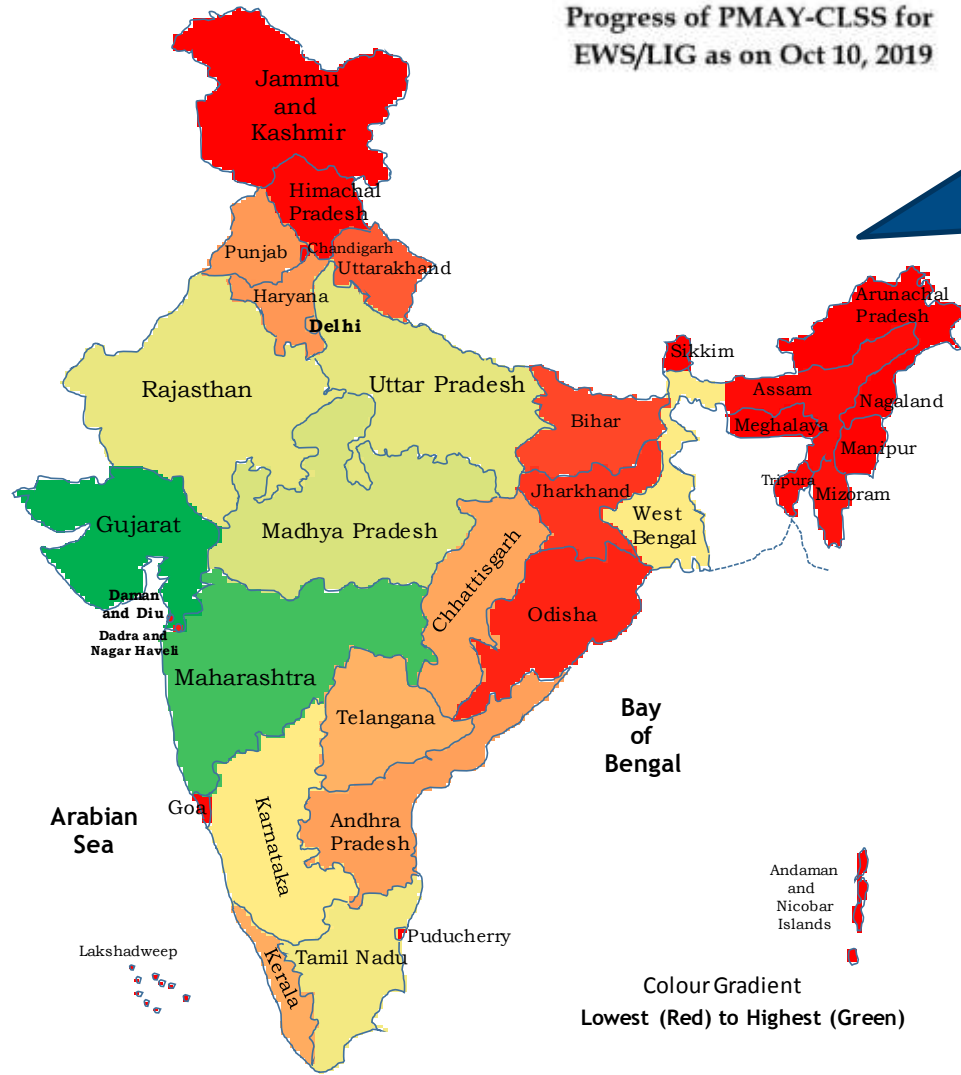
# PMAY-CLSS Subsidy Disbursements by NHB as CNA



National Housing Bank

# Heat Maps on PMAY-CLSS Disbursements by NHB (EWS, LIG and MIG)

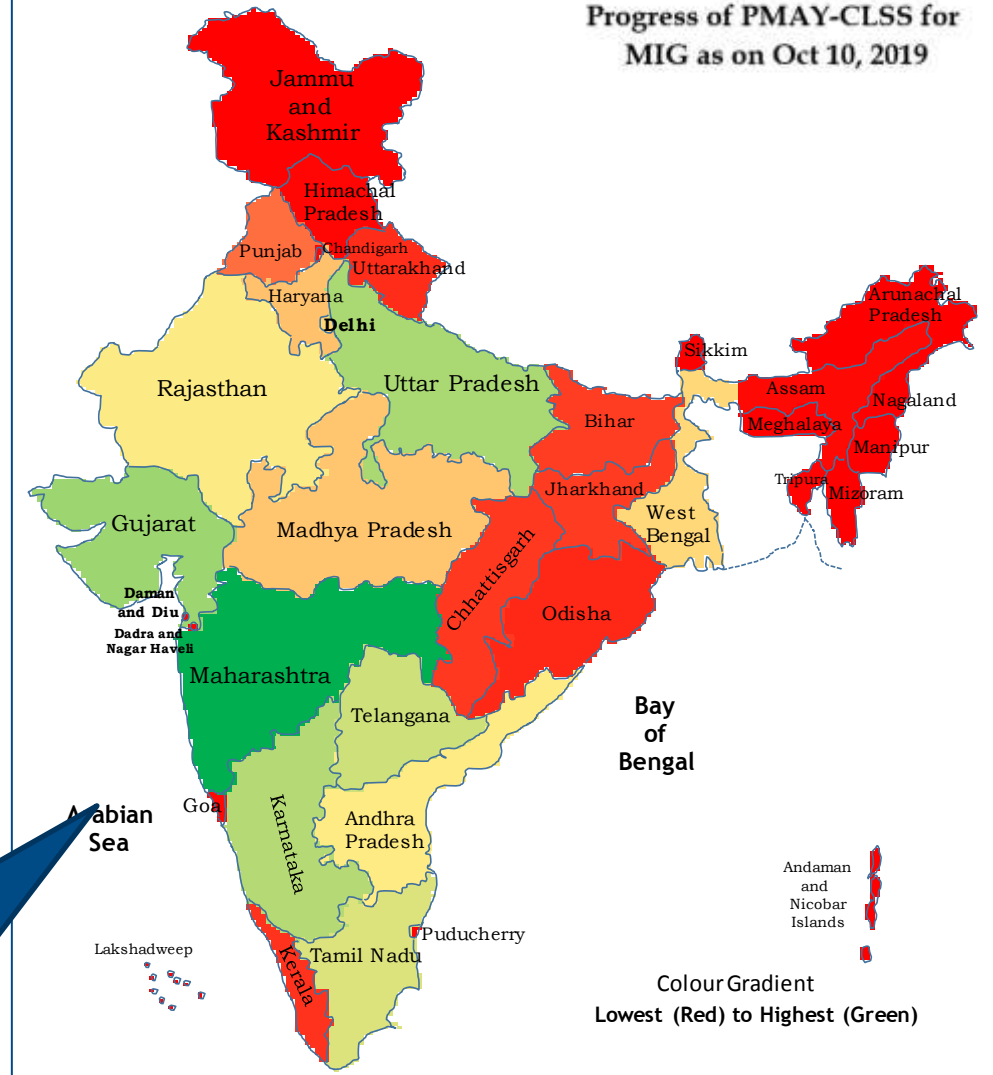
Progress of PMAY-CLSS for EWS/LIG as on Oct 10, 2019



## Top 3 States

1. Gujarat
2. Maharashtra
3. Madhya Pradesh

Progress of PMAY-CLSS for MIG as on Oct 10, 2019



## Top 3 States

1. Maharashtra
2. Gujarat
3. Uttar Pradesh

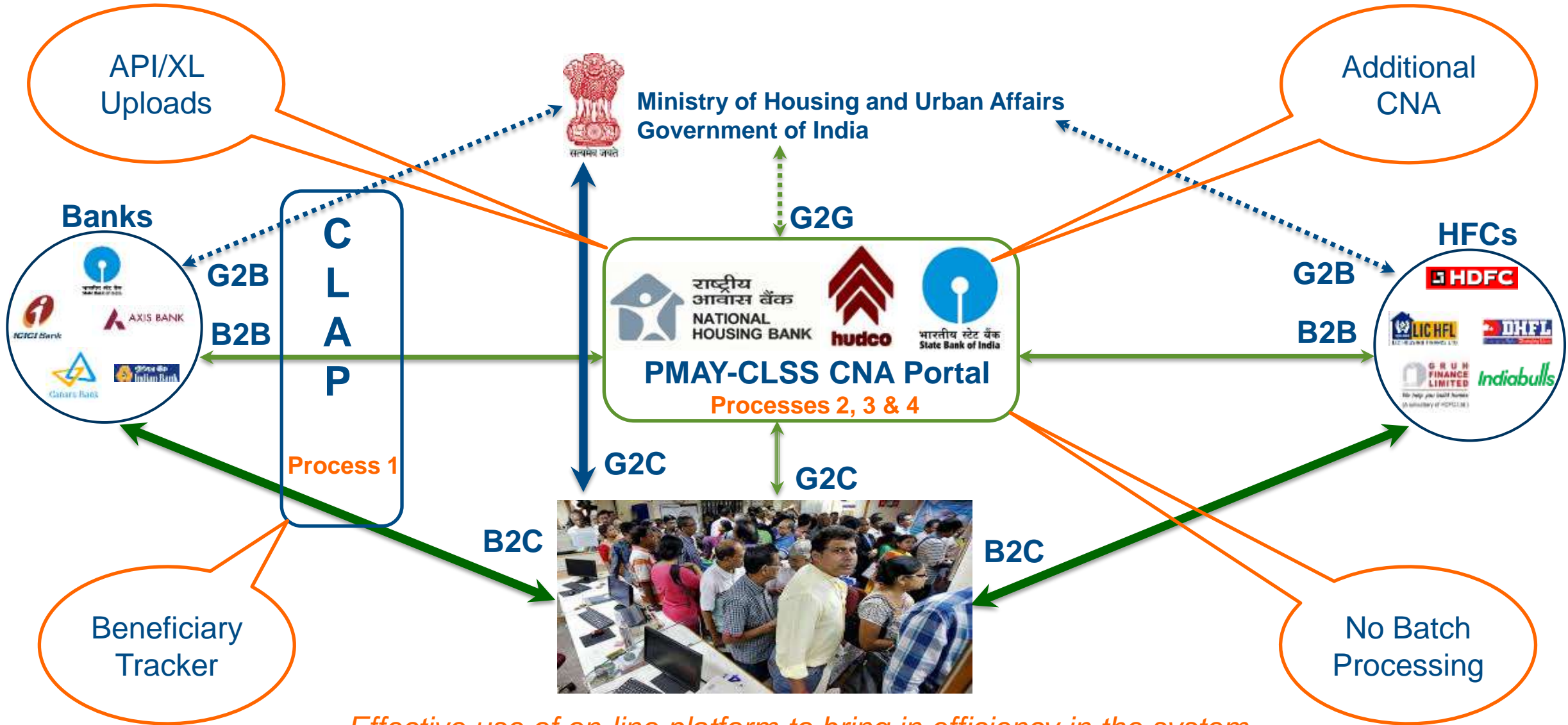
Indian Ocean

Map not to scale

Indian Ocean

Map not to scale

# PMAY-CLSS Overview : Enhancement Features



*Effective use of on-line platform to bring in efficiency in the system*



---

# Process 1

## CLSS Awas Portal (CLAP)



---

## Process 2

# PMAY-CLSS Claim Processing



## PROCESS 2 – CNA ...

1. PLI shall furnish Public IP Address, URL and Port details to MoHUA and CNA.
2. PLI uploads the eligible claims on CNA's PMAY CLSS 24x7 online portal along with Applicant ID generated in Process 1 either through Web API or XL Sheet.
3. Without Applicant ID, claim will not be accepted under Process 2.
4. CNA shall process the claim on record basis, based on uploaded date.
5. Initial scrutiny of claims shall be done through Manage by Rules (MBR).
6. Filtered claims shall be forwarded to CLAP for de-dupe.
7. Queried and Rejected claims will appear in PLI page.
8. Sample check shall be done on accepted claims under Manage By Exception (MBE).

## ... PROCESS 2 - CNA

9. Successful Individual claims uploaded by the PLI shall be combined periodically for submitting Claim Application Form (CAF) by its Authorised Signatories.
10. Compliance checks shall be undertaken by CNA (Utilization, Refund, Inspection, End-use, etc.) in respect of the PLI.
11. CNA refers the PLI claims to CLAP for de-dupe.
12. CLAP generates Beneficiary ID for the Individual eligible claim.
13. Claim Release Form (CRF) shall be generated by the system for the PLI.
14. Subsidy sanctioned by the CNA to PLI, based on CRF.
15. Subsidy released by the CNA to PLI through digital transaction.

---

## Process 3

# Subsidy Credit to Beneficiary by PLI



## PROCESS 3 - PLI

1. Displays the requirements for PMAY-CLSS at the branches and sensitizes the Branch Staff.
2. Credits the subsidy to the Home Loan Account of the Beneficiary and updates the loan account and EMI reduction in the system.
3. Communicates to the PMAY-CLSS Beneficiary about the receipt of Subsidy and EMI reduction (along with revised calculation).
4. Facilitates the Beneficiary to upload the House Photo to GOI, MoHUA Portal.
5. Timely Redressal of PMAY-CLSS Grievances.

---

## Process 4

# Compliances Reporting by PLI to CNA



## PROCESS 4 - CNA

1. Verification of PLI's Authorized Signatory from the records of CNA.
2. System provides fortnight window to PLI for uploading Utilization and Refund.
3. Confirmation of PLI's Scheme-wise Subsidy Settlement (Utilization and Refund).
4. Closure of PMAY-CLSS Inspection Observations, if any.
5. Additional query, which requires resolution.
6. Issuing suitable advisory to PLI for compliances, if required.



*Thank You*

