

WRITTEN ANSWERS TO STARRED QUESTIONS

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
STARRED QUESTION NO. 46
TO BE ANSWERED ON FEBRUARY 07, 2022

SUBSIDY UNDER PMAY

NO. 46. SHRI PRABHAKAR REDDY VEMIREDDY:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether the Ministry has stopped giving subsidy of ₹2.5 lakhs under Pradhan Mantri Awas Yojana (PMAY) since March, 2021;
- (b) if so, the details thereof and the reasons therefor;
- (c) whether huge subsidy amount under PMAY is still pending for release; and
- (d) if so, the reasons for delay in releasing the subsidy and whether any consultations have been held with the Ministry of Finance for early release of subsidy?

ANSWER

THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI HARDEEP SINGH PURI)

(a) to (d): A statement is laid on the Table of the Sabha.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO RAJYA SABHA STARRED QUESTION NO. 46* FOR ANSWER ON 07.02.2022 REGARDING “SUBSIDY UNDER PMAY”

(a) to (b): No Sir. Land and Colonization are State subjects. However, the Ministry of Housing and Urban Affairs supplements the efforts of State/ Union Territory (UT) Governments for providing houses to eligible urban beneficiaries of the country. The Pradhan Mantri Awas Yojana-Urban (PMAY-U) launched in June 2015 aims at giving Central Assistance to States/UTs/Central Nodal Agencies (CNAs) for providing houses to all eligible families/beneficiaries in urban areas of the country within scheme period i.e. upto 31.03.2022. The scheme has three Centrally Sponsored Components (CSS) namely, Beneficiary-led individual house construction/ enhancement (BLC), Affordable Housing in Partnership (AHP) and “In-situ” Slum Redevelopment (ISSR) and one Central Sector Component (CS) namely, Credit Linked Subsidy Scheme (CLSS). Under CSS components of the scheme, Central Assistance is released to States/UTs for construction of houses at the rate of ₹ 1.00 lakh per house under ISSR component and ₹ 1.50 lakh per house under AHP and BLC components.

Under CS component of the scheme, interest subsidy is provided to eligible beneficiaries through CNAs for acquisition of houses by purchase/ re-purchase or construction of houses and for incremental housing as per details given below:

Credit Linked Subsidy Scheme Brief				
Particulars	Economic Weaker Section (EWS)	Low Income Group (LIG)	Middle Income Group-I (MIG-I)	Middle Income Group-II (MIG II)
Scheme Duration	17.06.2015 to 31.03.2022		01.01.2017 to 31.03.2021	
Household Income (₹)	Upto 3,00,000/-	3,00,001/- to 6,00,000/-	6,00,001/- to 12,00,000/-	12,00,001/- to 18,00,000/-
Dwelling Unit Carpet Area (Up to) in sq. m	30#	60#	160	200
Interest Subsidy (% p.a.)	6.5%		4.0%	3.0%
Maximum Loan Tenure	20 Years (01.01.2017 Onwards)			
Eligible Housing Loan Amount for Interest Subsidy (₹)	6,00,000/-		9,00,000/-	12,00,000/-

Discounted Rate for Net Present Value (NPV) calculation	9%
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The beneficiary, at his/her discretion, can build a house of larger area but interest subvention would be limited to first ₹6 lakh only. Loans beyond this limit will not get interest subvention.

CLSS for MIG was made operational w.e.f. 01.01.2017 initially for one year and was extended till 31.03.2021. Whereas the benefits under CSS components and CLSS for EWS/LIG is available during the scheme period of PMAY-U i.e. upto 31.03.2022.

(c) to (d): Under CSS component of PMAY-U, Central Assistance is released in 3 instalments of 40%, 40% and 20% upon fulfilment of mandatory compliances as envisaged in scheme guidelines. Under CSS component, committed Central Assistance for release is ₹ 1,44,676.00 crore; of which ₹.65,188.00 crore has already been released to States/UTs so far. Subsequent releases are based on utilization of funds already released.

Further, interest subsidy under CLSS component of PMAY-U is disbursed to beneficiaries upfront in their home loan account through Central Nodal Agencies (CNAs) namely National Housing Bank (NHB), Housing and Urban Development Corporation (HUCDO) and State Bank of India (SBI). These CNAs have been provided with sufficient fund in advance to disburse interest subsidy to the eligible beneficiaries. Disbursement of interest subsidy under CLSS takes place after observing due diligence at all levels starting from the submission of application for home loan to Primary Lending Institutions (PLIs) and final clearance by CNAs. Interest subsidy of ₹ 41,415.00 crore (including ₹ 5,320.00 crore in current financial year so far) has been disbursed to 17.68 lakh beneficiaries so far and subsequent release is subject to utilization of funds already released.

During FY 2021-22, an amount of ₹8,000.00 crore (including ₹ 1,000.00 crore for CLSS component) was allocated for PMAY-U in Budget Estimates (B.E.) which has now been enhanced to ₹27,000.00 crore (including ₹. 12,000.00 crore for CLSS component) at Revised Estimates (R.E.) stage in consultation with Ministry of Finance.
