

Government of India
Ministry of Housing & Urban Affairs
HFA-IV Section

Nirman Bhawan, New Delhi - 110001

Dated: 19 June, 2020

To

The Pay & Accounts Officer (Sectt.),
Ministry of Housing and Urban Affairs,
Nirman Bhawan, New Delhi.

Sub: Release of Rs.144,00,00,000/- (Rupees One Hundred Forty Four Crore only) to NHB under Credit Linked Subsidy Scheme for Middle Income Group (CLSS for MIG) component of PMAY (U) -reg.

Sir,

I am directed to convey the sanction of the competent authority for release of **Rs.144,00,00,000/- (Rupees One Hundred Forty Four Crore only)** as advance of interest subsidy to **National Housing Bank (NHB)** being the Central Nodal Agency for implementation of Credit Linked Subsidy Scheme for Middle Income Group (CLSS for MIG) component of Pradhan Mantri Awas Yojana –Housing for All (Urban) {PMAY (U)} for making direct release to the Primary Lending Institutions (PLIs) which have signed MoUs with **NHB** under the scheme, based on the claims submitted by PLIs towards the loans disbursed as per the scheme.

2. The release of funds is further subject to the following terms and conditions:

- (i) The release made by MoHUA shall be kept in a separate designated account for utilization towards the implementation of the scheme and shall not form part of their general financial operations.
- (ii) NHB shall utilize the money only for the purpose for which it has been sanctioned and the interest accrued from the advance released will be credited in the same account of CLSS for MIG.
- (iii) NHB will exercise requisite checks and due diligence in settlement of claims.
- (iv) NHB will obtain required data and documents from the respective PLI and furnish a utilization certificate towards the release made as soon as possible.
- (v) The subsequent amounts of interest subsidy will be released to NHB after 70% utilization of earlier released amounts, on quarterly basis, and based on claims raised by NHB in the prescribed format (Annexure 3 of the scheme guidelines).
- (vi) PLIs will be given a lump sum amount of Rs. 2,000/- per sanctioned application in lieu of processing fee for housing loan for the borrower under the scheme.
- (vii) 0.1 % of total fund disbursement to the PLIs will be paid to NHB for their administrative expenses for which NHB will furnish the details to M/o HUA.
- (viii) NHB will submit progress reports including the details of expenditure to M/o HUA regularly in the prescribed formats.
- (ix) Where there is an element of cash transfer the same may be made through PFMS/DBT mode as applicable.

3. The expenditure is debitible from the account of the Central Government in the books under the following Head of Account under Demand No. 57 of M/o Housing and Urban Affairs for the year 2020-21:

Major Head:	2216	Housing
Sub-Major Head	02	Urban Housing
Minor Head	190	Assistance to Public Sector and Other Undertaking
Sub Head	18	Pradhan Mantri Awas Yojana (Urban)
Detailed Head	08	Credit Linked Subsidy Scheme-II (CLSS-II) for MIG
Object Head	33	Subsidy

contd..2

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4. The Drawing and Disbursing Officer of MoHUA may prepare the bill and **Rs.144,00,00,000/- (Rupees One Hundred Forty Four Crore only)** may be transferred to **NHB** through e-payment as per the details as under:

Name of the Account	NHB-PMAY-CLSS (PMAY-CLSS for MIG)
Account No.	10004164766
Bank Name	IDFC First Bank Ltd.
Bank Address	Barakhamba Road, New Delhi-110001
IFSC Code	IDFB0020101
MICR Code	110751001
Contact Number	Ms. Kulpreet Behl,(M) 09313437732

5. As per rule 236(1) of GFR, 2017, the relevant accounts of the Grantee institution (s) / Organisation(s) shall be open to inspection by the sanctioning authority and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act 1971 and internal audit by the Principal Accounts Office of the Ministry or Department, whenever the Institution or Organisation is called upon to do so.

6. This issues with the concurrence of the Integrated Finance Division vide their **Note#275** dated **16.06.2020**.

7. Details of this sanction have been registered at S.No. 62 in the Sanction Register of the HFA Directorate (HFA-III Section) of the Ministry of HUA for the year 2020-21.

Yours faithfully,



(Sanjeev Kumar Sharma)

Under Secretary to the Government of India
Tel: 011-23061285

Copy to:

- i. Section Officer, Admin II Section, Ministry of Housing and Urban Affairs with a request that e-payment of **Rs.144,00,00,000/- (Rupees One Hundred Forty Four Crore only)** may be made in favour of **NHB**.
- ii. MD, NHB, Core 5-A, 4th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003.
- iii. CCA, Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
- iv. Principal Director of Audit, Economic and Services Ministries, AGCR Building, IP Estate, New Delhi.
- v. Controller General of Accounts, Department of Expenditure, Ministry of Finance, Lok Nayak Bhawan, New Delhi.
- vi. Director (IFD), M/o HUA.
- vii. Budget Section, M/o HUA.
- viii. Sanction folder.

Copy for information to:

- i. PSO to Secretary (HUA)
- ii. PPS to JS & MD (HFA)
- iii. Director (HFA-IV), M/o HUA.
- iv. DS (HFA-III), M/o HUA.
- v. Team Leader, PMU



(Sanjeev Kumar Sharma)
Under Secretary to the Government of India

By Hand

NHB (ND)/GS/MIG/Fund Request/2020



राष्ट्रीय
आवास बैंक
NATIONAL
HOUSING BANK

June 03, 2020

Shri Amrit Abhijat, IAS,
Joint Secretary (PMAY) to Government of India,
Ministry of Housing & Urban Affairs,
Nirman Bhawan,
New Delhi-110001

1541567(R)

Dear Sir,

**Credit Linked Subsidy Scheme (CLSS for MIG) under the
Pradhan Mantri Awas Yojana (PMAY) - Release of Advance Subsidy of ₹1,301 crore**

Please refer to the Para 5.1 of the operational guidelines January, 2017 of Pradhan Mantri Awas Yojana (PMAY)-Housing for All (Urban). In this regard, it is informed that NHB vide letter No. NHB/(ND)/GS/MIG/Fund Request/2020 dated 21-04-2020 had requested for release of advance subsidy of ₹1500 crore under PMAY-CLSS for MIG and against the said request, received ₹199 crore on 29-05-2020 from GoI, Ministry of Housing and Urban Affairs (MoHUA).

2. It is requested to credit an advance subsidy of ₹1301,00,00,000/- (Rupees One Thousand Three Hundred and One Crore only) to the following account under intimation to us:

Name of the Account- NHB-PMAY-CLSS (PMAY-CLSS for MIG)

Account No- 10004164766

Bank Name- IDFC First Bank Ltd.

Bank Address- Barakhamba Road, New Delhi-110001

IFSC Code- IDFB0020101

MICR Code- 110751001

Contact Number - Ms. Kulpreet Behl, (M) 09313437732

Yours faithfully,

V. Rajan

(V. Rajan)

General Manager

Encl: Utilization Certificate

Passed for payment of Rs. 251.00 crore (Rupees two hundred fifty one crore only) 29.05.20

संजीव कुमार शर्मा
SANJEEV KUMAR SHARMA
अवर सचिव/Under Secretary
आवासन और शहरी कार्य मंत्रालय
Ministry of Housing & Urban Affairs
भारत सरकार/Govt. of India
नई दिल्ली/New Delhi-110011

Passed for payment of Rs. 144.00 crore (Rupees one hundred forty four crore only) 29.05.20

संजीव कुमार शर्मा
SANJEEV KUMAR SHARMA
अवर सचिव/Under Secretary
आवासन और शहरी कार्य मंत्रालय
Ministry of Housing & Urban Affairs
भारत सरकार/Govt. of India
नई दिल्ली/New Delhi-110011

4) - 0/2
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Utilization Certificate

FOR CLAIMING SUBSIDY UNDER CREDIT LINKED SUBSIDY SCHEME (CLSS FOR MIG) OF THE MINISTRY OF HOUSING & URBAN AFFAIRS, GOVERNMENT OF INDIA.

Summary

S. No.	Particulars	in ₹Cr.
1.	Total cumulative subsidy received from MoHUA	6,179.00
2.	Interest credited till 31-03-2020 - ₹54.74 crore + Refund received from the PLIs, pending settlement - ₹13.06 crore	67.80
3.	Subsidy amount released to PLIs as on 02-06-2020	6,237.51
4.	Balance available with NHB (1+2-3)	9.29
5.	Additional advance subsidy now being sought from MoHUA	1,301.00

It is to certify that -

- 1) As certified by the PLIs, the loans have been sanctioned and disbursed in accordance with the extant guidelines for CLSS for MIG of the Ministry of Housing & Urban Affairs, Government of India.
- 2) It is further declared that there has been no negligence on the part of the NHB or any of its officers in verifying the claims and sanctioning the amounts to PLIs of the above referred loan accounts and the same has been sanctioned as per guidelines.
- 3) There is no duplication claim of the subsidy for any of the aforesaid loan accounts.

(Authorized Signatory)



(V. Rajan)

General Manager
National Housing Bank

Date: 03-06-2020

Place: New Delhi

PMAY-CLSS (MIG) IMPLEMENTATION STATUS AS ON 02-06-2020

SL. No.	State Name	No of claims (New accounts + subsequent disbursements)	No. of Loan Accounts (Net of Refunds)	Loan Disbursement (Net)	Subsidy Released	Processing Fee	Subsidy Refund(Refund Amount + Processing Fee)	Total Disbursement (Subsidy Released + Processing Fee-Subsidy Refund)
		(in units)	(in units)	(Amount in ₹)	(Amount in ₹)	(Amount in ₹)	(Amount in ₹)	(Amount in ₹)
1	Andaman and Nicobar Islands	-	-	-	-	-	-	-
2	Andhra Pradesh	13,293	10,975	20,786,729,784	2,264,772,137	22,200,000	26,046,680	2,260,925,457
3	Arunachal Pradesh	33	32	55,242,378	6,761,964	64,000	-	6,825,964
4	Assam	735	631	1,058,441,924	121,023,914	1,270,000	669,239	121,624,675
5	Bihar	4,203	3,355	5,470,225,213	666,731,901	6,748,000	3,862,595	669,617,306
6	Chandigarh	296	278	745,430,321	61,449,334	568,000	1,336,243	60,681,091
7	Chhattisgarh	4,138	2,941	4,702,808,841	574,661,155	5,930,000	4,550,250	576,040,905
8	Dadra and Nagar Haveli	247	225	355,171,547	45,323,727	454,000	393,832	45,383,895
9	Daman and Diu	71	61	83,254,015	11,089,678	122,000	-	11,211,678
10	Delhi	10,217	9,383	22,296,586,941	1,989,494,947	18,914,000	16,048,845	1,992,360,102
11	Goa	453	424	1,071,360,726	92,087,055	850,000	237,068	92,699,987
12	Gujarat	36,709	33,194	67,823,384,792	7,085,021,372	66,774,000	41,236,738	7,110,558,634
13	Haryana	12,707	9,805	19,218,060,646	1,964,257,454	19,868,000	25,047,251	1,959,078,203
14	Himachal Pradesh	371	262	412,599,809	52,489,377	528,000	317,743	52,699,634
15	Jammu and Kashmir	115	87	107,256,400	14,262,616	174,000	-	14,436,616
16	Jharkhand	4,246	3,321	5,426,485,384	610,180,459	6,674,000	2,842,444	614,012,015
17	Karnataka	31,692	28,475	75,349,302,077	6,079,282,685	57,336,000	43,874,195	6,092,744,490
18	Kerala	3,506	2,563	4,675,717,147	514,509,042	5,162,000	3,865,511	515,805,531
19	LADAKH	-	-	-	-	-	-	-
20	Lakshadweep	-	-	-	-	-	-	-
21	Madhya Pradesh	15,395	10,739	16,705,913,031	2,114,340,607	21,680,000	19,641,192	2,116,379,415
22	Maharashtra	76,299	70,158	189,867,689,706	15,406,579,049	141,220,000	99,864,939	15,447,934,110
23	Manipur	22	15	18,454,518	3,128,900	30,000	-	3,158,900
24	Meghalaya	10	8	18,527,049	1,566,056	16,000	-	1,582,056
25	Mizoram	102	92	88,999,296	14,529,168	184,000	-	14,713,168
26	Nagaland	18	10	7,801,000	1,623,440	20,000	-	1,643,440
27	Odisha	2,563	2,094	3,782,446,477	406,534,448	4,222,000	3,194,694	407,561,754
28	Puducherry	346	257	510,579,746	51,028,521	522,000	876,281	50,674,240
29	Punjab	7,245	5,982	10,992,018,725	1,253,581,334	12,076,000	11,698,815	1,253,958,519
30	Rajasthan	15,271	12,804	22,099,090,668	2,543,681,451	25,758,000	15,171,494	2,554,267,957
31	Sikkim	8	7	10,315,386	1,287,764	14,000	-	1,301,764
32	Tamil Nadu	24,903	19,750	43,138,626,393	4,007,714,282	39,800,000	29,197,596	4,018,316,686
33	Telangana	25,037	22,366	50,764,001,764	4,753,801,419	45,076,000	38,033,077	4,760,844,342
34	Tripura	357	279	421,668,540	53,826,831	560,000	196,916	54,189,915
35	Uttar Pradesh	42,636	33,446	65,812,332,005	6,717,473,820	67,302,000	40,939,414	6,743,836,406
36	Uttarakhand	3,344	2,388	3,918,372,741	468,633,433	4,818,000	4,811,839	468,639,594
37	West Bengal	12,510	10,972	21,906,887,425	2,270,492,925	22,070,000	13,125,299	2,279,437,626
		349,098	297,379	659,701,782,415	62,223,222,265	599,004,000	447,080,190	62,375,146,075

Subject: Request from NHB to release advance subsidy of Rs.1,301 crore for utilization under CLSS for MIG component of PMAY (U).

PUC (pp.204-206/c) may kindly be seen.

Credit Linked Subsidy Scheme for MIG (CLSS-II for MIG) is one of the four verticals under PMAY and is being implemented as a Central Sector Scheme for eligible Middle Income Groups (MIG) residing in urban areas in which interest subsidy is provided on home loans availed through Primary Lending Institutions (PLIs).

2. For implementation of CLSS component of PMAY (U) mission, Ministry had initially, identified two Central Nodal Agencies (CNAs) i.e. National Housing Bank (NHB) and Housing and Urban Development Corporation Ltd. (HUDCO) to channelize the subsidy to the Primary Lending Institutions (PLIs). These two CNAs have signed Memorandum of Understanding (MoU) with the PLIs for implementation of the scheme. Ministry has further included State Bank of India (SBI) as its third CNA for CLSS w.e.f. 06.08.2019. SBI Corporate Centre, Mumbai will act as a CNA for SBI Bank branches only.

3. NHB has submitted Utilization Certificate (pp.205/c) in the prescribed format (Annexure 3 of revised scheme guidelines of CLSS for MIG) and requested for further release of Rs. 1,301 crore for implementation of CLSS for MIG.

4. NHB has so far been released a total of Rs.6,179 crore under CLSS for MIG component of PMAY(U) mission. Year wise details of funds released may be seen here (pp.207/c).

5. From the UC, it is seen that interest earned on the funds as on 31.03.2020 is Rs.54.74 crore and refund received from the PLIs, pending settlement is Rs.13.06 crore. As per UC, NHB has released Rs.6,237.51 crore as interest subsidy under CLSS for MIG scheme to the PLIs for their claims under the scheme and the amount is more than 70% of the total of advance subsidy released to NHB and the interest accrued (i.e. Rs.6,179 crore + Rs.54.74 crore), that is a necessary condition for subsequent release to CNAs under para 5.1 of scheme guidelines of CLSS for MIG (pp.116/c).

6. In the BE- 2020-21, funds of Rs.500 crore had been allocated under Budget Head 2216.02.190.18.08.33 which provides for subsidy under Credit Linked Subsidy Scheme-II (CLSS-II) for MIG component of PMAY (U) Mission in the Demand No. 57 of the MoHUA for the year 2020-21 out of which Rs.199 crore has been released to NHB for utilization under CLSS-MIG. Another proposal for release of Rs.50 crore to SBI is under process in e-file 9080504 after disbursement of which an amount of Rs.251 crore will be available in the aforementioned budget head. Therefore, as per availability, amount of Rs.251 crore may be released to NHB at the current instance.

7. If approved, the file may be sent to the IFD for its concurrence to release **Rs.251 crore (Rupees Two Hundred Fifty One Crore only)** to NHB

as advance subsidy to be utilized under CLSS for MIG component of PMAY (U) as per DFA/9108423.

11/06/2020 12:09 PM

NITIN GUPTA

(ASO)

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Note # 268

From the allocated funds under BE 2020-21 for CLSS for MIG, an amount of Rs.199 crore has been released to NHB.

NHB has further requested for Rs.1301 crore for meeting cases under MIG. At present NHB has about 50,000 claims in MIG category to clear for which an amount of Rs.770 crore (approx.) is needed. Also, SBI has about 12,000 cases for processing under MIG category which required an amount of Rs.185 crore (approx.). NHB and SBI both have been requesting for more funds. However, considering that NHB has more pending cases vis-a-vis SBI, if approved an amount of Rs.251 crore may be released to NHB. This will left only Rs.50 crore available for release and it may be released to SBI (instead of earlier proposed Rs.100 crore to SBI in efile 9080504 which has been concurred by IFD).

Funds amounting to Rs.200 crore or more can be released between 21st to 25th dates of a month.

Accordingly, file may be sent to IFD for its concurrence to the proposed release Rs.251 crore to NHB as advance subsidy to be utilized under CLSS for MIG component of PMAY (U).

Submitted Please.

12/06/2020 12:12 PM

SANJEEV KUMAR SHARMA
(US (HFA-IV))

Note # 269

Ref. Note#268 above

Under PMAY (U), a provision of Rs 500.00 cr has been made in BE 2020-21 for MIG category of CLSS. Of this, Rs. 199.00 crore was released to NHB in May, 2020. NHB has now demanded Rs. 1301.00 crore for MIG. They have about 50,000 cases pending for which about Rs. 770.00 crore is required.

2. Keeping in view the huge pendency in NHB, it is proposed that NHB may be given Rs. 251.00 crore. A separate file has been moved to release the balance of Rs. 50.00 crore to SBI.

3. The proposal at Note#268 above for releasing Rs. 251.00 crore to NHB as advance subsidy to be utilized under CLSS for MIG component of PMAY (U) may be submitted to IFD for their concurrence.

12/06/2020 2:52 PM

SUDHIR CHANDRA JANA
(DEPUTY SECRETARY)

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Note # 270

15/06/2020 12:52 PM

Amrit Abhijat
(JOINT SECRETARY)

Note # 271

15/06/2020 3:53 PM

SHYAM SUNDER DUBEY
(JS &FA)

Note # 272

15/06/2020 4:05 PM

PARAMJIT SINGH WALIA
(DS(FINANCE))

Note # 273

Integrated Finance Division

Reference preceding notes.

The proposal relates to the release of Rs. 251.00 crore to NHB as advance for MIG component of CLSS under PMAY (U).

2. In the BE 2020-21, funds of Rs. 500 crore has been allocated under CLSS-II for MIG component of PMAY (U). IFD vide its Notes # 256 to 257 has already concurred to release Rs. 400 crore to NHB for this Scheme.

3. PD has stated that Rs. 199 crore were released during the month of May, 2020 as funds amounting to Rs. 200 crore or more can be released during the window period between 21st to 25th dates of a month. As such an amount of Rs. 201 crore is still left with PD (out of the existing concurred amount of Rs. 400 crore, as stated in para 2).

4. Further, PD stated that NHB requires Rs. 770 crore (approx.) to clear about 50,000 claims in MIG category. A nother, nodal agency, SBI has about 12,000 cases for processing under MIG category which required an amount of Rs 185 crore (approx.).

5. PD has now requested to release an amount of Rs. 251 crore to NHB. This will leave only Rs.50 crore available for release which may be released to SBI (instead of earlier proposed Rs.100 crore to SBI in efile 9080504 which has been concurred by IFD). The release of Rs. 50 crore to SBI is being processed in the concerned file separately.

6. In view of the above, IFD may concur the proposal of releasing Rs. 251 crore to NHB for CLSS-MIG Scheme subject to the compliance of Scheme Guidelines and approval of Competent Authority. PD is also requested to firm up such release cases after discussing with the concerned CNAs so that proposals are processed smoothly.

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16/06/2020 4:34 PM

DEEPAK KOCHHAR
(US(IFD-II))

Note # 274

16/06/2020 4:35 PM

PARAMJIT SINGH WALIA
(DS(FINANCE))

Note # 275

16/06/2020 5:45 PM

SHYAM SUNDER DUBEY
(JS &FA)

Note # 276

16/06/2020 5:53 PM

PARAMJIT SINGH WALIA
(DS(FINANCE))

Note # 277

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16/06/2020 6:57 PM

DEEPAK KOCHHAR
(US(IFD-II))

Note # 278

16/06/2020 7:02 PM

SUDHIR CHANDRA JANA
(DEPUTY SECRETARY)

Note # 279

The proposal on this file is about release of advance subsidy of Rs.251.00 crore to NHB for implementing CLSS for MIG segment. There are about 50,000 cases under MIG category pending with NHB.

2. IFD has concurred in release of Rs.251.00 crore to NHB for CLSS for MIG (Note#273-275) .
3. We may now seek kind approval of Secretary (HUA) to release the above proposed amount of Rs.251.00 Crore to NHB.

Submitted please.

17/06/2020 11:07 AM

SANJEEV KUMAR SHARMA
(US (HFA-IV))

Note # 280

17/06/2020 1:44 PM

**RISHI KUMAR
(DIR (HFA-IV))**

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Note # 281

17/06/2020 4:54 PM

**Amrit Abhijat
(JOINT SECRETARY)**

Note # 282

18/06/2020 10:30 AM

**DURGA SHANKER MISHRA
(SECRETARY)**

Note # 283

18/06/2020 2:10 PM

**Amrit Abhijat
(JOINT SECRETARY)**

Note # 284

18/06/2020 2:51 PM

**RISHI KUMAR
(DIR (HFA-IV))**