

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

Sankalp Bhawan (3rd Floor),
KG Marg, New Delhi - 110001
Dated: 03-10-2025

To

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

Sub: Release of advance of subsidy to National Housing Bank (NHB) under Interest Subsidy Scheme vertical of PMAY-U 2.0.

Sir,

I am directed to convey the sanction of the President of India for release of **₹50,00,00,000/- (Rupees fifty crore only)** as advance subsidy to National Housing Bank (NHB) being the Central Nodal Agency for implementation of **Interest Subsidy Scheme vertical of PMAY-U 2.0** 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 for the FY 2025-26.

2. The release of funds to CNA 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) The money will be utilised only for the purpose for which it has been sanctioned. Otherwise, these will have to be refunded along with interest as per provisions under GFR-2017
- (iii) CNA will exercise requisite checks and due diligence in settlement of claims.
- (iv) CNA 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 CNA after 75% utilization of earlier released amounts, on quarterly basis, and based on claims raised by CNA in the prescribed format (Annexure 11 and its enclosure as per scheme guidelines).
- (vi) Subsidy will be credited by the PLI to the borrower's account by deducting it from the principal loan amount of the borrower within 7 days from the date of fund release by CNA to PLI and updating on Unified Web-Portal.
- (vii) PLIs will be given a lump sum amount of ₹4,000/- per sanctioned application in lieu of processing fee for housing loan for the borrower under the scheme. In order to incentivize the designated staff of ULBs or NGOs a sum of ₹500 per sanctioned application would be paid out of ISS funds payable through State/UT Governments.
- (viii) 0.1 % of total fund disbursement to the PLIs will be paid to CNA for their administrative expenses for which CNA will furnish the details to MoHUA.
- (ix) CNA will submit progress reports including the details of expenditure to MoHUA regularly in the prescribed formats.
- (x) Where there is an element of cash transfer the same may be made through PFMS/DBT mode as applicable.



3. The amount **₹50,00,00,000/- (Rupees fifty crore only)** is debitale from the account of the Central Government in the books under following Head of Account under Demand No. 60 of Ministry of Housing & Urban Affairs for the year 2025-26:

Major Head:	2216	Housing
Sub-Major Head	02	Urban Housing
Minor Head	190	Assistance to Public Sector and Other Undertaking
Sub Head	20	Pradhan Mantri Awas Yojana (Urban) 2.0
Detailed Head	02	Interest Subsidy Scheme-II (ISS-II) for MIG
Object Head	33	Subsidy

4. The Drawing and Disbursing Officer of MoHUA will prepare the bill and the amount may be transferred to NHB through e-payment as per the details as under:

Account Name	NHB PMAY (U) 2.0 INTEREST SUBSIDY SCHEME EWS LIG MIG
Account No.	110217768737
Bank Name	Canara Bank
Bank Address	Govt Business Branch, National Archives of India, 11 Janpath Delhi 110001
IFSC Code	CNRB0003525

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 Finance Division vide their **Notes #54-56 dated 30-09-2025**.

7. Details of this sanction have been registered at S.No. 172 in the Sanction Register of the HFA Directorate (HFA-III Section) of MoHUA for the year 2025-26.

Yours faithfully,



(Sanjeev Kumar Sharma)

Under Secretary to the Government of India

Copy to:

1. Section Officer, Admin II Section, MoHUA.
2. MD, NHB, Core 5-A, 4th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003.
3. CCA, Ministry of Housing & Urban Affairs, Nirman Bhawan, New Delhi.
4. Principal Director of Audit, Infrastructure, A-Wing, 3rd Floor, IP Bhawan, New Delhi – 110002.
5. O/o CGA, Mahalekha Niyantrak Bhavan, New Delhi
6. Director (IFD), M/o HUA.
7. O/o DDG (HFA-III)
8. US (HFA-III)
9. Dy. Chief (MIS/DRMC), HFA Directorate to place this sanction at appropriate place on the Website of the Ministry
10. PMU (MIS), HFA Directorate
11. AO (HFA), MoHUA
12. Budget Section, M/o HUA.
13. Sanction folder/File copy.



(Sanjeev Kumar Sharma)

Under Secretary to the Government of India



राष्ट्रीय
आवास बैंक
NATIONAL
HOUSING BANK

By hand/email

HO/GSD/DAK/2025/01692

September 18, 2025

The Deputy Director General (HFA)
Ministry of Housing and Urban Affairs (MoHUA)
Government of India
Nirman Bhawan, New Delhi - 110001

PMAY (U) 2.0-Interest Subsidy Scheme (ISS)
Submission of Utilisation Certificate and claim for advance subsidy for MIG

With reference to captioned subject, we would like to submit as under:

1. As per Para 10.1 of Scheme Guidelines issued on 17.09.2024 for PMAY-U 2.0-ISS, "The subsequent amount of interest subsidy will be released to the CNAs after 75% utilization of earlier amounts, on quarterly basis and based on the claim raised by CNAs"
2. In this regard, we submit that till date an advance subsidy of ₹15 crore has been received from the MoHUA for MIG category. Out of ₹15 crore received, applications amounting to ₹12.30 crore have been sanctioned and further claims of about ₹2.00 crore are under process as on 15.09.2025.
3. Considering the above and the expected claims in next three months, we submit a claim for ₹50 crore for MIG. The Utilisation Certificate (UC) for the amount sanctioned, as per the format prescribed in Annexure-11 of the guidelines is enclosed as **Annexure-A**.

In view of the above, kindly acknowledge the receipt of UC and consider the request for releasing the advance subsidy of ₹50 crores for MIG.

Yours faithfully,

(Anur Rastogi)
General Manager

Encl.: as above

Pay 2 for payment
₹ Rs. 50,00,00,000/- only
(Rupees fifty crore only)
Sub
03/10/25

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

DDG (HFA)

e-3010672
24/9

Ruj 24/9/25 CHPA-4
USC HPA-3

Sub
SO(HPA-4) 25/9/25
Sh. Nitin

दस्ती पत्र/ईमेल

एचओ/जीएसडी/डीएके/2025/01692

18 सितंबर, 2025

उप महानिदेशक (एचएफए)

आवासन और शहरी कार्य मंत्रालय

भारत सरकार

निर्माण भवन, नई दिल्ली - 110001

प्रधानमंत्री आवास योजना (शहरी) 2.0-ब्याज सब्सिडी योजना (आईएसएस)
उपयोगिता प्रमाण पत्र प्रस्तुत करना और एमआईजी के लिए अग्रिम सब्सिडी का दावा करना

उपर्युक्त विषय के संदर्भ में, हम निम्नानुसार प्रस्तुत करना चाहेंगे:

1. पीएमएवाई-यू 2.0-आईएसएस के लिए 17.09.2024 को जारी योजना दिशानिर्देशों के पैरा 10.1 के अनुसार, "ब्याज सब्सिडी की अगली राशि केंद्रीय नोडल एजेंसी को पिछली राशि के 75% उपयोग के बाद, तिमाही आधार पर और केंद्रीय नोडल एजेंसी द्वारा किए गए दावे के आधार पर जारी की जाएगी।"
2. इस संबंध में, हम प्रस्तुत करते हैं कि अभी तक एमआईजी श्रेणी के लिए आवासन और शहरी कार्य मंत्रालय से 15 करोड़ रुपये की अग्रिम सब्सिडी प्राप्त हुई है। प्राप्त ₹15 करोड़ में से, ₹12.30 करोड़ के आवेदन स्वीकृत किए जा चुके हैं और 15.09.2025 तक लगभग ₹2.00 करोड़ के अतिरिक्त दावे प्रक्रियाधीन हैं।
3. उपरोक्त और अगले तीन महीनों में अपेक्षित दावों को ध्यान में रखते हुए, हम एमआईजी के लिए ₹50 करोड़ का दावा प्रस्तुत करते हैं। स्वीकृत राशि का उपयोगिता प्रमाणपत्र (यूसी), दिशानिर्देशों के अनुलग्नक-11 में निर्धारित प्रारूप के अनुसार अनुलग्नक-ए के रूप में संलग्न है।

उपरोक्त के मद्देनजर, कृपया उपयोगिता प्रमाणपत्र (यूसी) की प्राप्ति की सूचना देने का कष्ट करें तथा एमआईजी के लिए 50 करोड़ रुपये की अग्रिम सब्सिडी जारी करने के अनुरोध पर विचार करने का कष्ट करें।

भवदीय,

(अनुज रस्तोगी)

महाप्रबंधक

संलग्न: उपरोक्तानुसार

