

FAQs on PMAY Scheme

1. What is Pradhan Mantri Awas Yojana (PMAY) credit linked subsidy scheme?
Credit linked subsidy, is a scheme launched by our Honorable Prime Minister Shri Narendra Modi for economically weaker section (EWS), low income group (LIG) and middle income group (MIG – I & MIG –II). The beneficiary would be eligible for interest subsidy on purchase/construction of a house. The scheme is also available for enhancement of a dwelling unit.
2. Who can avail subsidy under Credit Linked Subsidy Scheme (CLSS)?
A beneficiary family not owning a house in any part of the India is eligible for this subsidy subject to income criteria as defined for the family.
3. What is the maximum tenure on which the PMAY subsidy is applicable?
The Pradhan Mantri Awas Yojana is applicable for a maximum considered tenure of 20 years.
4. Where can i apply for credit linked subsidy scheme (CLSS)?
You can apply for housing loan under CLSS at any MOHFL branch.
5. Is woman ownership mandatory to be eligible for this subsidy?
Woman ownership or co-ownership is mandatory for EWS and LIG. However, this condition is not mandatory for self-construction/extension or MIG categories.
6. Is this applicable for properties in rural areas?
No
7. How will i receive the interest subsidy benefit under Pradhan Mantri Awas Yojana?
The MOHFL will claim subsidy benefit for eligible borrowers from National Housing Bank (NHB). The NHB will conduct a due diligence to exclude claims where customer has submitted multiple request. For all eligible borrowers, the subsidy amount would be paid to the MOHFL. Once the MOHFL receives the interest subsidy, it will be credited upfront to the loan account. The subsidy will be calculated on Net Present Value (NPV) at 9% discount rate. For example, the borrower avails a loan for Rs. 8 lakh and the subsidy works out to Rs. 2, 20,000. The amount (Rs. 2, 20,000) would be reduced upfront from the loan (i.e., the loan would reduce o Rs. 5, 80,000) and the borrower would pay EMIs on the reduced amount of Rs. 5, 80,000.
8. What are the documents required for applying PMAY ?
Following documents need to be submitted to the branch officer as per MOHFL credit policy. The list of documents is mentioned below:
 - Aadhaar of all household members
 - Notarized affidavit cum undertaking is mandatory
9. What is the subsidy amount in various categories of CLSS-PMAY
 - EWS/LIG - upto 2.67 lakhs
 - MIG 1 - upto 2.35 lakhs
 - MIG 2 - upto 2.30 lakhs
10. Whether repair work of existing house, will come under PMAY subsidy?
Repairing work to the existing house can be undertaken in houses which are kutcha, semi pucca and require extensive renovation to make it into a pucca house. However, this is applicable only for applicants in the EWS/ LIG categories.

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11. A household owner owns a plot, however does not have a house. Is she eligible for subsidy?
Scheme mentions that “the beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission”
Therefore, beneficiary family already owning shop, commercial establishment, plot, factory but not owning a pucca house clears the eligibility parameter of 1st house ownership.
12. Applicant wife`s already owns a pucca house before marriage and now applicant want to buy one new property on her wife name. Can he qualify for a CLSS scheme?
No, household cannot take the benefit under CLSS as spouse in beneficiary family/household already owns one property.
13. What happens when the subsidy has been disbursed but due to certain reasons, the construction of the house is stalled?
In such cases, the subsidy is to be recovered and refunded to the central government.
14. What is the process of claiming interest subsidy?
After the loan is disbursed, the required details will be sent by MOHFL to NHB for validation of data and other checks. NHB will perform all due diligence and approve the subsidy to eligible borrowers.
15. How will i receive the interest subsidy benefit?
 - After the loan is disbursed, the MOHFL will claim subsidy for eligible borrowers from National Housing Bank (NHB).
 - NHB after due diligence would approve & credit the subsidy amount to MOHFL for all eligible borrowers.
 - The subsidy will be calculated on the NPV (net present value) method at a discount rate of 9%.
 - On receipt of subsidy amount from NHB, same is credited to respective home loan account of the borrower and EMI is reduced proportionately.
16. Are there any additional eligibility norms apart from income, first pucca house and carpet area norms?
The property should have basic civic infrastructure like water, toilet, sanitation, sewerage, road, electricity etc
17. Will a person having a plot without any construction be an eligible beneficiary?
Yes, beneficiary can be covered under subsidy for beneficiary led individual house construction scheme, if otherwise eligible.
18. Any preferential treatment to beneficiaries proposed for affordable housing?
Preference under the scheme will be 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 transgenders subject to beneficiaries being from EWS / LIG segments.