



19/9/18

GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)

New Delhi dated 28.8.2018

The General Managers,
All Zonal Railways & PUs
(As per standard mailing list)

Sub: Pradhan Mantri AwasYojna –“ Housing for All ”

The Hon'ble President of India, in his address to the Joint Session of Parliament on 9th June, 2014, had announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access."

Hon'ble Prime Minister too envisioned "Housing for All" by year 2022 when the nation completes 75 years of its Independence. In order to achieve this objective, Central Government (Ministry of Housing and Urban Affairs i.e. MHUA) has launched (2015) a comprehensive mission "Housing for All (HFA)."

2. HFA seeks to address the housing requirement of urban poor through many programmes. One of the programmes is meant for providing affordable housing for weaker sections through "Credit -Linked Subsidy Scheme" (CLSS). This scheme would be useful for eligible railway servants belonging to 'Low Income Group' (LIG).

LIG has been defined as household having an annual income between Rs.3,00,001 (Rupees Three Lakhs One) to Rs.6,00,000 (Rupees Six Lakhs), though the States/UTs shall have the flexibility to redefine the annual income criteria as per local conditions in consultation with the Centre.

3. Under this CLSS, subsidy will be provided, by lending institutions, on home loans taken by eligible Railway servants belonging to LIG for acquisition/ construction of house. As per this MHUA scheme, subsidy would be available for housing loans availed for new construction and addition of rooms, kitchen, toilet, etc. to existing dwellings as incremental housing. The carpet area of houses being constructed under this component of the mission should be upto

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60 square meters for LIG in order to avail of this credit linked subsidy. The beneficiary, at his/her discretion, can build a house of larger area but interest subvention would be limited to first Rs.6 lakh only.

4. Railway servants falling into LIG group seeking housing loans from banks, housing finance companies and other such institutions recognized by MHUA, would be eligible for an interest subsidy at the rate of 6.5% (or as decided by MHUA) for a tenure of 15 years or during tenure of loan whichever is lower. It may be noted that under CLSS, the subsidy will be available only for loan amounts upto rupees 6 lakhs and additional loan beyond rupees 6 lakhs, if availed, will be at non-subsidized rate. The interest subsidy will be credited upfront to the loan account of beneficiaries through MHUA- recognized lending institutions resulting in reduced effective housing loan and Equated Monthly Installment(EMI).

5. The detailed information regarding this scheme can be downloaded from website of Ministry of Housing and Urban Affairs i.e. <https://pmaymis.gov.in>.

6. Board desires that this scheme should be popularized amongst all those eligible Railway Servants who belong to LIG as defined under this scheme so that they can avail the benefits of this noble scheme. Railways should rope in the Banks, Housing Finance Companies and other recognized Lending Institutions and hold camps for facilitating the Mission so that identified eligible Railway Servants (LIG) can avail subsidy under this scheme.



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