

N-11016/1/2025-HFA-IV-MoHUA (EFS - 9193531)

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

Sankalp Bhawan (3rd Floor),
KG Marg, New Delhi - 110001
Dated: 28-03-2026

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 **₹37,63,70,304/- (Rupees thirty seven crore sixty three lakh seventy thousand three hundred and four 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.

Shanmugam
28/03/2026

3. The amount ₹37,63,70,304/- (Rupees thirty seven crore sixty three lakh seventy thousand three hundred and four only) is debitible 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

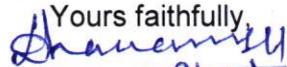
4. The Drawing and Disbursing Officer of MoHUA will prepare the bill and the amount may be transferred to NHB through e-payment as per the details as under:

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 # 147 dated 27-03-2026**.

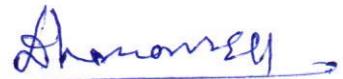
7. Details of this sanction have been registered at S.No. 374 in the Sanction Register of the HFA Directorate (HFA-III Section) of MoHUA for the year 2025-26.

Yours faithfully,

 28/03/2026
 (Dharam Singh)

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 Niyantarak 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.



(Dharam Singh)

Under Secretary to the Government of India

Annexure-A

The Deputy Director General (HFA)
Ministry of Housing and Urban Affairs
Government of India
Sankalp Bhawan, Kasturba Gandhi Marg,
New Delhi - 110001

Central Nodal Agency - UC for PMAY (U) 2.0 -ISS for MIG
[Furnished by CNA to MoHUA]

Summary as on 25.03.2026

S. No.	Particulars	Amount (₹ in crore)
1.	Total cumulative funds allocated	65.00
2.	Total cumulative funds released* (sanctioned)	44.78
3.	Total cumulative refunds	0.00
4.	Funds left with CNA [1-(2-3)]	20.22
5.	Net Total funds released* [2-3]	44.78
6.	Additional fund sought from MoHUA	40.00

* The amount represents subsidy sanctioned by NHB on Unified Web Portal. The corresponding expenditure limit for withdrawal has been allocated to the PLIs.

It is certified that:

- 1) The loans have been sanctioned and disbursed in accordance with the extant guidelines for ISS for MIG of the Ministry of Housing & Urban Affairs Government of India, as per the MoU executed by the PLIs.
- 2) There has been no negligence on the part of the CNA 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.

Date: 25.03.2026

Place: New Delhi



Anuj Rastogi
Anuj Rastogi
General Manager
National Housing Bank

Pass. for payment of ₹ 37,63,70,304/-
(Rupees. Thirty seven crore sixty three lakh.
Seventy thousand three hundred and four only)

Shamansingh
Shamansingh
धर्मा सिंह / DHARM SINGH
अवर सचिव / Under Secretary
आवास एवं शहरी कार्य मंत्रालय
Ministry of Housing & Urban Affairs
भारत सरकार / Govt. of India
नई दिल्ली / New Delhi

State/UT Wise Subsidy Sanctioned under PMAY 2.0 ISS for MIG				
Sl. No.	State Name	No. of Beneficiaries	Amount of Subsidy	Amount of Processing Fee
1	Andhra Pradesh	111	37,78,944.00	4,44,000.00
2	Assam	13	4,07,439.00	52,000.00
3	Bihar	11	3,29,878.00	44,000.00
4	Chandigarh	3	1,02,788.00	12,000.00
5	Chhattisgarh	89	29,21,493.00	3,56,000.00
6	Dadra And Nagar Haveli And Daman And Diu	61	21,17,414.00	2,44,000.00
7	Delhi	404	1,41,73,854.00	16,16,000.00
8	Goa	6	2,14,391.00	24,000.00
9	Gujarat	3172	11,15,77,736.00	1,26,88,000.00
10	Haryana	184	62,75,908.00	7,36,000.00
11	Himachal Pradesh	5	1,78,391.00	20,000.00
12	Jammu And Kashmir	2	70,390.00	8,000.00
13	Jharkhand	10	3,51,227.00	40,000.00
14	Karnataka	131	42,98,909.00	5,24,000.00
15	Kerala	28	9,20,882.00	1,12,000.00
16	Madhya Pradesh	780	2,62,81,702.00	31,20,000.00
17	Maharashtra	3699	12,97,97,698.00	1,47,96,000.00
18	Odisha	6	2,11,475.00	24,000.00
19	Puducherry	3	96,724.00	12,000.00
20	Punjab	213	74,32,264.00	8,52,000.00
21	Rajasthan	1149	3,94,88,481.00	45,96,000.00
22	Tamil Nadu	290	96,39,009.00	11,60,000.00
23	Telangana	109	37,11,909.00	4,36,000.00
24	Tripura	1	36,000.00	4,000.00
25	Uttar Pradesh	761	2,61,95,378.00	30,44,000.00
26	Uttarakhand	86	28,72,258.00	3,44,000.00
27	West Bengal	225	80,00,488.00	9,00,000.00
	Grand Total	11552	40,14,83,030.00	4,62,08,000.00



CHAMAN SINGH
Under Secretary
Ministry of Housing & Urban Affairs
Govt. of India
New Delhi

Note # 145

Integrated Finance Division

Reference: Preceding note#137 onward

The proposal from HFA Division seeks concurrence of IFD for release of **₹40 crore to National Housing Bank(NHB)** as advance subsidy for ISS-MIG under PMAY-U 2.0.

2. IFD, vide Note#112 dated 09.03.2026, had earlier examined the PD's proposal and raised certain observations. Accordingly, the proposal was returned to the PD for re-submission after compliance with **the IFD's observations** and after ensuring the availability of funds for the purpose.

3.1 PD has stated that a letter dated 25-03-2026 has been received from NHB enclosing therewith Utilisation Certificate (UC) dated 25-03-2026 against the advance subsidy released earlier under the ISS-MIG vertical of PMAY-U 2.0 by MoHUA [Sanction-wise details of advance subsidy amounting to ₹65.00 crores released to NHB under ISS-MIG given at para-4 of Note#137] and also requested release of **₹40.00 crore** as advance subsidy for **ISS-MIG** under PMAY-U 2.0.

3.2 PD has further stated that as per the ISS-MIG UC dt. 25-03-2026, NHB has utilised **₹44.78 crore out of total ₹65.00 crore** released under ISS-MIG which amounts to **68.89% utilization of earlier released funds**. NHB has submitted that NHB will sanction all eligible under process cases uploaded till 25-03-2026 by 31-03-2026.

4.1 As per the scheme guidelines, the advance subsidy

will be released to each CNA upon submission of expected demand of claims by the PLIs. The relevant Para 10.1 of the scheme guidelines has been reiterated below for ready reference:

*"Funds will be released to CNAs as per PFMS/DoE guidelines as applicable from time to time. The advance subsidy will be released to each CNA upon submission of expected demand of claims by the PLIs. **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 as per Annexure-11 and its enclosure."*

4.2 Additionally, processing fee of ₹4,000 for every successful application is provisioned for the PLIs under the scheme guidelines. The relevant Para 10.3 of the scheme guidelines has been reiterated below for ready reference:

"In lieu of the processing fee for housing loan for the borrower under the Scheme, PLIs will be given a lump sum amount of ₹4,000 (Rupees Four Thousand only) per sanctioned application for EWS/LIG and MIG beneficiaries. PLIs will not take any processing charge from the beneficiary for housing loans up to the eligible loan amount as per income criteria under the Scheme. For additional loan amounts beyond the eligible loan amounts, PLIs can charge the normal processing fee in proportion"

5. The instant proposal has been recommended by **JS(KN)** vide Note#141 dated 25.03.2026, with the remarks that **"IFD may concur the proposal. More expenditure is expected before 31.03.2026."**

6. The proposal has been examined in IFD and it is noted/observed that as per Para 10.1 of the PMAY-U 2.0 guidelines, the subsequent installments of Interest Subsidy are to be released to CNAs only after achieving at least 75% utilization of the earlier released funds. However, as per the ISS-MIG Utilization Certificate dt. 25-03-2026, NHB has utilized **₹44.78 crore out of the total ₹65.00 crore** released till 25.03.2026, **which constitutes only 68.89% utilization.** Therefore, for the proposed release the minimum utilization threshold of 75% has not yet been met. However, **JS(KN)** has recommended for the proposed release stating that ***more expenditure is expected before 31.03.2026.***

7. In view of the above and the recommendation of **JS(KN)** vide Note#141 dated 25.03.2026, IFD may **concur (FC)** in the PD's proposal for release of **₹40 crore to National Housing Bank (NHB)**, as advance subsidy for ISS-MIG under of PMAY-Y 2.0,

subject to:

- (i) approval of the competent authority,
- (ii) availability of sufficient funds under the relevant budget head at the time of release in FY 2025-26, and
- (iii) PD is advised that such release proposal in future is processed only when at least 75% of the earlier release fund has been utilized.

27/03/2026 04:07 pm

**SUBHASH CHANDER
US(IFD-II)**

Note # 146

27/03/2026 04:10 pm

सुमित सचदेवा|SUMIT SACHDEVA
संयुक्त निदेशक|JOINT DIRECTOR

Note # 147

27/03/2026 05:01 pm

SANJEET
JS & FA

Note # 148

27/03/2026 06:14 pm

Kuldip Narayan
JOINT SECRETARY

Note # 149

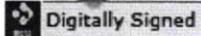
Reference: Notes from pre-pages

File was submitted for concurrence of IFD vide **Notes # 137-141** for release of ₹40 crore to National Housing Bank (NHB) as advance subsidy for the Middle-Income Group (MIG) beneficiaries of Interest Subsidy Scheme (ISS) vertical of Pradhan Mantri Awas Yojana – Urban 2.0 (PMAY-U 2.0) and the same has been concurred by the IFD vide **Notes # 145-147** subject to approval of the competent authority, availability of sufficient funds under the relevant budget head at the time of release in FY 2025-26. IFD has also advised that such release proposal in future is processed only when at least 75% of the earlier release fund has been utilized. In this connection, it is stated that sufficient funds are available under relevant head of accounts for said release and the compliances of IFD will be done in due course of time.

2. In view of the above, file is submitted for kind approval of Secretary (HUA) for release of ₹40 crore to NHB as advance subsidy for the MIG beneficiaries of ISS vertical of PMAY-U 2.0.

27/03/2026 06:42 pm

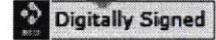
RAJ KUMAR GAUTAM
DEPUTY DIRECTOR GENERAL

 Digitally Signed

Note # 150

27/03/2026 06:57 pm

Kuldip Narayan
JOINT SECRETARY



Note # 151

27/03/2026 10:10 pm

SRINIVAS KATIKITHALA
Secretary

Note # 152

28/03/2026 02:59 pm

Sign
Kuldip Narayan
JOINT SECRETARY

Note # 153

28/03/2026 03:06 pm

RAJ KUMAR GAUTAM
DEPUTY DIRECTOR GENERAL

