

No. N-11016/4/2017-HFA IV SECTION-MHUPA (EFS-9021597)  
Government of India  
Ministry of Housing & Urban Affairs  
HFA Division  
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Nirman Bhawan, New Delhi-110108  
Dated: 16 October, 2020

Office Memorandum

Sub: The Minutes of 5th Meeting of the Committee on Monitoring the Credit Linked Subsidy Scheme (CLSS) for Pradhan Mantri Awas Yojana (Urban)-regarding.

Reference is invited to the 5<sup>th</sup> meeting of the Committee on Monitoring the Credit Linked Subsidy Scheme (CLSS) for Pradhan Mantri Awas Yojana (Urban) held under the Co-Chairmanship of Secretary, Ministry of Housing and Urban Affairs and Secretary, Department of Financial Services on 27<sup>th</sup> August, 2020.

2. A copy of the Minutes of the Meeting is forwarded herewith for information and necessary action.

  
(Sanjeev Kumar Sharma)  
Under Secretary  
Tele:011-23061285

To


Secretary, Department of Financial Services, Ministry of Finance, Jeevan Deep Building, Parliament Street, New Delhi-110001.

Copy to:

- 1 MD & CEO, NHB, Core-5-A, 4th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003.
2. CMD, HUDCO, HUDCO Bhawan, Core-7A, India Habitat Centre, Lodhi Road, New Delhi-110003.
3. Chairman, SBI, State Bank Bhawan, Corporate Centre, Madam Cama Road, Mumbai - 400021

Copy also to:

1. Director (HFA-1)/Director (HFA-IV)/DS (HFA-3)
2. PPS to Secretary (HUA)
3. PPS to JS & MD (HFA)
4. PS to JS & FA

  
(Sanjeev Kumar Sharma)  
Under Secretary

**Committee on monitoring Credit Linked Subsidy Scheme (CLSS)  
of Pradhan Mantri Awas Yojana (Urban)**

**Minutes of the Fifth Meeting of the Committee**

1. The Fifth Meeting of the Committee on Monitoring the Credit Linked Subsidy Scheme (CLSS) for Pradhan Mantri Awas Yojana (Urban) was held under the Co-Chairmanship of Secretary, Ministry of Housing and Urban Affairs and Secretary, Department of Financial Services on 27<sup>th</sup> August, 2020 at 17:30 to 18:15 hrs through video conferencing. The list of participants is enclosed at Annexure – I.

2. Secretary (HUA) welcomed Secretary (DFS) and thereafter, agenda items were discussed.

3. Discussions points and decision thereon are mentioned below-

<b><u>S.No.</u></b>	<b><u>Discussion Points</u></b>
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**4. PERFORMANCE UNDER CLSS OF PMAY (U)**

4.1 Physical and financial progress of CLSS so far, including during current financial year, was discussed along with performance of CNAs and PLIs. It was informed by CNAs that there are a large number of pending cases for interest subvention, so more funds will be needed during current financial year.

**Decision** – Efforts will be made for making funds available to meet the CLSS demand.

**(Action: MoHUA)**

**4.2 Issues for compliance by CNAs/ PLIs in respect of CLSS**

Following issues with reference to MIS compliance by CNAs/ PLIs were reiterated:

1. 100% Aadhaar Updation (Older cases).
2. Updation of following information in respect of beneficiary from PLI to CLSS Awas Portal (CLAP) (provision and report available) for transparency, monitoring and efficient system in public interest.
  - a. Occupation/ Profession of beneficiaries
  - b. Benefit availed under AHF/ PSL
  - c. Benefit availed under CRGFTLIH
  - d. Beneficiary Subsidy Disbursal Date
3. Observation/ input on CLAP Application (i.e Process 1) through UMANG.
4. Input/ Development on **Technical Process Flow Chart** related to identification of PMAY(U) beneficiaries, who have taken benefits of AHF/ PSL, coverage under Credit Risk Guarantee Fund Trust (CRGFT) or any type of Insurance from PLIs/ Banks/ HFCs.

5. Compliance of district wise LGD codes in claim details in CLAP-Process-2 for all States/ UT and then sharing the same to CLAP-Process-1.

**(Action: CNA – NHB, HUDCO, SBI)**

## **5. AFFORDABLE HOUSING FUND (AHF) FOR REFINANCE OF HOUSING LOANS FOR EWS CATEGORY OF BENEFICIARY UNDER PMAY(U)**

### **5.1 Prospective beneficiaries and loan ticket size**

PMAY(U) beneficiaries belonging to EWS category in respect of BLC, AHP, ISSR verticals of PMAY(U) sometimes face challenges in raising their part of financial contribution which leads to delay in timely completion of houses. For such EWS beneficiaries, it was proposed that small ticket home loans extended to urban EWS households with annual income not exceeding Rs.3.00 lakh may be provided refinance under AHF of National Housing Bank up to 100% of the claim amount from eligible PLIs. This apart, guarantee cover of up to 50% of amount in default on home loans extended to urban EWS beneficiaries (maximum guarantee cover – Rs. 1.5 lakh) by Credit Risk Guarantee Fund Trust for Low Income Housing (CRGFTLIH) may be provided. Department of Financial Services had no objection to the proposal.

**Decision** – Necessary amendments may be sought in AHF and CRGFTLIH guidelines to suit the Loan Product development.

**(Action: MoHUA, NHB)**

### **5.2 Rate of interest under AHF fixed by RBI for Banks and HFCs**

In order to provide a level playing ground for both Banks and HFCs, NHB has requested RBI for similar lending rates to be allowed under AHF refinance.

**Decision** – NHB to further pursue the matter with RBI.

**(Action: NHB, DFS)**

### **5.3 100% Refinance through AHF for beneficiaries in urban areas having annual income up to Rs.3.00 lakh.**

It was discussed that refinance will be made available to eligible PLIs against their individual home loan portfolio for borrowers in urban areas whose income is up to Rs.3.00 lakh per annum.

After discussion, it was decided that eligible PLIs will be provided with refinance by NHB under AHF up to 100% of the claim amount in respect of their EWS housing loans. This will help the beneficiaries in accessing low cost loans for constructions of houses at the earliest.

**(Action: NHB)**



#### 5.4 Asset Insurance for houses of PMAY(U) beneficiaries under EWS category

It was discussed that an Asset Insurance cover of up to Rs.6.00 lakh for a period of 10-20 years may be provided to PMAY(U) beneficiaries to secure them financially in case of loss of property due to natural calamities etc., leading to huge economic loss to both the beneficiary and the Government. In order to alleviate the suffering on account of these calamities this insurance mechanism will be of immense relief. Further, all houses under PMAY(U) which are complete or under the process of completion may be covered.

**Decision** – MoHUA may take up the matter with DFS and Insurance Regulatory and Development Authority of India (IRDAI) to discuss options and manners in which this should be done as per rules.

**(Action: MoHUA)**

#### 5.5 Guidelines related to Co-origination/ Co-lending

It was discussed that, in order to enable a conducive Housing Finance eco-system for spreading the outreach of financial institutions to EWS segment, NHB has written to RBI on the matter related to inclusion of HFCs in Co-origination/ Co-lending.

**Decision** – NHB to pursue the matter with RBI and take assistance of DFS, if required.

**(Action: NHB, DFS, MoHUA)**

#### 5.6 CRGFTLIH

A proposal from MoHUA regarding transfer of CRGFTLIH to NCGTC was forwarded to DFS on 12.05.2020. DFS has expressed its consent on the same vide letter dt 09.06.2020 to MoHUA.

DFS was of the view that in line with the U.K. Sinha Committee recommendations, it would be appropriate to consider transferring the CRGFTLIH to NCGTC which has developed expertise in operating guarantee funds.

In the context of the issues taken above, it was deliberated and desired that CRGFT shall continue with MoHUA as Settlor and Trust shall be managed by NHB (as being done presently) for better coordination and monitoring on the proposed loan product.

**(Action: MoHUA, NHB)**

The meeting ended with a Vote of Thanks to Co-Chairs.

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## List of Participants

Sl.No.	Name and Designation	Organization
	<b>Ministry of Housing and Urban Affairs</b>	
1.	Shri Durga Shanker Mishra, Secretary (HUA)	MoHUA, in Co-Chair
2.	Shri Debasish Panda, Secretary (FS)	DFS, in Co-Chair
3.	Shri Amrit Abhijat, JS&MD (HFA)	MoHUA(Member Convener)
4.	Ms. Bindu Sreedathan, DDG, HFA	MoHUA
5.	Shri Anand Madhukar, OSD (JS Level)	DFS
6.	Shri Rishi Kumar, Director (HFA-IV)	MoHUA
7.	Shri Sanjeev Kumar Sharma, US(HFA-IV)	MoHUA
	<b>Central Nodal Agencies(CNAs)</b>	
8.	Shri S K Hota, MD	NHB
9.	Shri V. Rajan, GM	NHB
10.	Shri M. Nagaraj, Chairman and MD	HUDCO
11.	Shri H.T. Suresh, ED (Housing & RF)	HUDCO
12.	Shri Manoj V Deodhar, JGM Finance	HUDCO
13.	Sri Shreekant, CGM, Real Estate & Housing Business, Corporate Centre	SBI
14.	Shri Rajesh Keshri, DGM Real Estate	SBI
	<b>Project Management Unit</b>	
15.	Dr. Khatibullah Sheikh Lead Affordable Housing & Urban Specialist	PMU, MoHUA
16.	Ms. Sireesha, Lead Housing Finance	PMU, MoHUA
17.	Shri Kanha R Godha, Lead Planning	PMU, MoHUA
18.	Ms. Dipti, MIS Expert	PMU, MoHUA

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