

O.I.H.

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 919
TO BE ANSWERED ON FEBRUARY 06, 2020**

CONCESSION IN HOME LOAN INTEREST RATES

**No. 919. DR. BHARATI PRAVIN PAWAR:
SHRI SADASHIV KISAN LOKHANDE:**

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether any concession in interest rates on home loans is being provided at Central level to purchase/construct houses in Maharashtra; and**
- (b) if so, the details thereof and the number of people benefited in this regard in Maharashtra during the last three years?**

ANSWER

**THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS**

(SHRI HARDEEP SINGH PURI)

(a) & (b) Yes, Sir. Government is implementing a Credit Linked Subsidy Scheme (CLSS) as one of the components of Pradhan Mantri Awas Yojana (Urban) [PMAY(U)] to provide interest subsidy for housing loans to eligible beneficiaries. The main features of CLSS are at Annexure - I. During the last three years 1,46,638 households have availed benefits under CLSS in Maharashtra.

Annexure for Lok Sabha Unstarred Question No 919 for 06.02.2020

| S.No. | Particulars | EWS/LIG | MIG-I | MIG-II |
|-------|--|---|---------------------------------|-----------------------------------|
| 1. | Household Income (Rs. Per Annum) | Up to 3,00,000/- for EWS and between 3,00,001 to 6,00,000 for LIG | Between 600,001 up to 12,00,000 | Between 12,00,001 up to 18,00,000 |
| 2. | Interest Subsidy (% p.a) | 6.5% | 4% | 3% |
| 3. | Maximum loan tenure (in years) | 20 | 20 | 20 |
| 4. | Eligible Housing Loan Amount for Interest Subsidy (Rs.) | 6,00,000* | 9,00,000* | 12,00,000* |
| 5. | Dwelling Unit Carpet Area (Sq.mtr) | 30 [#] /60 [#] | Up to 160 | Up to 200 |
| 6. | Discount Rate for Net Present Value (NPV) calculation for interest subsidy | 9% | 9% | 9% |
| 7. | Upfront Amount for Subsidy (approximately in Rs.) | 2,67,280 | 2,35,000 | 2,30,000 |

*Loans beyond this limit will be at non-subsidised rates.

The beneficiary, at his/her his discretion can build a house of larger area but interest subsidy would be limited to first Rs. 6 lakh only