

**GOVERNMENT OF INDIA  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
LOK SABHA  
UNSTARRED QUESTION NO. 1903  
TO BE ANSWERED ON JULY 31, 2025**

**INTEREST SUBSIDY SCHEME FOR EWS, LIG AND MIG FAMILIES**

**NO. 1903. DR. GUMMA THANUJA RANI:**

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

- (a) the details of the Interest Subsidy Scheme for Economically Weaker Sections (EWS), Low-Income Group (LIG) and Middle-Income Group (MIG) families including the number of beneficiaries and the total subsidy disbursed so far;**
- (b) the process for applying and receiving the interest subsidy on home loans and the mechanisms in place to ensure timely disbursement;**
- (c) whether there is any criteria for redeemable housing vouchers for purchasing houses in private projects and if so, the details thereof; and**
- (d) the number of beneficiaries who have used redeemable housing vouchers along with its impact on housing affordability in urban areas?**

**ANSWER**

**THE MINISTER OF STATE IN THE  
MINISTRY OF HOUSING AND URBAN AFFAIRS  
(SHRI TOKHAN SAHU)**

**(a) to (d): Ministry of Housing and Urban Affairs (MoHUA) has been implementing Pradhan Mantri Awas Yojana - Urban (PMAY-U) since 25.06.2015 with an aim to provide all weather pucca houses with basic civic amenities to all eligible urban beneficiaries across the country. The scheme is implemented through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), In-Situ Slum Redevelopment (ISSR) and Credit Linked Subsidy Scheme (CLSS).**

**CLSS vertical ended on 31.03.2022 and for other verticals, the scheme period has been extended up to 31.12.2025 to complete sanctioned houses without changing the funding pattern and implementation methodology.**

**Credit Linked Subsidy scheme (CLSS) vertical was implemented as a Central Sector Scheme through Central Nodal Agencies (CNAs) such as National Housing Bank (NHB), State Bank of India (SBI) and Housing and Urban Development Corporation Ltd. (HUDCO). The application for the availing interest subsidy was submitted by the beneficiaries to the Banks and Housing Finance Companies (HFCs). The CLSS for MIG ended on 31.03.2021 and CLSS for EWS/LIG ended on 31.03.2022. After due diligence, the interest subsidy was released to eligible beneficiaries by CNAs through Primary Lending Institutions (PLIs). A total of ₹58,868.4 crore of interest subsidy has been provided to 25,04,220 beneficiaries under CLSS vertical of PMAY-U.**

**Furthermore, based on the learnings from the experiences of implementation of PMAY-U, MoHUA has revamped the scheme and launched PMAY-U 2.0 'Housing for All' Mission with effect from 01.09.2024 for implementation in urban areas across the country to construct, purchase and rent a house by 1 crore additional eligible beneficiaries at affordable cost in next five years. PMAY-U 2.0 is implemented through four verticals i.e., Beneficiary Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH) and Interest Subsidy Scheme (ISS).**

**As per the scheme guidelines of PMAY-U 2.0, under ISS vertical, a maximum release of interest subsidy of ₹1.80 lakh is provided to eligible beneficiaries having income up to ₹9 lakh, home loan value up to ₹25 lakh for property value up to ₹35 lakh with carpet area up to 120 sqm. for a subsidy at 4.0% on first ₹8 lakh for a tenure up to 12 years. The subsidy is released in 5 yearly instalments in loan accounts of beneficiary provided loan is active at the time of release of subsidy and more than 50% principal is outstanding. Prospective beneficiaries can apply on unified web portal available at <https://pmay-urban.gov.in>. So far, a total of ₹ 31.65 crore Interest subsidy has been released to 8,357 beneficiaries under ISS vertical of PMAY-U 2.0.**

**As per the scheme guidelines of PMAY-U 2.0, Private developers can construct a housing project exclusively for EWS category or a mixed housing project for at least 25% EWS houses on Public Private Partnership (PPP) mode on their own available encumbrance free land under AHP vertical. After approval, these projects are included in the list of 'Whitelisted Project' under PMAY-U 2.0 and the developer can avail various incentives as mentioned in the scheme guidelines. The Central Assistance is provided to the beneficiaries of EWS categories in the form of Redeemable Housing Vouchers (RHV) for purchase of house under such whitelisted projects in PMAY-U 2.0. The housing vouchers are to be issued in the name of selected beneficiaries and redeemed by the developer after sale. So far, recently one whitelisted project having proposed 1,951 dwelling units has been sanctioned for availing the benefit of RHV in Maharashtra and project is in initial stage of construction.**

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