

**DELHI DEVELOPMENT AUTHORITY
HOUSING DEPARTMENT**

No.

Dated :

Subject: Minutes of the meeting held on 9.8.2019 at 1.00 PM under the Chairmanship of VC, DDA in Conference Hall B-Block, Vikas Sadan with NHB, HUDCO, PLIs/Banks for monitoring the subsidy under Vertical-2 of PMAY (U).

A meeting was held under the Chairmanship of VC, DDA on 9.8.2019 at 1.00 PM with National Housing Bank (NHB), Housing and Urban Development Corporation (HUDCO) – Central Nodal Agencies (CNAs) to channelize the subsidy under Vertical-2 of PMAY (U) i.e. Credit Linked Subsidy Scheme (CLSS) through Primary Lending Institutions (PLIs)/Banks for the allottees of 'DDA Housing Scheme 2019' and other active schemes for which allotment has been made recently. The list of participants is attached as **Annexure-A**.

2. At the outset Commissioner (H) informed all the participants that the meeting has been called to review the progress under Vertical-2 i.e. Credit Linked Subsidy Scheme regarding grant of loan to the allottees of the DDA Housing Schemes and to the buyers of houses in the open market as the number of beneficiaries under Vertical-2 of PMAY (U) is quite low. It was also informed by Commissioner (H) that DDA has offered about 18,000 flats including EWS houses in Narela in 'DDA Housing Scheme 2019' and about 8400 flats have been allotted to the registrants for which demand letters are to be issued. Besides there is online scheme for allotment of EWS flats under which about 2100 applicants have registered themselves.

3. Vice Chairman, DDA while addressing the participants stated that the purpose of discussion is that how to get the loan for the lower category of people so that they are able to get the subsidy under PMAY (U). The persons applying for EWS houses come from the unorganized sector and small businessman who do not possess the collateral which they can mortgage with the banks and they are not able to get the loan facility from the banks. He further stated that banks may suggest what kind of support they need from DDA side to facilitate the perspective buyers to avail benefit of loan and subsidy to further benefit them. The DDA may organize camps and can provide some space in the DDA housing pockets where the flats in large numbers have been built and have been allotted to the successful registrants. The banks may open temporary Branch and post one or two officials there. Joint publicity can be made which will fetch business to the banks and the allottees will be able to get the loans and subsidy under PMAY. It was further informed that DDA has reduced the cost of the EWS flats in Narela by 40% and the flats which were costing about Rs. 17 lakh will be available at cost of about Rs. 12 lakh. Hence the banks can mortgage the flat of a higher market value as collateral. Scheme of allotment of EWS flats to War Widows, Gallantry Award Winners and for the individual from the Army/Para Military Forces got handicapped is being launched having about 1000 EWS flats in Narela which will be allotted at a cost of Rs. 7 lakh whereas the market value of the flat is

about Rs. 14 lakh. Besides DDA is also launching a scheme of about 1000 flats of old inventory of different categories in developed colonies for the SC/ST category persons which will be allotted at a rate fixed by DDA as against the higher market value of those flats.

4. VC, DDA further stated that the banks should think about it and workout a proposal for providing loan facility to the allottees of EWS/LIG categories and for opening the Branches in the Housing Pockets of EWS/LIG flats in Narela and Rohini for the information of the public and providing the instant loan facility to the home buyers.

5. Principal Commissioner (H)/PMAY stated that DDA and Banks can jointly publicize the scheme and give a press notice in this regard and posters can also be pasted at various locations and banks for the purpose.

6. Shri V. Rajan, General Manager, National Housing Bank pointed out that a data base of first time home buyers may be prepared by DDA and share the same with the Banks so as to enable them to finalize the eligibility of the applicants under PMAY (U). He further informed that each colony where the flats are allotted may be given a code while making the allotment on the basis of the division of Delhi under PMAY (U). For implementation of various verticals under PMAY, GNCTD has been divided into 5 cities/towns, namely, East Delhi Municipal Corporation, South Delhi Municipal Corporation, North Delhi Municipal Corporation, New Delhi Municipal Council and Delhi Cantonment Board. He was assured that DDA will ensure the same in its future schemes and will also inform the banks about the code of each colony.

7. The representative from HDFC Ltd. Informed that they have a product where the loan facility to the unorganized sector can be provided. They suggested that they may also be included in the list of banks prior to the launch of the scheme along with other empanelled banks so that they may also facilitate the prospective registrants/allottees for providing loan facility. They further requested that contact details of the successful allottees may be shared with them so that they may contact them for availing the loan facility under PMAY (U).

8. IDFC First Bank, Indusind Bank, IDBI Bank and some other banks have also mentioned that they also have a similar product and provide loan facility to the unorganized sector.

9. VC, DDA assured that DDA will provide the list of successful allottees along with their contact details to all the banks. It was further mentioned by VC, DDA that banks who are interested to open branch in the DDA Housing Pockets in Narela and Rohini may give their consent and DDA will consider allotment of a room in one of these housing pockets on temporary basis for 2-3 months.

10. Almost all the Banks shown their willingness to open such branches in DDA Housing Pockets for which they will submit the formal request to DDA in this regard.

(Laxmi Dutt)
Dy. Director (PMAY)