

HO/GSD/DAK/2025/01693  
September 18, 2025



To All Housing Finance Companies

Madam / Sir,

**Subject: Timely / hassle free housing loans to the beneficiaries of PMAY-U / PMAY- U 2.0 - regarding.**

As you are aware that formal credit is of paramount importance for successful implementation of the PMAY-U 2.0. The Scheme envisages to provide financial assistance to one crore families of EWS/LIG/MIG categories in next five years.

2. In this regard, we are in receipt of letter dated September 16, 2025, on the captioned subject from Government of India, Ministry of Finance, Department of Financial Services informing that under the said Scheme, EWS category is eligible for assistance of ₹ 2.5 lakh per household. However, additional financial support in the form of credit facility may also be required for some of the beneficiaries. Further, to facilitate availability of housing loans under the segment, various initiatives taken are as mentioned below.

- a) Model Housing Loan scheme has been developed by IBA and advised to banks which addresses specific needs of the segment.
- b) To mitigate the potential credit risk, a Credit Risk Guarantee Fund Scheme (CRGF Scheme) for Low Income Housing has also been developed and implemented through National Credit Guarantee Trust Company (NCGTC).
- c) A list of approved beneficiaries under BLC & AHP beneficiaries is also made available at PMAY 2.0 Unified Web Portal which can be used to connect with the beneficiaries and assess their creditworthiness.
- d) Advised targeted number of loans to be achieved by banks under the specific category, every year.

However, it has been observed that access to formal credit from lending institutions is still limited for EWS/LIG segment of customers, due to lack of specific lending guidelines by the institutions and awareness among staff, regarding the enablers for this segment.

3. In view of the above and as advised by Government of India, Ministry of Finance, Department of Financial Services, you are requested to issue instructions to your branches and operational level officers to provide necessary assistance to beneficiaries of PMAY-U / PMAY-U 2.0 and extend timely / hassle free housing loans if the eligibility conditions are met.

Yours faithfully,

(Anuj Rastogi)  
General Manager