


**Employees' Provident Fund Organisation**  
(A Statutory Body under Ministry of Labour & Employment, Govt. of India)

**EPFO Housing Scheme for PF members**

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**Salient Features**

- To facilitate housing needs of EPF Members
- Insertion of new provision – Para 68-BD in EPF Scheme, 1952
- Applicable from 12<sup>th</sup> April 2017 – Date of Notification
- EPF Member can apply for withdrawal upto 90 % PF accumulations in PF Account
- EMI facility to members
- Withdrawal allowed only once
- Required - PF Membership of 3 years
- Required - Minimum PF balance of Rs. 20,000 individually or including that of spouse who is also a member of Fund

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## Salient Features

- Required - Membership of a registered society having 10 or more members
- Applicable for – Purchasing dwelling houses / flats; Construction of dwelling houses including acquisition of a suitable site
- Purchased from – Government, Any Housing Agency under any housing scheme or any promoter / builder
- Member can apply individually / jointly through housing society in the prescribed format to the Commissioner
- Commissioner to issue certificate specifying balance in provident fund accounts along with monthly contribution during last 3 months

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## Salient Features Contd...

- Alternatively PF members can get print out of their e-passbooks from EPFO website
- Payment directly to agency
- EPFO – Not to recommend or associate in the agreement with any builder / promoter / housing agency / society
- EPFO to assist members not having repayment capacity
- In addition to lump sum withdrawal, members can opt full / part repayment of loans out of monthly PF contributions
- Provision of Equated Monthly Installments (EMI) facility for repayment of loans to EPF members

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### **Salient Features Contd...**

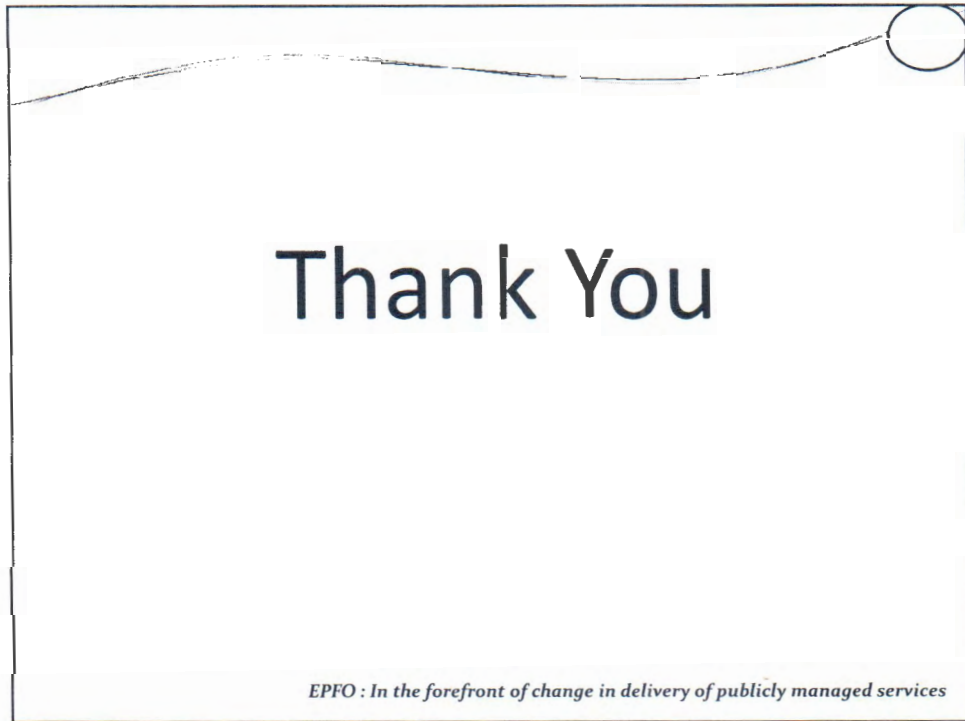
- Banks / lending institutions can make use of certificate issued by commissioner containing PF contribution details to arrive EMI for withdrawal under para 68 BD (3) of EPF Scheme
- Composite claim forms can be used by members for availing above facility
- Letter of authorization cum undertaking to be given by member for EMI payment out of PF contributions
- Facility of Pradhan Mantri Awas Yojna (PMAY)
- For members whose annual income is less than amount specified in PMAY and do not own house in the name of any family member anywhere in India

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### **Salient Features Contd...**

- Can avail interest subsidy upto Rs 2.20 lakhs in Credit Linked Subsidy Scheme (CLSS)
- This subsidy is disbursed by Ministry of Housing & Urban Poverty Alleviation (MoHUPA), Govt. of India through its nodal agency HUDCO and National Housing bank
- Details available in [www.mhupa.gov.in](http://www.mhupa.gov.in)
- For availing subsidy, member may get loan from public / private sector banks, cooperative banks and housing finance companies
- Details available at <http://mhupa.gov.in/writereaddata/ews-lig-pli.pdf> and <http://mhupa.gov.in/writereaddata/mig-pli.pdf>
- HUDCO to facilitate implementation of scheme jointly with EPFO through its various field offices

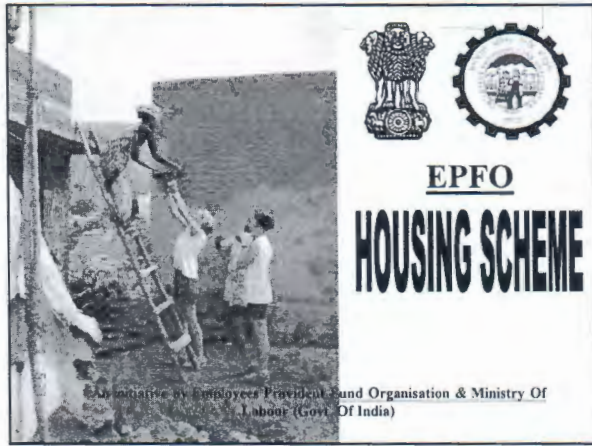
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Thank You

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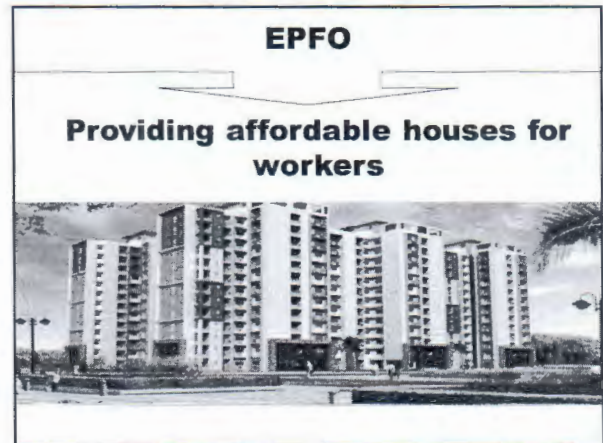


<b>Objectives</b>
<b>The stakeholders</b>
<b>Role of EPFO</b>
<b>The process</b>
<b>The challenge</b>

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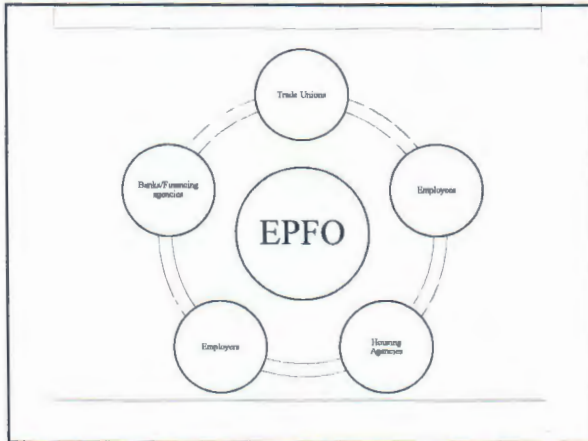
<b>Objectives</b>
<ul style="list-style-type: none"><li>• <b>Achieving Hon'ble Prime Minister's vision of housing to all Indians by 2022.</b></li><li>• <b>Assisting in building one million houses in next 2 years.</b></li><li>• <b>Strengthening the third pillar of Social Security namely housing for all workers.</b></li></ul>

- How to reach the objectives...**
- **Forming Housing societies for collective action.**
  - **Channelising the corpus of EPF savings to build affordable housing for the working class.**
  - **Facilitating interest-subsidy loans under PMAY.**
  - **Repayment facility for the loan from future members.**
  - **Using the extensive field machinery of EPFO to reach out to the workers.**
  - **Bringing together all stake holders, namely, workers, employers, financial institutions & housing agencies to provide workers' housing.**



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**EPFO**

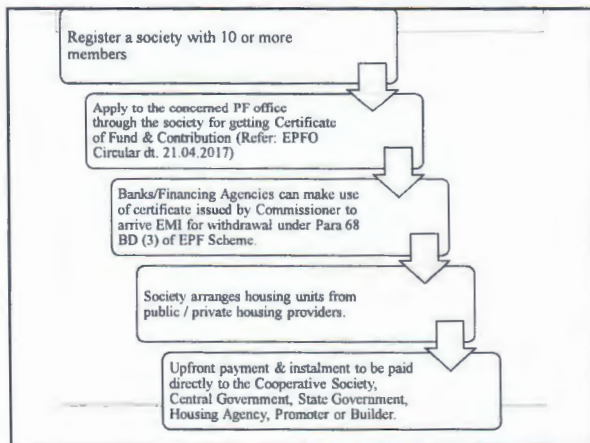
- Employees Provident Fund Organisation is one of the largest Social Security organisation in the world.
- EPFO has an active subscriber base in excess of 4.5 crore members and 4.5 Lakh contributing establishments.
- EPFO provides pension to more than 5 million workers.
- With rapid digitisation and adoption of IT enabled processes EPFO's service standards have improved by leap and bounds.

**EPFO**

- Withdrawal of upto 90% of accumulations in Provident Fund Accounts.
- Full/ Part repayment of loans out of monthly P.F. Contributions.
- Integration with housing programmes of the Ministry of Labour & Employment / State Governments.




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<b>Awareness challenge</b>	Needs to be given wide publicity through Electronic & Print Media
<b>Trust challenge</b>	Competent and trustworthy persons to be selected as President / Secretary of the Housing Societies.
<b>Coordination challenge</b>	Ensuring active support from all agencies to build and handover the houses / flats.



For more information:  
[www.epfindia.gov.in](http://www.epfindia.gov.in)  
[www.mhupa.gov.in](http://www.mhupa.gov.in)  
[http://www.epfindia.com/site\\_docs/PDFs/Circulars/Y2017-2018/WSU\\_HousingScheme\\_21042017.pdf](http://www.epfindia.com/site_docs/PDFs/Circulars/Y2017-2018/WSU_HousingScheme_21042017.pdf)



**Thank you**