



कर्मचारी भविष्य निधि संगठन  
Employees' Provident Fund Organisation

(श्रम एवं रोजगार मंत्रालय, भारत सरकार)

(Ministry of Labour & Employment, Govt. Of India)

मुख्य कार्यालय / Head Office

भविष्य निधि भवन, 14, भीकाएजी कामा प्लेस, नई दिल्ली - 110 066.

Bhavishya Nidhi Bhawan, 14-Bhikaiji Cama Place, New Delhi-110066

[www.epfindia.gov.in](http://www.epfindia.gov.in) [www.epfindia.nic.in](http://www.epfindia.nic.in)

Telephone: 011- 26172685 Fax: 011-26173022 Email: [rc.fa@epfindia.gov.in](mailto:rc.fa@epfindia.gov.in)

No. WSU/39(1)2017/Housing Scheme/3988

Date:

19 MAY 2017

To

All ACCs (HQ)/ACCs (Zones) &  
All RPFCs-Incharge of  
Regional Offices.

**Sub: Withdrawal from provident fund to facilitate housing needs of workers – Presentation thereof.**

**Ref:** Head Office circular of even number dated 21.04.2017 & 02.05.2017 (placed on EPFO website at Sl. No. 30 & 50 respectively on 'office orders/circulars' for 2017-18).

Sir/Madam,

Please refer to the above said subject.


2. Please find enclosed copies of two presentations on 'EPFO Housing Scheme for PF members' and 'EPFO Housing Scheme' for taking necessary action by the field offices for awareness campaign amongst the PF subscribers, trade unions and the employers.

Encl: As above

Yours faithfully,

(K.L. Taneja)


Addl. CPFC (HQ)-Enroll & Housing



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

**EPFO Housing Scheme for PF members**

*EPFO : In the forefront of change in delivery of publicly managed services*



**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

*EPFO : In the forefront of change in delivery of publicly managed services*

## 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

*EPFO : In the forefront of change in delivery of publicly managed services*

## 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

*EPFO : In the forefront of change in delivery of publicly managed services*

## 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

*EPFO : In the forefront of change in delivery of publicly managed services*

## Salient Features Contd...

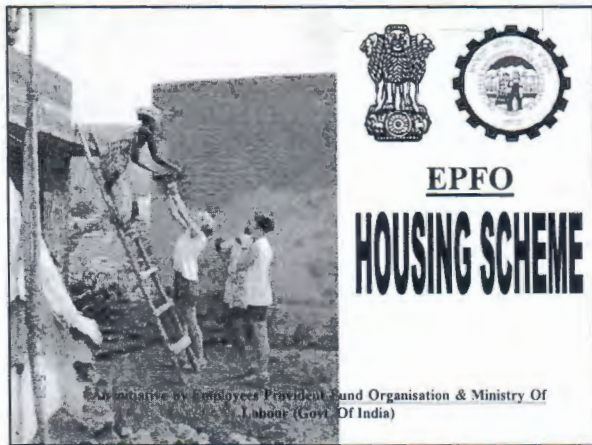
- Can avail interest subsidy upto Rs 2.20 lakhs in Credit Linked Subsidy Scheme (CLSS)
- This subsidy is disbursed by Ministry of Housing & Urban Poverty Alleviation (MoHUPA), Govt. of India through its nodal agency HUDCO and National Housing bank
- Details available in [www.mhupa.gov.in](http://www.mhupa.gov.in)
- 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

*EPFO : In the forefront of change in delivery of publicly managed services*



# Thank You

*EPFO : In the forefront of change in delivery of publicly managed services*



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

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

- |   |
|---|
| <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.**

**EPFO**

**Providing affordable houses for workers**



**Objectives**

**The stakeholders**

**Role of EPFO**

**The process**

**The challenge**

Ministry Of Labour & Employment

**EPFO**

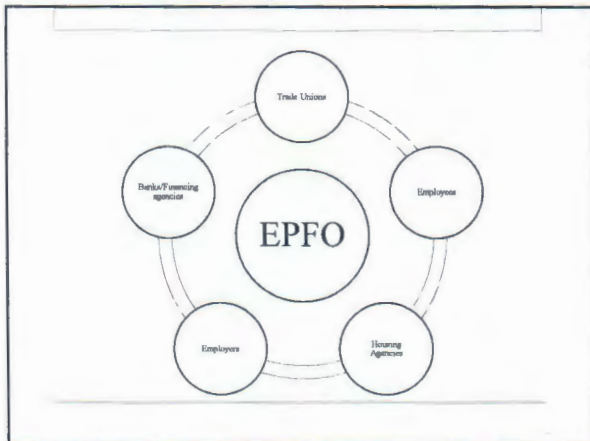
Employees/ EPFO Members

Employers

Trade Unions

Housing Agencies

Banks/  
Financing Agencies



- Objectives**
- The stakeholders**
- Role of EPFO**
- The process**
- The challenge**

**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.

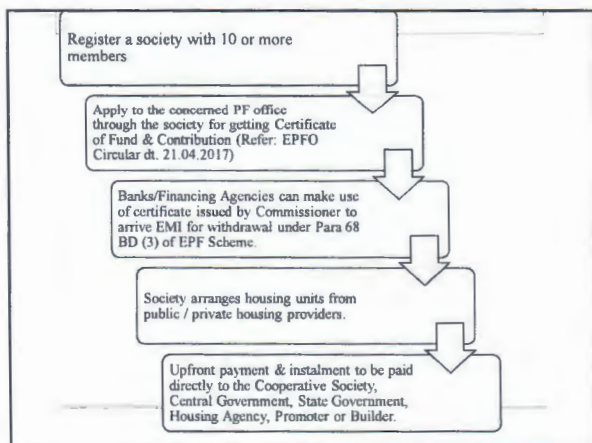
**EPFO**

- 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.






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



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

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



**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**