

**GOVERNMENT OF INDIA  
COMMERCE AND INDUSTRY  
LOK SABHA**

UNSTARRED QUESTION NO:6088  
ANSWERED ON:03.05.2010  
LAND OWNERSHIP IN SEZs  
Pratap Narayanrao Shri Sonawane

**Will the Minister of COMMERCE AND INDUSTRY be pleased to state:**

- (a) whether land to the investors and developers is being given with the ownership rights in the Special Economic Zones (SEZs);
- (b) if so, the details thereof; and
- (c) the details regarding fate of the land if the SEZ closes down after expiry of the facility period?

**Answer**

THE MINISTER OF STATE IN THE MINISTRY OF COMMERCE AND INDUSTRY (SHRI JYOTIRADITYA M. SCINDIA)

(a) to (c): Land for Special Economic Zones (SEZs) is procured as per the policy and procedures of the respective State Governments. In terms of SEZ Rules, the Developer shall furnish to the Central Government, inter-alia, a certificate from the concerned State Government or its authorised agency stating that the Developer(s) have legal possession and irrevocable rights to develop the said area of SEZs and that the said area is free from all encumbrances. Rules further provide that where the developer has leasehold rights over the identified area, the lease shall be for a period not less than 20 years. The Developer shall assign leasehold right to the entrepreneur having valid Letter of Approval. However, notwithstanding any other condition in the lease deed, the lease rights would cease to exist in case of expiry or cancellation of the Letter of Approval.