

(ii) within the area where no plan or scheme as aforesaid exists, ¹[for a *bona-fide* industrial use ; or

(iii) within the area undertaken by a private developer as a special township project,

then, no permission for such conversion of use of land shall be required, subject to the following conditions, namely :—

(a) the person intending to put the land to such use has a clear title and proper access to the said land ;

(b) such person has satisfied himself that no such land or part thereof is reserved for any other public purpose as per the Development plan (where such plan exists) and the proposed *bona fide* industrial use ²[or special township project, as the case may be,] does not conflict with the overall scheme of the said Development plan ;

(c) no such land or part thereof is notified for acquisition under the Land Acquisition Act, 1894 or the Maharashtra Industrial Development Act, 1961 or covers the alignment of any road included in the 1981-2001 Road Plan or any subsequent Road Plan prepared by the State Government ;

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(d) such person ensures that the proposed industry ³[or special township project, as the case may be,] does not come up within thirty metres of any railway line or within fifteen metres of a high voltage transmission line ;

(e) there shall be no contravention of the provisions of any law, or any rules, regulations or orders made or issued, under any law for the time being in force, by the State or Central Government or any local authority, statutory authority, Corporation controlled by the Central or State Government or any Government Company pertaining to management of Coastal Regulation Zone, or of the Ribbon Development Rules, Building Regulation, or rules or any provisions with regard to the benefitted zones of irrigation project and also those pertaining to environment, public health, peace or safety:

⁴[Provided that, the provisions of this sub-section shall not apply to the areas notified as the Eco-sensitive Zone, by the Government of India.]

(2) The person so using the land for a *bona fide* industrial use ⁵[or special township project, as the case may be,] shall give intimation of the date on which the change of user of land has commenced and furnish other information, in the prescribed form within thirty days from such date, to the *Tahsildar* through the village officers, and shall also endorse a copy thereof to the Collector :

Provided that, where such change of user of land has commenced before the rules prescribing such form are published finally in the *Official Gazette*, such intimation and information shall be furnished within thirty days from the date on which such rules are so published.

¹ This portion was substituted for the portion beginning with the words "for a *bona fide* industrial use " and ending with the words "conditions, namely :- " by Mah. 26 of 2005, s. 2 (a) (i).

² These words were inserted, *ibid*, s. 2 (a) (ii).

³ These words were inserted, *ibid*, s. 2 (a) (iii).

⁴ These proviso were added, *ibid*, s. 2 (a) (iv).

⁵ These words were inserted, *ibid*, s. 2 (b).