



महाराष्ट्र शासन राजपत्र

असाधारण भाग आठ

वर्ष ११, अंक ४८(३)]

बुधवार, डिसेंबर ३१, २०२५/पौष १०, शके १९४७

[पृष्ठे ३, किंमत : रुपये २७.००

असाधारण क्रमांक ११९

प्राधिकृत प्रकाशन

महाराष्ट्र विधानमंडळाचे अधिनियम व राज्यपालांनी प्रख्यापित केलेले अध्यादेश व केलेले विनियम आणि विधि व न्याय विभागाकडून आलेली विधेयके (इंग्रजी अनुवाद).

In pursuance of clause (3) of article 348 of the Constitution of India, the following translation in English of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings (Amendment) Act, 2025 (Mah. Act No. LIV of 2025), is hereby published under the authority of the Governor.

By order and in the name of the Governor of Maharashtra,

SUPRIYA DHAWARE,
Draftsman-cum-Joint Secretary to Government,
Law and Judiciary Department.

MAHARASHTRA ACT NO. LIV OF 2025.

(First published, after having received the assent of the Governor in the "Maharashtra Government Gazette", on the 31st December 2025).

An Act further to amend the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act.

WHEREAS both Houses of the State Legislature were not in session ;

AND WHEREAS the Governor of Maharashtra was satisfied that circumstances existed which rendered it necessary for him to take immediate action further to amend the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, for the purposes hereinafter appearing; and, therefore, promulgated the Maharashtra Prevention of Fragmentation and Consolidation of Holdings (Amendment) Ordinance, 2025 on the 3rd November 2025 ;

LXII of
1947.
Mah.
Ord. X
of 2025.

AND WHEREAS it is expedient to replace the said Ordinance, by an Act of the State Legislature ; it is hereby enacted in the Seventy-sixth Year of the Republic of India as follows :—

Short title and commencement.

1. (1) This Act may be called the Maharashtra Prevention of Fragmentation and Consolidation of Holdings (Amendment) Act, 2025.

(2) It shall be deemed to have come into force on the 3rd November 2025.

Amendment of section 8B of LXII of 1947.

2. In section 8B of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act (hereinafter referred to as “the principal Act”), the proviso shall be deleted.

LXII of 1947.

Amendment of section 9 of LXII of 1947.

3. In section 9 of the principal Act,-

(a) in sub-section (3), the provisos and the *Explanation* shall be deleted;

(b) after sub-section (3), the following sub-section shall be added, namely :—

“(4) Notwithstanding anything contained in this Act, a transfer or partition of a land contrary to the provisions of this Act made on or after the 15th November 1965 and on or before the 15th October 2024, if such land is used or intended to be used for any *bona fide* non-agricultural user and the same is,—

(a) in the area within the limits of Municipal Corporations, Municipal Councils and *Nagar Panchayats*; or

(b) in the areas designated for residential, commercial, industrial or any other non-agricultural use under the jurisdiction of the Mumbai Metropolitan Region Development Authority established under the Mumbai Metropolitan Region Development Authority Act, 1974, the Metropolitan Region Development Authorities established under the Maharashtra Metropolitan Region Development Authority Act, 2016 and Special Planning Authorities notified under the Maharashtra Regional and Town Planning Act, 1966; or

Mah. IV of 1975.

Mah.III of 2017.

Mah. XXXVII of 1966.

(c) in the area for which a Cantonment is constituted under the Cantonment Act, 2006 ; or

41 of 2006.

(d) in the areas designated for residential, commercial, industrial or any other non-agricultural use and the areas included in the Growth Centres specified in a draft or final Regional Plan prepared under the Maharashtra Regional and Town Planning Act, 1966, or any other law for the time being in force ; or

Mah. XXXVII of 1966.

(e) in the ‘Peripheral Area’ of boundaries of any village, city, or town, designated for residential, commercial, industrial or any other non-agricultural use in the draft or final Regional Plan and to which the Unified Development Control and Promotion Regulations applies,

then such transfer or partition of land shall be deemed to have been regularized without charging any premium therefor.”.

Mah.
Ord. X
of 2025.

4. (1) The Maharashtra Prevention of Fragmentation and Consolidation of Holdings (Amendment) Ordinance, 2025, is hereby repealed.

Repeal of
Mah. Ord. X
of 2025 and
saving.

(2) Notwithstanding such repeal, anything done or any action taken (including any notification or order issued) under the corresponding provisions of the principal Act, as amended by the said Ordinance, shall be deemed to have been done, taken or, as the case may be, issued under the corresponding provisions of the principal Act, as amended by this Act.