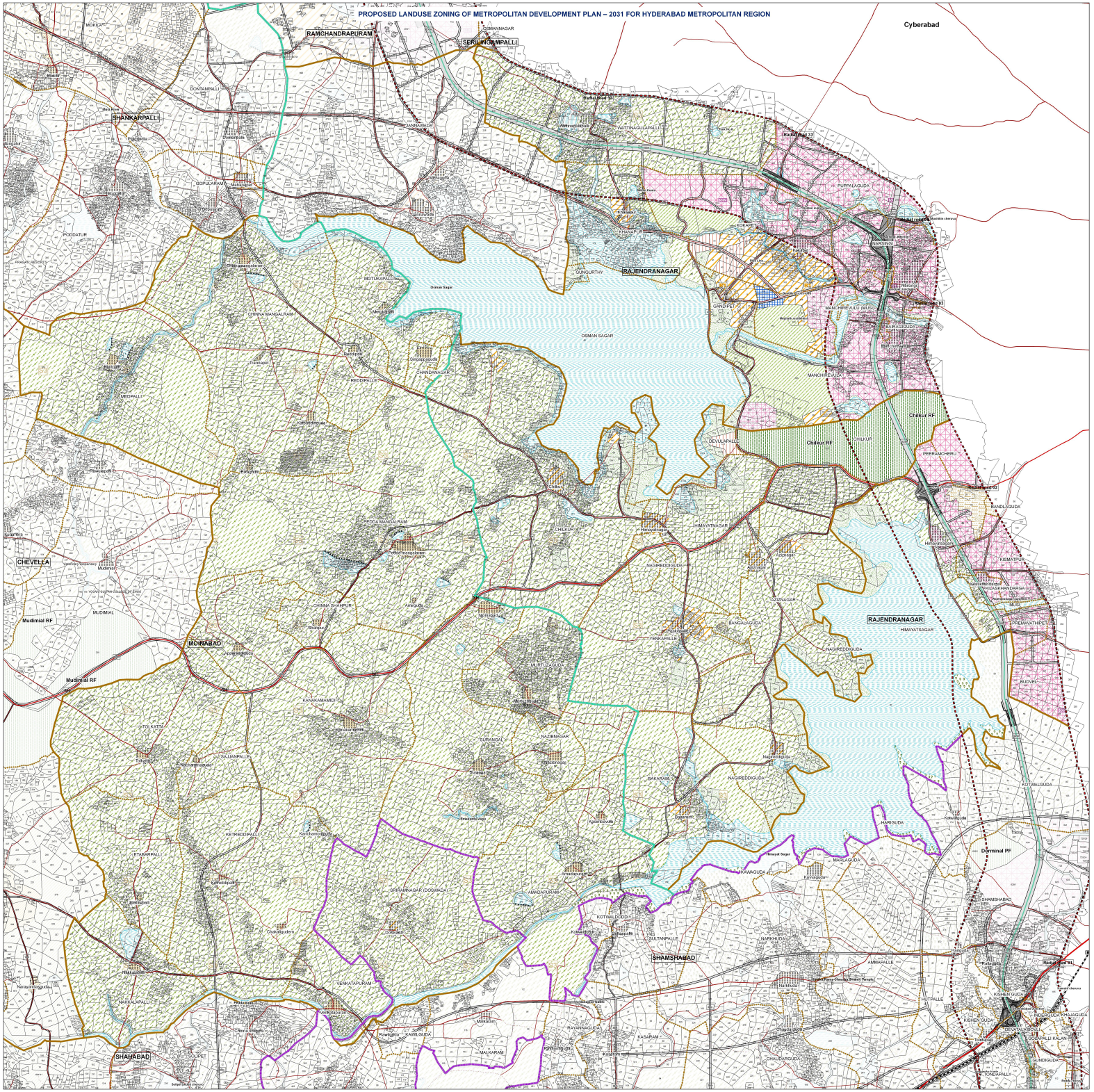
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



PROPOSED LANDUSE AND ROAD NETWORK FOR MOINABAD AND RAJENDRANAGAR MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.33, MA&UD (I1) DEPARTMENT DATED 24.01.2013

LEGEND

REFERENCE

- HMDA BOUNDARY
- ERSTWHILE HUDA BOUNDARY
- ERSTWHILE HADA BOUNDARY
- ORR GC BOUNDARY
- DISTRICT BOUNDARY
- MANDAL BOUNDARY
- VILLAGE BOUNDARY
- CADASTRAL BOUNDARY
- RAILWAY LINE
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- OUTER RING ROAD
- MAJOR ROADS
- RURAL ROADS
- KACHA ROADS
- TANKBUND
- DRAINAGE LINE

PROPOSED LANDUSE ZONING

I.RESIDENTIAL USE ZONE
- RESIDENTIAL USE ZONE-1 (R1)
- RESIDENTIAL USE ZONE-2 (R2)
- RESIDENTIAL USE ZONE-3 (R3)
- RESIDENTIAL USE ZONE-4 (R4)
- SETTLEMENTS

II.PERI-URBAN USE ZONE
- PERI-URBAN USE ZONE

III.COMMERCIAL USE ZONE
- COMMERCIAL USE ZONE

IV.MANUFACTURING USE ZONE
- MANUFACTURING USE ZONE
- WORK CENTERS

V.PUBLIC AND SEMI-PUBLIC USE ZONE
- PUBLIC, SEMI-PUBLIC FACILITIES AND UTILITIES USE ZONE
- PUBLIC UTILITIES
- AMENITIES

VI.MULTIPLE USE ZONE
- MULTIPLE USE ZONE
- SPECIAL DEVELOPMENT ZONE (MULTIPURPOSE USE ZONE)
- CENTRAL SQUARE
- GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ)

VII.RECREATION AND OPEN SPACE USE ZONE
- RECREATIONAL USE ZONE
- OPEN SPACE BUFFER (AROUND FORESHORE OF WATERBODIES)
- HIMAYATH SAGAR AFFORESTATION ZONE

VIII.WATER BODIES
- WATER BODIES (RIVERS, NALAS, RESERVOIRS AND KUNTAS)

IX.FOREST
- FOREST ZONE

X.SPECIAL RESERVATIONS
- HERITAGE BUILDINGS AND PRECINCTS
- DEFENSE / MILITARY LANDS
- BIO CONSERVATION ZONE(AS PER G.O.(MS) NO. 111, DATED 28-03-1996)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

XII.TRAFFIC AND TRANSPORTATION
- ROADS
- RAILWAYS / RAILWAY STATIONS
- BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
- AIRPORTS

Notes:
Basic school of present land use and land ownership of the land.
Road width to be read and not to be measured.
Administrative boundaries are as per village cadastral data, the relevant G.Os and notified Master Plans.
Development in the Green Belt Zone, Water Bodies and Conservation Areas, Regulations are subjected to restrictions on development activities in FTL/HFL of water bodies & Birdmen as per Revenue / Irrigation Department records and relevant Court Orders, if any.
The "Open Spaces Zoo Zone – Buffer" along lakes, ponds, streams, rivers and other water bodies shall be as per relevant G.Os wherever the specifications are mentioned in the G.O.
Notwithstanding the Land Use Zoning Promotion Regulations for the Notified Master Plans - HMDA and DTCP&C are applicable unless stated otherwise in this plan & regulations.
Provisions granted for residential, institutional and industrial use and layouts by HMDA, DTCP and APIIC prior to the notification of this plan shall be deemed to be permitted in the respective zones.
Land cover data for the watershed area of HMDA is based on satellite imagery (2006) – LISS III & CARTOSAT-1.
Cadastral information provided in the base map is as per records made available by GHMC, Survey and Land Records and other concerned departments. Boundaries of the cadastral and revenue should be read with revenue records and sanctions if any shall be vested with Metropolitan Commissioner, HMDA.
Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Notification / Court Orders / G.O whenever they are specified.
Change of Land Use notified by the Government in the notified Master Plans, notified immediately prior to notification of this plan, will prevail over the Land Use proposed in this Plan.
The Road Network, Land Use Zoning, Alignment and the alignment and junction details shown are indicative and shall be treated as per the project plans and as being implemented on ground.
Names of the locations are as per Survey of India records and are indicative. Local usage of the name / name in revenue records may be different.
Jurisdiction of statutory entities/bodies shall be as per the records of concerned authorities.
Forest boundaries shall be mentioned as per the forest department records and shall prevail over the Master Plan proposals, in case of any discrepancy.

APO, HMDA

PO, HMDA

Planning Consultant, HMDA

Senior Urban Planning Consultant, HMDA

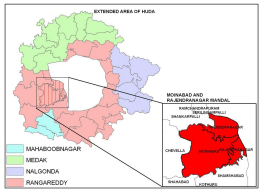
Principal Secretary to Government, Municipal Administration & Urban Development Department, Government of Andhra Pradesh, Hyderabad & P.

Metropolitan Commissioner, HMDA

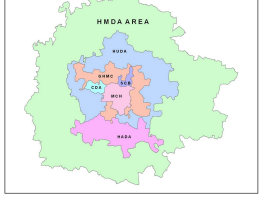
0 0.25 0.5 1 1.5 2 2.5 3 Km

SCALE 1:25,000

LOCATION MAP



INDEX



Prepared For

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

Growing Global

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Sheet size: 36" X 42"