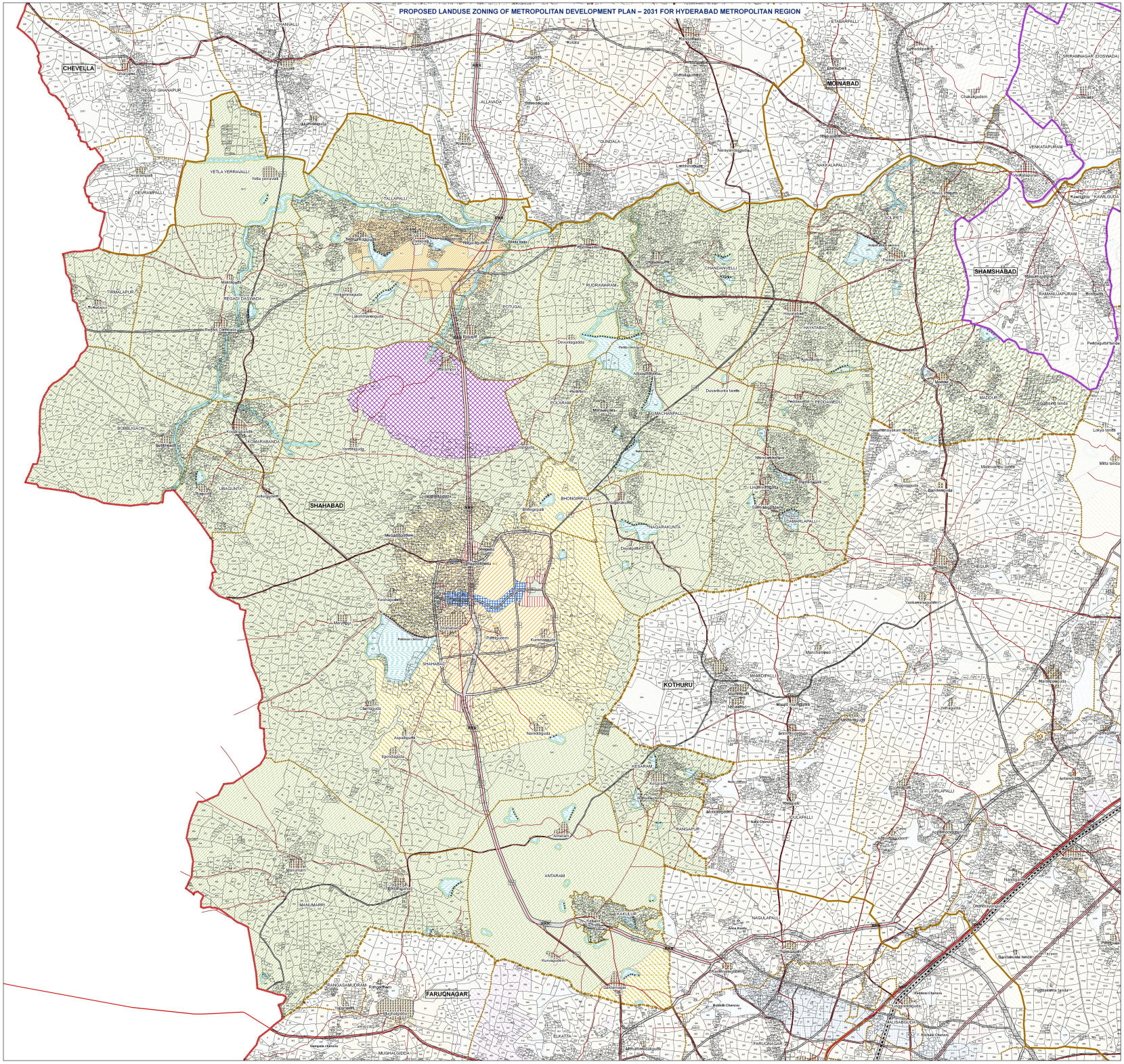
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



PROPOSED LANDUSE AND ROAD NETWORK FOR SHAHBAD 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(vide PER G.O.MS. NO. 111, DATED 06-03-1998)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

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

Notes:
Roads network proposed land use and non ownership of the land.
Water bodies (Tanks, Lakes, Nalas, Reservoirs and Kuntas)
Administrative boundaries are as per village cadastral data, the relevant G.Os and notified Master Plans.
Land use proposals and Zoning and Development Promotion Regulations are subjected to clarifications on development activities in Lay out proposals and Zoning and Development Promotion Regulations are subjected to clarifications on development activities in LP/ Lay out proposals and Zoning and Development Promotion Regulations of the Master Plans, if any.
The "Open Space Due Extra - Buffer" along lakes, ponds, streams, rivers and other water bodies shall be as per relevant G.Os wherever not specifically earmarked in the plan.
Zoning and Development Promotion Regulations for the Notified Master Plans – HADA and ORRDC are applicable unless stated otherwise in the plan & regulations.
Permission granted for residential, institutional and industrial use and layouts by HMDA, DTCP and APIIC prior to the notification of this plan, shall be valid for the period specified in the permission letter.
Land cover data for the extended 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 CDO, Survey and Land Records and other concerned departments. The Survey numbers and boundaries should be read with revenue records and not maps, if any shall be treated with Metropolitan Commissioner, HMDA.
Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Institutions / Court Orders / G.O wherever specifically notified.
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 Land Use proposals are indicative in nature and the alignment and junction details shown are indicative and shall be tracked 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.
Boundaries of defence establishments shall be as per the records of concerned authorities.
Forest boundaries shall be reckoned 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

Chief Planner, HMDA

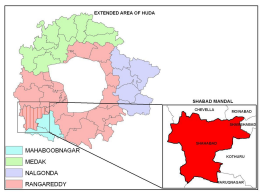
Senior Urban Planning Consultant, HMDA

Metropolitan Commissioner, HMDA

0 0.25 0.5 1 1.5 2 2.5 3 Km

SCALE 1:25,000

LOCATION MAP



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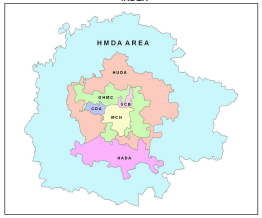

Prepared For

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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