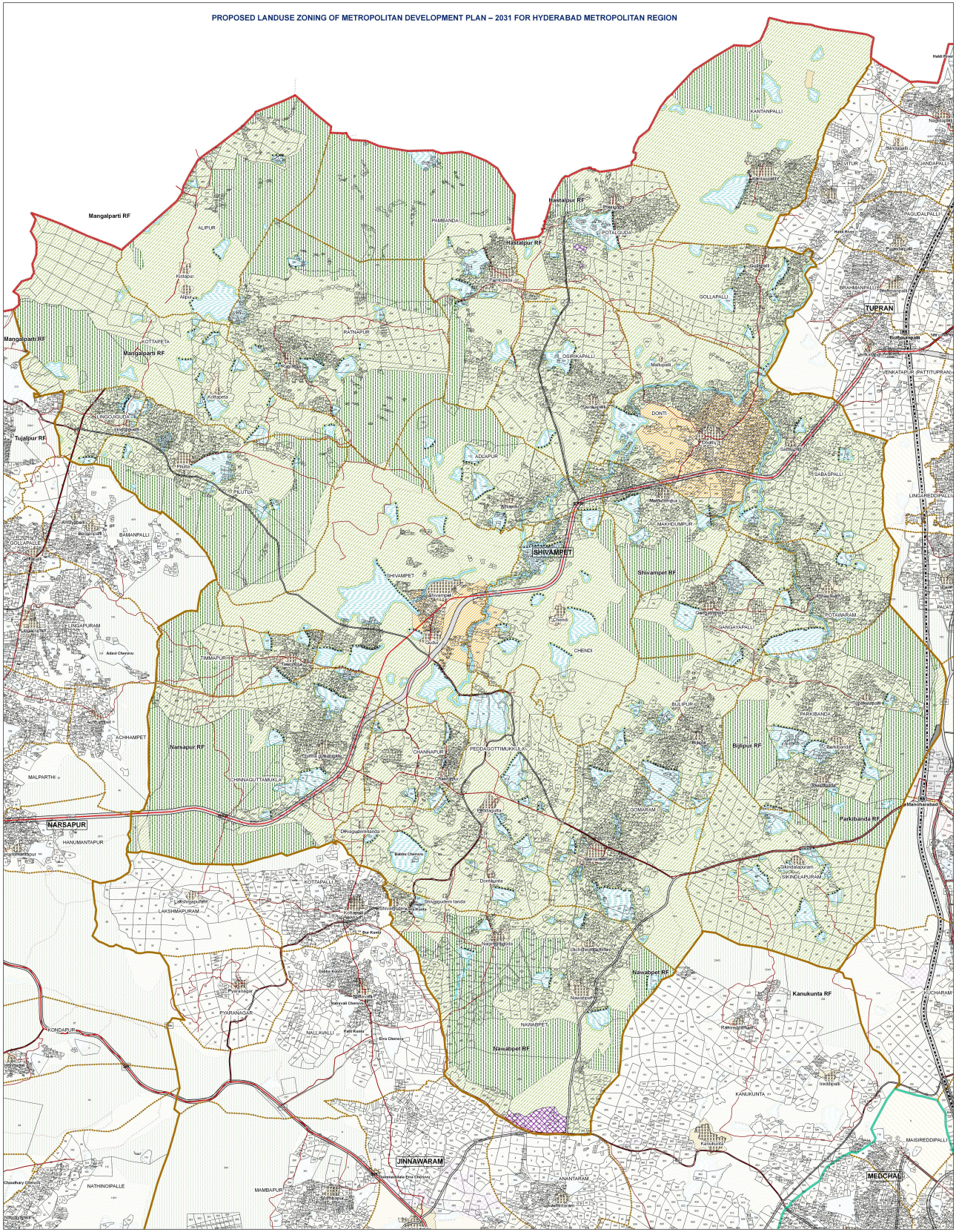
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



PROPOSED LANDUSE AND ROAD NETWORK FOR SHIVAMPET MANDAL MEDAK DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.33, MA&UD (I) 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 09-03-1999)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

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

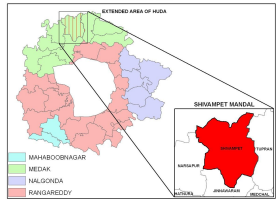
Notes:
Mere inclusion of proposed land use and not ownership of the land.
Road width to be read and not to be measured
Administrative boundaries are as per village cadastral data, the relevant G.Os and notified Master Plans.
Land use proposals and Zoning and Development Permission Regulations are subjected to restrictions on development activities in the Hyderabad Urban Development Authority (HUDA) Area, Hyderabad Airport Authority (HAA) Area, Defence Establishments, if any.
The "Open Space Due Zone – Buffer" along lakes, ponds, streams, rivers and other water bodies shall be as per relevant G.Os wherever not specifically earmarked in the plan.
Provisions of the Zoning and Development Regulations for the Notified Master Plans – HUDA and DTP/DC are applicable unless stated otherwise in the plan & regulations.
Permissions granted for residential, institutional and industrial use and layouts by HMDA, DTCP and APIIC prior to the notification of this Land Use Plan shall be valid and binding on the owners and developers.
Land cover data for the selected 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. Boundaries of cadastral sub-divisions and numbers should be read with revenue records and not sections if any shall be varied with.
Metropolitan Limits
Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Notifications / Court Orders / G.O wherever not specifically mentioned.
Change of Land Use notified by the Government in the notified Master Plans, notified immediately prior to notification of this plan, will be treated as valid and binding on the owners and developers.
The Ring Road is a project under implementation and the alignment and junction details shown are indicative and shall be treated as per the project plans and as being implemented on ground.
Land Use Proposals are as per Survey of India records and are indicative. Local usage of the name / name in revenue records may be at slight variance.
Jurisdiction of defense 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

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

SCALE 1:25,000

LOCATION MAP



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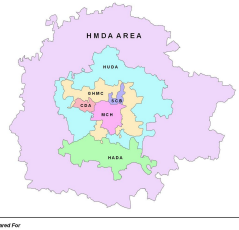

Prepared For

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

Sheet no : 11
Sheet size: 36" X 34"