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



G.L.U FROM PARTLY WATERBODY PARTLY RECREATIONAL USE AND PARTLY MULTIPLE USE ZONE TO MULTIPURPOSE USE ZONE IN SY.NO.5(P) OF ANNOJIGUDA(V) & G'KESAR(M) TO AN EXTENT OF AC.2-15 GTS VIDE O.O.M.S.NO.508, DT.22.07.2010 AND INCORPORATION DONE AS PER L.R.NO.6005/Ag.I(1)/2017-1 DT.09.08.2019

FILE NO 00023/MP/PLN-2/TRIPASS/M/2018 CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO MANUFACTURING USE IN SY NO 157/P SITUATED AT AUSHAPUR (V) (GHATKESAR M) & MEDCHAL (DIST) TO AN EXTENT OF 5483.43 SQ MTS. VIDE GO MS NO 114 DT 18-05-2018

APO, HMDA

PO, HMDA

Planning Consultant, HMDA

Director, HMDA

Senior Urban Planning Consultant HMDA

Metropolitan Commissioner, HMDA

PROPOSED LANDUSE AND ROAD NETWORK FOR GHATKESAR 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 26-02-1999)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

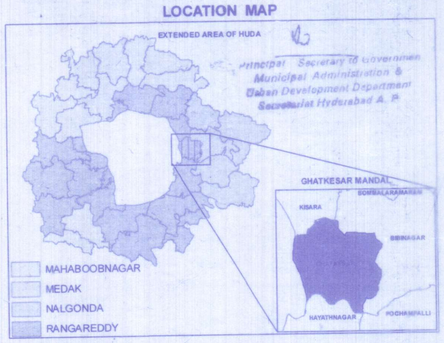
XII.TRAFFIC AND TRANSPORTATION
- ROADS
- RAILWAYS / RAILWAY STATIONS
- BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
- AIRPORTS

Notes:
Maps reflect proposed land use and not ownership of the land.
Road widths 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 Promotion Regulations are subjected to restrictions on development activities in FTL/HFL of water bodies & Shikham as per Revenue / Irrigation Department records and relevant Court Orders, if any.
The "Open Space Use 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.
Respective Zoning & Development Promotion Regulations for the Notified Master Plans – HADA and ORRGC are applicable unless stated otherwise in this plan & regulations.
Permissions granted for residential, institutional and industrial use and layouts by HMDA, DTCP and APIIC prior to the notification of this Master Plan will prevail irrespective of the proposed general land use.
Land cover data for the extended area of HMDA is based on satellite imagery (2005) – LISS IV & CARTOSAT-1
Cadastral information provided in the base map is as per records made available by CBO, Survey and Land Records and other concerned departments. The cadastral boundaries and numbers should be read with revenue records and corrections if any shall be treated with the-approval Commissioner, HMDA.
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 prevail over the Land Use proposed in this Plan.
Outer Ring Road is a project under implementation and the alignment and junction details shown are indicative and shall be created 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 at slight variance.
Jurisdiction of defense establishments shall be as per the records of concerned authorities.
Forest boundaries shall be assessed as per the forest department records and shall prevail over the Master Plan proposals, in case of any discrepancy.

0 0.25 0.5 1 1.5 2 2.5 3 Km

SCALE 1:25,000

LOCATION MAP



hmda Growing Global

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

Sheet no : 29
Sheet size: 24" X 32"