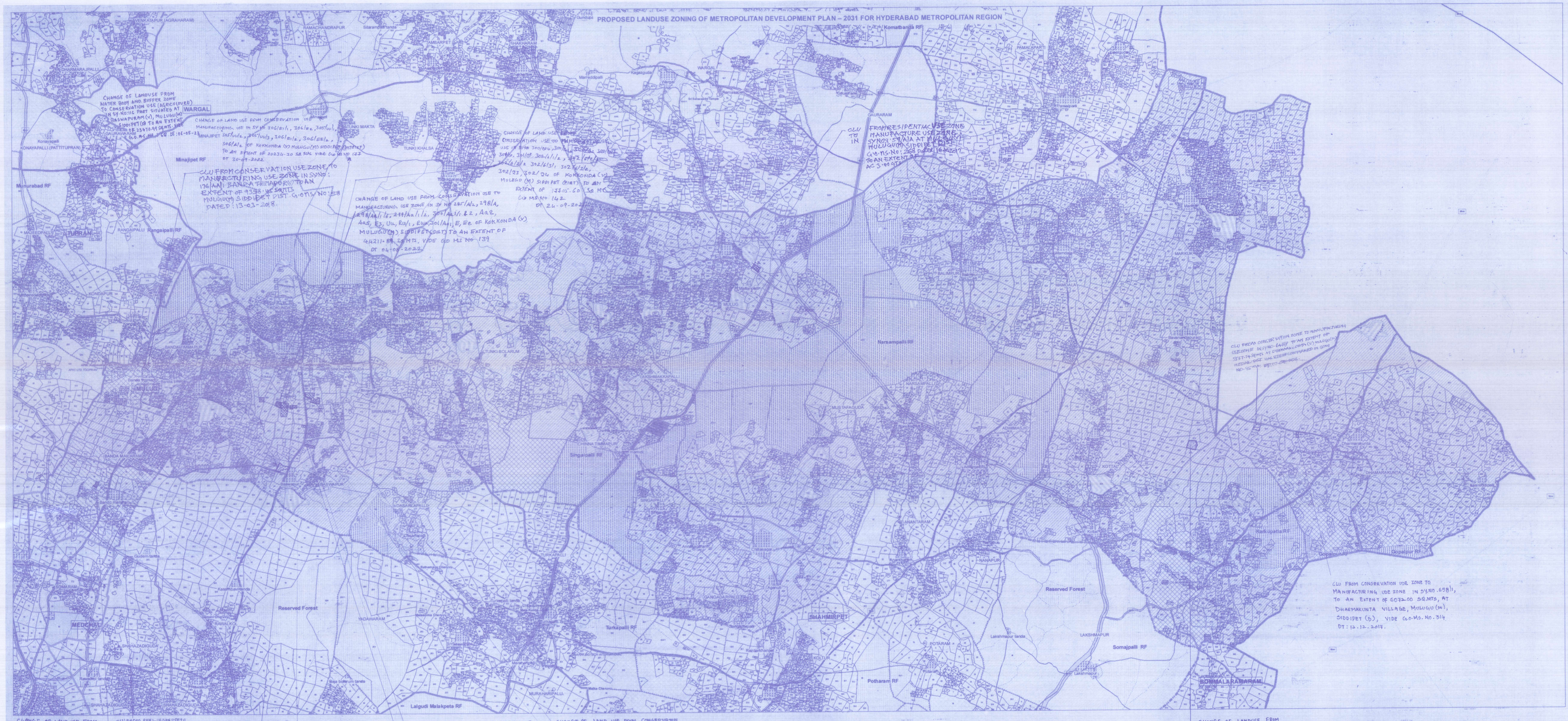
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



CHANGE OF LANDUSE FROM WATER BODY AND BUFFER ZONE TO CONSERVATION USE (AGRICULTURE) IN SY.NO:116 PART SITUATED AT BASWAPURAM (V), MULUGU(M) SIDDIPET(D) TO AN EXTENT OF 23470.99 SQ.MTS. VIDE G.O.M.S.NO : 68 DT: 06-05-23

CHANGE OF LAND USE FROM CONSERVATION USE MANUFACTURING USE IN SY NO 306/E1/1, 306/E2, 305/UU/1, 305/UU/2, 305/UU/3, 306/E1/2, 306/EE/2, 306/A/2 OF KOKKONDA (V) MULUGU(M) SIDDIPET (DISTRICT) TO AN EXTENT OF 20234.30 SQ MTS VIDE GO MS NO 177 DT 30-09-2022

CLU FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN SY.NO: 176/AA/1 BANDA THIMAPUR(V) TO AN EXTENT OF 9358.45 SQMTS MULUGU(M) SIDDIPET DIST. G.O.MS NO: 58 DATED: 13-03-2018.

CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE ZONE IN SY NO 285/A/2, 298/A, 298/Aa/1/6, 299/Aa/1/2, 300/Aa1/1 & 2, Aa2, Aa5, E3, Uu, Ru/1, Ruu, 301/Aa1, E, Ee OF KOKKONDA (V), MULUGU(M), SIDDIPET(DIST) TO AN EXTENT OF 44211.89 SQ MTS, VIDE GO MS NO 139 DT 04-08-2022

CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN SY NO 300/E4, 300/E1, 300/E2, 300/E2, 301/E, 301/E, 302/6/1/2, 302/6/2/1, 302/6/2/2, 302/6/3/1, 302/6/3/2, 302/23, 302/24 OF KOKKONDA (V) MULUGU (M) SIDDIPET (DIST) TO AN EXTENT OF 17705.60 SQ MTS GO MS NO 142 DT 24-09-2021

CLU FROM RESIDENTIAL USE ZONE TO MANUFACTURE USE ZONE IN SY.NOS: 59/A/A AT MULUGU(V) MULUGU(M) SIDDIPET DIST G.O.MS.NO: 268 DATED 16-10-2017 TO AN EXTENT OF AC 3.00 GTS

CLU FROM CONSERVATION ZONE TO MANUFACTURING USEZONE IN SY NO. 643/P TO AN EXTENT OF 5567.74 SQMTS AT DHARMAKUNTA (V), MULUGU(M) MEDAK-DIST HAS BEEN CONFIRMED IN GOMS NO-95 MA; DT: 07-04-2016.

CLU FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN SY.NO. 658/1, TO AN EXTENT OF 6072.00 SQ.MTS, AT DHARMAKUNTA VILLAGE, MULUGU (M), SIDDIPET (D), VIDE G.O.MS. NO. 314 DT: 12.12.2017.

CHANGE OF LAND USE FROM PERI-URBAN USE TO MANUFACTURING USE ZONE IN SY NO 78/P & 79/P OF BANDAMAILARAM (V) MULUGU (M) SIDDIPET (DIST) TO AN EXTENT OF 4452.32 SQMTS VIDE GO MS NO 224 DT 31-12-2021

CLU FROM PERI-URBAN USE TO MANUFACTURING USE IN SY.NO. 78/E1, E8 & 111/A/4 TO AN EXTENT OF AC 01-25 GTS AT BANDAMAILARAM (V), MULUGU(M), MEDAK-DIST HAS BEEN CONFIRMED IN GOMS NO. 178 MA DT: 17.06.2016.

CLU FROM PERI-URBAN USE ZONE TO MANUFACTURING USE ZONE IN SY.NO. 124(P). AT BANDAMAILARAM (V), MULUGU(M) MEDAK DISTRICT (ERSTWHILE) SIDDIPET DISTRICT. TO AN EXTENT OF AC. 2-39.74 GTS, VIDE G.O. MS. No. 177 DT: 23.11.2015.

CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN SY NO 235/P OF KOKKONDA (V) MULUGU (M) SIDDIPET (DIST) TO AN EXTENT OF 4046.86 SQ MTS VIDE GO MS NO 144 DT 21-09-2020

CLU FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN SY.NOS. 290/EE/1, 290/EE, 291/AA, 300/RU/2 & 300/AAU/2 AT KOKKONDA (V) MULUGU(M) SIDDIPET DISTRICT TO AN EXTENT OF 9862.00 SQ.MTS. VIDE G.O.MS.NO.281 DT: 21.11.2019

CHANGE OF LAND USE FROM CONSERVATION USE AND PARTLY BUFFER USE TO MANUFACTURING USE IN SY.NO'S. 293/A1 & 293/A2 SITUATED AT KOKKONDA (V), MULUGU (M), SIDDIPET (D), TO AN EXTENT OF 5494.37 SQ.MTS VIDE G.O.M.S NO. 243 DT: 24.12.2020

CLU FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN SY NO 15/P & 19/P SITUATED AT BASWAPUR (V) MULUGU (M) ~~MEDAK~~ (DISTRICT) TO AN EXTENT OF AC 3-20 GTS VIDE GO MS NO 284 DT 08-12-2016

CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO MANUFACTURING USE ZONE IN SY.NO'S. 227/P, 228/P, ~~229~~, 230, 231/P, 251/P, OF SINGANNAGUDA (V), MULUG (M), SIDDIPET (D), TO AN EXTENT OF 43377.39 SQ.MTS, VIDE G.O.MS NO.11 DT: 13.1.2022

CHANGE OF LAND USE FROM CONSERVATION USE TO MANUFACTURING USE IN SY NO 14 (PART) OF BASWAPUR (V) MULUGU (M) SIDDIPET (DISTRICT) TO AN EXTENT OF 24788.92 SQ MTS VIDE GO MS NO 230 DT 08-12-2022

CHANGE OF LANDUSE FROM CONSERVATION USE TO MULTIPLE USE ZONE IN SY. NO: 273AA/1(P), 274/17(P), 274/18 & 274/19 OF KOTMIAL(V), MULUGU(M), SIDDIPET DISTRICT TO AN EXTENT OF 40,063.87 Sq.mts OR AC. 9.36 GTS VIDE G.O.M.S. NO: 156, DT: 10-10-2024

PROPOSED LANDUSE AND ROAD NETWORK FOR MULUG MANDAL MEDAK DISTRICT

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

LEGEND

REFERENCE

HMDA BOUNDARY	NATIONAL HIGHWAYS
ERSTWHILE HUDA BOUNDARY	STATE HIGHWAYS
ERSTWHILE HADA BOUNDARY	OUTER RING ROAD
ORR GC BOUNDARY	MAJOR ROADS
DISTRICT BOUNDARY	RURAL ROADS
MANDAL BOUNDARY	KACHA ROADS
VILLAGE BOUNDARY	TANKBUND
CADASTRAL BOUNDARY	DRAINAGE LINE
RAILWAY 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 08-03-1996)
- 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 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 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 (2009) – LISS IV & CARTOSAT -I
Cadastral information provided in the base map is as per records made available by CSO, 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 vested with Metropolitan 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 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 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.

0 0.25 0.5 1 1.5 2 2.5 3 Km
N S E W
SCALE 1:25,000

M. Sudha Ramani
APO,
HMDA

PO,
HMDA

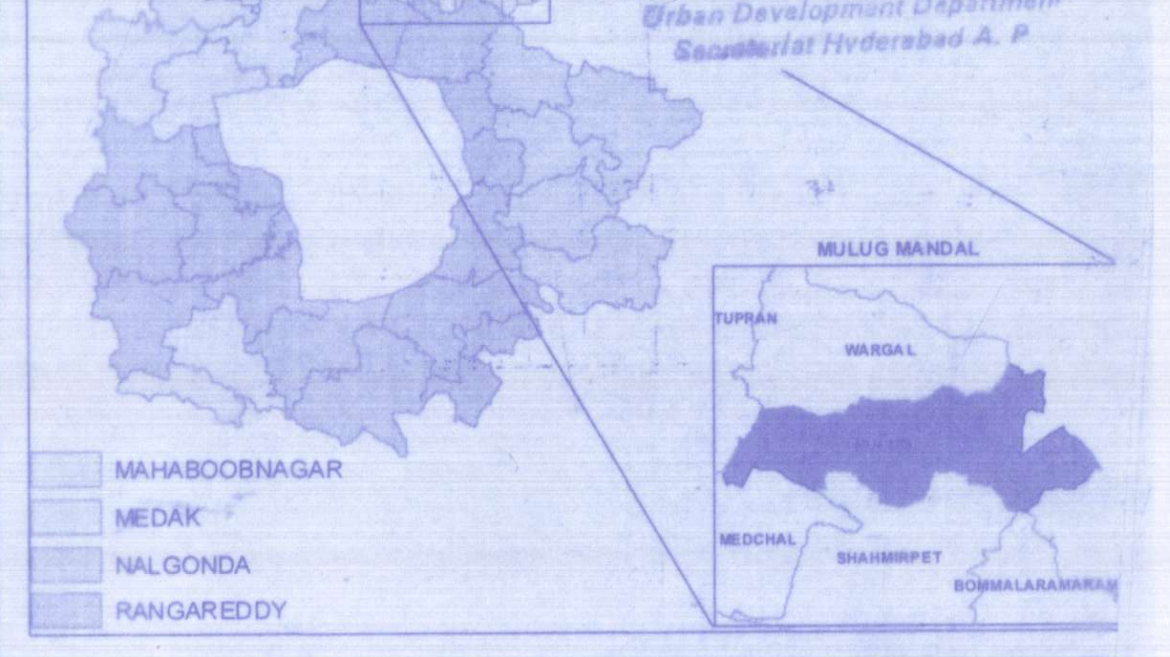
Planning Consultant,
HMDA

Director, (P)
HMDA

Senior Urban
Planning Consultant
HMDA

Metropolitan
Commissioner,
HMDA

LOCATION MAP



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

hmda Growing Global
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

Sheet no : 07
Sheet size: 24" X 60"