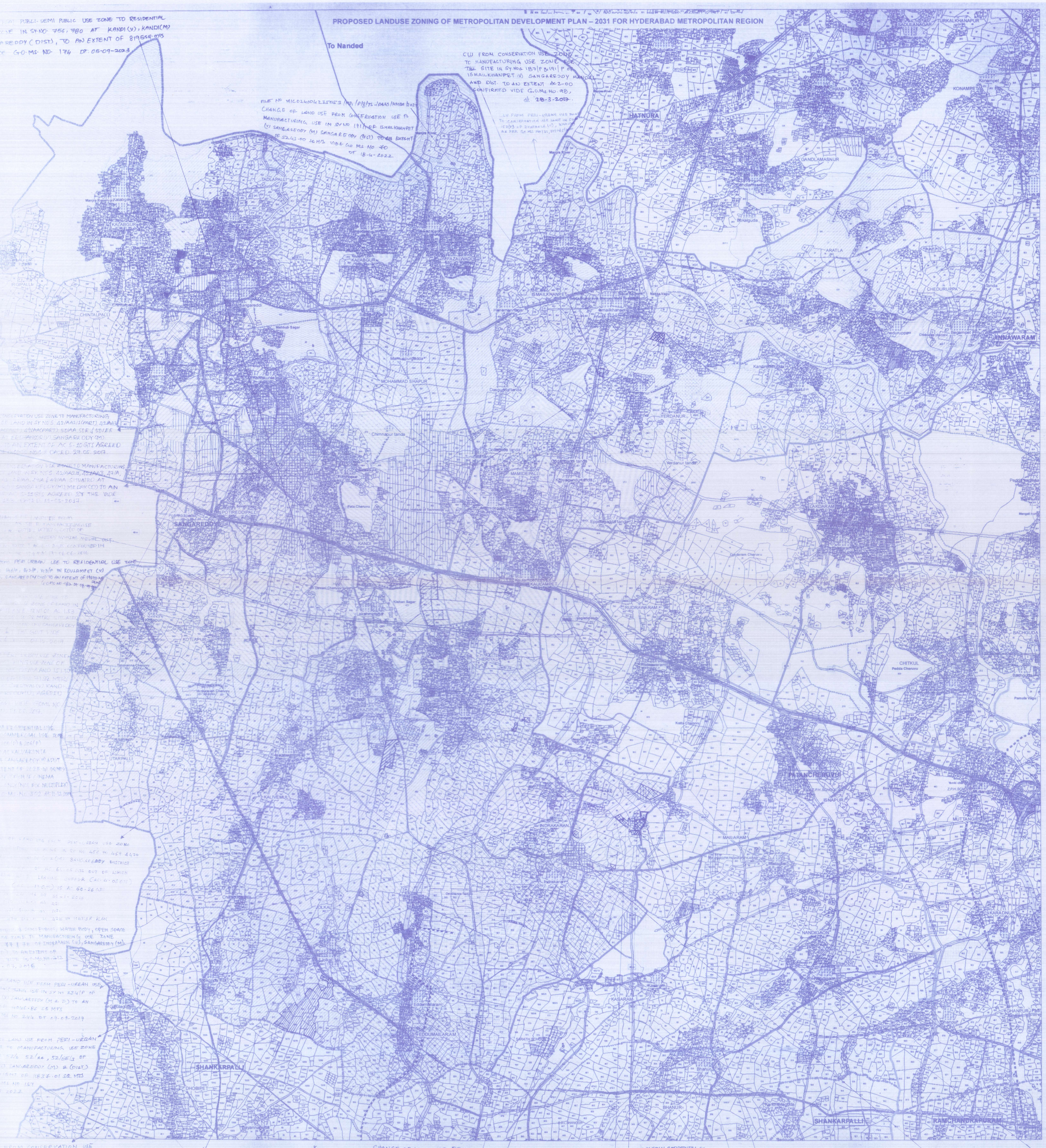
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



[illegible] FROM PUBLI-SEMI PUBLIC USE ZONE TO RESIDENTIAL
USE ZONE IN SY.NO. 756, 780 AT KANDI (V), KANDI(M)
SANGAREDDY (DIST), TO AN EXTENT OF 8195SQ.MTS
VIDE G.O.MS. NO. 174 DT. 05-09-2023

FILE NO MIC02400423505З/HP/PLG/TS-IPASS/HMDA/2021
CHANGE OF LAND USE FROM CONSERVATION USE TO
MANUFACTURING USE IN SY NO 191/1 OF ISMAILKHANPET
(V) SANGAREDDY (M) SANGAREDDY (DIST) TO AN EXTENT
OF 5243.00 SQ.MTS VIDE GO MS NO 70
DT 18-4-2022

CLU FROM CONSERVATION USE ZONE
TO MANUFACTURING USE ZONE FOR
THE SITE IN SY.NOS. 187/P & 191/P OF
ISMAILKHANPET (V) SANGAREDDY MANDAL
AND DIST. TO AN EXTENT Ac 2-00
CONFIRMED VIDE G.O.Ms.NO. 98,
dt 28-3-2017.

CLU FROM PERI-URBAN USE ZONE
TO CONSERVATION USE ZONE IN SY.
157/P3 OF BYATHOLE (V), KANDI (M)
AS PER GO MS NO 171, Dt [illegible]

[illegible] CONSERVATION USE ZONE TO MANUFACTURING
[illegible] OF LAND IN SY NO'S. 42/AA2/1 (PART), 42/AA3
[illegible] 49/AA (PART), 50/AA, 50E & 50/EE
[illegible] AT ERDHANOOR (V), SANGAREDDY (M)
[illegible] TO AN EXTENT OF AC 5-10 GTS AGREED
VIDE G.O.MS NO. [illegible] DATED. 27.05.2017.

[illegible] CONSERVATION USE ZONE TO MANUFACTURING
[illegible] OF LAND IN SY NO'S 42/AA2/1, 42/AA3, 47/A,
[illegible] 48/A1, 48/AA, 49/A & 49/AA SITUATED AT
[illegible] SANGAREDDY (M), MEDAK (D) TO AN
[illegible] OF AC 5-11 GTS AGREED BY THE VIDE
[illegible] 133 DATED. 11-05-2017.

CHANGE OF LAND USE FROM
[illegible] USE TO MANUFACTURING USE
[illegible] 667/E2, 667/E3 & 667/U OF
[illegible] SANGAREDDY MANDAL MEDAK DIST
[illegible] AC [illegible] GTS CONFIRMED IN
[illegible] NO 174 MA [illegible] 06-06-2016.

FROM PERI URBAN USE TO RESIDENTIAL USE ZONE
[illegible] SY NO 146/P, 142/P, 143/P IN KOULAMPET (V)
KANDI (M), SANGAREDDY (DIST) TO AN EXTENT OF 19697.28 SQ.MTS
G.O.MS. NO-182 Dt 08-09-2023

[illegible] USE ZONE TO
[illegible] USE ZONE OF LAND IN
[illegible] TO AN EXTENT OF AC 1.53
[illegible] 6200.00 SQ MTRS SITUATED
[illegible] (M) SANGAREDDY
[illegible] BY THE GOVT VIDE
[illegible] DATED 07.12.2017.

[illegible] PERI URBAN USE ZONE
[illegible] USE ZONE OF
[illegible] 12/AA AND 15 [illegible]
[illegible] SQ. MTRS
[illegible] CHERIYAL (V) KANDI
[illegible] (D) AGREED
[illegible] GOVT VIDE GOMS NO
[illegible] 2017.

CLU FROM RESIDENTIAL USE
ZONE TO COMMERCIAL USE ZONE
[illegible] NO. 206 (P) & 206 (P)
SITUATED AT KALVAKUNTA
[illegible] SANGAREDDY (M) & DIST
TO AN EXTENT OF 2025.41 SQMTS
FOR CONSTRUCTION OF CINEMA
THEATRE ONLY (NOT FOR MULTIPLEX)
[illegible] G.O.Ms.No. 302 dt: 11.12.2017

[illegible] OF LAND USE FROM PERI-URBAN USE ZONE
[illegible] USE ZONE IN SY NO 456 to 459 & 470
[illegible] KANDI (V) & (M) SANGAREDDY DISTRICT
[illegible] OF AC 65-05 GTS OUT OF WHICH
[illegible] AREA AFTER LEAVING BUFFER (AC. 4-06 GTS)
[illegible] (AC [illegible] 13 GTS) IS AC 60-26 GTS
[illegible] MS NO 24 MA DT 30-1-2018
[illegible] SHOWN AS 471
[illegible] SHOWN AS 470
[illegible] 474 SHOWN AS 475 IN MASTER PLAN

CLU FROM PUBLIC & SEMI PUBLIC, WATER BODY, OPEN SPACE
[illegible] USE ZONE TO MANUFACTURING USE ZONE
[illegible] NO. 77 & 78 OF INDRAKARAN (V), SANGAREDDY (M),
MEDAK (D), TO AN EXTENT OF
[illegible] VIDE G.O.MS.NO. 212.
[illegible] 07. 2016

[illegible] LAND USE FROM PERI-URBAN USE
TO MANUFACTURING USE IN SY NO 834/P OF
[illegible] (V) SANGAREDDY (M & D) TO AN
EXTENT OF 4046.86 SQ MTS
[illegible] MS NO 244 DT 09-09-2019

CHANGE OF LAND USE FROM PERI-URBAN
USE ZONE TO MANUFACTURING USE ZONE
IN SY NO 52/E 52/AA, 52/EE/3 OF
JULKAL (V) SANGAREDDY (M) & (DIST)
TO AN EXTENT OF 11837.01 SQ MTS
VIDE G.O. MS NO 157
DT. 22-8 2022

CLU FROM CONSERVATION USE
ZONE OR GREEN BELT USE ZONE
AND PERI-URBAN USE ZONE TO
RESIDENTIAL USE ZONE IN SY NO
166/P, 167/P, 168, 169, 170, 171, 172,
173/P, 189, 211/P, 92, 212/P, 213/P, 214/P
[illegible] OF JULKAL (V) KANDI (M)
[illegible] TO AN EXTENT OF
[illegible] GO MS NO 32
DT. 29-01-2026

CLU FROM CONSERVATION TO RESIDENTIAL
USE ZONE IN SY. NO. 260/A1, 260/AA, 261/AAA1,
261/AA3, 262/AAA, 267/A1/1, 267/1, 267/AA1,
267/E1, 267/EE/1, 267EE11, 267EE6/1 OF
CHEERIYAL (V), KANDI (M), SANGAREDDY (D)
TO AN EXTENT OF 117358.90 SQ MTS
VIDE G.O.MS. NO 179 DT: 01.10.2022

CLU FROM PERI URBAN USE TO
MANUFACTURING USE IN SY NO 52/E
& 52/AA OF JULKAL (V) SANGAREDDY
(M) & (D) TO AN EXTENT OF
18210.84 SQ MTS
VIDE GO MS NO 143 DT 30-08-2021

CHANGE OF LAND USE FROM
PERI URBAN USE ZONE TO
INDUSTRIAL USE ZONE IN SY NO
116/A1, JULKAL (V), Sangareddy (M)
Medak District, Ext: 5057.80 Sq mts.
GO MS NO 25, MA & UD dt 21/1/2015.

CLU FROM RESIDENTIAL USE ZONE TO
MANUFACTURING USE ZONE IN SY. NO. 120/P
OF INDRAKARAN (V), SANGAREDDY (M & D)
TO AN EXTENT OF 12140.57 SQ.MTS,
VIDE G.O.MS.NO. 142, DT. 30/08/2021

CLU FROM RESIDENTIAL USE ZONE
TO MANUFACTURING USE ZONE FOR THE
SITE IN SY.NO. 113/P OF INDRAKARAN (V)
SANGAREDDY MANDAL & DIST. TO AN
EXTENT OF Ac 3-21 gts CONFIRMED
VIDE G.O.MS. NO. 97, dt. 28-3-2017.

CLU FROM RESIDENTIAL USE TO MANUFACTURING
USE IN SY. NO. 90/P OF INDRAKARAN (V),
SANGAREDDY (M & D) TO AN EXTENT OF
24025.94 SQ.MTS, VIDE G.O.MS. NO. 184,

CLU FROM PARTLY RESIDENTIAL & PARTLY WATER BODY TO MANUFACTURING
(INDUSTRIAL) USE IN SY.NO. 81/P, 82/P,
92/P, 93/P AND 94/P OF INDRAKARAN (V),
SANGAREDDY (M), MEDAK DIST TO AN EXTENT
OF AC 10.00 CONFIRMED IN GOMS NO. 184 MA,
Dt: 9-12-2015.

CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO MANUFACTURING
IN SY NO 95/a2, 95/aa, 95/aa1, 95/a1, 95 & 96/P OF INDRAKARAN
(V) KANDI (M) SANGAREDDY DISTRICT TO AN EXTENT OF 23792.93 SQ MTS

CLU FROM RESIDENTIAL USE ZONE TO
INDUSTRIAL USE ZONE IN SY. NO: 81 (P) & 83 (P)
OF INDRAKARAN (V), SANGAREDDY (M) MEDAK (D)
TO AN EXTENT OF AC. 5-29 GTS. VIDE G.O.MS. NO: 28
DT: 12.01.2015

CLU FROM COMMERCIAL USE ZONE TO MANUFACTURING
USE ZONE OF LAND IN SY. NO'S. 14A/1, 14/A2 TO
EXTENT OF 8806.00 SITUATED AT INDRAKARAN
(V), KANDI (M), SANGAREDDY (D). AGREED BY
THE GOVT VIDE GOMS NO. 125 DATED
04. 05. 2017.

CLU FROM RESIDENTIAL USE ZONE TO
MANUFACTURING USE ZONE FOR SETTING UP
UNIT FOR MANUFACTURING OF MACHINERIES
AND SPARE PARTS IN SY. NO. 90/P TO AN
EXTENT OF 8552.41 SQ. MTRS SITUATED
AT INDRAKARAN (V) SANGAREDDY (M)
SANGAREDDY (D) AGREED BY THE
GOVT VIDE GOMS NO. 245 DT. 09.09.2017

PROPOSED LANDUSE AND ROAD NETWORK FOR SANGAREDDY MANDAL MEDAK DISTRI

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
- U PUBLIC UTILITIES
- A AMENITIES

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

VII.RECREATION AND OPEN SPACE USE ZONE
- R 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
- RS RAILWAYS / RAILWAY STATIONS
- T-5 BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
- T-3 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 the 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 (2006) – 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.

M. Sudha Rani
APO,
HMDA

PO,
HMDA

Planning Consultant,
HMDA

Director (plg)
HMDA

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

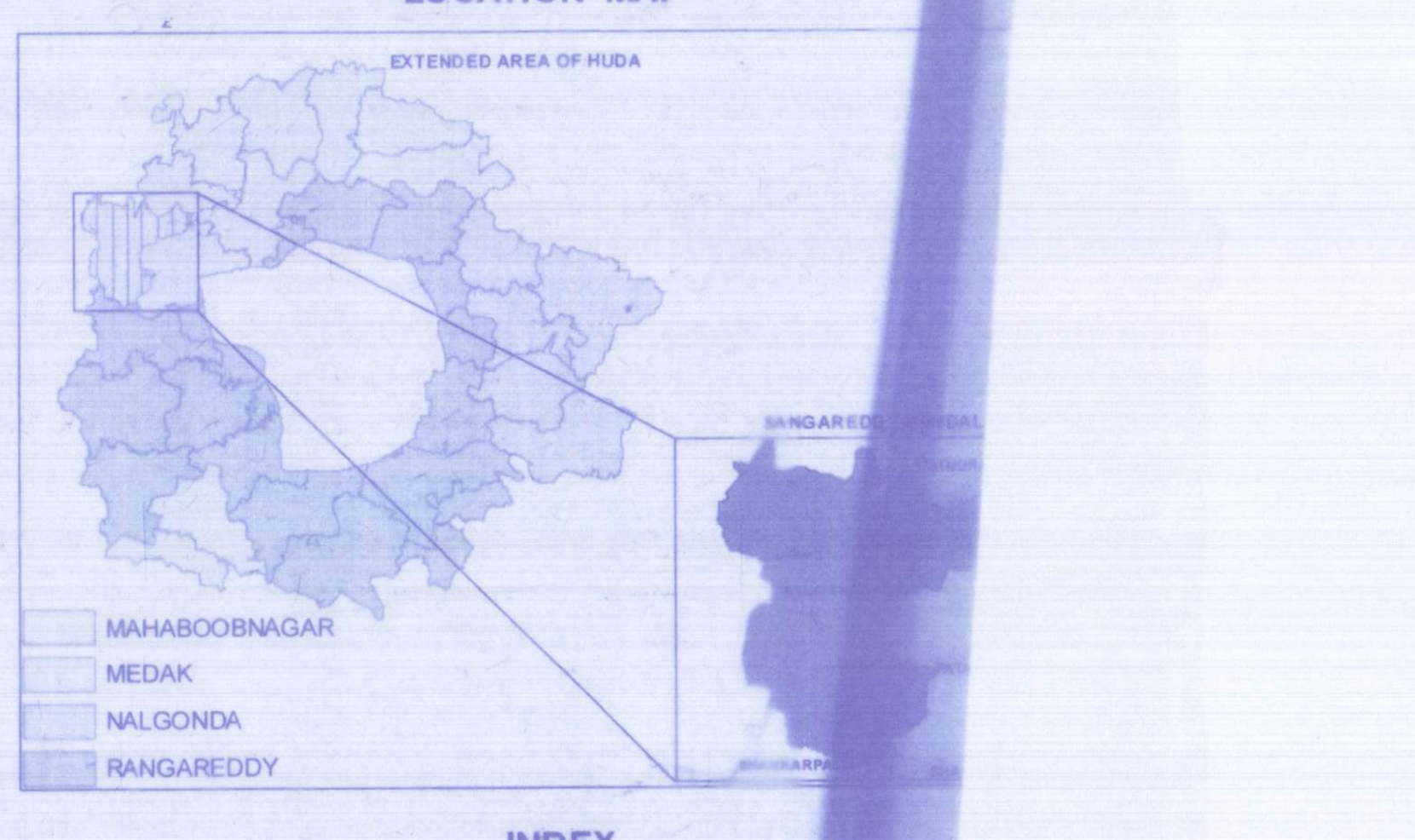
Senior Urban Planning Consultant,
HMDA

Metropolitan Commissioner
HMDA

0 0.25 0.5 1 1.5 2 2.5 3 Km

SCALE 1:25,000

LOCATION MAP



☐	MAHABOOBNAGAR
☐	MEDAK
☐	NALGONDA
▨	RANGAREDDY

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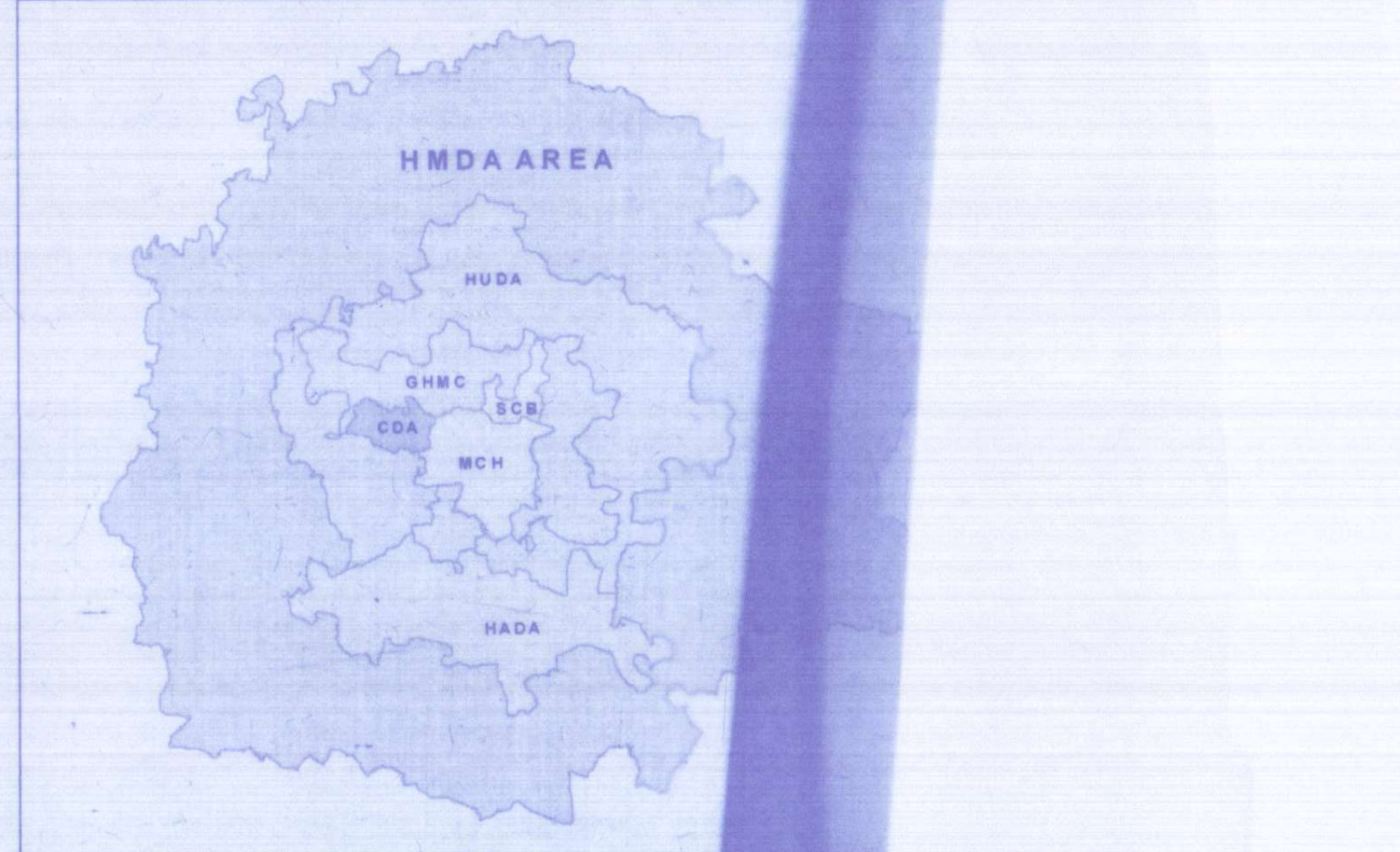

Prepared For

hmda Growing Global

HYDERABAD METROPOLIT
DEVELOPMENT AUT

Sheet no : 15
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