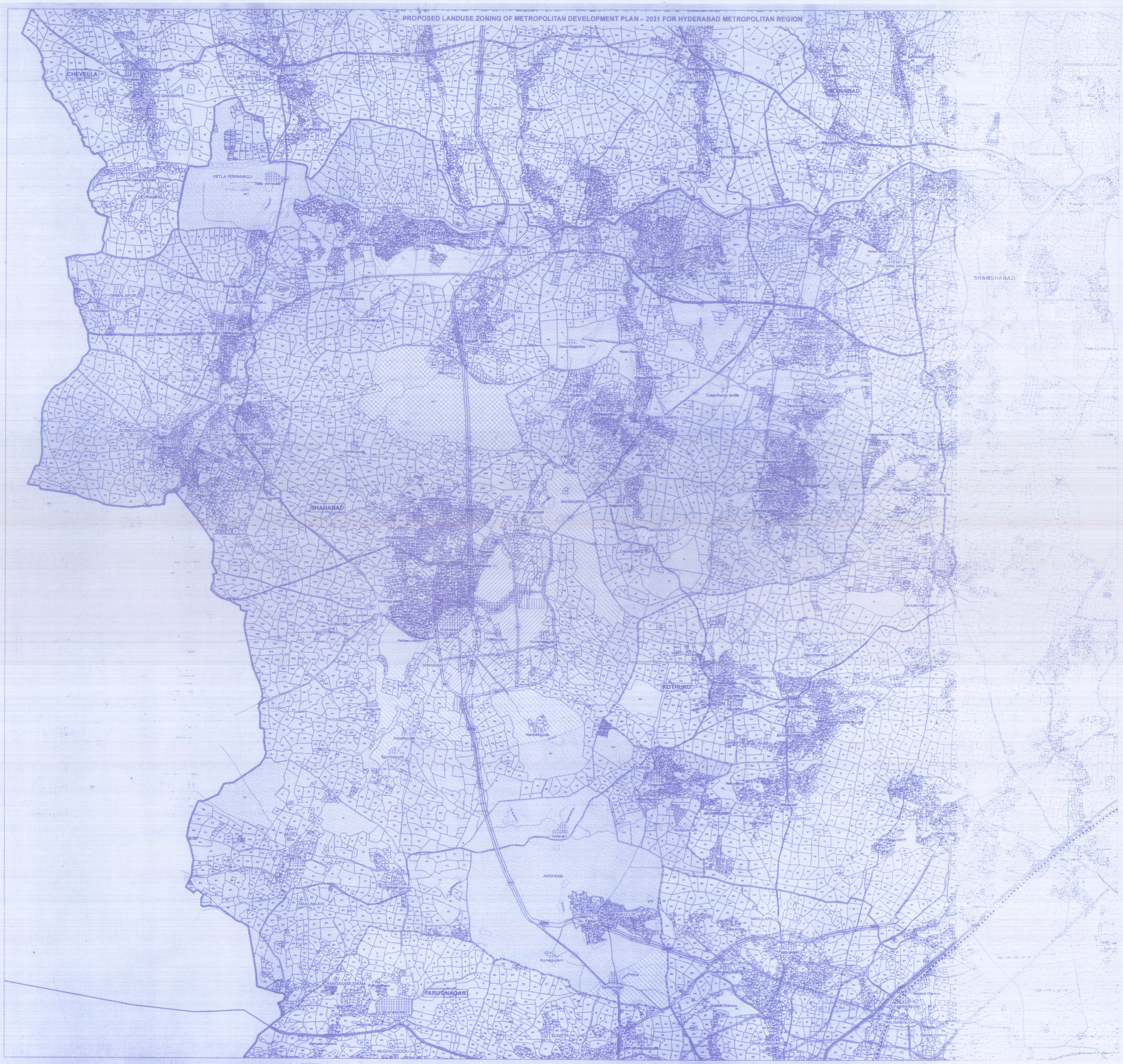
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



PROPOSED LANDUSE AND ROAD NETWORK FOR SHAHBAD MANDAL RANGAREDDY DISTRICT

(APPROVED BY GOVERNMENT VIDE G.O.(Ms) NO.33, MA&UD(U1) DEPARTMENT DATED 24.01.2022)

LEGEND

REFERENCE

- HMDA BOUNDARY
- ERSTWHILE HMDA BOUNDARY
- ERSTWHILE HMDA BOUNDARY
- ORR (R) BOUNDARY
- DISTRICT BOUNDARY
- MANDAL BOUNDARY
- VILLAGE BOUNDARY
- CADASTRAL BOUNDARY
- RAILWAY LINE
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- OUTER RING ROAD
- MAJOR ROADS
- RURAL ROADS
- KACHA ROADS
- TANK/BUND
- 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
- MIXED USE ZONE

IV.MANUFACTURING USE ZONE
- MANUFACTURING USE ZONE
- WORK AREA

V.PUBLIC AND SEMI-PUBLIC USE ZONE
- PUBLIC AND SEMI-PUBLIC USE ZONE
- PUBLIC UTILITIES
- AMENITIES

VI.MULTIPLE USE ZONE
- MULTIPLE USE ZONE
- SPECIAL DEVELOPMENT ZONE (MULTIPURPOSE USE ZONE)
- CENTRAL BUSINESS
- GENERAL DEVELOPMENT PROMOTION ZONE (GDPZ)

VII.RECREATION AND OPEN SPACE USE ZONE
- RECREATIONAL USE ZONE
- OPEN SPACE (RIVER FRONT, POND FORESHORE OF KUNTAS)
- HIMAYATSAGAR & OSMANSAGAR FORMATION ZONE

VIII.WATER BODIES
- WATER BODIES (RIVERS, MAJOR RESERVOIRS AND KUNTAS)

IX.FOREST
- FOREST ZONE

X.SPECIAL RESERVATIONS
- HERITAGE BUILDINGS AND PRECINCTS
- DEFENCE - MILITARY LANDS
- EIO CONSERVATION ZONE (VARIOUS LAKES AND ZONE 50 M)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION ZONE

XII.TRAFFIC AND TRANSPORTATION
- AIRPORTS
- RAILWAYS - MAJOR STATIONS
- BUS DEPOTS, PASSENGER - FREIGHT TERMINALS
- MRTS (R)

Note:

Area reflect proposed land use and are descriptive of the area.

Road width to be set apart as per the respective Master Plans.

Area mentioned in the land use zones are approximate and subject to verification on detailed survey.

Landuse proposals in Peri-Urban and Rural Development Plan are subject to verification on detailed land survey.

ETP/RRR or ring/radial & tangential as per Transport Department strategy and Integrated Road Development Plans.

Proposed Landuse Zoning & Development Promotion Regulations for the Master Plans - HMDA and DTCP and applicable unless stated otherwise in this plan & regulations.

Permissions granted for housing/plots, plots/layout and projects are subject to HMDA, DTCP and GHMC and to the verification on site.

Development Plan for the Hyderabad Metropolitan Region (HMR) is prepared in a generic scale (1:25,000).

Landuse information provided in the base map is as per revenue maps available as GIS, Survey and Land Records and other concerned departments. The cadastral boundaries are approximate and subject to verification on detailed survey and subject to any other as required by the competent Commissioner / HMDA.

Heritage buildings and precincts are as per notified lists from the departments as prescribed by the relevant Municipalities, Govt Orders / GO Ms/Rt and Gazette Notifications.

Proposed Landuse Zoning shall be as the Government or the competent authority notified shall be verified immediately prior to notification of the plan, as revised from time to time and shall be adopted.

Outer Ring Road is a project under implementation and the alignment and junction details shown are indicative and shall be modified as per the project plans and as decided by the Government.

Numbers of the Landuses are the sum totals of both residential and industrial - Land usage of the same - name in parenthesis denotes they are of slight variance.

In reference of a Notice Government/Court order that are as per the records of concerned authorities.

Panel Bund depicted shall be considered as an indicative representation based on field survey but the Master Plan proposals shall be as per the Regulations.

SCALE 1:25,000

LOCATION MAP

EXTENDED AREA OF HMDA

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HMDA AREA

Prepared for

hmda

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

Sheet no. :

Sheet size : 90 X 84