

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

PROPOSED LANDUSE AND ROAD NETWORK FOR YACHARAM MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT WIDE G.O.MS.NO.33, MAJUD/11/1 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
	1:1 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)

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

- RAILWAYS / RAILWAY STATIONS
- BUS DEPOSITS, PASSENGER / FREIGHT TERMINALS
- AIRPORTS

Notes:

1. Areas subject to proposed land use and not covered by the land.

2. Road widths to be read and not to be measured.

3. All developments are to be in accordance with the relevant G.O.s and notified Master Plans.

4. Land use proposals and Zoning and Development Promotion Regulations are subjected to restrictions on development activities in FTLU, of water bodies & Dripas per Revenue / Irrigation Department records and relevant Court Orders, if any.

5. The Open Space Use Zone - Buffer along lakes, ponds, streams, rivers and other water bodies shall be as per relevant G.O.s wherever not specifically restricted in this plan.

6. Respective Zoning & Development Promotion Regulations for the Notified Master Plans - HADA and ORRG are applicable unless stated otherwise in this plan & regulations.

7. Provisions granted for residential, commercial and industrial use and layout by HMDA, DTP and APDC prior to the notification of this Master Plan shall prevail irrespective of the proposed plan and zoning - USE AS A QUARTER.

8. Cadastral information provided in the base map as per records made available by CSD, Survey and Land Records and other concerned departments. The cadastral information and records should be read with revenue records and conditions if any shall be read with the respective Commissioner, HMDA.

9. Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Notifications / Court Orders / G.O.s wherever not specifically mentioned.

10. 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.

11. Color Key used to indicate center reservations and the alignment and junction details shown are indicative and shall be treated as per the final plan to be issued after implementation of the plan.

12. 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 as a guide.

13. Jurisdiction of defense establishments shall be as per the records of concerned authorities.

14. Forest boundaries shall be restricted as per the forest department records and shall prevail over the Master Plan proposals, in case of any discrepancy.

J. S. Reddy
APO,
HMDA

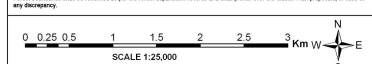
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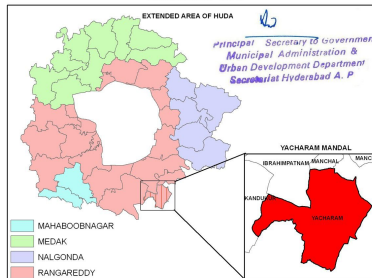
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LOCATION MAP



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