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

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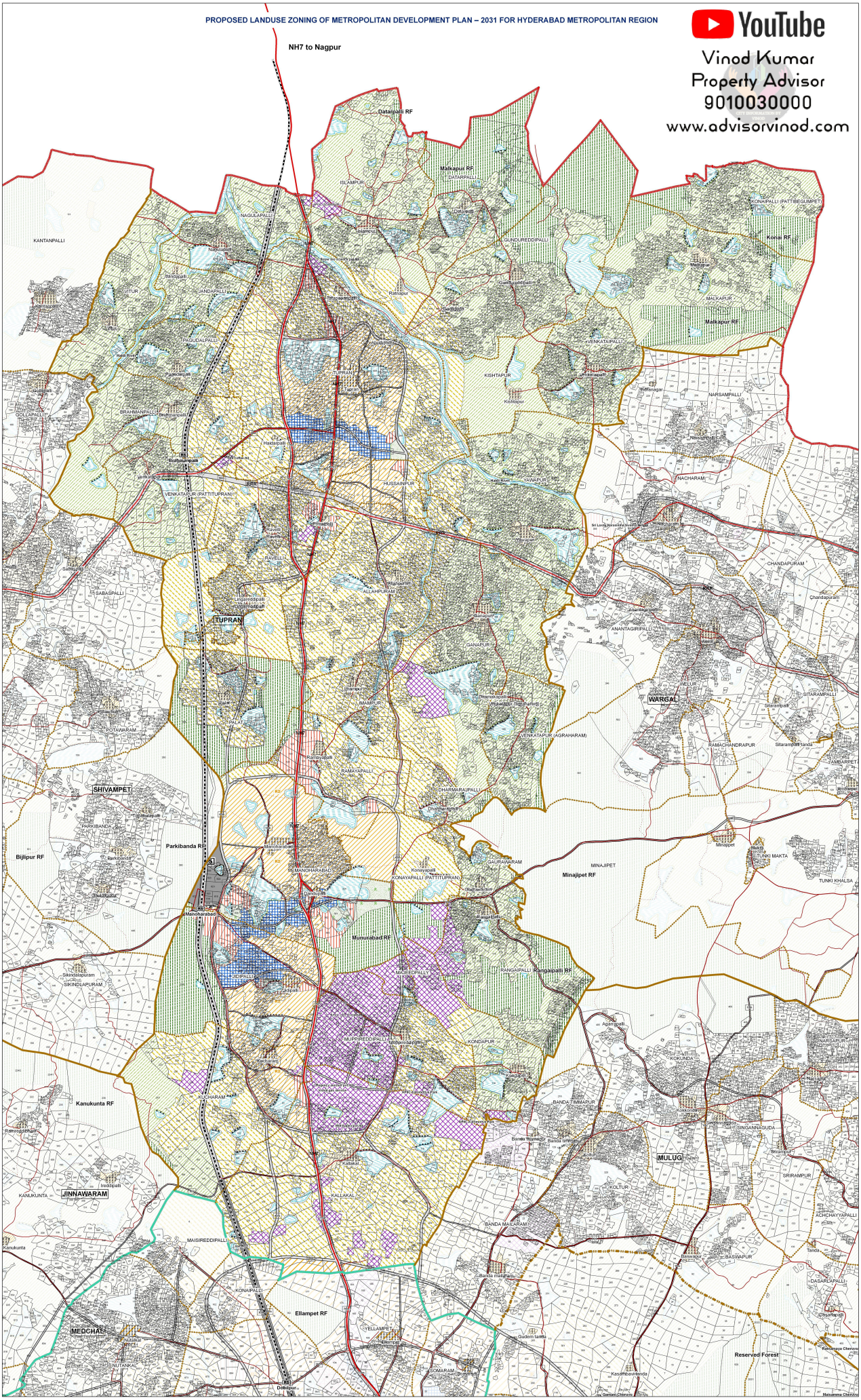


PROPOSED LANDUSE AND ROAD NETWORK FOR TUPRAN MANDAL MEDAK DISTRICT

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 06-03-1998)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

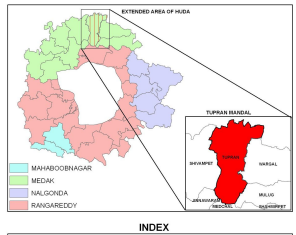
XII.TRAFFIC AND TRANSPORTATION
- ROADS
- RAILWAYS / RAILWAY STATIONS
- BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
- AIRPORTS

Notes
Maps reflect proposed land use and not ownership of the land.
Road width to be read and not to be measured.
Land use proposals are based on the topographical data, the relevant D.Cs 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 D.Cs wherever not specifically earmarked in the plan.
Land use proposals are subjected to Zoning and Promotion Regulations for the Notified Master Plans – MADA and ORRGC are applicable unless stated otherwise in the zoning 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 delineated area of HMDA is based on satellite imagery (2009) – LISS IV & CARTOSAT-1.
Boundaries of Revenue Villages are based on Survey of India Toposheets digitized by CSC, Survey and Land Records and other concerned departments. The updated boundaries and numbers should be read with revenue records and corrections if any shall be vested with Metropolitan Commissioner, HMDA.
Land use proposals in the plan are subjected to the regulations prescribed by the relevant Notification / 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 the 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 Land Use Zone proposed in the Master Plan.
Names of the localities are as per Survey of India records and are indicative. Local usage of the name / name in revenue records may be at slight variance.
Boundaries of Forest 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.

APO, HMDA — PO, HMDA
Planning Consultant, HMDA — Director (Plg), HMDA
Senior Urban Planning Consultant, HMDA — Metropolitan Commissioner, HMDA
Principal Secretary to Government, Municipal Administration & Urban Development Department, Secretariat Hyderabad A. P.

0 0.25 0.5 1 1.5 2 2.5 3 Km
SCALE 1:25,000

LOCATION MAP



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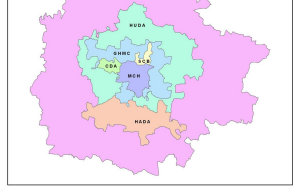

Prepared For

hmda Growing Global — HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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Sheet size: 42" X 32"