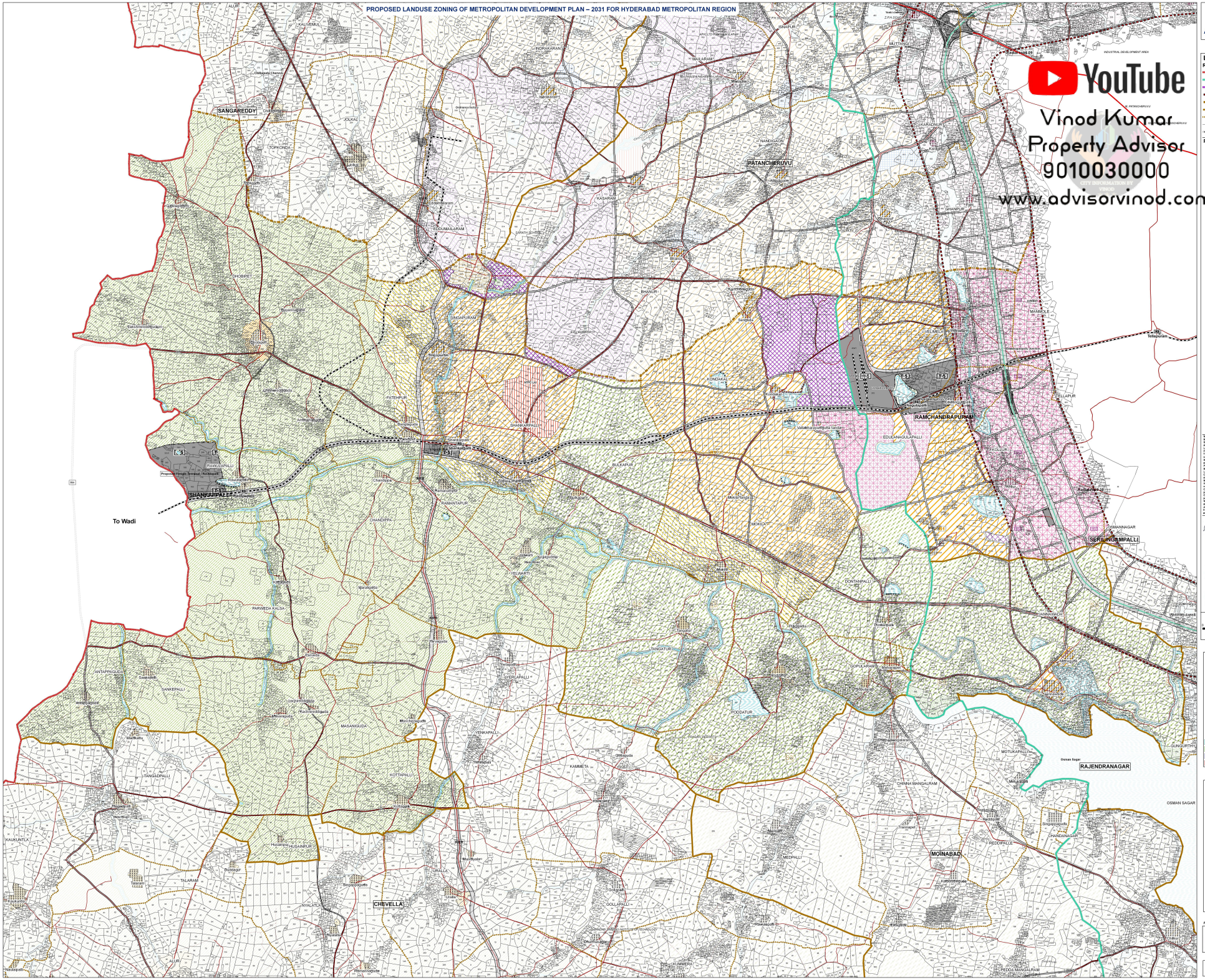
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



PROPOSED LANDUSE AND ROAD NETWORK FOR SHANKARPALLE,SERILINGAMPALLI MANDAL RANGAREDDY DISTRICT AND RAMCHANDRAPURAM 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
- 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
- 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 09-03-1998)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

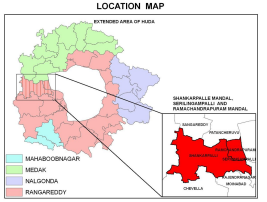
XII.TRAFFIC AND TRANSPORTATION
- ROADS
- RAILWAYS / RAILWAY STATIONS
- BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
- AIRPORTS

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 Master Plans notified date, the relevant G.Os and notified Master Plans.
Land use proposals and Zoning and Development Promotion Regulations are subjected to restrictions or development activities in FTL/NTL of water bodies & Drainage as per Revenue / Irrigation Department records and relevant Court Orders, if any.
Roads/Railways/Metro Rail/ HT Lines/ Pipe lines along lakes, canals, 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 – MADA and ORRMC are applicable unless specifically mentioned in the Master Plan.
Permissions granted for residential, institutional and industrial use and layouts by HMDA, DTCP and ERC prior to the notification of this Master Plan will prevail irrespective of the proposed general land use.
Land use shown in the Master Plan is based on the Survey of India topographical maps (2006) – LISS IV & CARTOSAT –1.
Cadastral information contained in the base map is as per records made available by CBS, 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 vetted with concerned revenue authorities/ Courts.
Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Notifications / Court Orders / G.O wherever not specifically mentioned 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 Survey of India toposheets and the Government records.
Names of the localities are as per Survey of India toposhts and are indicative. Local usage of the name / name in revenue records may be at slight variance.
Defence / Military / Cantonment establishments shall be as per the records of concerned authorities.
Forest boundaries shall be restored 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 — Chief Planner, HMDA
Senior Urban Planning Consultant, HMDA — Metropolitan Commissioner, HMDA
Principal Secretary to Government, Municipal Administration & Urban Development Department, Government of Telangana

SCALE 1:25,000

LOCATION MAP



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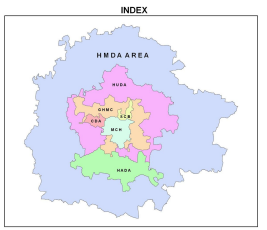

Prepared For

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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