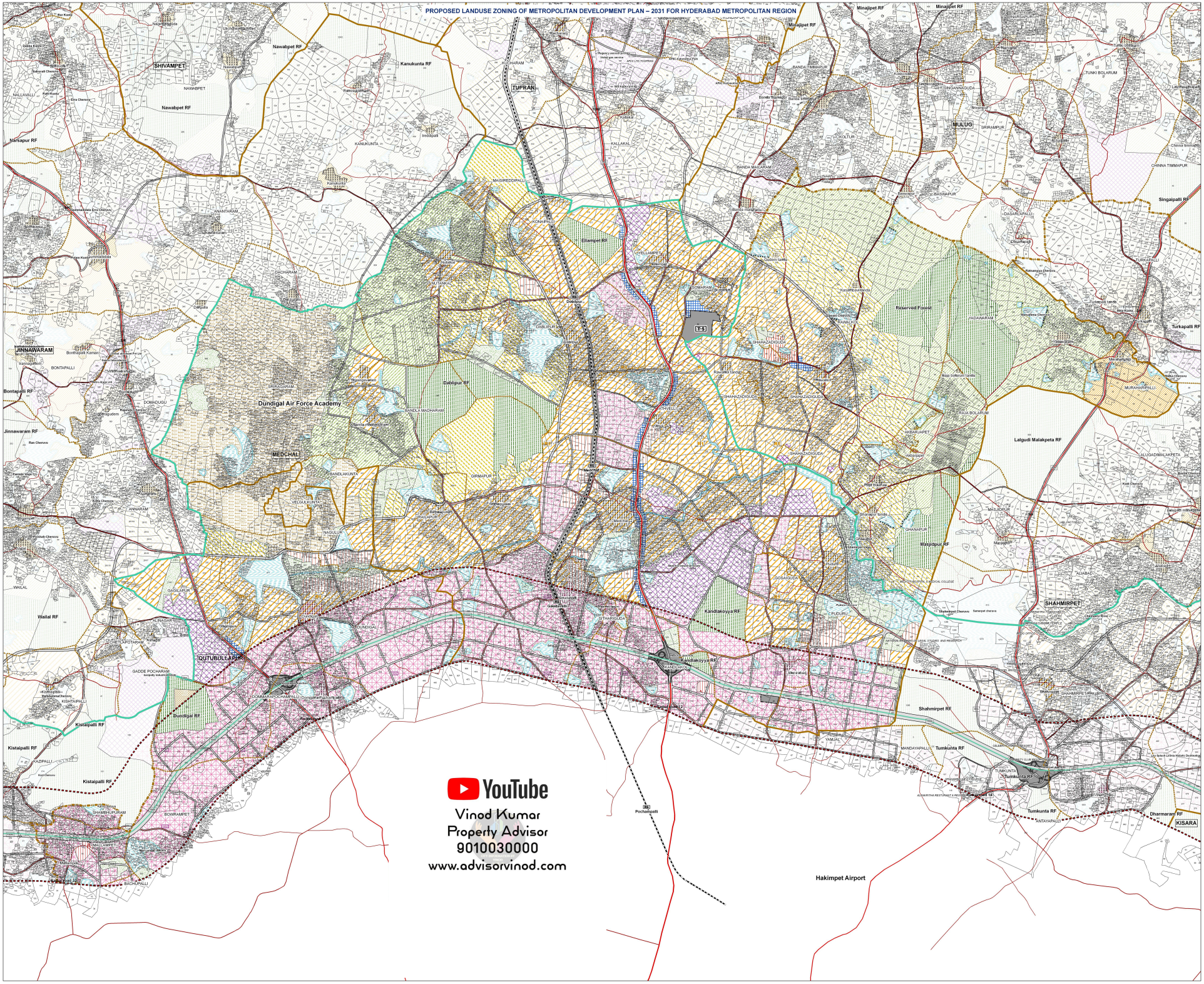


PROPOSED LANDUSE AND ROAD NETWORK FOR MEDCHAL / QUTUBULLAPUR MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.33, MA&UD (I) 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 PER G.O.MS. NO. 111, DATED 08.03.1996)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

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

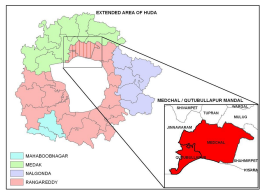
Notes:
Maps reflect proposed land use and not ownership of the land.
Town width to be read and not to be measured
Administrative boundaries are as per Village cadastral data, the relevant G.Os and notified Master Plans.
The Land use proposals in the Master Plan and Development Regulations are subjected to restrictions on development activities in FTL,NTL of water bodies & Buffers as per Revenue / Irrigation Department norms 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 Master Plans are not notified.
Respective Zoning & Development Promotion Regulations for the Notified Master Plans – HMDA and ORRDC are applicable unless stated otherwise in this plan & regulations.
Land use proposals in the Master Plan indicate residential 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 urbanized area of HMDA is based on satellite imagery (2016)... LDS IS A CARTOSAT ...
Land use proposals in the Master Plan are subject to the rights of way of railways, roads, highways, power grids and other concerned departments. The cadastral boundaries and numbers should be read with revenue records and corrections if any shall be carried with Metropolitan Commissioner, HMDA.
Proposed Land use proposals are subjected to the regulations prescribed by the relevant Notifications / Court Orders / G.O.s wherever not specifically indicated.
Change of Land Use notified by the Government in the notified Master Plans, notified immediately prior to notification of this plan, will be deemed to be 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 finalised as per the project plans and as being implemented on ground.
Boundaries of Defence establishments 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 defence establishments shall be as per the records of concerned authorities.
Any discrepancy 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 — Chief Planner, HMDA
Senior Urban Planning Consultant, HMDA — Metropolitan Commissioner, HMDA

Principal Secretary to Government, Municipal Administration & Urban Development Department, Government of Hyderabad

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

LOCATION MAP



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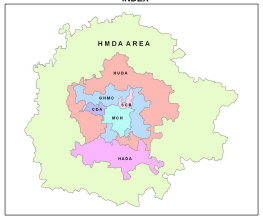

Prepared For
hmda Growing Global
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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