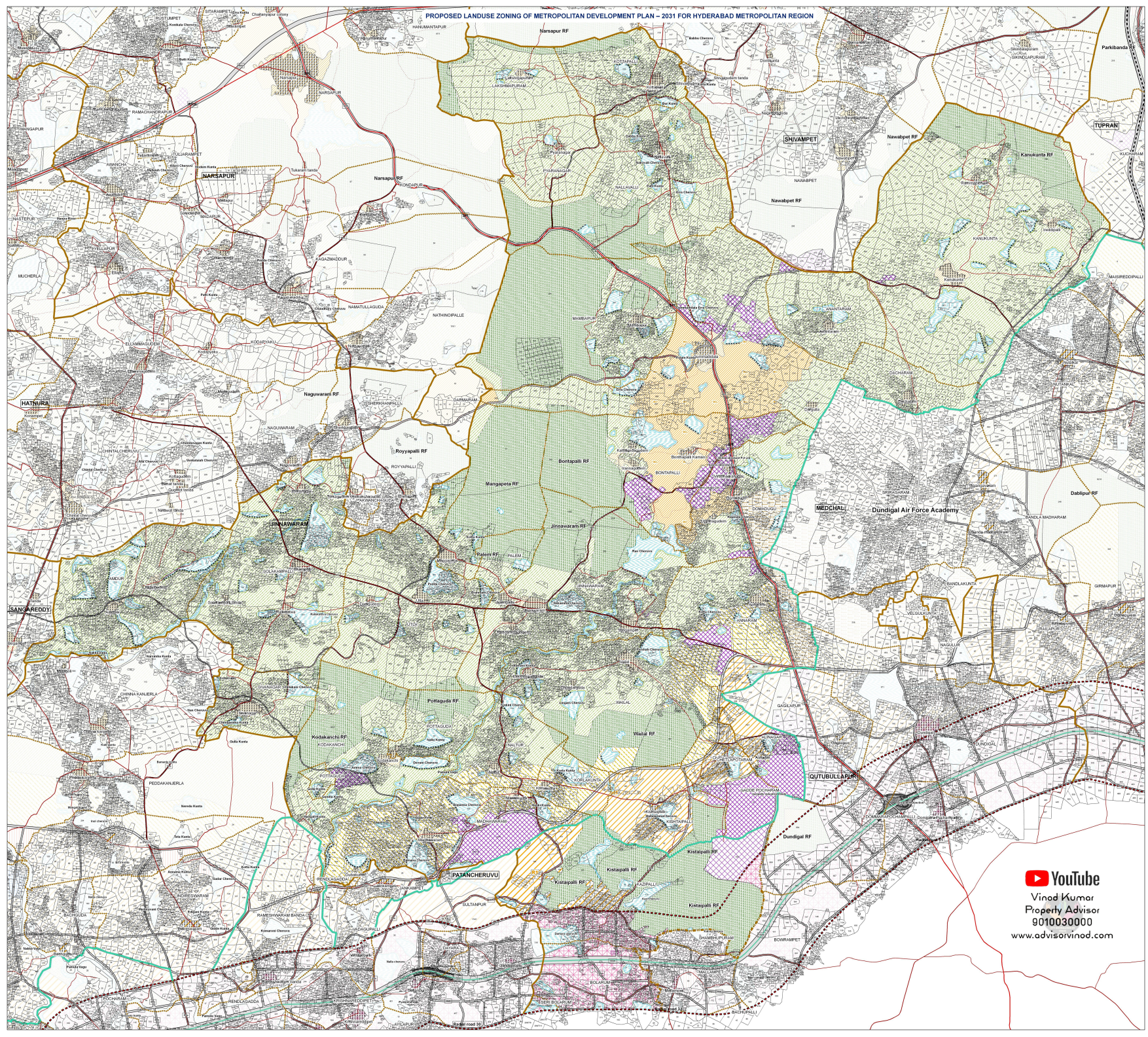
PROPOSED LANDUSE ZONING OF METROPOLITAN DEVELOPMENT PLAN – 2031 FOR HYDERABAD METROPOLITAN REGION



YouTube
Vinod Kumar
Property Advisor
9010030000
www.advisorvinod.com

PROPOSED LANDUSE AND ROAD NETWORK FOR JINNAWARAM MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.33, MAUD (II) 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(HS PER G.O.MS. NO. 111, DATED 08-03-1998)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

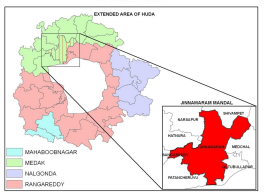
XII.TRAFFIC AND TRANSPORTATION
- ROADS
- RAILWAYS / RAILWAY STATIONS
- BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
- AIRPORTS

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 and Zoning and Development Promotion Regulations are subjected to restrictions as development activities in ITC/APL of water bodies & Drainage 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 G.Os whenever not specifically mentioned in the plan.
Respective Zoning & Development Promotion Regulations for the Notified Master Plans – HADA and ORRGC are applicable unless stated otherwise in this plan & regulations.
Permissions granted for residential, institutional and industrial use and layouts by HMDA, STOP and APRC prior to the notification of this Master Plan will prevail irrespective of the proposed general land use.
Land cover data for the selected area of HMDA is based on satellite imagery (2006) – LISS IV & CARTOSAT 1.
Contained information provided in the map may be as per records made available by GIS, Survey and Land Records and other concerned departments. The selected boundaries and numbers should be read with revenue records and corrections if any shall be carried with Metropolitan Commissioner, HMDA.
Mining/Building and Lease Rules are subjected to the regulations prescribed by the relevant Notifications / Court Orders / G.O whenever 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 this Plan.
Outer Ring Road is a proper water implementation and the alignment and junction details shown are indicative and shall be treated as per the project plans and as being implemented on ground.
Service Roads and Ring Roads are as per Survey of India records and are indicative. Local usage of the same / name in revenue records may be at slight variance.
Jurisdiction of defense 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.

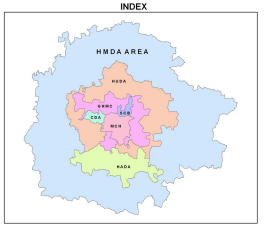
APO, HMDA
PO, HMDA
Planning Consultant, HMDA
Principal Secretary to Government Municipal Administration & Urban Development Department Secretariat Hyderabad A. P.
Director (plg) HMDA
Senior Urban Planning Consultant, HMDA
Metropolitan Commissioner, HMDA

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

LOCATION MAP



INDEX



Prepared For

hmda Growing Global

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

Sheet no : 21
Sheet size: 36" X 46"