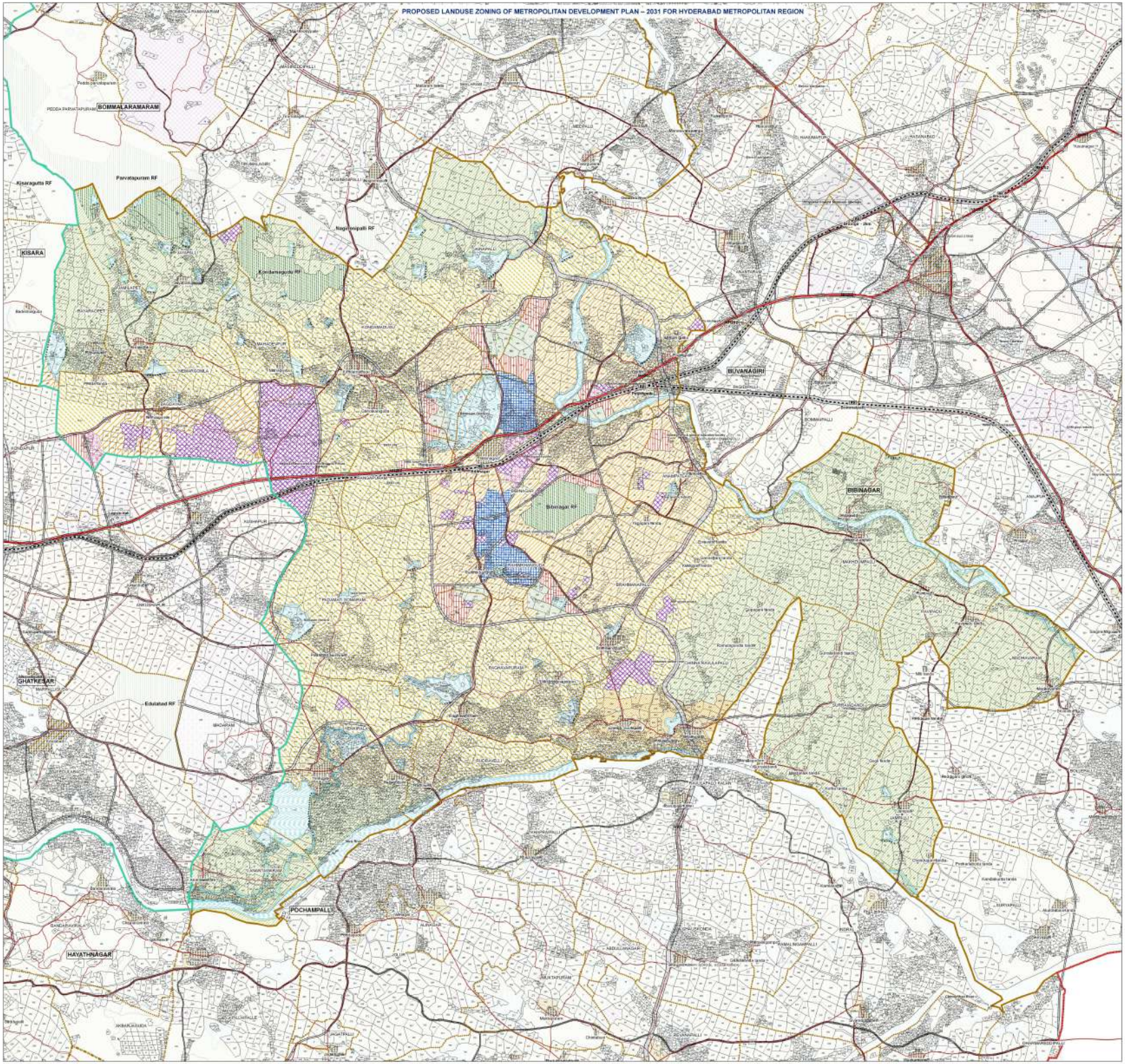

PROPOSED LANDUSE AND ROAD NETWORK FOR BIBINAGAR MANDAL NALGONDA DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.XX, MA&UD (L1) DEPARTMENT DATED: XX.XX.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/UNBUILD 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
- ECO CONSERVATION ZONE
- OTHERS

XI. CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

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

Notes:
Boundaries of Survey Nos. are not necessarily of the land.
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Administrative boundaries are as per village notification data, may be relevant to be and notified Master Plans.
Land use proposals and Zoning and Development Promotion Regulations are subjected to restrictions on development activities in the Flood Zones as per the Flood Plain Regulations for the Notified Master Plans – HMDA and GWMC are applicable where Flood Zones are identified.
The Flood Zones are Zone – Buffer along lakes, canals, streams and other water bodies shall be as per standard at the allowance and specifications earmarked in the GOs.
The Flood Plain Zones and Flood Plain Zone Protection Regulations for the Notified Master Plans – HMDA and GWMC are applicable where Flood Zones are identified.
Permissions granted for residential, institutional and industrial use and spaces by HMDA, GTCP and other APAs prior to the notification of the Master Plan shall be valid for the period of permission granted by the APAs.
Land use proposals for the undeveloped areas in HMDA in respect of peripheral areas (Villages) of GHMC/Municipalities/Municipal Corporations are indicative only.
Cadastral information provided in the base map is as per records made available by GHMC/ Survey and Land Records and other concerned departments. Hence, the boundaries indicated in the base map may not be relied upon for any legal purposes. Land use proposals in respect of these areas will be finalised after the detailed survey is conducted by GHMC.
Heritage buildings and precincts are suggested in the regulations prescribed by the relevant Authorities / Govt. bodies / & if unknown finds are found during excavation.
Change of Land use (CLU) by the Government in the notified Master Plans, notified immediately prior to notification of the plan, will prevail over the land use proposed in this Plan.
The Outer Ring Road (ORR) is indicative only and the alignment and junction details should be finalised as per the concerned agency and by taking measurements on ground.
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 different.
Location of Fire Stations, Police Stations, Hospitals, Schools, Post Offices, Electric Sub-Stations, Water Supply Installations, Community Halls, Local Shopping Centres, Bus Depots, Bus Terminals, Parks, Playgrounds, Cremation / Burial Grounds, Solid Waste Disposal Sites, Sewerage Treatment Plants, Nurseries, Informal Sector Activities, Slum Pockets, Religious Structures, Public Utilities, Amenities, Recreational Facilities, Tourist Spots, Water Bodies, Forest Areas, Agricultural Areas, Mineral Areas, Quarries, Stone Crushers, Brick Kilns, Cottage Industries, Petrol Bunks, Gas Godowns, Gas Agencies, Cinema Theatres, Malls, Multiplexes, Star Hotels, Resorts, Convention Centres, Hotels, Lodges, Guest Houses, Dharmashalas, Old Age Homes, Orphanages, Rehabilitation Centres, Old Age Homes, Orphanages, Rehabilitation Centres, Old Age Homes, Orphanages, Rehabilitation Centres