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

PROPOSED LANDUSE AND ROAD NETWORK FOR PATANCHERUVU MANDAL MEDAK DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.Ms.NO.29, MA&UD (U1) DEPARTMENT DATED 24-01-2013

LEGEND

REFERENCE

- HMDA BOUNDARY
- ERSTWHILE HUDA BOUNDARY
- ERSTWHILE HMDA 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 (GROUND FURNISHERE OF WATERBODIES)
- HIMAYATH SAGAR APPORESTATION ZONE

VIII.WATER BODIES
- WATER BODIES (RIVERS, NALAS, RESERVOIRS AND KUNTAS)

IX.FOREST
- FOREST ZONE

X.SPECIAL RESERVATIONS
- HERITAGE BUILDINGS AND PRECINCTS
- DEFENCE / MILITARY LANDS
- ING CONSERVATION ZONE (HYDRA G.O.Ms. No. 1, 24/05/2016 (G.O. 168)
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

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

Notes:

Broad outlined proposed land use and not changing of the land.

Land use shown on the map is for the year 2031.

Non conforming use as on the village revenue map, the material is to be and verified Master Plans.

Land use proposals and Zoning and Development Promotion Regulations are subjected to restrictions or amendments as follows in the Hyderabad Urban Development Authority (HUDA) Act, Hyderabad Metropolitan Development Authority (HMDA) Act, The Civil Code, Water Bodies, Lakes, Tanks, Rivers, Canals and other water bodies shall be as per Hydraulic Curve wherever not specifically demarcated in the plan.

Land use proposals and Zoning and Development Promotion Regulations for the Notified Master Plans – HMDA and DPMC are applicable unless made effective by the state Government.

Permission granted for residential, commercial and industrial use and issuance HMDA, DTCP and ARAC cannot be the indication of this land use proposals and Zoning and Development Promotion Regulations.

Land use proposals are subjected to HMDA board of detailed images (DMS) – LMS & CARTOSAT-1.

Detailed information provided in the base map is as per records made available by GHMC Bonds and Land Revenue and other concerned Authorities. Land use proposals are subjected to Court Orders (GO) and other Statutory Authorities.

Boundaries of the Zones are approximate and are subjected to the regulations prescribed by the relevant Notifications / Court Orders / GO wherever applicable.

Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Notifications / Court Orders / GO wherever applicable.

Changes of Land use method by the Zone wise is the vertical Master Plans, certified immediately prior to notification of this plan, are passed under the Land Use proposed in this Plan.

Land use shown on the map is for the year 2031 and the alignment and junction details shown are indicative and shall be treated as the indicative and are subject to implementation ground.

Boundary of the locations are as per Survey of India records and are indicative. Land usage of the areas / zone in reserve records may be treated as indicative.

Addition of roads and alignment of roads are subject to the results of concerned authorities.

Road boundaries shall be determined as per the Road department records and shall prevail over the Master Plan proposals in case of any discrepancy.

APO, HMDA

PO, HMDA

Planning Consultant, HMDA

Commissioner, HMDA

Senior Urban Planning Consultant, HMDA

Metropolitan Commissioner, HMDA

SCALE 1:25,000

LOCATION MAP

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Prepared For

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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