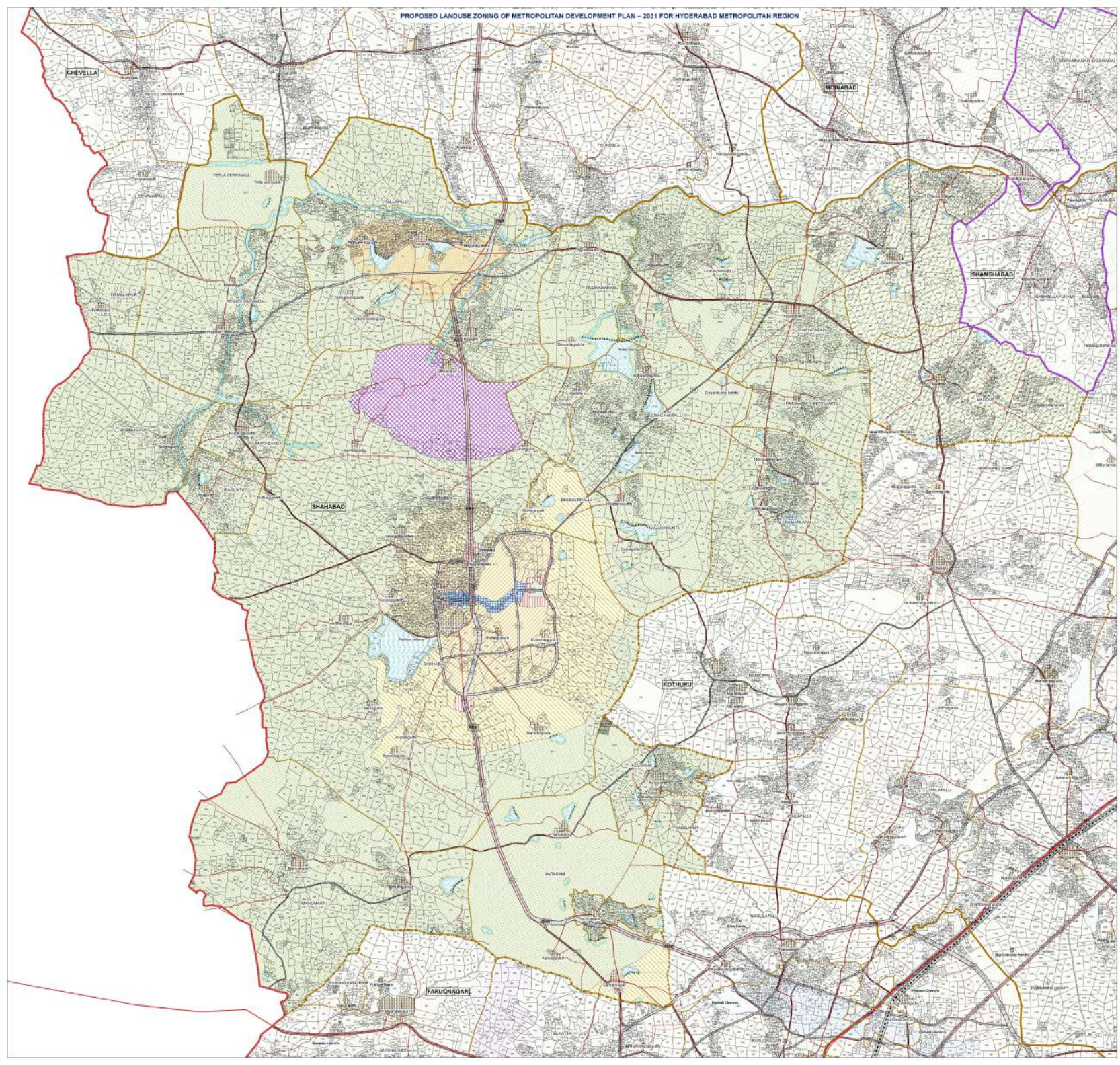

PROPOSED LANDUSE AND ROAD NETWORK FOR SHAHBAD MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.33, MA&UD (U1) DEPARTMENT DATED 04.02.2013

LEGEND

REFERENCE

- HMDA BOUNDARY
- CRDA/TWLHE 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)
- HAIMAVTH NAGAR APPROPRIATION 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

Note:

When official proposed land use plan and road network of the land
Acquired under Land Pooling Scheme is not available,
Non-notified residential and mixed use Village cluster Lands, the relevant G.O.s and notified Master Plans
Land use proposals and Zoning and Development Promotion Regulations are adopted to restrictions of development activities in
the Outer Ring Road (ORR) Influence Area, Regional Ring Road (RRR) Influence Area, Hyderabad Metropolitan Region (HMR) and
the Outer Green Belt Area - Buffer Valley lands, parts, forests, environmental and other studies shall be as per relevant G.Os wherever
not specifically mentioned in this plan.
The Land Use Proposals and Zoning and Development Regulations for the notified Master Plans – Hobli and VVMC are applicable unless
stated otherwise in this plan & regulations.
The land use proposals for residential, institutional and industrial use and layouts by HMDA, DTCP and VVMC and to the notification of the
Master Plan for Hobli and VVMC and Zoning and Development Regulations.
Land use in detail for the extended area of HMDA is based on satellite imagery (2009 – LISS III & CARTOSAT-1)
Detailed information provided in the base map is as per records made available by CDS, Survey and Land Records and other concerned
Departments. The Land Use Proposals are worked out as per the relevant records as made available to them and are subject to
Joint Survey Commissioner, HMDA.
Heritage buildings and precincts are subjected to the regulations prescribed by the relevant Notification / Govt. Orders / G.O wherever
applicable in this plan.
Change of Land Use(s) proposed by the Government in the notified Master Plans, shall be immediately prior to notification of this plan, will
prevail over the Land Use proposed in this Plan.
The Land Use Proposals in this Plan are in conformity with the alignment and junction details shown as indicative and shall be treated as
per the project plans and as and when implemented on ground.
Names of the localities are as per survey of India records and are indicative. Local usage of the same / name in revenue records may be
different.
Boundaries of various settlements shall be as per the records of concerned authorities.
Public purposes shall be indicated as per the broad department needs and shall prevail over the Master Plan proposals, in case of
discrepancy.

APO, HMDA | PO, HMDA | Planning Consultant, 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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