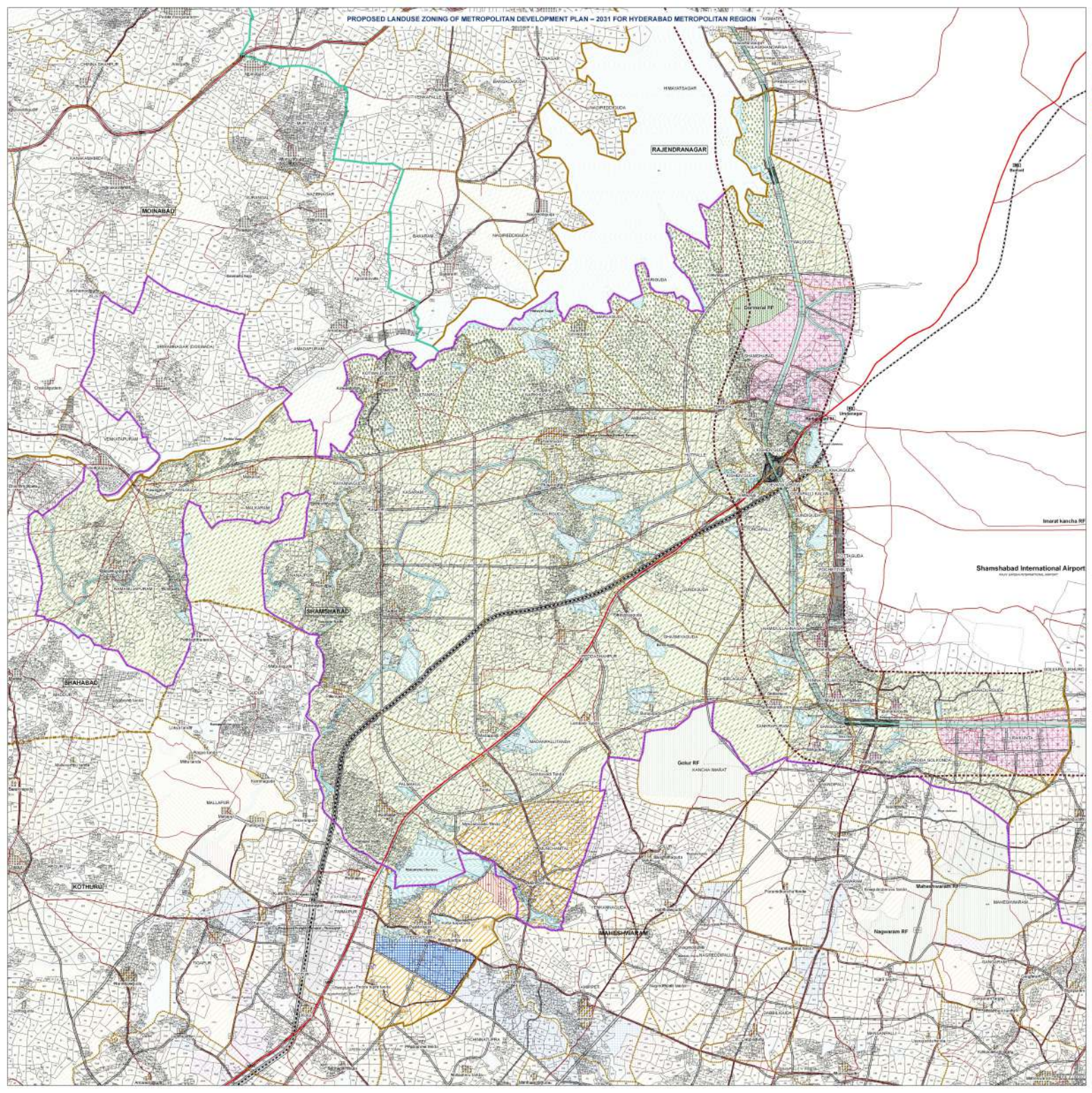

PROPOSED LANDUSE AND ROAD NETWORK FOR SHAMSHABAD MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.50, MA&UD (J1) DEPARTMENT, DATED 24.01.2013

LEGEND

REFERENCE

- HMDA BOUNDARY
- ERSTWHILE KUDA BOUNDARY
- ERSTWHILE HADA BOUNDARY
- GHMC/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
- HAMLET
- 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
  - OTHERS
- XI.CONSERVATION (AGRICULTURE)
  - CONSERVATION USE ZONE
- XII.TRAFFIC AND TRANSPORTATION
  - ROADS
  - RAILWAYS / RAILWAY STATIONS
  - BUS DEPOTS, PASSENGER / FREIGHT TERMINALS
  - AIRPORTS

Note: Initial proposed and saucerized ownership of the land.
Floor width is the road errand in the redevelopment.
Development Control Regulations for Hyderabad Metro Area: For Area(s) Ex and notified Master Plans
Land use changes and Permission for Redevelopment Units: For Area(s) Ex and notified Master Plans
Development Control Regulations for Hyderabad Metropolitan Development Authority Area: For Area(s) Ex and notified Master Plans
Regulations Zoning & Development Promotion Regulations for the Notified Master Plans – HADA and GHMC and applicable Urban Development Authority Area: For Area(s) Ex and notified Master Plans
The Land use pattern is for residential, commercial and industrial use envisaged by HMDA. Efforts will be made by the utilization Action Master Plan and annual preparation of the proposed general land use.
Land use changes and permission for Redevelopment Units: For Area(s) Ex and notified Master Plans
Industrial information prepared by the Area Plans as per norms made available by GoAP, Survey and Land Records and the commercial developments. The cadastral boundaries and numbers should be read with revenue records and corrections if any shall be viewed with reference to revenue records.
Heritage buildings as per norms and assigned to the tag names prescribed by the relevant Notifications. Grant Number / G.O.Ms.No. on agricultural lands mentioned.
Land use changes shall be as per the Government in the notified Master Plans, conditions/modalities and Accreditation of the plan will prevail over the norms and standard mentioned here.
Outer Ring Road is a project under implementation and the alignment and junction details shown are indicative and shall be finalized on completion of the detailed engineering and design.
Any part of the land falling in Valley Zone, Buffer Zone, Lake Bund, Lake Foreshore, Lake Canal, Lake Feeder Channel, Lake Sewage Farm, Nala, Flood Plain, Water Bodies and Forest Land shall be developed as per the norms of Irrigation Department, Forest Department, Pollution Control Board and other Statutory Authorities.
Any other Government Departments/Statutory establishments shall be as per the records of concerned authorities.
Public Transportation shall be reinforced as per the Public Department records and other proposals 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

SCALE 1:25,000

LOCATION MAP

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HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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