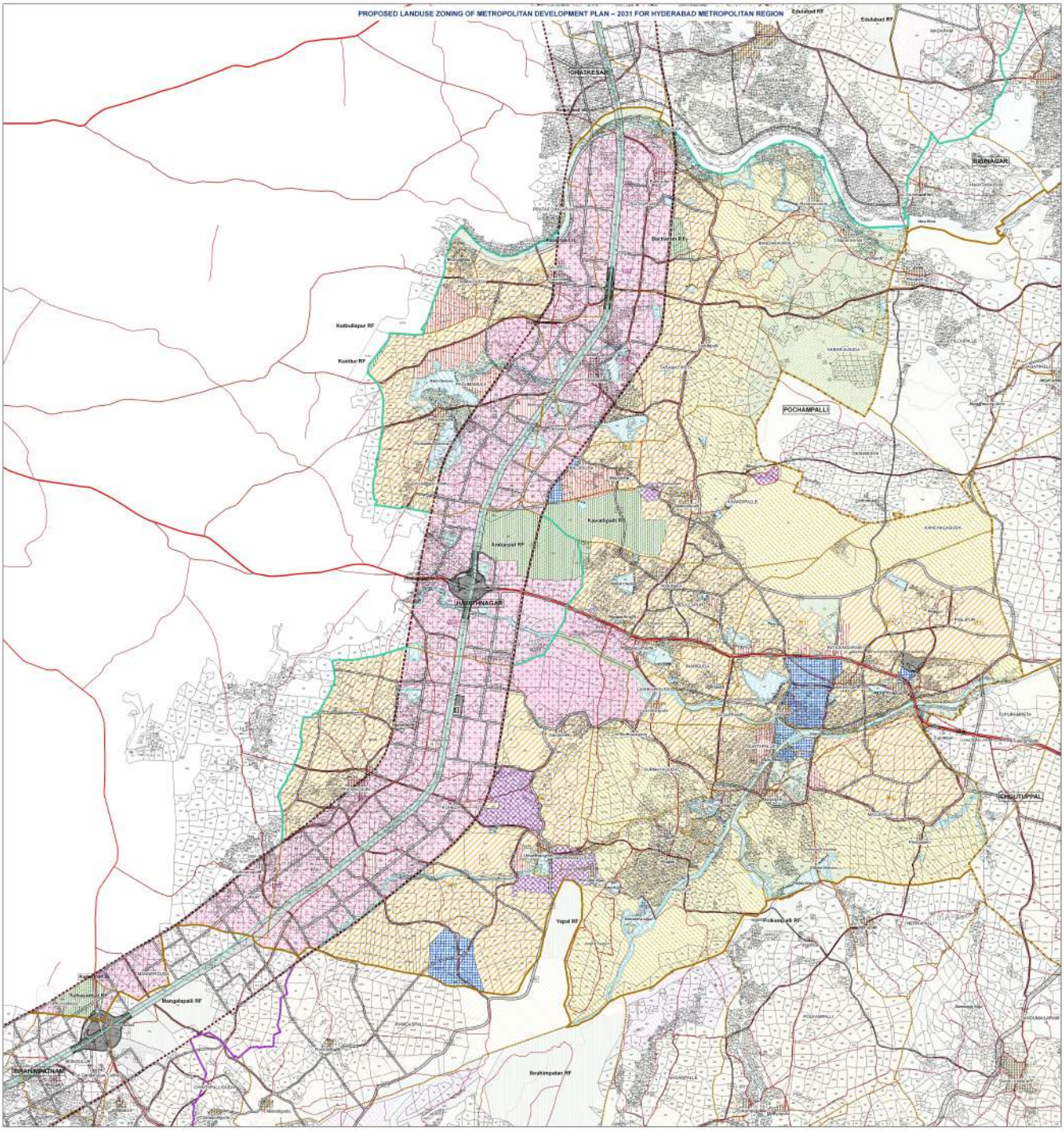

PROPOSED LANDUSE AND ROAD NETWORK FOR HAYATHNAGAR MANDAL RANGAREDDY DISTRICT

APPROVED BY GOVERNMENT VIDE G.O.MS.NO.33, MA&UD, G.T. DEPARTMENT DATED 24.01.2019

LEGEND

REFERENCE

- HMDA BOUNDARY
- ERSTWHILE MUDA BOUNDARY
- DPR OC BOUNDARY
- DISTRICT BOUNDARY
- MANDAL BOUNDARY
- VILLAGE BOUNDARY
- CADASTRAL BOUNDARY
- RAILWAY LINE
- NATIONAL HIGHWAYS
- STATE HIGHWAYS
- OUTER RING ROAD
- MAJOR ROADS
- RURAL ROADS
- KACHA ROADS
- TOWNSOUND
- DRAINAGE LINE

PROPOSED LANDUSE ZONING

I.RESIDENTIAL USE ZONE
- RESIDENTIAL USE ZONE-I (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 FOREBAYS OF RWS PROJECTS)
- HMAYATH SAGAR AFFORESTATION 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
- EIO CONSERVATION ZONE
- OTHERS

XI.CONSERVATION (AGRICULTURE)
- CONSERVATION USE ZONE

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

Note:

Major urban infrastructure and services are not provided in the area.

Land use shown in the map is indicative in nature.

Permissible building as per all the applicable bye-laws mentioned in Zonal wise Master Plans/ Local area plans and Building and Development Promotion Regulations are subjected to satisfaction of development activities in the area. Land use shown in the map is not to be considered as permission for development activities.

The Open Spaces, Sub Zone, Buffer zone, lakes, canals, streams, nala and other water bodies shown as per Master Plan is indicative in nature. Actual boundaries of these shall be as per ground conditions.

Respective Municipal Development Promotion Regulations for the Metropolitan Area, - Urban and Rural Areas are applicable unless specified otherwise.

Commercial use permitted in residential zones and vice versa are as per Municipal Development Promotion Regulations (MDPR), GO Ms.No.168 MA, and some exemptions of this Master Plan are based on respective municipal development regulations.

Land use shown in the map is not to be considered as permission for development activities. Actual land use shall be as per approved Layout Plan/ Building Permission/ Development Permission. The applicant/developer and contractor should be read with revenue records and technical study shall be dealt with as per the applicable rules and regulations.

Heritage buildings and precincts are protected in the respective municipalities by the relevant Authorities / Local Bodies / Conservation Committees and shall be dealt with as per the rules and regulations.

Change of land use shall be carried out by the Government in the notified Master Plans, unless mentioned prior to notification of the plan, and shall be given due consideration.

Land use shown in the map is indicative in nature. Actual land use shall be as per approved layout details unless and indefinite and shall be treated as per the project norms and as being implemented on ground.

Land use shown in the map is not to be considered as permission for development activities.

Jurisdiction of various establishments shall be as per the records of revenue authorities.

Land use shown in the map is not to be considered as permission for development activities.

Prepared by

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Senior Urban Planning Consultant, HMDA

Metropolitan Commissioner, HMDA

SCALE 1:25,000

LOCATION MAP

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Prepared for

hmda Growing Global

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

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