

The Metropolitan Development Plan-2031 for Hyderabad Metropolitan Region along with Zoning and Development Promotion Regulations has been sanctioned by the Government vide G.O.Ms.No.33, MA & UD Dept., dt.24.01.2013. The Metropolitan Development Plan-2031 for Hyderabad Metropolitan Region has been displayed in HMDA Office, Tarnaka, Secunderabad. The Metropolitan Development Plan -2031 along with Zoning and Development Promotion Regulations will also be made available for sale in soft copy within a few days.

The Metropolitan Development Plan-2031 for Hyderabad Metropolitan Regional can also be viewed on HMDA website www.hmda.gov.in.

The salient features of Metropolitan Development Plan for Hyderabad Metropolitan Region for

- The Metropolitan Development Plan -2031 (5965 Sq.Kms) includes the following.
 - a) Extended area of HMDA of 5018 Sq.Kms.
 - b) Modification of ORRGC Master Plan (330 Sq.Kms) earlier notified vide G.O.Ms.No.470 MA dt:09.07.2008.
 - c) Modification of Part of Erstwhile HUDA Area outside Outer Ring Road Growth Corridor (432 Sq.Kms) earlier notified vide G.O.Ms.No.288 MA dt:03.04.2008.
 - d) Modification of Part Hyderabad Airport Development Authority Master Plan, outside Outer Ring Road Growth Corridor (185 Sq.Kms) earlier notified vide G.O.Ms.No.287 MA dt:03.04.2008.
 - e) Modification of the Master Plan for Bhongiri notified vide G.O.Ms.No.242 MA dt:11.05.1989.
 - f) Modification of the Master Plan for Sangareddy notified vide G.O.Ms.No.32 MA dt:12.01.1988.

The Metropolitan Development Plan -2031 is covered by 35 Mandals in 4 Districts as follows:

RANGA REDDY DISTRICT		MEDAK DISTRICT	NALGONDA DISTRICT
1) Shankarpally	10) Ibrahimpatnam (Part)	1) Tupran	1) Choutuppal
2) Medchal (Prt)	11) Kandukur	2) Wargal	2) Bibinagar
3) Shamirpet (Part)	12) Yacharam (Part)	3) Shivampet	3) Bhongir
4) Hayathnagar (part)	13) Manchal (part)	4) Jinnaram	4) Bommaramaram
5) Moinabad	14) Ghatkesar (Part)	5) Narsapur	5) Pochampally
6) Chevella	15) Keesara (Part)	6) Patancheruvu (part)	MAHABOBNAGAR DISTRICT
7) Shabad	16) Quthubullapur (Part)	7) Mulugu	
8) Shamshabad (Part)	17) Rajendranagar (Part)	8) Hathnoor (Part)	1) Kothur
9) Maheshwaram (part)	18) Serilingampally (Part)	9) Sangareddy	
		10) Ramachandrapuram (Part)	2) Farooqnagar (part)

- The projected population of HMDA area for 2031 is 1.84 crores.
- The Base Map is prepared on the basis of Satellite Image of CARTOSAT-I, LISS-IV Multi spectral data, SOI Topo sheets and Village cadastral maps.
- Environmental Suitability and Land potential analysis was carried out to arrive at suitable land available for development proposals.

▪ **The broad proposed land uses are**

1. Residential, 2. Peri-Urban 3. Commercial 4. Manufacturing 5. Public, Semi-Public facilities and utilities. 6. Multiple 7. Recreation and open space. 8. Water body 9. Forest 10. Special Reservation 11. Conservation (Agriculture) 12. Traffic and Transportation.

- Residential growth is permitted in the areas earmarked for Residential Land Uses (R1, R2, R3 & R4), Commercial, Multiple and in the Peri-Urban use Land Use zones.

R1 - Contiguous Urban area from Outer Ring Road Growth Corridor.(ORRGC) including ORRGC

R2 - Urban Nodes : These are second order developments identified spatially which have the potential to grow and higher levels of facilities are proposed in these pockets;. They are scattered all around in the HMA region and will function as nodal development in the extended area. There are 13 Urban Nodes proposed i.e., 1) Farooqnagar (2) Shabad (3) Chevella (4) Sangareddy (5) Jeedipalle (6) Tupran (7) Bibinagar (8) Buvanagiri (9) Malkapur (10) Choutuppal (11) Ibrahimpatnam (12) Gundelaguda (13) Daudguda.

R3 - Urban Centres: These are third order development centers which cater to the lower order needs of their surrounding hinterland and function as Growth Centers. They are proposed all around the region. For These centres detailed urban plans are to be prepared. There are 46 urban centres proposed. They are (1) Mogalgidda (2) Chegur (3) Tadlapalle (4) Kanduwada (5) Aloor (6) Dhobipet (7) samailkhanpet (8) Chintalcheru (9) Daulatabad (10) Narsapur (11) Gummadidala (12) Shivampet (13) Donthi (14) Mentur (15) Wargal (16) Mulugu (17) Turkapalle (18) Markoor (19) Kothial (20) Cheekatimamidi (21) Bommalararam (22) Maryala (23) Chinaravallapalle (24) Pochampally (25) Nelapatla (26) Chinnakondur (27) Panthangi (28) Dandumailaram (29) Manchal (30) Gungal (31) Yacharam (32) Mikhanpet (33) Kandukur (34) Rachlur (35) Yeliminedu (36) Manyaguda (37) Polkampally (38) Khanapur (39) Subhanpur (40) Tummalor (41) Dayyalatanda (42) Lemoor (43) Tangadapally (44) Dharmavaram (45) Vilapally. 46) Malkapur.

R4 - Rural Settlements – It comprises the fourth order in the urban hierarchy. These are settlements of rural character, which provide basic social amenities and

physical infrastructure. 300 mtrs wide belt outside the village settlement i.e., 300 mtrs from Gram Kantam boundary shall be treated as “Residential (R4) Zone”

- The Peri-Urban Land Use is earmarked as a belt of about 1Km to 1.5 Km all along the (R1) i.e., Urban Areas Contiguous to ORRGC and (R2) i.e., Urban Nodes to act as a continuum between Urbanizable and rural areas. Low intense building activities with less ground coverage is permissible in this Peri-Urban Zone.

In this zone buildings are is allowed with ground coverage not exceeding 25% with 18 Mtrs & 15 Mtrs height restriction for Residential and Non-Residential uses respectively. In Peri-Urban Use Zone other uses allowed are Holiday Resorts, Film Studios, Recreational outdoor activity, Institution activity, specified parks etc.

- The Passenger and Freight Terminal location as identified by South Central Railways are as follows:

Passenger Terminal

1. Manoharabad
Parkibanda (V) of Shivampet (M), Manoharabad (V) & Jeedipalli (V) of Tupran (M) of Medak (D).
2. Edulanagulapalli
Velmula (V), and Edulanagulapalli (V) of R.C.Puram (M), Medak (D)

Freight Terminal

1. Ravulapalli
Ravulapalli Kalan (V), Shankerpalli (M), Ranga Reddy (D),

Passenger-Cum-Freight Terminals

1. Timmapur
Timmapur (V) and Kothur (V), of Kothur (M), Mahaboobnagar (D).
2. Bhuvanagiri
Hanmapur (V), Bhuvanagiri (V) and Anantharam (V) of Bhuvanagiri (M) of Nalgonda (D).

- **Special condition for Railways.**

If within 3 years (from the date of notification of the final plan) the Railway Authorities are not in a position to complete technical feasibility, arrive at the design of the terminals and commence acquisition of the land, the Government and HMDA will relook / revisit the proposals and examine the issue afresh.

To promote integrated township and promote investment Residential Township Development in Conservation (Agriculture) Use Zone can be permitted, subject to condition that the proposed area for development is minimum 100 Hec and is accessed by 80' wide road. Detailed guidelines are under preparation and will be issued separately.

- In the Metropolitan Development Plan, 209 Sq.Kms has been earmarked for Industrial Use as per suggestions of APIIC and the need of the industry.
- The Multiple Use Zone / Special Development Use Zone has been continued in the ORRGc i.e., 1 Km belt on either side of ORR as originally planned and notified vide G.O.Ms.No.470 MA dt: 09.07.2008.
- **Logistic Hubs for Truck Terminals/ Bus Terminals/ other facilities in Logistic hubs have been proposed at:**
 1. Edulabad (V), Ghatkesar (M), Ranga Reddy (D).
 2. Somaram (V), Medchal (M), Ranga Reddy (D).
 3. Munirabad (V), Medchal (M), Ranga Reddy (D).
 4. Kollur (V), R.C.Puram (M), Medak (D).
 5. Koheda (V), Hayathnagar (M), Ranga Reddy (D).
 6. Hamedullanagar (V), Rasheedguda (V), Gollapally Kalan (V), Shamshabad (M), Ranga Reddy (D)
 7. Aushapur (V), Ghatkesar (M), Ranga Reddy (D).
 8. Mangalpally (V), Ibrahimpatnam (M), Ranga Reddy (D).
 9. Thimmapur (V), Kothur (M), Mahaboobnagar (D).
 10. Batasingaram (V), Hayathnagar (M), Ranga Reddy (D)
 11. Rudraram (V), Patancheruvu (M), Medak (D).
 12. Fatepur (V), Shankerpally (M), Ranga Reddy (D).
- Regional Ring Road (RRR) is proposed for a distance of 287 Sq.Kms and the width of the road is 90 Mtrs. This RRR connects 8 Urban Nodes viz. Tupran, Bibinagar, Chevella, Farooqnagar, Gundelaguda, Ibrahimpatnam, Malkapur and Shabad. It also connects 13 Urban Centres Viz. Ravulapalli Kalan/ Chinna Ravulapalli (Bibinagar Mandal), Bommallaramaram, Daulatabad, (Hatnoor Mandal), Dandumailaram (Ibrahimpatnam Mandal), Gummadidala (Jinnaram Mandal), Rachlur (Kandukur Mandal), Kothial(Mulugu), Narsapur, Pochampally, Ismailkhanpet (Sangareddy Mandal), Tellapur (Shabad Mandal), Shivampet, and Wargal.
- Areas notified under G.O.Ms.No.111 and other ecologically sensitive areas have been preserved.
- Water Bodies and Forest areas have been indicated in the Development Plan.
- IT/ITES are permitted in R1/R2/Commercial/Manufacturing/ Multiple Use Zones etc.,
- Under special reservation use Zone, Heritage Buildings & Precincts, Defense/Military lands and Bio Conservation Zone have been indicated
- **Zoning Development and Promotion Regulations** have also been issued along with the Development Plan. They consist of (a) Zoning and activities Regulations (b) Land Development related stipulations (c) Development schemes and circulation network pattern and (D) Building and site development stipulations.