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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(PLG.II)

NEELAGIRI URBAN DEVELOPMENT AUTHORITY (NUDA), NALGONDA – MASTER PLAN – 2041
FOR NALGONDA MUNICIPALITY i.e., PART OF NUDA TO AN EXTENT OF 107.48 Sq. Kms –
APPROVED.

[G.O.Ms. No. 17, Municipal Administration & Urban Development (Plg.II), 28th January, 2025.]



MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Annexure to G.O. Ms. No. 17, MA&UD (Plg.II) Department, Dated 28-01-2025)

MASTER PLAN-2041
FOR NALGONDA MUNICIPALITY i.e., Part of
NEELAGIRI URBAN DEVELOPMENT AUTHORITY (NUDA),
NALGONDA

LAND USE ZONING & DEVELOPMENT PROMOTION REGULATIONS

APPENDIX

In exercise of the powers conferred by Section 9 of the Telangana Urban Areas (Development) Act, 1975 of the Government of Telangana hereby approve the Master Plan-2041, along with Land Use Zoning & General Development Promotion Regulations subject to condition that the Building Rules shall be as per the G.O.Ms.No.168 Dated: 07.04.2012 its subsequent amendments & layout rules shall be as per the G.O.Ms.No.105 MA&UD Dt:05.07.2021 and its subsequent amendments, respectively. The Master Plan-2041 along with the Land Use Zoning & General Development Promotion Regulations shall come into force from date of its publication in the Gazette.

A copy of the Master Plan-2041 along with land Use Zoning & Development Promotion Regulations specified in Annexure to this order is kept open for inspection by the public at the NUDA Office and prominent places from the date of the publication of the Notification in the Telangana Gazette.

The following are Land Use Zoning & General Development Promotion Regulations published as part of the Master Plan-2041 for Nalgonda Municipality i.e., part of NUDA to extent of 107.48 Sq.Kms.

1. LAND USE ZONING REGULATIONS**APPLICABILITY**

1. The Land Use Zoning Regulations shall be applicable for Nalgonda Municipality, i.e., part of NUDA, Nalgonda to an extent of 107.48 Sq.Kms. except otherwise mentioned in these regulations.
2. No development activity like layout, land pooling scheme, building activity or use of any land shall be permitted unless these are in conformity with the Master Plan land use, circulation network and the zoning of the uses and activities as given in this section and the building site requirements as given in these regulations.
3. These regulations however will not prohibit the continuance of existing uses of lands and buildings that have been lawfully established and have a valid development permission from Competent Authority prior to the coming into force of the Master Plan and these Zoning and Development Promotion regulations, provided that no expansion of the existing non-conforming use or activity shall be permissible.
4. All the layouts approved by DTCP/District layout approved committee headed by District Collector, Nalgonda, Vice chairperson, NUDA, Nalgonda or plots / layouts regularized by NUDA /Competent authority prior to these regulations and change of land use affected by Government in the immediate preceding notified Master Plan from time to time shall continue to prevail irrespective of the land use zone proposed in the Development Plan -2041.

1.1 USES PERMISSIBLE IN VARIOUS LAND USE ZONES

- a) in each use zone in the Master Plan area the following regulations specify:
 - i. Uses that are permissible and;
 - ii. Uses that are prohibited entirely.
- b) These regulations shall guide the grant or refusal of the permission and shall be enforceable by the Development Authorities and the Local Authorities.
- c) All the new and future widening of streets/roads contemplated in the Master Plan should confirm on the lines shown in the sanctioned Master Plan (Proposed land use map) provided that suitable modifications may be made by the Municipal Council with the previous approval of Competent Authority.
- d) The implementation and enforcement of the Master Plan shall be in accordance with the Zoning Regulations herein prescribed.
- e) The Land Use Zoning Regulations contain the following classification.

Table 1.1.1 Various Land Use Zones

Sl.No	Land Use Category
1	Residential Use Zone
2	Commercial Use Zone
3	Industrial Use Zone
4	Mixed Use Zone
5	Public and Semi-Public Use Zone
5.1	Govt/Semi Govt/ Public Offices/ Govt Land (PS-1)
5.2	Educational & Research (PS-2)
5.3	Medical & Health (PS-3)

5.4	Social, Cultural & Religious (PS-4)
5.5	Cremation & Burial Ground / Graveyard (PS-5)
6	Green Cover
6.1	Buffer
6.2	Recreational (Parks, Playground & Open Spaces)
7	Transportation and Communication Use Zone
8	Urbanisable Use Zone
9	Agriculture Use Zone
10	Environmental / Special Land Use Zone
10.1	Historical/Heritage Conservation Zone
10.2	Water Bodies
10.3	Hillocks
10.4	Mining
10.5	Forest

f) Uses permissible and prohibited in various land use zones are described below.

1.2 RESIDENTIAL USE ZONE

The various uses permitted and prohibited in Residential Use Zone are as mentioned in the following table.

Table.1.2.1 Residential Zone Uses Permitted and Uses Prohibited

Sl.No	Uses Permitted	Uses Prohibited
1	All types of Residential building, Group Housing/ Apartment Complexes	Gas Godown
2	Mixed use buildings provided that Non-Residential use shall not be more than plinth area of 20 sq.mt., Non-Residential use shall include only convenience shopping and doctor's clinics and professional offices. Not allowed in plots in Approved Residential layouts.	Hospital
3	Libraries/ Reading rooms	Hotel with Lodging and Boarding facilities
4	Banks	Marriage Hall/Multipurpose Hall/ Community Centres/Kalyana Mandapams /Function Halls
5	Boarding Home/ Dormitories/ Hostels/ Paying guest	Multiplex Complex / Cinema Theatres
6	Bus Bays and Local Bus Stand	Private and Public Offices
7	Clinics/Diagnostic Centres/Dispensary	Entertainment Clubs and Liquor Bars/Restaurants
8	Community Centre without commercial activity	Professional Colleges (Engineering, Pharmacy, Medical, Agricultural Sciences, Etc.) And Polytechnics, Medical Institutions Campuses
9	Community Halls which belong to Govt./Local Body	Wholesale Establishment / Market/Wholesale commercial Activity and Shops
10	Computer Software Units/IT & ITES as per IT Policy of the Government	Agro based industries (rice mill, poha mill, saw mill, fruit pulp and canning etc.)

Sl.No	Uses Permitted	Uses Prohibited
11	Cottage and Other Industries up to 5 HPEM with a maximum limit of 5 employees, Oil rotary up to 5 HPEM	Amphitheatre/ Open Air Theatre
12	Crematorium /Burial Ground	Amusement Park/specialized theme Park
13	Cultural and Philanthropic Associations of Non-Commercial Nature	Brick Kiln
14	Cultural Facilities (Dance/Drama theatre, Art Centre), Auditoriums	Cold storage
15	Customary Home Occupations	Convention Centre, Exhibition Centre
16	Dharma Salas	Farming/ Floriculture/Green House/ Horticulture/ Orchards/Plantation
17	Dispensary Doctor's Clinic /Advocate /Architect/Professional Office. Total of them not exceeding 40sq. m in floor area in independent residential premises	Fishing/ aquaculture and allied activities
18	Electric Sub-Stations	Indoor Stadium, Race Course, Golf Course, Sports Stadium, Sports Training Centre
19	Fire Stations	Jail, Rehabilitation centres other than Hospitals/ Nursing homes
20	Flour mills up to 10 HPEM	Manufacturing Industry & all Industries
21	Games facilities both indoor and outdoor/Play Fields and Playgrounds/Internet cafes	Museum/ Planetarium
22	Gardens / Nurseries / Parks / Tot-lots	R&D Centre
23	Government (Centre & State) / Semi-Government / Local Body Offices	RTO Office
24	Group housing / Group Development Scheme	Second Hand Junk goods and Junk yards
25	Gymnasium/Meditation/Yoga centres	Sewerage Treatment Plant, Solid waste disposal and treatment sites/ Landfills
26	Schools	Slaughter house
27	Junior College	Sound recording, dubbing studio
28	Retail Shops/Convenient Shops (if within independent residential premises total area should not exceed 20 sq. m), Ration Shop, Retail shops shall be allowed on existing 9m road width within the old / existing built-up areas / congested areas / settlement / gram khantam abadi as notified by Nalgonda Municipality time to time	Storage of gas cylinders
29	Multi-level Parking	TV/Film studio/Post production activities
30	Night Shelters	Veterinary Hospital, Super Specialty hospital
31	Nursing Homes/Primary Health Centre with not more than 20 beds / Diagnostic Centre	Workshop for buses and Trucks
32	Old age Homes/Orphanages	Zoological Garden, Botanical Gardens

Sl.No	Uses Permitted	Uses Prohibited
33	Piped Gas Control station/LPG show room for sale & distribution without storage and godown	
34	Professional Establishments/ Offices	
35	Public Conveniences/Public Utility Buildings (water pumping stations, Command & Control Centres)	
36	Public facility and Service buildings which include post offices, courier offices, police stations, Telegraph offices, e-seva centres, mobile phones service providers facilities	
37	Public Toilet	
38	Religious/ Worship Places	
39	Residential Buildings - Apartments/Service Apartments/Staff Quarters/ Guest houses	
40	Residential Township / Gated Community	
41	Swimming Pools	
42	Taxi/Auto Rickshaw Stand.	
43	Telephone Exchanges	
44	Tourism Based Recreational Activities	
45	Weekly Markets/Informal Markets	
46	Well/Tube well/Ground/Elevated/High Level Water Reservoir	
47	Bus Depot & Terminus	
48	Fuel Filling Station/Petrol/Gas/ Diesel/ Bio Diesel. With service station	
49	Afforestation and plantation	

1.3 COMMERCIAL USE ZONE

The various uses permitted and prohibited in Commercial Use Zone are as mentioned in the following table.

Table.1.3.1 Commercial Zone Uses Permitted and Uses Prohibited

Sl.No	Uses Permitted	Uses Prohibited
1	All uses as per Residential Use zone (as per 1.2)	Contractors Plant (All Types)
2	Amphitheatre /Open Air Theatre	Brick Kiln
3	Amusement Park	Farming/Horticulture/Floriculture /Nursery/Green Houses/Plantation/Orchards
4	Auditorium	Fishing/aquaculture and allied activities
5	Automobiles show Room	Jail
6	Bakeries/Confectioneries/Restaurants	Manufacturing Industry, Hazardous and extractive industries and all types Industries
7	Banks/Financial Institutions / Stock Exchanges	Poultry/Dairy/Apiculture/Piggery and other Animal Husbandry
8	Bus Bays & Local Bus Stand	Quarrying & Mining of stones, sand and clay
9	Bus Depots and Bus timings	Second Hand Junk goods and Junk yards

Sl.No	Uses Permitted	Uses Prohibited
10	Clinics nursing homes not treating contagious diseases or mental patients/Dispensary/Diagnostic Centres	Service Industries not exceeding installation of 100HPEM
11	Club house	Sewerage Treatment Plant, Solid waste disposal and treatment sites/Landfills
12	Coal & Timber Storage	Slaughter House
13	Coffee grinder	Storage for perishable and inflammable goods
14	Computer/other tutorial and training institutions	Zoological Garden, Botanical Gardens
15	Convention Centres	
16	Cultural Centres	
17	Electrical Substation	
18	Exhibition Centre	
19	Fire Station/Disaster risk resilience Centre	
20	Flour Mills (All Categories)	
21	Fuel Filling Station/Petrol/Gas/Diesel/Bio Diesel without service station	
22	Garden, Parks, Tot lots	
23	Gymnasium/meditation/Yoga Centers	
24	Hospitals with 200 beds/Super Specialty hospital	
25	Hostels	
26	Hotels with Boarding and Lodging facilities	
27	IT & ITES, IT Parks, Back offices	
28	Jetty along navigable water bodies, rivers, canals, sea	
29	Lathe & Welding Machine	
30	Libraries	
31	Local State and Central Government offices	
32	Logistic Park/Ware houses/CFS-Container Freight Station	
33	Market/Weekly Bazaar	
34	Marriage halls/Kalyanamandapams/Function Halls	
35	Multi-level Parking/Open Parking	
36	Non-polluting Industries	
37	Nursery School, Pre-primary and crèche	
38	Oil Rotaries and Printing press not exceeding 20 HPEM	
39	Petrol/Diesel/Gas filling stations with garage and servicing facility	
40	Piped Gas Control station/Sale & Distribution of LPG without Godown/storage	
41	Playgrounds	
42	Police Outpost and Police Station	
43	Professional Establishments/Officer	
44	Public Assembly Halls	
45	Public Utility Buildings (Fire stations, Electricity offices, water pumping stations, Command & Control Centres)	
46	Railway/Metro/BRTS Stations/Yards	

Sl.No	Uses Permitted	Uses Prohibited
47	Religious/Worship Places	
48	Residential Use in commercial land Use i.e. Mixed Use in single block is permissible, except for non-compatible uses i.e. public congregation activities such as Banquet halls, Bar& restaurants, theatres etc. and storage activities which are not allowed.	
49	Retail shops/trade and showrooms	
50	RTO	
51	Shopping Mall / Commercial complexes	
52	Social and Welfare Institutions	
53	Sound recording, dubbing studio	
54	Specialised theme park	
55	Sport Stadium/Complex	
56	Swimming pools and other Recreational uses	
57	Taxi/Auto Rickshaw Stand	
58	Truck Parking, Transport terminals and the like for both goods and passengers	
59	TV/Film studio/Post production activities	
60	Veterinary Hospital	
61	Whole Sale business	
62	Whole sale Market	
63	Cinema/Multiplex Complex	
64	Clean and light industries not exceeding 20 HPEM	
65	Cold Storage	
66	Colleges offering Technical, Research and all General Educational courses, Social and Service institutions, Polytechnic Institutions	
67	Commercial entertainment of a transient nature/Circus	
68	Community Centers	
69	Ice Factory	
70	Newspaper offices with printing press	
71	Agro based industries (rice Mill, poha mill, saw mill, fruit pulp and canning etc.) All types with a minimum of 5 employees	
72	Crematorium/Burial Ground	
73	Electronics/Ancillary Industries, Flatted Factories	

1.4 INDUSTRIAL USE ZONE

The various uses permitted and prohibited in Industrial Use Zone are as mentioned in the following table.

Table.1.4.1 Industrial Zone Uses Permitted and Uses Prohibited

Sl.No	Uses Permitted	Uses Prohibited
1	Afforestation and Plantation	All Residential Uses
2	Agro based industries (rice mill, poha mill, saw mill, fruit pulp and canning etc.), All types with a minimum of 5 employees	Airport

Sl.No	Uses Permitted	Uses Prohibited
3	All types of Light Industries and Clean Industries not exceeding 100 HPEM and Flatted Factories	Amphitheatre, Amusement Park/Specialized Theme Park
4	Auditorium	Colleges and Higher Educational Institutions
5	Automobile Showrooms	Correction and Rehabilitation centre
6	Banks	Fishing/aquaculture and allied activities
7	Brick kilns	Holiday Resorts/Holiday homes/Hostels
8	Bus Terminus and Depot	Hostels
9	Cold Storage	Housing-Individual, Row Houses, Apartments, Old age Homes, Orphanages and all Residential uses
10	Computer units/IT/ITES, Electronics industries	Jail
11	Contractors Plant (All types)	Library, University
12	Electric Substation	Poultry/Dairy/Apiculture/Piggery and other Animal Husbandry
13	Electronics and Ancillary Industries	Sports Training Centre
14	Fire Station/Disaster risk resilience Center	Zoological Garden Botanical Gardens
15	Flatted Factories / Eco-Industrial Parks /all types of non-polluting work related buildings and supporting activities (Banks, bus passengers terminals, clinics laboratories/ Dispensaries / health / Primary Centres)	
16	Guest houses Ancillary to Industrial activity	
17	Helipad, Heliport	
18	Hospitals/Nursing Homes with 20 beds	
19	Indoor Stadium	
20	Jetty along navigable water bodies, rivers, canals, sea	
21	LPG Gas godown	
22	Logistic Park/Warehouses/CFS-Container Freight Station	
23	Multilevel Parking, Open Parking	
24	Newspaper Offices with printing press and their accessory uses	
25	Non-obnoxious and Non-hazardous industries permitted as per list of Telangana Pollution Control Board	
26	Parks, Gardens	
27	Petrol filling stations with garages and service stations	
28	Piped Gas Control Station and distribution	
29	Play grounds	
30	Police Station and Out post	
31	Post Office	
32	Public Utility Buildings (Fire stations, Electricity offices, water	

Sl.No	Uses Permitted	Uses Prohibited
	pumping stations, Command & Control Centres)	
33	Quarrying and Mining of stone, gravel, sand and clay	
34	R&D Centre	
35	Railway/Metro/MRTS/BRTS Station	
36	Residential Buildings for security and other essential staff required to be maintained in the industrial premises	
37	Restaurants, Canteen and Eating Houses	
38	Sale & Distribution of LPG	
39	Second hand Junk goods and junk yards	
40	Service Industries not exceeding installation of 100 HPEM	
41	Sewage Farms, Sewerage disposal works	
42	Retail shopping centre , Shopping Malls/Commercial Complexes, Show rooms, Whole sale Business & Market in plots other than located in Industrial estates developed by TGIC	
43	Sport stadium/complex	
44	Storage of perishable and inflammable goods	
45	Taxi and Auto Rickshaw stands	
46	Technical and Research Institutions (ITI, Skill development centres, Government/Private Research Centres)	
47	Telecommunication centre, Telephone exchange, Water supply installations	
48	Transport terminals for goods and passengers	
49	Truck Parking	
50	Warehousing and Storage of industrial accessory uses	
51	All Heavy Industries	
52	Crematorium/Burial Ground	
53	Swimming pools and other recreational uses,	
54	Race Course/Golf	

1.5 . MIXED USE ZONE

- Mixed Use essentially means provision of compatible uses in a given land use, by considering its environmental impact and the socio-economic needs of the society. This helps in reducing the transportation needs, trip time and traffic movement and adequate parking considerably.
- The compatible uses shall be permitted selectively and carefully taking into consideration of the above parameters.

- c) If a Plot / Site is falling in Mixed Use Zone in the Master Plan the uses which are permissible in Residential Use Zone & Commercial Use Zone are allowed.
- d) If a mixed use is permitted, the requirement of corresponding parking area shall be followed for the corresponding use proposed.
- e) If a Plot / Site is falling in Mixed Use in the Master Plan the following additional uses are permissible.

Table.1.5.1 Mixed Zone Uses Permitted and Uses Prohibited

Sl.No.	Uses Permitted	Uses Prohibited
1	Advocates/Architects and Professional offices	Agro based industries (rice mill, poha mill, saw mill, fruit pulp and canning etc.), All types with a minimum of 5 employees
2	Aerial Ropeway	All kinds of Hazardous Industries/Activities
3	Afforestation and plantation	Brick Kiln
4	All Uses Permissible in Residential Use Zone and Commercial Use Zone	Fishing/aquaculture and allied activities
5	Bus depots without workshop	Jail
6	Computer software units / ITES	Manufacturing Industry
7	Courts	Plant nursery, Orchards and Gardens
8	Exhibition and art gallery	Poultry/Dairy/Apiculture/Piggery and other Animal Husbandry
9	Flour Mills (up to 20 HPEM), Oil rotary (up to 5 HPEM), fabrication and welding	Quarrying & Mining of Stones, sand and clay
10	Games facilities of local nature Both indoor and outdoor Complexes	Race Course/Golf Course
11	Guest Houses, Hostels & boarding houses	Second Hand Junk goods and Junk yards
12	Indoor Stadium, Play Grounds	Sewerage Treatment Plant, Solid waste disposal and treatment sites/ Landfills
13	Museums, Library and Planetarium	Slaughter House
14	Non-obnoxious and Non-hazardous industries permitted as per list of Telangana Pollution Control Board	
15	Nursing homes/Maternity homes and health facilities with not more than 20 beds	
16	Outdoor film shooting sites, Sound recording, dubbing studio	
17	Printing, Dying and Varnishing	
18	R&D Centre	
19	Railway, Metro and BRTS station	
20	Repair shops: Automobiles repair and workshops, Cycle rickshaw repairs, battery Charging	
21	Restaurants/ Eating Places	
22	Retail Shops and Convenient shopping shall be allowed on existing 9m road width within the old/existing built-up areas / congested areas / settlement / gram khantam / abadi as notified by	

Sl.No.	Uses Permitted	Uses Prohibited
	Nalgonda Municipality /Competent Authority time to time	
23	Sports Stadium, Sports Training Center	
24	Super Specialty hospital	
25	TV/Film studio/Post production activities	
26	University	
27	Zoological Garden, Botanical Gardens	
28	Community Centers	
29	Hospitals and Nursing homes/health facilities with more than 20 beds	
30	Integrated Townships	
31	Marriage Halls, Function Halls, Kalyana Mandapams	
32	Multipurpose or junior technical schools not giving rise to smoke, noise or other nuisance	
33	Printing press up to 10 HPEM	
34	Shopping malls/Commercial complexes	
35	Electronics/Ancillary Industries	

1.6. PUBLIC & SEMI-PUBLIC USE ZONE (PS)

The various uses permitted and prohibited in Public & Semi- Public Use Zone are as mentioned in the following table.

Table.1.6.1 Public & Semi-Public Zone Uses Permitted and Uses Prohibited

Sl.No.	Uses Permitted	Uses Prohibited
1	Aerial Ropeway	Self-contained townships as per the policy guidelines of the govt.
2	All Types of Educational Institutes	Truck Terminus logistic park
3	Amusement Park/Specialized theme Park	Agro based industries (rice mill, poha mill, fruit pulp and canning etc.,
4	Aquarium, Museum, Planetarium	Airport
5	Bus Bays, Local Bus stand	Automobile showrooms
6	Cemeteries and Burial ground	Brick kiln
7	Clubs	CFS-Container freight station
8	Community Centers	Cinema/Multiplex
9	Computer software units/ITES	Cold Storage
10	Cultural Facilities (Dance, Drama, Act Centre etc.,)	Correction and Rehabilitation centres
11	Dharamshala/Lodging/Guest House/Hotel	Electronics/Ancillary Industries
12	Electrical Substation	Farming/Horticulture/Floriculture/Green Houses
13	Exhibitions and Fair Grounds	Fishing/aquaculture and allied activities
14	Fire Stations, Disaster Risk Resilience Centers	Flatted factories
15	Garden, Parks	Holiday Resorts/Holiday Homes
16	Helipad/Heliports	Manufacturing Industry
17	Hospital	Old Age Homes / Orphanages
18	Jail	Poultry/Dairy/Apiculture/Piggery and other Animal Husbandry

Sl.No.	Uses Permitted	Uses Prohibited
19	Jetty along navigable water bodies, rivers, canals sea	Quarrying & Mining of stones, sand and clay
20	Library	Race Course/Golf Course
21	LPG Gas Godown	Retail trade and services including bank branch and Market/Weekly Bazaar
22	Multi-level Parking Open Parking	Second Hand Junk goods and junk yards
23	Offices of Government/Semi Government/Local Bodies	Service Apartments
24	Open Air Theatres/Amphitheatre and Auditorium	Show rooms
25	Outdoor film shooting sites	Solid waste Transfer Station
26	Parks and Gardens	Sound Recording Dubbing Studio
27	Petrol filling stations with garages and service stations	
28	Play grounds	
29	Police Out Post and Police Stations	
30	Public Utilities/Public Facilities (WTPs, STPs, CETPs, TTPs, Pumping Stations, ELSRs, GLSRs)	
31	R&D Centre	
32	Race Course/Golf Course,	
33	Railway/Metro/BRTS Stations and Terminus	
34	Religious/Places of Worship/Meditation Centre	
35	Research institutions	
36	Residential and other uses incidentals to the main use and in no way causing any nuisance or hazard	
37	RTO	
38	Sewerage Treatment plant, Solid waste disposal and treatment sites/landfills	
39	Social and cultural Institutions, Municipal and community facilities	
40	Sports Stadium/Complex	
41	Swimming pools	
42	Taxi/Auto Rickshaw stand	
43	TV relay and wireless stations, Radio Transmitters, Telecommunications Centre	
44	Zoological and Botanical Gardens	
45	Bus Terminus & Depot	
46	Restaurants (All categories/types)	
47	Special projects of NUDA, Nalgonda or any public agency/department	
48	Tourism based recreational activities	
49	Wholesale Markets and Godown	

Sl.No.	Uses Permitted	Uses Prohibited
50	Afforestation and plantation	
51	Common Effluent Treatment Plant	
52	Electric Substation	
53	Elevated Service Reservoirs (ELSRS)	
54	Fire Stations, Disaster Risk Resilience Centers	
55	Ground Level Service Reservoirs (GLSRS)	
56	Overhead reservoirs	
57	Piped Gas Control Stations	
58	Public Utility Buildings (Electricity offices, Command & Control Centres)	
59	Sewerage Treatment Plant (All types & technologies)	
60	Solar Parks (any capacity)	
61	Solid Waste Transfer Station	
62	Telephone Exchanges, Telecommunication centres	
63	Water balancing reservoir	
64	Water Pumping Station	
65	Water tanks and reservoirs	
66	Water Treatment Plants	

1.7. GREEN COVER USE ZONE

1.7.1 BUFFER USE ZONE

- An area of land separating adjacent land uses that is managed for the purposes of mitigating impacts of one use on the other.
- An area within which sensitive uses are either restricted or prohibited.
- A buffer area consists of a separation distance and one or more buffer elements. Buffer element is a natural or artificial feature that mitigates an adverse impact; a buffer may include open ground, a vegetation buffer and or acoustic barrier.
- No developmental activities shall be taken up in earmarked buffer area.

1.7.2 RECREATIONAL USE ZONE (PARKS, PLAYGROUNDS & OPEN SPACES)

The various uses permitted and prohibited in Recreational Use Zone are as mentioned in the following table.

Table.1.7.1 Recreational Zone Uses Permitted and Uses Prohibited

Sl.No.	Use permitted	Uses Prohibited
1.	Amphitheatre, Open Air Theatre	All Industries/Factories
2.	Aquarium, Museum, Planetarium	Automobile Show Rooms
3.	Ashram	Brick Kiln
4.	Buildings ancillary to use permitted in open space and parks subject to the maximum coverage of 2%	Cinema/Multiplex
5.	Bus Bays, Local Bus Stand	Cold Storage
6	Bus Terminus & Depot	Dharmashala/Lodging/Guest House
7	Camping Grounds/Maidan for multiuse	Dispensary/Primary Health Centre

Sl.No.	Use permitted	Uses Prohibited
8	Children Traffic Parks	Hospitals/Nursing Homes
9	Circus	Hotel
10	Cultural Facilities (Dance, Drama, Art Centre etc.)	Housing- Individual, Row Housing, Apartments
11	Electric Substation	IT & ITES, IT Parks/Back Offices
12	Exhibitions and Fair Grounds	Jail
13	Gardens and Parks	Logistic Park / Ware houses/CFS-Container freight station
14	Golf Courses	Mall
15	Helipad/Heliports	Nursery School, Pre-Primary and Crèche
16	Horticulture/Floriculture/Green Houses	Offices of Government/Semi Government/Local Bodies
17	Play Grounds	Old age homes/Orphanages
18	Police Out Post and Police Stations	Petrol filling stations with garages and service stations
19	Regional Parks	Piped Gas Control station
20	Skating rings and other paved areas without any structure	R&D center
21	Swimming pools	Retail trade and services including bank branch and Market/Weekly Bazaar
22	Waterfront Areas	Sale & Distribution of LPG & Godown/Storage
23	Zoological and Botanical Gardens	Schools, Colleges and University
24	All activities incidental to recreational use, as may be decided by the Authority	Second Hand Junk goods and Junk yards
25	Amusement Park, Specialized Theme Park with ground coverage not exceeding 10% and the rest of the area has to be landscaped with greenery and gardens	Serviced Apartments, Staff Quarters
26	Fire Stations, Disaster Risk Resilience Centers	Sewerage Treatment Plant
27	Holiday Resorts with a minimum Plot area of 10 acres with ground coverage not exceeding 25%.	Solid waste disposal and treatment sites/ Landfills
28	Multi-level Parking, Open Parking	Township
29	Open Recreational Uses not listed above	Truck Parking
30	Public Utilities and buildings with total built up area not exceeding 10% of the site	Veterinary Hospital
31	Taxi/Auto Rickshaw stand	Wholesale Market

1.8 TRANSPORTATION& COMMUNICATION USE ZONE

The various uses permitted and prohibited in Transportation & Communication Use Zone are as mentioned in the following table.

Table.1.8.1 Transportation & Communication Zone Uses Permitted and Uses Prohibited

Sl.No.	Uses Permitted	Uses Prohibited
1	Aerial Ropeway	Agro based industries (rice mill, poha mill, saw mill, fruit pulp and canning etc.), All types with a minimum of 5 employees
2	Airport/Sea Port/Dry Port	Amphitheatre/Open Air Theatre
3	Auditoriums	Amusement Park
4	Auto Garages & Repair shops and facilities such as night shelters	Brick Kiln
5	Automobile showrooms	Colleges and Higher Education Institutes
6	Bus Bays & Local Bus stand	Correction and Rehabilitation centre other than Hospitals Nursing homes
7	Bus Terminus & Depot	Cultural Facilities (Dance/Drama theatre, Art centre etc.)
8	Cinema/Multiplex	Fishing/aquaculture and allied activities
9	Crematorium/Burial Ground	Flatted Factories, Electronics/Industries
10	Cold storage	Holiday Resorts/ Holiday Homes, Hostels
11	Container Terminal	Housing- Individual (bungalow/ semi-detached), Row House, Apartments
12	Convention Centres	IT park/Back Offices, IT & ITES (Individual Units)
13	Dispensary/Primary Health Centre	Jail
14	Electric Substation	Library
15	Exhibition Grounds	Mall and Show rooms
16	Fire Station/Disaster risk resilience Centre	Market/Weekly Bazaar
17	Fuel Filling/Petrol/Gas/Diesel/Bio Diesel Station with service Station	Marriage hall/Multipurpose hall/ Community Centers
18	Fuel Filling/Petrol/Gas/Diesel/Bio Diesel Station without service Station	Nursery School, Pre-Primary and Crèche
19	Government/Semi Government/Local body offices	Old age homes/ Orphanages, Serviced Apartments
20	Helipad, Heliport	Planetarium
21	Hotels with lodging and boarding facilities	Plantation/Orchards, Poultry/Dairy/Apiculture/Piggery and other Animal Husbandry
22	Hospitals/Nursing home	Quarrying & Mining of Stones, sand and clay
23	Indoor Stadium, Golf Course, Sports Stadium, Sports Training Centre	R&D centre
24	Jetty along navigable water bodies, rivers, canals, sea	Religious/Worship Places/ Meditation/Yoga Centres
25	Logistic park/Ware houses/CFS-Container freight station	Residential Township

Sl.No.	Uses Permitted	Uses Prohibited
26	Multi-Level parking, Open Parking	Sale & Distribution of LPG without Godown/storage
27	Navigation canals	Sound recording, dubbing studio, Manufacturing Industry
28	Offices	Specialized theme park
29	Piped Gas Control Station	Super Speciality hospital, Veterinary Hospital
30	Police Outpost & Police Stations/Traffic Police	TN/Film Studio/Post production activities
31	Railway/Metro/BRTS Stations	Wholesale Market
32	Restaurant/Canteen/Eating house	Zoological Garden, Botanical Gardens, Afforestation and plantation
33	Retail Trade and services including bank branch	
34	RTO Office	
35	Second hand Junk goods and junk yards	
36	Sewerage Treatment Plant	
37	Solid waste disposal and treatment sites/solid Waste transfer Station	
38	Staff Quarters in incidental to main use	
39	Taxi/Auto Rickshaw Stand	
40	Trade Centre	
41	Transport Offices including banks	
42	Truck Parking	
43	Truck parking	
44	All related uses incidental to developments of the roads port and Railway, including essential housing	
45	Storage yards (All types)	

1.9 URBANISABLE USE ZONE

All the permissible activities of Residential, Commercial and Mixed use zone are permitted on appeal to Director of Town & Country Planning.

1.10 AGRICULTURAL USE ZONE

No Construction Activities is allowed, except the following,

- Farm house buildings are permissible which are incidental to agriculture, horticulture garden.
- Dairy and Cattle Farms
- Poultry, Dairy, Apiculture, Piggery and other animal husbandry
- Storing and drying of fertilizers incidental to the agricultural operations and sale of farm produce
- Veterinary Hospitals
- Agriculture related Ware house and Go-downs
- Agro based industries, Food processing units: roller flour mills: Cotton ginning mills, seeds processing units: stone/ granite polishing units.
- Bio technologies units
- Brick kilns cement bricks manufacturing units
- Fuel filling/Petrol/Gas/Diesel/Bio Diesel Station with service station

1.11 ENVIRONMENTAL / SPECIAL LAND USE ZONE/UNDEVELOPABLE**1.11.1 HISTORICAL/HERITAGE CONSERVATION ZONE****Historical/Heritage Precincts and Buildings**

- a) For the development/ redevelopment of any notified Heritage Structure the stipulations as prescribed in Ancient Monuments and Archaeological Sites and Remains Act 1958 and Telangana Heritage (Protection, Preservation, Conservation and Maintenance) Act, 2017 or by the respective authority shall be followed.
- b) Every area, beginning at the limit of prohibited area in respect of every ancient monument and archaeological site and remains, declared as of national importance under sections 3 and 4 and extending to a distance of two hundred (200) metres in all directions shall be the regulated area in respect of every ancient monument and archaeological site and remains.
- All other uses not mentioned above are prohibited. Any other Use not mentioned above, if in case it is ancillary to the main use will be analyzed and appropriate decision will be taken by the DT&CP.

1.11.2 WATER BODIES (RIVERS, NALAS, RESERVOIRS AND KUNTAS)

Government of Telangana vide G.O.MS No. 168 MA dated 07-04-2012, and its time to time amendment which have noticed vide rule 3 (a) to 3 (j), i.e. restriction of building activity in the vicinity of certain areas.

The buffer zone shall be as specified below:

- a) In water body Zone no construction is permitted.
- b) No building/development activity shall be allowed in the bed of water bodies like river, nala, lake, pond, cheruvu, kunta, shikam lands, etc.
- c) The above water bodies and courses shall be maintained as Recreational/Green Buffer Zone and no building activity shall be carried out within:
- i. 100m from the boundary of the River outside the limits of Urban Local Bodies and 50m within the limits of the Urban Local Bodies. The boundary of the river shall be as fixed and certified by the Irrigation Department and Revenue Department.
 - ii. 30m from the FTL boundary of Lakes / Tanks/Kuntas of area 10Ha and above.
 - iii. 9m from the FTL boundary of Lakes/Tanks/Kuntas of area less than 10Ha/shikam lands;
 - iv. 9m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width more than 10m.
 - v. 2m from the defined boundary of Canal, Vagu, Nala, Storm Water Drain of width up to 10m.
- d) The above restricted distances (buffer zone) shall be in addition to the mandatory setbacks. Unless and otherwise stated, the area and the FTL of a lake/kunta shall be reckoned as measured or given in the Revenue/Irrigation records.
- e) Unless and otherwise specified in the Master Plan / Zonal Development Plan.
- i. In case of (c) (i) & (ii) above, the buffer zone may be utilised for road of minimum 12m width, wherever feasible.
 - ii. In case of (c) (i) above, in addition to development of recreational / green belt along the foreshores, a ring road or promenade of minimum 12m may be developed, wherever feasible.

iii. The above buffer zone to be left may be reckoned as part of tot lot or organized open space and not for setback requirements.

- f) Fishing, Boating and picnics along the banks provided that only construction is allowed is open to sky, jettles for boating, platforms for fishing and rain shelters and snack bars each not exceeding 100 sq. m in area and 6m in height and not exceeding four (4) numbers around one water body.
- g) Nurseries, Parks and Gardens
- h) Water tanks and reservoirs
- i) Zoological Gardens, Bird Sanctuary, Botanical Gardens, Afforestation
- j) Water sports facilities without building activity.

1.11.3 HILLOCKS

Following uses shall be permissible:

- a) Agricultural including horticultural uses;
- b) Forestry & Nursery;
- c) Parks;
- d) No construction / development shall be permitted in this zone unless expressly allowed by Mines & Geology Department.
- e) Limited development is permitted by the Forest Department / Competent Authority.

1.11.4 MINING

Following uses shall be permissible:

- a) Quarrying of Gravel, Sand, Stone, Clay, Brick Kiln
- b) Construction of mineral based factories and industries as permitted by the Competent Authority

1.11.5 FOREST ZONE

No activity other than forest and greenery is permitted in this zone unless expressly allowed by the Forest Department.

1.12. OTHER REGULATIONS:

- a. If a building is permitted with two different usages in separate, parking requirement shall be calculated on predominant usage of that particular building.
- b. The Registration of Builder, Developer, Society, Architect, (Authorized agency or body and obtaining of license for Town Planner, Planning and Design Consultancy No licensing fee for the registered Architects with the council of Architecture, however they have to enrol with Commissioner, Nalgonda Municipality, in case of Municipal limit and in case of GP areas Vice chairperson, NUDA, Nalgonda in prescribed proforma duly paying the prescribed amount of publication charges of Directory of licensees) Landscape Architect, Civil Engineer, Structural Engineers and Surveyors are made mandatory to practice, subject to the terms and conditions stipulated by the Authority/Government from time to time.
- c. If the width & alignment of road, water body, hills, forest land classification of land etc., shown in the Master plan are contravening with the actual measurements of Revenue Records and record of the concerned department, the measurements of Revenue Records and authenticated record the concerned department shall be final and shall be adopted.

- d. Where the RoW(Right of Way) of existing road is greater than the Row, then the setbacks and height restrictions shall be considered for higher width as per rules in force.
- e. Application of other laws not barred the provisions of General Data Protection Regulations (GDPR) shall be in addition to and not in derogation of, the various statute/Act Rules in force of various competent Authorities in public health safety point of view and it has to be followed by the various public/organizations etc.
- f. Notwithstanding any of the rules, the Vice chairman, NUDA, Nalgonda reserves the right to impose any conditions/rules for the betterment of environment/public health & safety of the public as per Act.

2. CONVERSION CHARGES FOR CHANGE OF LAND USE OF MASTERPLAN-2041:

If the land uses envisioned in Master Plan-2041 are converted other land uses as required, the charges will be collected in accordance with G.O. Ms. No. 225, MA&UD Department, dated 30.08.2016, as amended from time to time with the approval of the Government.

3. LAND DEVELOPMENT REGULATIONS:

The objective of these Land Development Regulations is to guide the preparation of New Townships/Urban Extensions and Layout Plans in residential zone and industrial estates/industrial layouts in industrial zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage, drainage, power, etc., shall conform to municipal laws.

3.1 All land development through formation of layouts, sub-division of land into plots shall follow the layout rules as per the Telangana Municipal Land Development (Layout and Sub division) rules, 2021 issued vide G.O.Ms. No105 MA&UD Dt:05.07.2021 and its subsequent amendments, respectively except otherwise mentioned in this Zoning Regulations.

3.2 The Land Pooling Scheme shall follow the G.O. Ms. No. 306 MA dated 07-12-2017 (issued vide G.O. Ms. No. 80 MA&UD (Plg.II) dt:09.04.2018.

4. BUILDINGS & SITE STIPULATIONS

The provisions of the Telangana Building Rules, 2012 issued Vide G.O.Ms.No. 168 MA, dated 07-04-2012 and its amendments issued by the Government from time to time shall apply to all building activity in the Nalgonda Municipality i.e., part of NUDA to extent of 107.48 Sq.Kms.,except otherwise mentioned in this Zoning Regulations.

M. DANA KISHORE,
Principal Secretary to Government.