

12. 要請書

APPLICATION FORM FOR JAPAN'S DEVELOPMENT STUDY PROGRAM

Date of entry: month August year 2005

Applicant: the Government of MONGOLIA

1. Project digest

(1) Project Title: Development of Implementation Ulaanbaatar City's Master Plan and Spatial Information Data Base for Ulaanbaatar City and for Major Cities of Mongolia

\*Enter the project title in English (Spanish or French).

(2) Location (province/county name): Mongolia

(city/town/village name): Ulaanbaatar

from the metropolis : about - hours'

ride/flight

(3) Implementing Agency

Name of the Agency: Ministry of Construction & Urban Development, Department of Urban Development and Policy Coordination

\*Enter the name of the implementing agency including such details as the name of the bureau or department.

Number of Staff of the Agency: 18

(on a category basis)

Budget allocated to the Agency : 0.7 thousand USD

\*Attach an organizational chart, and mark the department responsible for the study.

(4) Justification of the Project

\*Provide detailed information of the project regarding the items below.

-Present conditions of the sector:

To control the use of land and to provide statute to its planning and development in rural as well as in urban areas of Mongolia, adequate Urban Planning & Development is necessary. In the absence of adequate spatial information data base system and proper management have been resulted in disorganized and uncoordinated growth creating serious civil and environmental problem. Ulaanbaatar's dominance continues to grow.

配付先 国内部  国  Rapid Urbanization (In 2003, Ulaanbaatar had 35 percent of the country's total population)  
無償部  社会開発部  JOCV   
開発部  地球環境部   
開発部  経済開発部

コピ- 10/24

population and 60 percent of the urban population. Between 2000 and 2003, the increase in population for Ulaanbaatar was greater than that for the country as a whole. More than half of all economic entities at the time of the census were located in Ulaanbaatar, which produced 51.6 percent of the country's gross domestic product (GDP) in 2000. The average production of a typical aimag accounted for only 2.3 percent of GDP).

- Lack of BHN (Basic Human Needs)
- Increase poverty
- Environmental degradation
- Land degradation
- Health Risk
- Lack of adequate spatial information data base system for the master plan/urban planning

**-Sectoral development policy of the national/local government:**

In scope of the policy mentioned in the chapter 4.1 of the Action Plan of the Mongolia for 2004-2008 "Reform urban planning and development, construction and land organization reflecting historic, environmental and economic specifics and implement policies directed at ensuring rights, freedom and security of urban residents" will be implemented following works

- Raise urban planning methodology and standards to international levels, start a work to reform urban development system
- Implement "40,000 Houses" Program
- Adopt and reinforce procedures on demarcation of boundaries of zones (regions) inside towns and cities and set classifications for the quality and purpose of constructions and buildings and issue registration numbers to them
- Create a unified fund of information related to buildings and constructions, urban development, land organization, land ownership, possession, use and valuation, and immovable property; create conditions for an easy access of citizens to information permitted by laws
- Found new towns of private houses on not used outlying areas in Ulaanbaatar city.

In scope of the policy mentioned in the chapter 5 "Consistency of policies for proper use

and rehabilitation of natural wealth will be improved and ecologically oriented social and economic policies will be implemented" will be made:

- Implement a united program on forestation and greening of cities and settlements. A goal of the project completely corresponds with above mentioned provisions.

**-Problems to be solved in the sector:**

In order to be solved in the sector, it is required preparing development plan including the framework of future land use, Urban Planning and environment in the study areas; therefore it is necessary to obtain the following information;

- Develop norms and standards on urban planning zoning
- Develop a Land use plan in detail
- Regulate a urbanization and extreme population concentration
- Improve a transportation and infrastructure network
- Train urban planners, national specialists concerning urban environment

It is necessary to obtain the following information;

- Topography map of 1/5,000 scale in digital format
- Digitizing topological feature
- Geophysical data
- The present land use maps with urban zoning and river basin development
- Location of specific facilities such as water supply facilities including water reservoir tanks and well, springs, health service facilities, schools and solid waste disposal places
- Underground utilities map and soil quality map for construction purpose
- Road Classification, i.e. spreading of traffic noise
- Vulnerable areas which may lead to natural disaster such as flooding and land slide
- Geochemical data (describe the location of sample point, numbering data associated with each sample, e.g. concentration of chemical elements )

**-Outline of the Project:**

- Develop an Action Plan, economic account and detailed planning which necessary for implementation of the "Ulaanbaatar city Master Plan until 2020", "Implementing Plan of the Ulaanbaatar city Master Plan until 2020", "Capital city Master Plan on Land Organization".

- The collection of thematic feature will be executed in the field using GIS
- Digital photogram metric compilation will be carried out and attributed data collection
- Vulnerable areas for natural disasters will be extracted and mapped using GIS.

**-Purpose (short-term objective) of the Project:**

To develop a digital topographic/thematic database for the cities of Ulaanbaatar and other major cities in the country

- To determine a classification and boundary of zoning for Ulaanbaatar city and urban planning activities. Develop a city built-up territory study according to the following 3 categorizations: Purpose and duty, Construction height, Landscape
- To build Technical and <engagement Capacity, updated digital topographic database should be maintained and meet the demands from relevant authorities and other public sectors
- To organize workshops and seminars on behalf of GIS

**-Goal (long-term objective) of the Project:**

- Develop the midterm program for intensive development of remote districts, satellite towns and villages and decrease the extreme concentration of population in capital city.
- To gather socio economics, environmental, geographic, legal-fiscal information and to combine in the planning and administration of the study area
- Possible to identify potential environmental and health risks/hazards, and to avoid adverse effects to environment, human health and welfare.

**-Prospective beneficiaries:**

(Population for which positive change are intended directly and indirectly by implementing the project, and gender disaggregated data, if available)

Over 1 million of inhabitants, specifically vulnerable people are having very little accessibility to the basic urban services, in major cities in the country can be obtained clean and safe environment.

**-the Project's priority in the National Development Plan / Public Investment Program:**

The Project's priority corresponds with chapter 4.1 of the Action Plan of the

Mongolia for 2004-2008 "Reform urban planning and development, construction and land organization reflecting historic, environmental and economic specifics and implement policies directed at ensuring rights, freedom and security of urban residents".

(5) Desirable or Scheduled time of the commencement of the Project:

month January year 2006

(6) Expected funding source and/or assistance (including external origin) for the Project:

\*Describe the concrete policies for the realization of the project, and enter the prospects for realization and funding sources.

The project will be realized with public participation (state, local government, urban planning organizations, non government organizations, citizens, etc).

Expected funding source and assistance:

- Disinterested assistance from the Government of Japan
- Investment from the City Governor Office of Ulaanbaatar city
- Sponsor/ donor fund from private companies and entities.

**(7) Other relevant Projects, if any.**

- Urban development and Housing Sector Strategy, ADB, TA
- City Development strategy for Ulaanbaatar, World Bank
- Ulaanbaatar city Master Plan until 2020
- Second Ulaanbaatar Services Improvement Project, World Bank
- Housing Finance Sector Project, ADB
- Cadastral Survey and Land Registration Project, ADB
- Improving the living Environment of the Poor Ger Areas of Mongolia's Cities,

ADB (JFPR)

- Ger Mapping Survey, UNDP
- Urban Poverty Pilot Project, UNDP
- Road Improvement Project, JICA
- Water Supply System Improvements, JICA
- Master Plan for Solid Waste Management in Ulaanbaatar, JICA

( 8 ) Any relevant information of the project from gender perspective.

- Qualified female should be fully participated in the project implementation
- Female urban planners should be trained

**2. Terms of Reference of the proposed Study**

\*Please fill in (1) and (2) below, paying particular attention to the following items.

- In the case that a study was conducted in the same field in the past, describe the grounds for requesting this study, the present status of the previous project, and the situation regarding the technology transfer.
- Whether there are existing studies regarding this requested study or not.
- Coordination with other economic and technical cooperation from Japan

(1) Necessity/Justification of the Study:

During development of the "Ulaanbaatar city Master Plan until 2020" the study

and evaluation were made on:

- Socio-economic
- Environment- ecology
- Architecture-landscape

In scope of this project the study will be made in detail on:

- Land use
- Zoning function
- Construction height
- Landscape

To give visually to the entire system, the concept of spatial planning is must, thereby the geographic information of each locatable parameters of the planning become an essential tool of the process and systematic beginning to the entire planning process.

**(2) Necessity/Justification of the Japanese Technical Cooperation:**

The Japanese Assistance will be expected very helpful because of Japan's long outstanding experiences in digital mapping and geographic information projects including provision of technology transfer and training equipment.

In scope of the Japanese Technical Cooperation we are working on study of infrastructure,

water supply, solid waste management and living environment of Ger area in Ulaanbaatar city. In the future we would like to cooperate on urban development and planning. The Japanese Technical cooperation is required because the financial possibility to support the project by self investment not enough.

### **(3) Objectives of the Study:**

\*Describe the objectives of the study in detail. Also, indicate who will benefit from the study in as much detail as possible, including gender disaggregated data and describe the beneficial effect in terms of quantity. Enter in a concise manner the goal expected to be achieved in the future by conducting the study.

\*When the requested study is the only input scheme there is in the cooperation program, enter the same sentences given in the "Objective of the Cooperation Program" in the summary sheet. When more than one scheme is requested including this one, describe clearly the role of the requested study.

- To determine a urban planning zoning in Ulaanbaatar city - 2006
- To conduct a study on construction classification - 2006
- To develop a project on study of landscape organization – 2006
- To cooperate national specialists with Japanese experts and train experienced urban planners. At lest 40% of them will be female.

GIS system can be used for;

- Digitizing
- Remote sensing data analyzing and registration
- Geographical data management and geo-chemical data
- Spatial analysis and display
- Statistic reports

### **(4) Area to be covered by the Study:**

\*Enter the name of the target area for the study and attach a rough map to the documents submitted. The attached map should be at a scale that clearly shows the project site. Mark the site in red.

Ulaanbaatar (Tuul river basin) approximately 500 sq. km

And two other major cities;

Darkhan (Orkhon river basin) approximately 120 sq. km

Erdenet (Selenge river basin) approximately 80 sq. km

**(5) Scope of the Study:**

\*Enter in a concise manner using an itemized statement.

- i. Data Capturing  
Aerial photography at scale of 1:10,000
- ii. Ground Control survey
- iii. Aerial triangulation
- iv. Digital Photogrammetry
- v. Field identification
- vi. Editing
- vii. Database Structuring
- viii. Thematic Database development (Land use map, location map to show the locations of water points, health units, schools, solid waste disposal points and vulnerable areas to natural disasters ) using GIS.
- ix. Determining the Maintenance Strategy of the Digital Topographical Database.  
This has to spell out how the Database will be updated in the future.
- x. Technology transfer to counterpart personnel will be carried out at all the stages above. Equipment for technology transfer will be supplied.
- xi. Presentation of Database to Stakeholders in the cities.  
Through Workshops, the Potential users of this Geographical Database will be enlightened on the benefits of using Digital Spatial data in planning, analysis of various situations in decision making for the provincial functions. Database will be disseminated to public sectors.

**(6) Study Schedule:**

\*Enter the time/period of the study.

**Thirty two months (32) will be required to implement the Project.**

**(7) Expected Major Outputs of the Study:**

- i. Digital Topographical Database
- ii. Digital Thematic Map Database



- iii. Printed maps of above i and ii.
- iv. Reports

**(8) Possibility to be implemented / Expected funding resources:**

The project is very possible to be implemented if Japanese ODA grant is available,

**(9) Environmental and Social Considerations**

\*Please fill in the attached screening format.

The rapid process of urban growth of Mongolia has been leading to a poor healthy urban environment. The common and important environmental deficiencies can be perceived in terms of unplanned settlement, polluted air, polluted water, excessive noise, and lack of sanitary facilities, vulnerability to disaster, poverty and disparity, slum settlements in the country. These environmental disorders are caused by a variety of factors. Leaving aside the ecological attributes of environmental deficiencies, the socio-economic impacts are important as to deserve appropriate attention.

(See the attached screenings)

**(10) Request of the Study to other donor agencies, if any:**

\*Please pay particular attention to the following items:

- Whether you have requested the same study to other donors or not.
- Whether any other donor has already started a similar study in the target area or not.
- Presence/absence of cooperation results or plans by third-countries or international agencies for similar projects.
- In the case that a study was conducted in the same field in the past, describe the grounds for requesting this study, the present status of the previous project, and the situation regarding the technology transfer.
- Whether there are existing studies regarding this requested study or not. (Enter the time/period, content and concerned agencies of the existing studies.)

**(11) Other relevant information**

\*Enter relevant information other than that described above, if any.

Short introduction of "Ulaanbaatar city Master Plan until 2020"

**3. Facilities and information for the Study**

**(1) Assignment of counterpart personnel of the implementing agency for the**

**(1) Assignment of counterpart personnel of the implementing agency for the Study:**

(number, academic background, etc.)

The Ministry of Construction and Urban Development should appoint a project team for the study.

**(2) Available data, information, documents, maps, etc. related to the Study:**

(Please attach the list.)

Short introduction of "Ulaanbaatar city Master Plan until 2020"

See attachment 3

**(3) Information on the security conditions in the Study Area:**

) To facilitate the smooth conduct of the Study; the Government of (the recipient country) shall take necessary measures:

- 1) To permit the members of the Team to enter, leave and sojourn in (the recipient country) for the duration of their assignments therein and exempt them from foreign registration requirements and consular fees;
- 2) To exempt the members of the Team from taxes, duties and any other charges on equipment, machinery and other material brought into (the recipient country) for the implementation of the Study;
- 3) To exempt the members of the Team from income tax and charges of any kind imposed on or in connection with any emoluments or allowances paid to the members of the team for their services in connection with the implementation of the Study;
- 4) To provide necessary facilities to the Team for the remittance as well as utilization of the funds introduced into (the recipient country) from Japan in connection with the implementation of the Study;

(2) The Government of (the recipient country) shall bear claims, if any arises, against the members of the Team resulting from, occurring in the course of, or otherwise connected with, the discharge of their duties in the implementation of the Study, except when such claims arise from gross negligence or willful misconduct on the part of the team.

(3) (The implementing Agency) shall act as counterpart agency to the Japanese Study Team and also as coordinating body in relation with other governmental and non-governmental organizations concerned for the smooth implementation of the Study.

(4) (The implementing agency) shall, at its own expense, provide the Team with the following, in cooperation with other organizations concerned:

- 1) Security-related information on as well as measures to ensure the safety of the Team;
- 2) Information on as well as support in obtaining medical service;
- 3) Available data and information related to the Study;
- 4) Counterpart personnel;
- 5) Suitable office space with necessary office equipment and furniture;
- 6) Credentials or identification cards; and
- 7) Vehicles with drivers.

(5) (The implementing Agency) will, as the executing agency of the project, take responsibilities that may arise from the products of the Study.

\*In the case that Detail Design Study is requested.

#### 4. Global Issues (Gender, Poverty, etc.)

- Rapid Urbanization
- Lack of BHN (Basic Human Needs)
- Increase poverty
- Environmental degradation
- Land degradation
- Health Risk

(1) Women as main beneficiaries or not.

Yes. As equal as men

(2) Project components which require special considerations for women (such as gender difference, women specific role, women's participation), if any.

- Qualified female will be played on important role regarding the project in terms of research, field work, implementation, and training sectors.

(3) Anticipated impacts on women caused by the Project, if any.

No

**(4) Poverty alleviation components of the Project, if any.**

Yes

**(5) Any constraints against the low-income people caused by the Project.**

No

**5. Undertaking of (the recipient country)**

- (1) To facilitate the smooth conduct of the Study; the Government of (the recipient country) shall take necessary measures:
- 1) To permit the members of the Team to enter, leave and sojourn in (the recipient country) for the duration of their assignments therein and exempt them from foreign registration requirements and consular fees;
  - 2) To exempt the members of the Team from taxes, duties and any other charges on equipment, machinery and other material brought into (the recipient country) for the implementation of the Study;
  - 3) To exempt the members of the Team from income tax and charges of any kind imposed on or in connection with any emoluments or allowances paid to the members of the team for their services in connection with the implementation of the Study;
  - 4) To provide necessary facilities to the Team for the remittance as well as utilization of the funds introduced into (the recipient country) from Japan in connection with the implementation of the Study;
- (2) The Government of (the recipient country) shall bear claims, if any arises, against the members of the Team resulting from, occurring in the course of, or otherwise connected with, the discharge of their duties in the implementation of the Study, except when such claims arise from gross negligence or willful misconduct on the part of the team.
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- 1) Security-related information on as well as measures to ensure the safety of the Team;
  - 2) Information on as well as support in obtaining medical service;
  - 3) Available data and information related to the Study;
  - 4) Counterpart personnel;
  - 5) Suitable office space with necessary office equipment and furniture;
  - 6) Credentials or identification cards; and
  - 7) Vehicles with drivers.

(5) (The implementing Agency) will, as the executing agency of the project, take responsibilities that may arise from the products of the Study.

\*In the case that Detail Design Study is requested.

The Government of (the recipient country) assures that the matters referred to in this form will be ensured for the smooth conduct of the Development Study by the Japanese Study Team.

Signed: B. Batsary  
Title: General director

On behalf of the Government of Mongolia

Date: Aug. 8. 05



No

1-4 Did the proponent have meetings with the related stakeholders before request?

Yes  No

If yes, please mark the corresponding stakeholders.

Administrative body

Local residents

NGO

Others ( )

#### Question 2

Is the project a new one or an on-going one? In the case of an on-going one, have you received strong complaints etc. from local residents?

New  On-going (there are complaints)  On-going (there are no complaints)

Others ( )

#### Question 3 Name of the law or guidelines:

Is Environmental Impact Assessment (EIA) including Initial Environmental Examination (IEE) required for the project according to a law or guidelines in the host country?

Yes  No

If yes, please mark the corresponding items.

Required only IEE (  Implemented,  on going,  planning )

Required both IEE and EIA (  Implemented,  on going,  planning )

Required only EIA (  Implemented,  on going,  planning )

Others ( )

#### Question 4

In case of that EIA was taken steps, was EIA approved by relevant laws in the host

country? If yes, please mark date of approval and the competent authority.

<input type="checkbox"/> Approved: without a supplementary condition	<input type="checkbox"/> Approved: with a supplementary condition	<input type="checkbox"/> Under appraisal
--	---	--

(Date of approval: \_\_\_\_\_ Competent authority: \_\_\_\_\_ )

Not yet started an appraisal process

Others: ( \_\_\_\_\_ )

#### Question 5

If a certificate regarding the environment and society other than EIA is required, please indicate the title of certificate.

Already certified  Required a certificate but not yet done

Title of the certificate : ( \_\_\_\_\_ )

Not required

Others ( \_\_\_\_\_ )

#### Question 6

Are following areas located inside or around the project site?

Yes  No  Not identified

If yes, please mark corresponding items.

National parks, protected areas designated by the government (coast line, wetlands, reserved area for ethnic or indigenous people, cultural heritage) and areas being considered for national parks or protected areas

Virgin forests, tropical forests

Ecological important habitat areas (coral reef, mangrove wetland, tidal flats)

Habitat of valuable species protected by domestic laws or international treaties

Likely salt cumulus or soil erosion areas on a massive scale

Remarkable desertification trend areas

Archaeological, historical or cultural valuable areas

Living areas of ethnic, indigenous people or nomads who have a traditional lifestyle, or special socially valuable area

#### Question 7

Does the project have adverse impacts on the environment and local communities?

Yes  No  Not identified



Reason: \_\_\_\_\_  
 Question 8 \_\_\_\_\_  
 Please mark related environmental and social impacts, and describe their outlines.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Air pollution</li> <li><input checked="" type="checkbox"/> Water pollution</li> <li><input checked="" type="checkbox"/> Soil pollution</li> <li><input checked="" type="checkbox"/> Waste</li> <li><input checked="" type="checkbox"/> Noise and vibration</li> <li><input checked="" type="checkbox"/> Ground subsidence</li> <li><input checked="" type="checkbox"/> Offensive odors</li> <li><input checked="" type="checkbox"/> Geographical features</li> <li><input type="checkbox"/> Bottom sediment</li> <li><input type="checkbox"/> Biota and ecosystem</li> <li><input checked="" type="checkbox"/> Water usage</li> <li><input checked="" type="checkbox"/> Accidents</li> <li><input checked="" type="checkbox"/> Global warming</li> <li><input type="checkbox"/> Involuntary resettlement</li> <li><input checked="" type="checkbox"/> Local economy such as employment and livelihood etc.</li> <li><input checked="" type="checkbox"/> Land use and utilization of local resources</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Social institutions such as social infrastructure and local decision-making institutions</li> <li><input checked="" type="checkbox"/> Existing social infrastructures and services</li> <li><input checked="" type="checkbox"/> The poor, indigenous of ethnic people</li> <li><input type="checkbox"/> Maldistribution of benefit and damage</li> <li><input type="checkbox"/> Local conflict of interests</li> <li><input checked="" type="checkbox"/> Gender</li> <li><input type="checkbox"/> Children's rights</li> <li><input checked="" type="checkbox"/> Cultural heritage</li> <li><input checked="" type="checkbox"/> Infectious diseases such as HIV/AIDS etc.</li> <li><input type="checkbox"/> Others ( _____ )</li> </ul> |
|---|--|

Outline of related impacts:

Question 9

Information disclosure and meetings with stakeholders

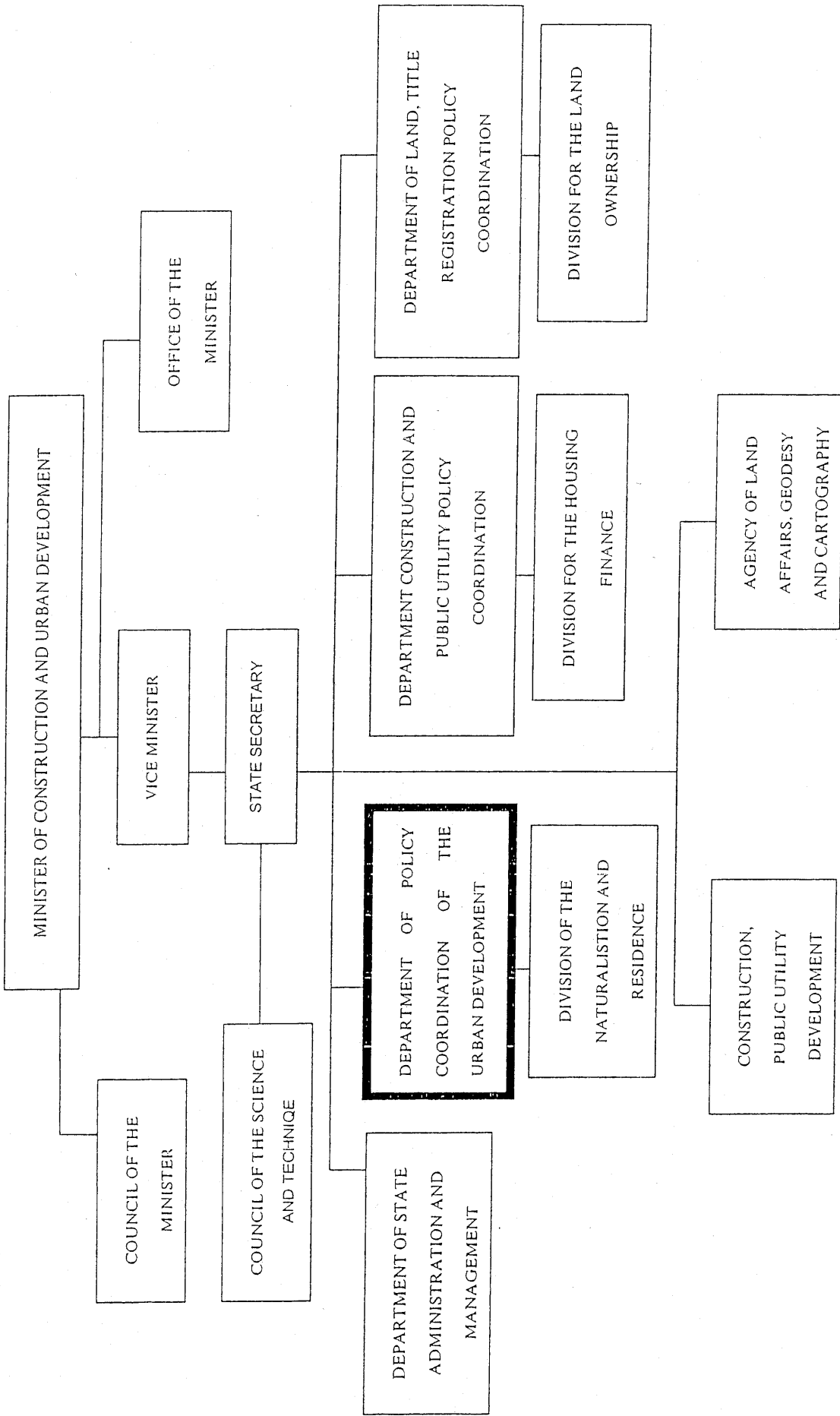
9-1 If the environmental and social considerations are required, does the proponent agree on information disclosure and meetings with stakeholders in accordance with JICA Guidelines for Environmental and Social Considerations?

Yes       No

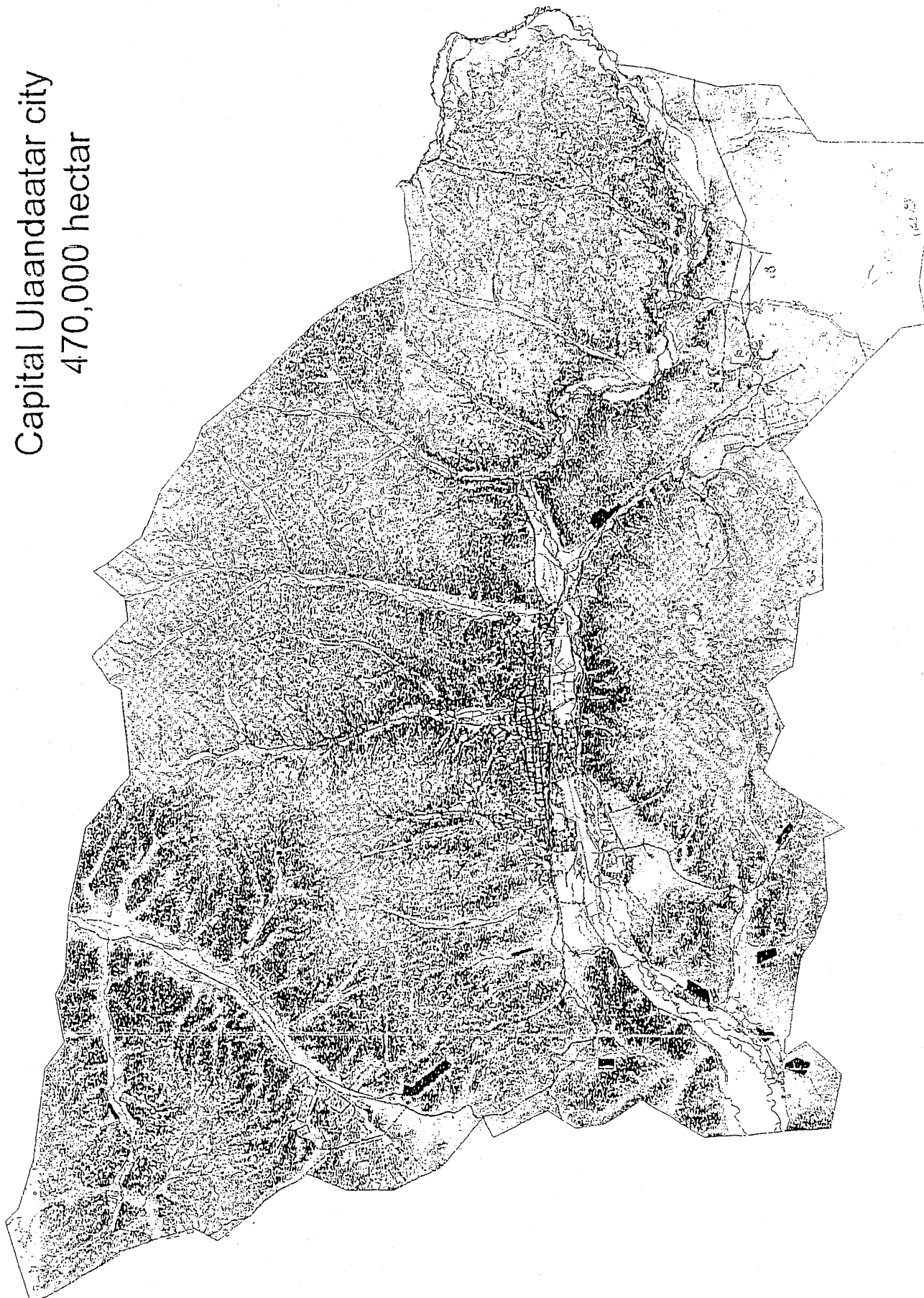
9-2 If no, please describe reasons below.

[ ]


Attachment 1. ORGANIZATION CHART




Capital Ulaandaatar city  
470,000 hectar

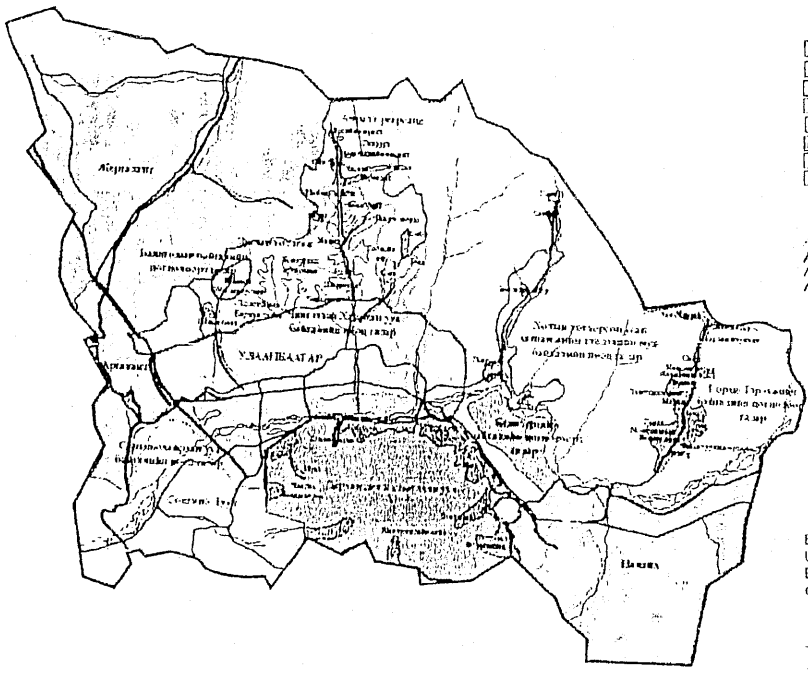


X 1:100,000

















  
The total number of urban population amounts to 791076.

  
There are 179840 families in total.

  
The size of the territory equals to 394424



**Reference:**

-  Territorial bound of Argalant development area
-  Territorial boundary of Jargalant region of agricultural industry
-  Territorial boundary of Songino Tuul development area
-  Territorial boundary of Ulaanbaatar city
-  Territorial boundary of Nalaikh development area
-  Territorial boundary of the capital city
-  Reserves
-  Special Protected Areas
-  Resorts and Recreation Areas
-  Camps and Cottages
-  Natural Complex
-  Territory of residence and limited business activity
-  Rivers
-  International auto road
-  Inter-urban auto road
-  Railway

Bagakhangai District is located at 106 kilometers to the south of Ulaanbaatar city. Meat and milk processing industry serves as the major economic sector.

Baganuur District is located at 210 kilometers to the east of capital Ulaanbaatar city and is linked with 135 kilometers of auto road. Baganuur Coal Mine, which supplies 65% of the coal needed for country, serves as the major economic sector.

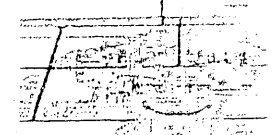
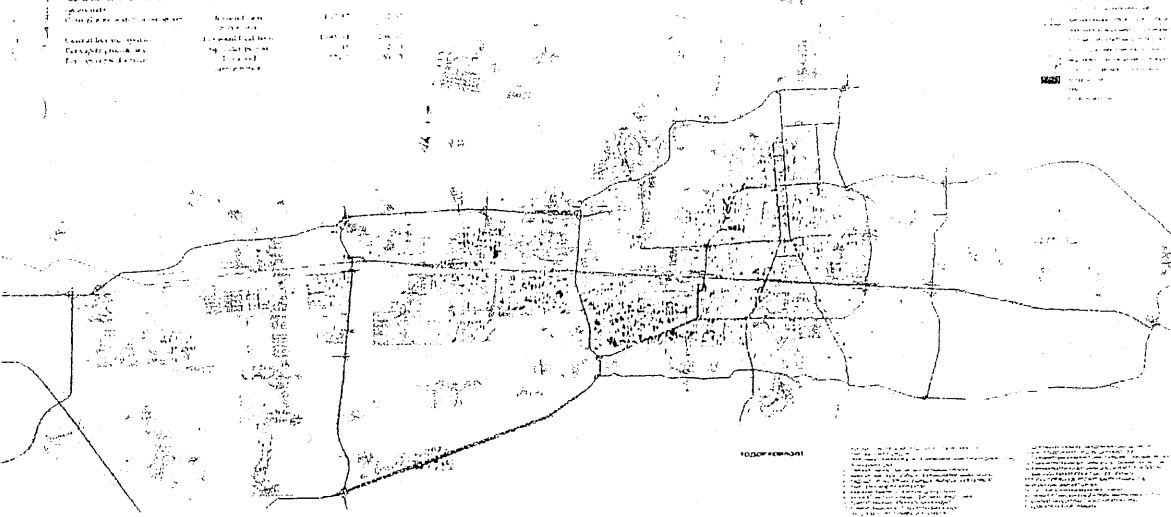
**Boundaries of capital Ulaanbaatar city**

- The territory of the capital Ulaanbaatar city will be divided into 11 main development regions and the rule for utilization of the territory will be set along:
- **Urbanization and Intensive Business Development Region:** eastern development areas of Ulaanbaatar city and Nalaikh district, western development area of Argalant, and south western development area of Songino and Tuul will be covered.
  - **Urbanization and Limited Business Development Region:** Special protected areas, provincial territories of agriculture, rice nourishment (fodder), nearby resorts, and camps will be covered.
  - **Leading Agricultural Development Region:** North western development areas of Jargalant will be referred to.

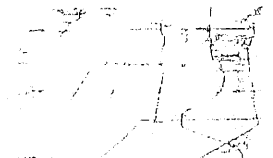
## GENERAL PLAN OF ULAANBAATAR CITY FOR 2020

Comparison of capital Ulaanbaatar city statistics in 2004 with those of in 2020

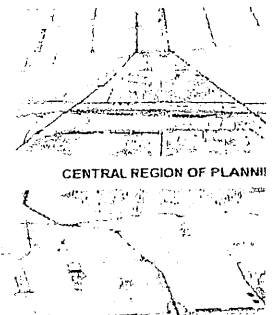
No	Indices	Measuring unit	By the first half of 2004	By 2020
1	Population	people	1,000,000	1,500,000
2	Urban population	people	700,000	1,000,000
3	Area of built-up area	sq km	100	200
4	Area of green area	sq km	100	200
5	Area of water area	sq km	10	20
6	Area of road network	km	100	200
7	Area of railway network	km	10	20
8	Area of airport	sq km	10	20
9	Area of stadium	sq km	10	20
10	Area of sports field	sq km	10	20
11	Area of school	sq km	10	20
12	Area of hospital	sq km	10	20
13	Area of university	sq km	10	20
14	Area of research center	sq km	10	20
15	Area of cultural center	sq km	10	20
16	Area of shopping center	sq km	10	20
17	Area of business center	sq km	10	20
18	Area of government center	sq km	10	20
19	Area of residential center	sq km	10	20
20	Area of industrial center	sq km	10	20
21	Area of service center	sq km	10	20
22	Area of entertainment center	sq km	10	20
23	Area of sports center	sq km	10	20
24	Area of cultural center	sq km	10	20
25	Area of educational center	sq km	10	20
26	Area of scientific center	sq km	10	20
27	Area of administrative center	sq km	10	20
28	Area of commercial center	sq km	10	20
29	Area of financial center	sq km	10	20
30	Area of information center	sq km	10	20
31	Area of communication center	sq km	10	20
32	Area of transportation center	sq km	10	20
33	Area of energy center	sq km	10	20
34	Area of environmental center	sq km	10	20
35	Area of health center	sq km	10	20
36	Area of social center	sq km	10	20
37	Area of cultural center	sq km	10	20
38	Area of educational center	sq km	10	20
39	Area of scientific center	sq km	10	20
40	Area of administrative center	sq km	10	20
41	Area of commercial center	sq km	10	20
42	Area of financial center	sq km	10	20
43	Area of information center	sq km	10	20
44	Area of communication center	sq km	10	20
45	Area of transportation center	sq km	10	20
46	Area of energy center	sq km	10	20
47	Area of environmental center	sq km	10	20
48	Area of health center	sq km	10	20
49	Area of social center	sq km	10	20
50	Area of cultural center	sq km	10	20



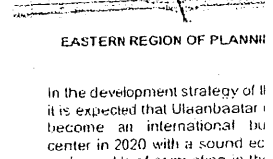
NEW REGION OF PLANNING



WESTERN REGION OF PLANNING



CENTRAL REGION OF PLANNING



EASTERN REGION OF PLANNING

### NEW REGION OF PLANNING (New center of the city)

In case the number of population of Ulaanbaatar city exceeds the expected figure, the reserve area for new constructions to be built after 2020 will be located on the left side of Songino-Khiraan Mountain and flows into Tuul River. The new city will be constructed under architecture-space planning called "New Era New city".

### WESTERN REGION OF PLANNING

Manufactures of construction materials that pollute soils, lead to damages, and raise dust and industries & plants that produce poisonous gases that may explode and has negative impacts on habitat will be moved from the region. The region will serve as a residential area where ecologic balance is maintained and utilization of infrastructure and engineering network is much improved.

### CENTRAL REGION OF PLANNING

Plans have been developed to provide Selbe, Khaitaast and Chingeltei river basins with gardens, regularize water flows of the rivers, create swimming pools, build regional sport complexes and parks, and establish a forest economy.

### EASTERN REGION OF PLANNING

Since the region will be referred to an intensive residential area, apartment buildings, public services, trade and business complexes will be dominated. Construction of comfortable apartment buildings that will satisfy the living condition of the residents has also been taken into consideration.

In the development strategy of Ulaanbaatar it is expected that Ulaanbaatar become an international business center in 2020 with a sound ecology and capable of competing in the field of education, science, and technology.

# BAYANGOL DISTR

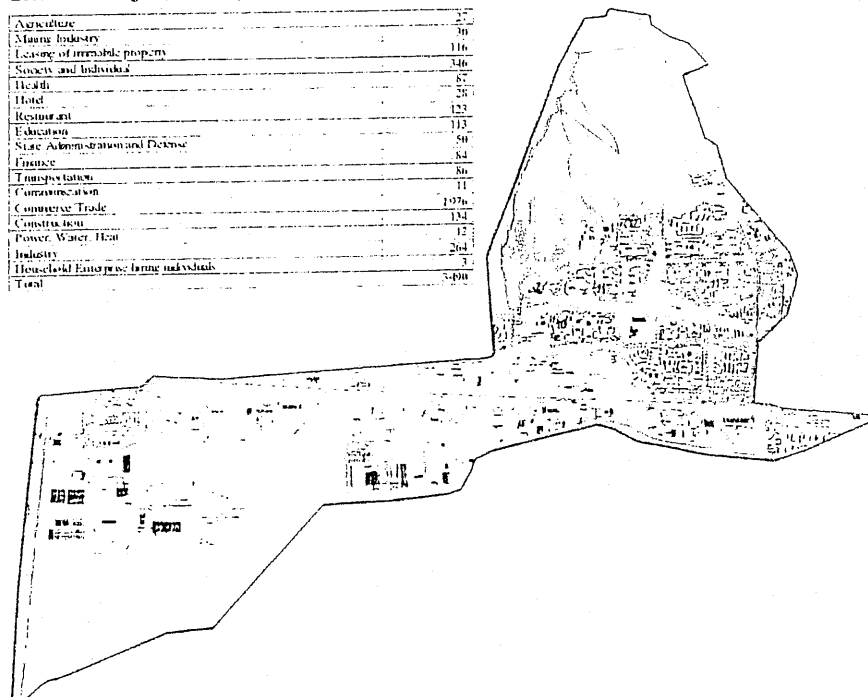
Bayangol district was initially established in 1965 with the name Oktyabrskiy raion, can be roughly translated October region. In 1992, due to territorial localisation, population density, and centralization, the district was reorganized into two districts: Bay District and Songino - Khaikhan District. New micro districts of comfort are located on the territory of the district and their important places such as Gedenkovo Monastery, Railway Authority, and a TV station. The district has a population density with 5200 people per square kilometer. The district has a territory of 2949 thousand hectares. There are 29897 households and 126.7 thousand residents. 77% of the total population lives in apartment buildings. The district has 20 administrative units.

## Categorization of the Territory of Bayangol District

No.	Indices	Total Territory of the District	
		size (in hectares)	percentage
1	Agricultural land	699.2	23.7%
2	Cities and other urban areas	1446.8	49.0%
3	Roads and Networks	160	5.4%
4	Forest		
5	Rivers	640	21.7%
6	Special Protected Areas	3	0.1%
In Total		2949	100%

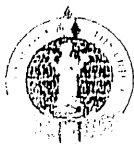
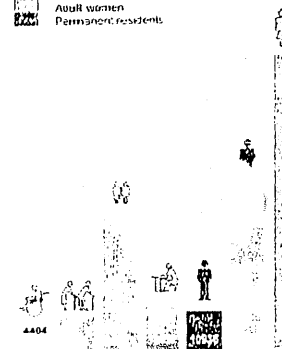
## Economic Categorization of Business Entities

Agriculture	27
Mining Industry	30
Leasing of immovable property	116
Hotels and Restaurants	146
Health	87
Hotel	28
Restaurant	123
Education	113
State Administration and Defense	50
Finance	84
Transportation	30
Communication	11
Commerce Trade	1076
Construction	134
Power, Water, Heat	13
Industry	264
Household Enterprises, Income individuals	3
Total	3400



## Inhabitants of the District

- Reference:
- Disabled people
- Elderly people
- Children under 16
- Adult Students
- Adults unemployed
- Adults employed
- Adult men
- Adult women
- Permanent residents



The size of the territory equals to 2949 hectares.



There are 29897 families in total.

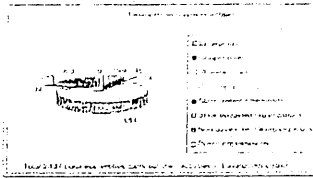


The total number of urban population amounts to 126723



**Classification of territory**

No	Indices	Territory of the district	
		Quantity (hectares)	Percentage %
1	Towns, villages & other settlements	3916.3	3.1 %
2	Agricultural lands	54397.9	43.7 %
3	Roads & line networks	1021	0.8 %
4	Areas included woodlands	34624	27.8 %
5	Areas included water reservoirs	2317	1.8 %
6	Spots under state special preservations	28105.8	22.5 %
Total		124412	100 %



**BAYANZURKH DISTRICT**

Bayanzurkh district which is an administrative Ulaanbaatar city was established in 1965. Its structure of cultural, scientific, health and education organizations principally and is one of the eldest of Mongolia. The district bears its territory on a 1244.1 km<sup>2</sup> in the east area of the capital city. The population of Ulaanbaatar city exists in the Hereto the district is consisted of 20 khoroos. Its population is 139 people per 1 km<sup>2</sup>.

**Population indices of the district**

**Description:**

- The disabled
- Old people (over than 70 age)
- Teenagers under 16 age
- Students on labouring ages
- The unemployed on labouring ages
- Employees on labouring ages
- Population on labouring ages
- Permanent population

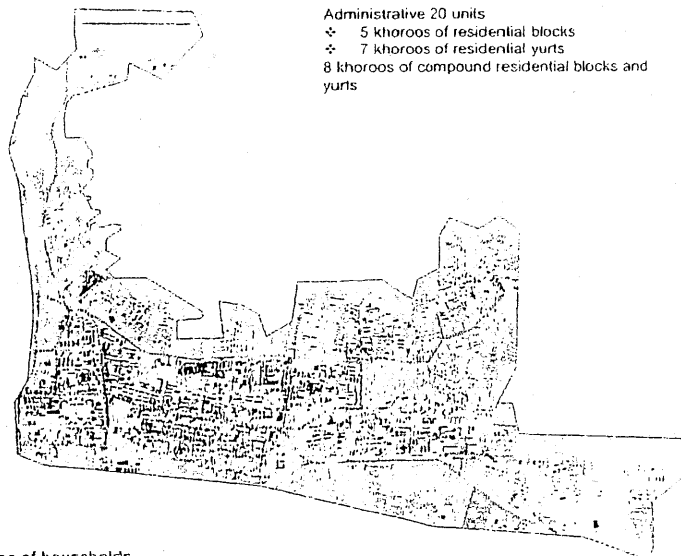
124412 hectares Territory



40106 number of households

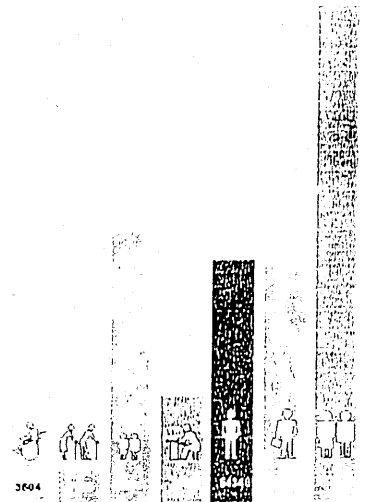
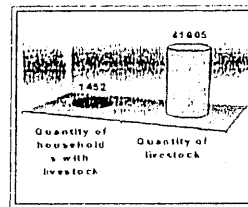


172824 Permanent population



**Indices of households**

Quantity of total households	40106	100 %
Residents in apartments	15082	37.6 %
Residents in yurts	25024	62.4 %
Households underprivileged	6838	17.1 %
Households extremely underprivileged	2843	7.1 %
Women in charge of households	3664	9.1 %
From these underprivileged	1474	
Extreme underprivileged	1439	
Men in charge of households	361	0.9 %

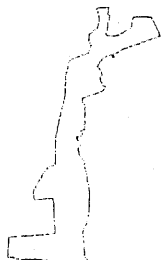




# SUKHBAATAR DISTRICT

## Classification of the Territory of Sukhbaatar District

Indices	Total Territory of the District	
	sq. m. in hectares	percentage
Total Territory	20840	100%
1. Forest and other lands	14083	67.6%
2. Agricultural land	4257.1	20.4%
3. Roads and Networks	117	0.56%
4. Forest	1146	5.5%
5. Bridges	32	0.15%
6. Special Plot (J. Area)	28.1	0.13%

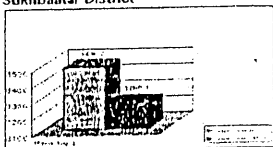


The size of the territory  
Equals to 20840  
hectares.

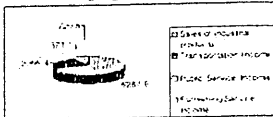


There are 23500  
families in total.

### Budget Income and Expenditure of Sukhbaatar District

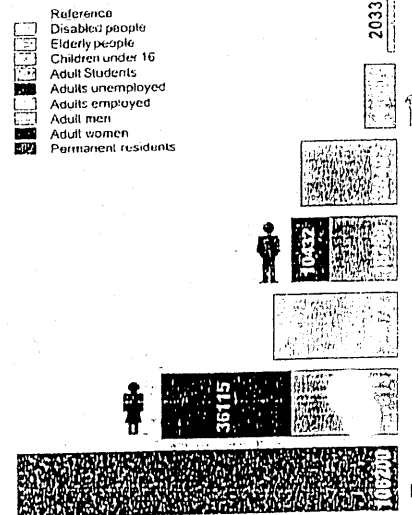


### Sales Income of Sukhbaatar District /in million tugrug/



An administrative unit of Ulaanbaatar city - Sukhbaatar District was founded on April 14, 1965. The district is the heart of Ulaanbaatar city and major centers of state administration, education, and science, and ministries of foreign countries are located at the territory of the district.  
13.8% of the total population of Ulaanbaatar city resides in the district. 46.5% of the families of the district live in apartments, while 53.5% live in ger districts.

## Inhabitants of the District



# KHAN UUL DISTRICT

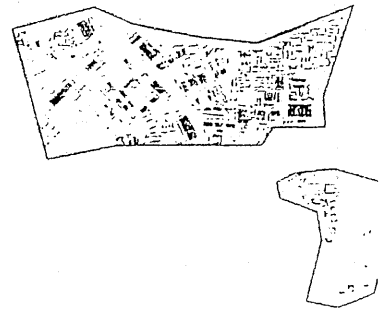
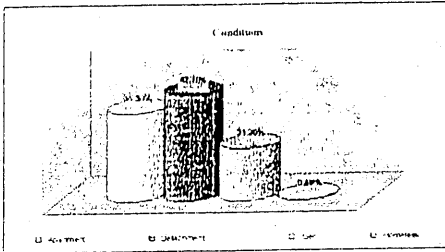


## Categorization of the Territory of Khan-Uul District

No.	Indices	Total Territory of the District	
		Area in hectares	percentage
1	Urban and other settlements	1014	11.1%
2	Agricultural land	225274	89.9%
3	Water and Networks	107476	2.2%
4	Forest	1942	4.0%
5	Rivers	276	2.0%
6	Special Protected Areas in 1993	24266	100%

## Households

Indices	In district level	
	number	percentage
Number of Households	17289	100%
Households of average position	219	1.2%
From families	1699	9.8%
Women-headed families	172	1%
Men-headed families	316	2%



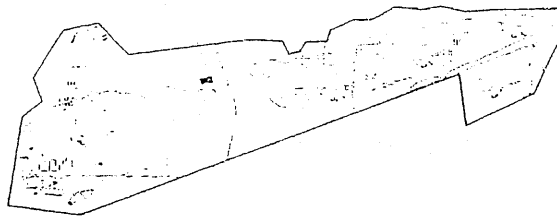
The total number of urban population amounts to 73770.



There are 17289 families in total.

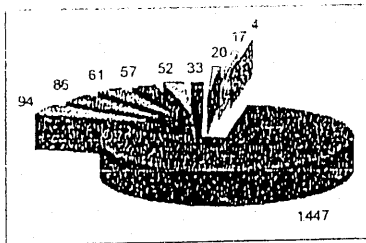


The size of the territory Equals to 48466 hectares.



An administrative unit of the capital Ulaanbaatar city - Khan - Uul District was first established on the skirt of Bogd Khan mountain along Tuul River under the name Uidverin Duureg, which can be translated as Industrial District. It takes up 10.3% of the total territory of Ulaanbaatar city and 9.3% of the total population in UB. For population density, it is 167 people per one square meter.

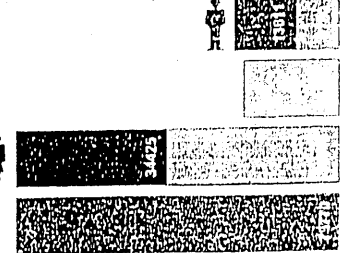
## The number of business entities in the District



- Limited Liability Company
- Incomplete Partnership
- Budgetary Organization
- Organized partnership
- Non-government organization
- Public Organization
- Cooperative
- Company
- Slate-owned plants/industries
- Religious institutions

## Inhabitants of the District

- Reference;
- Disabled people
- Elderly people
- Children under 16
- Adult Students
- Adults unemployed
- Adults employed
- Adult men
- Adult women
- Permanent residents



# CHINGELTEI DISTRICT

УИАНХААТАР.X01



## Area classification of the Chingeltei district

№	Kinds of land	Area of the land (hectares)	Area of the district	
			Quarers (thousands)	Percentage
1	Lawns, villages, and other settlements	11000	12.5	14.2%
2	Agricultural land	11000	12.5	14.2%
3	Forest and park	11000	12.5	14.2%
4	Industrial sites	11000	12.5	14.2%
5	Water resources	11000	12.5	14.2%
6	State special protected areas	11000	12.5	14.2%
	<b>Total</b>	<b>76000</b>	<b>86.3</b>	<b>100%</b>

Commercial and public area of 812 square kilometers



The size of the territory  
Equals to 8930  
hectares.



There are 23727  
families in total.



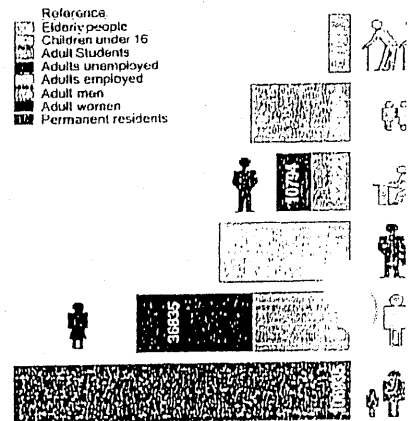
The total number of  
urban population  
amounts to 106935

The Chingeltei district is located in the center of the capital city and bordered with the Bayangol, Sukhbaatar, and Songino Khaikh districts. The district was established in 1965 with the name of Sukhbaatar district and the Sukhbaatar district was split into the districts the Chingeltei and Sukhbaatar districts upon the resolution # 18 approved on August 18, 1992, in conformity with the Law Administrative Units and their Management. Upon the resolution 31 approved by the Presidium of the People's Deputies' Assembly of the city of Ulaanbaatar on September 1, 1992, 18 khoro administrative units were set up in the Chingeltei district. 101 thousand inhabitants or 13.9% of the population of the city Ulaanbaatar inhabit the district. The area of the district makes 89.3 sq. km. The density of the population is 1197 inhabitants per sq. km.

## Sales Income of the Chingeltei district

№	Kind of activity	Value (million Tugrik)
1	Industry and construction	10000
2	Trade and services	10000
3	Transport and communication	10000
4	Finance and insurance	10000
5	Real estate	10000
6	Other services	10000
7	Total	70000

## Inhabitants of the District

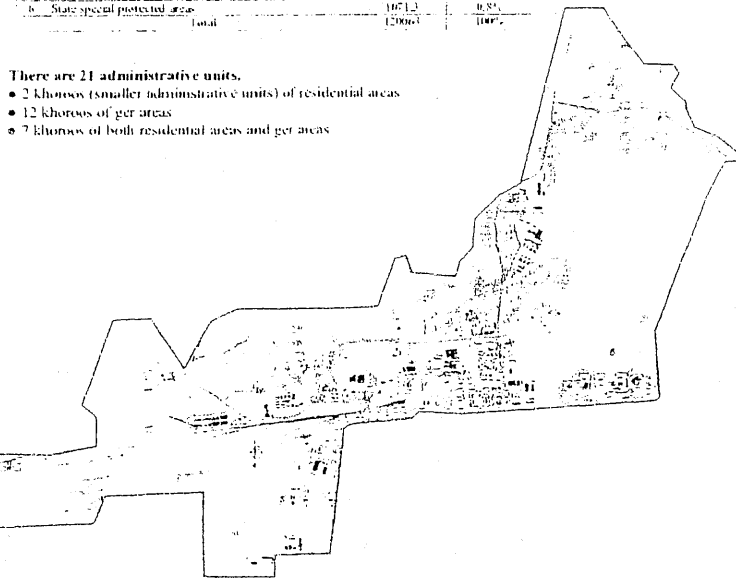


## SONGINO KHAIRKHAN DISTRICT

The Sogino Khaikhan district, an administrative unit of the city of Ulaanbaatar was established on October 1, 1992. The name of the Sogino Khaikhan district was bestowed on it of historical importance in Mongolia. The Sogino Khaikhan district was bordered with the Altanbulag, Hovanchandulu, Bortuu, and Batsumber soums (sub-provinces) of the aimag (province). The district occupies 25.5% of the area of the city of Ulaanbaatar and 20.9% of the population of the city. Ulaanbaatar inhabits the district. The district has 21 khoroos. The density of the population is 15.2 inhabitants per a sq. Km.

### Area classification of the Sogino Khaikhan district

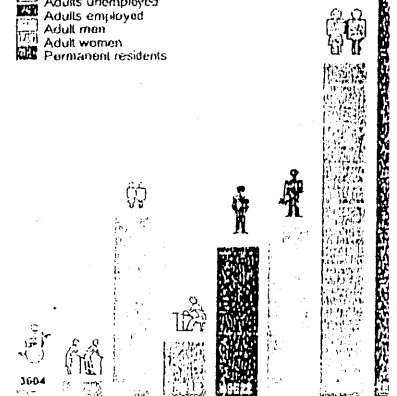
No.	Indicators	Area of the district	
		Quantity (hectares)	Percentage (%)
1	Towns, villages and other settlements	3818.2	15.1%
2	Agricultural land	99661.3	75.2%
3	Road network	1414	1.2%
4	Forest areas	20847	17.1%
5	Water reservoir	51	0.02%
6	State special protected areas	1071.2	8.2%
	<b>Total</b>	<b>120663</b>	<b>100%</b>



- There are 21 administrative units.
- 2 khoroos (smaller administrative units) of residential areas
  - 12 khoroos of ger areas
  - 7 khoroos of both residential areas and ger areas

### Inhabitants of the District

- Reference:
- Disabled people
  - Elderly people
  - Children under 16
  - Adult Students
  - Adults unemployed
  - Adults employed
  - Adult men
  - Adult women
  - Permanent residents



The size of the territory equals to 394424 hectares.



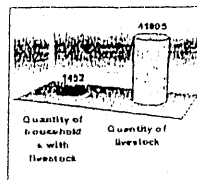
There are 39281 families in total.



The total number of urban population amounts to 182153.

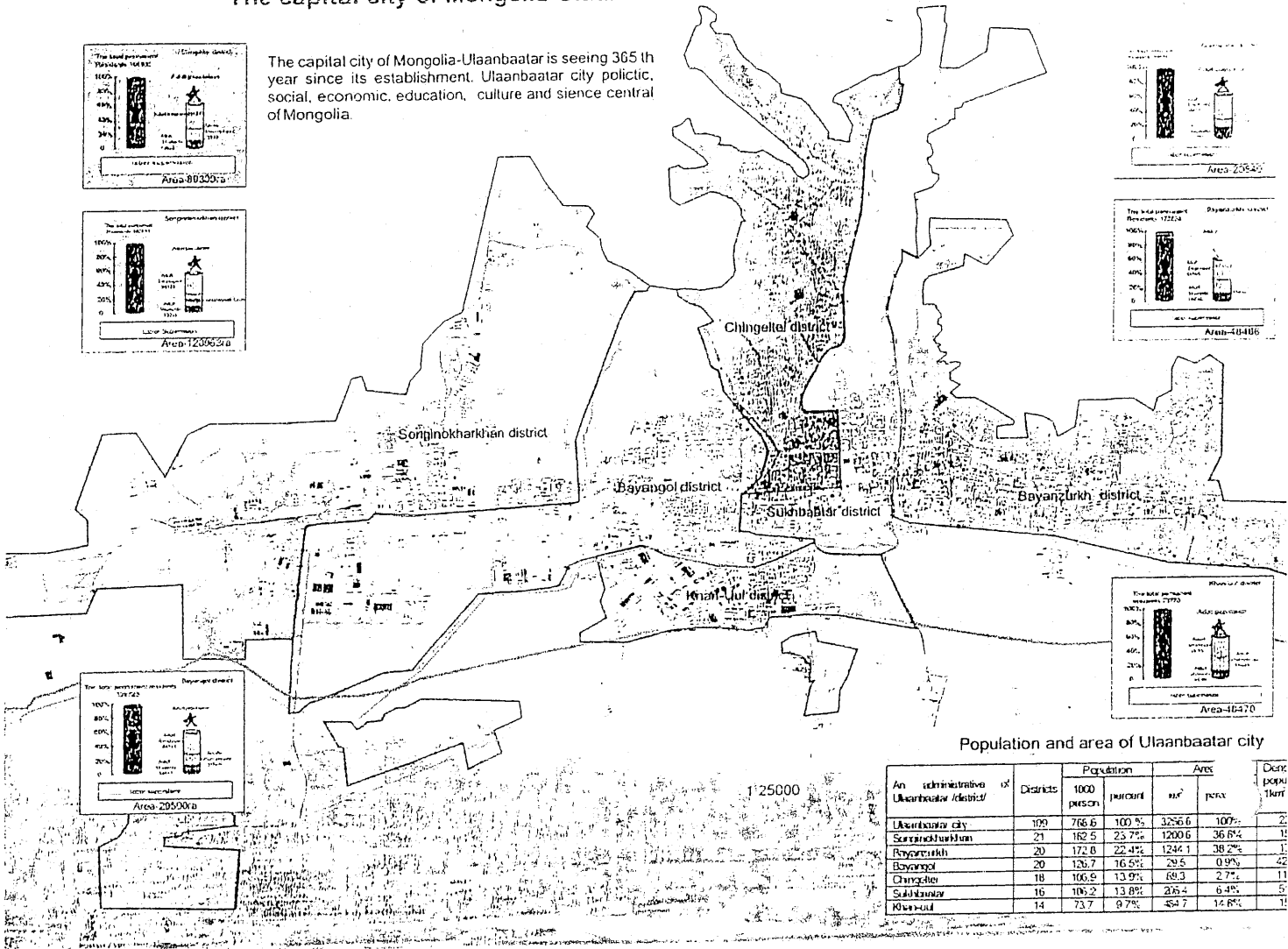
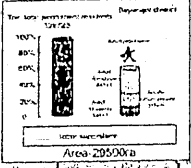
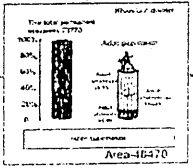
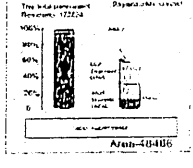
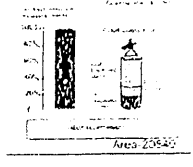
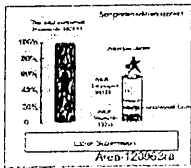
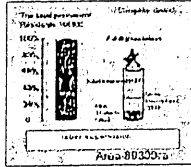
### Household indicators

No.	Indicators	Total of the district	
		Quantity (hectares)	Percentage (%)
1	The number of households	32281	100%
2	Households in residential areas	11026	34.2%
3	Households in ger areas	28183	71.7%
4	Poor households	11884	30.2%
5	Extremely poor households	4914	12.5%
6	Female headed households	4021	10.2%
7	Male headed households	614	1.8%



## The capital city of Mongolia-Ulaanbaatar

The capital city of Mongolia-Ulaanbaatar is seeing 305 th year since its establishment. Ulaanbaatar city polictic, social, economic, education, culture and sience central of Mongolia.



Population and area of Ulaanbaatar city

An administrative Ulaanbaatar district	of Districts	Population		Area		Dist. popu therf
		1000 person	percent	sq. km	per cent	
Ulaanbaatar city	100	766.6	100%	3256.6	100%	2
Songinokharkhan	21	162.5	23.7%	1200.6	36.6%	1
Bayanzurkh	20	172.8	22.4%	1244.1	38.2%	1
Bayangol	20	126.7	16.5%	29.5	0.9%	42
Chingeltei	18	106.9	13.9%	69.3	2.1%	11
Sukhbaatar	16	106.2	13.8%	26.4	0.8%	5
Khovd	14	73.7	9.7%	464.7	14.3%	1

13. 収集資料リスト

別添 13：収集資料リスト

収集資料リスト

	資料名	収集先/発行機関	分類	発行年	言語	形態	備考
1	Mongolian Statistical Yearbook 2005	National Statistical Office of Mongolia	統計	2005	英語・モンゴル語	書籍	
2	建設・都市開発省組織図	建設・都市開発省	組織	2006	モンゴル語	文書	英語へ翻訳 別添 2
3	区の設定図	建設・都市開発省	地図	2005	モンゴル語	Power Point	別添 7
4	Ulaanbaatar Master Plan 2002	建設・都市開発省	都市計画	2002	モンゴル語	文書	日本語へ翻訳 別添 8
5	4 万戸計画新市街地位置図	建設・都市開発省	地図	2005	モンゴル語	Power Point	別添 9
6	ALAGaC 組織図	建設・都市開発省 ALAGaC	組織	2006	モンゴル語	文書	英語へ翻訳 別添 3
7	ウランバートル市航空写真範囲図	ALAGaC	地図	2005	モンゴル語	文書	別添 11
8	ウランバートル市組織図	ウランバートル市	組織	2006	モンゴル語	UB 市パンフレット	英語へ翻訳 別添 4
9	土地管理局組織図	ウランバートル市	組織	2006	モンゴル語	文書	英語へ翻訳 別添 5
10	都市計画研究所組織図	都市計画研究所	組織	2006	モンゴル語	文書	英語へ翻訳 別添 6
11	ゲル地区地図	UN-Habitat	地図	不明	英語	文書	別添 10
12	Urban Development and Housing Project Loan Fact Finding Mission - MOU	ADB	報告書	2006	英語	Word	
13	Integrated Urban Development Programme	GTZ	プロジェクト文書	2006	英語	Word	