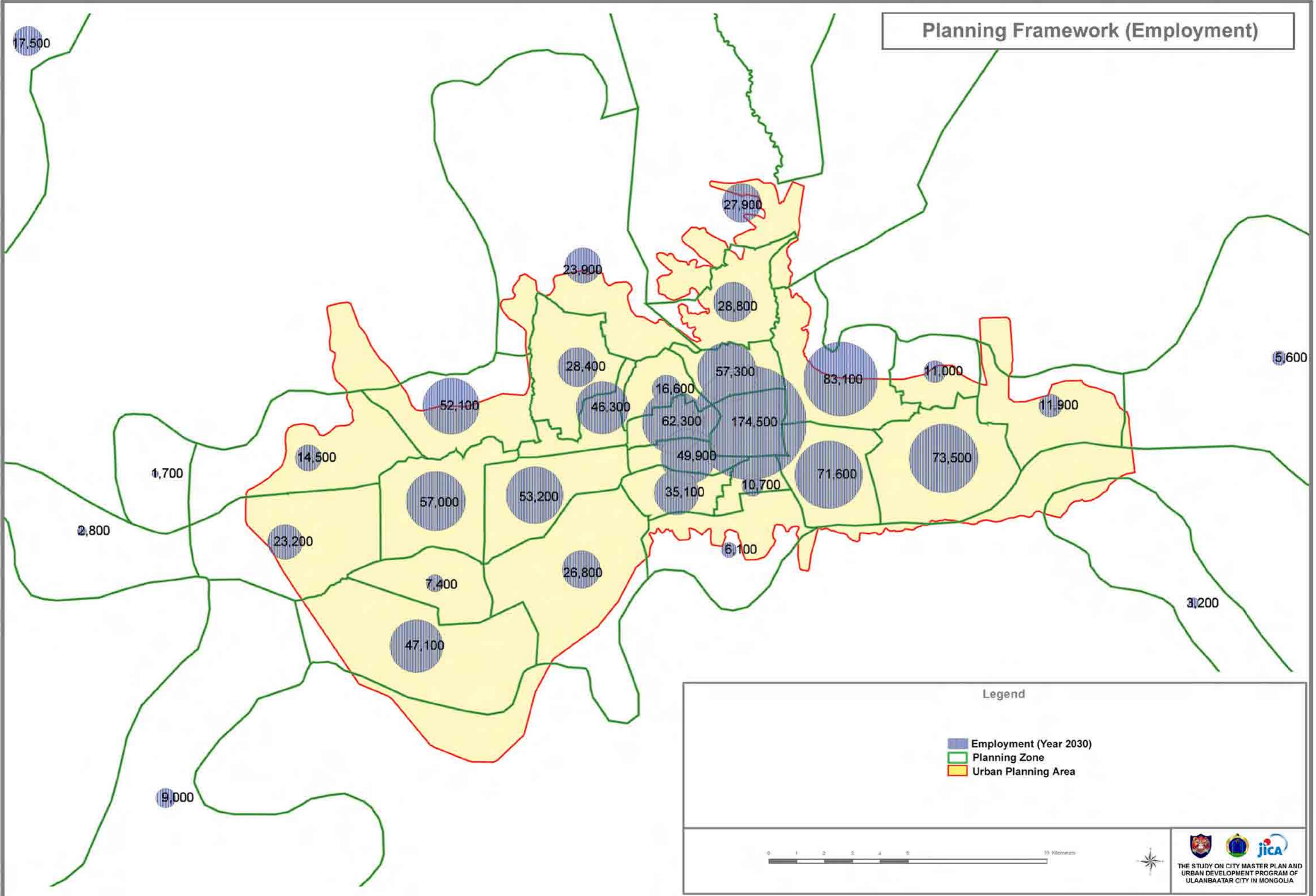


# Planning Framework (Employment)

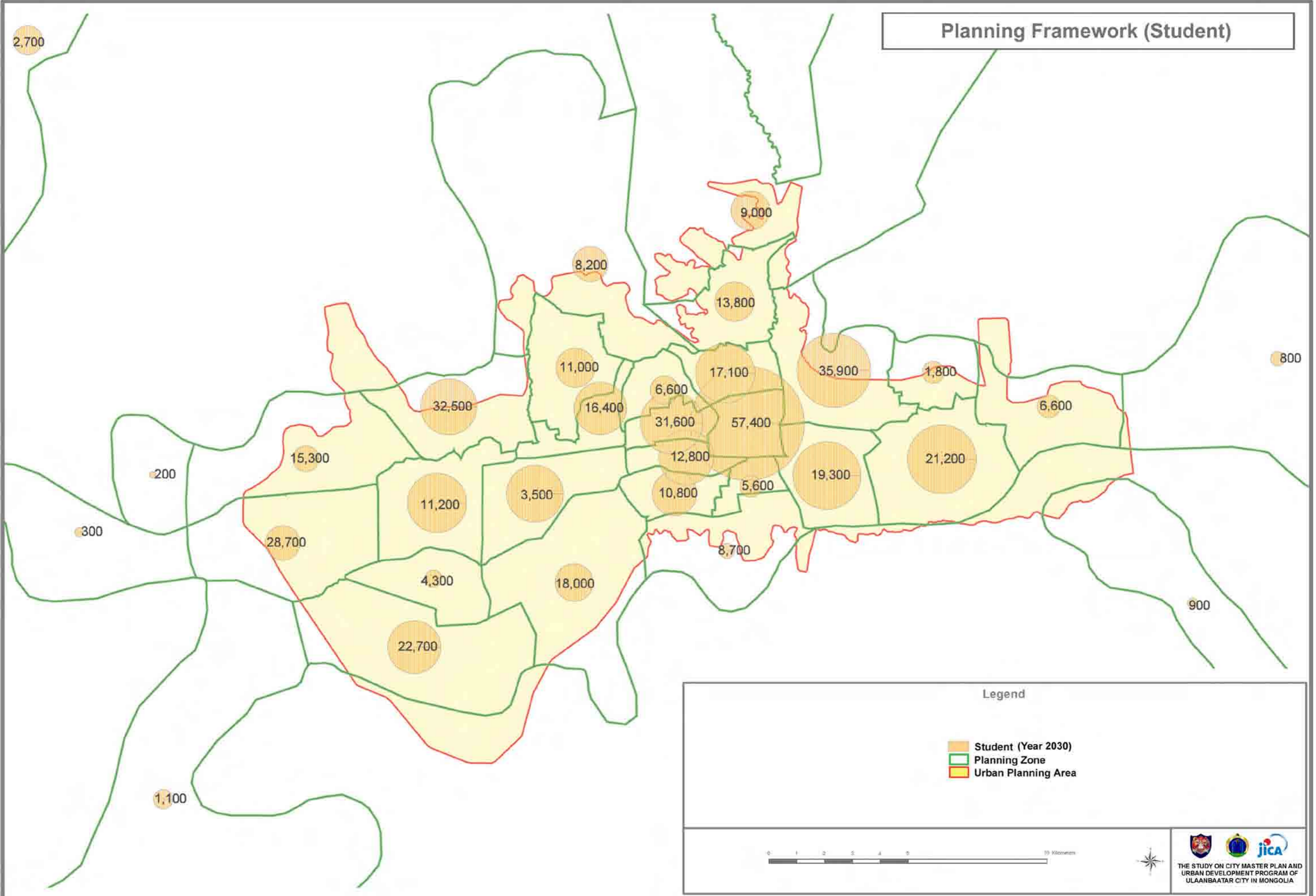


## Legend

- Employment (Year 2030)
- Planning Zone
- Urban Planning Area



# Planning Framework (Student)



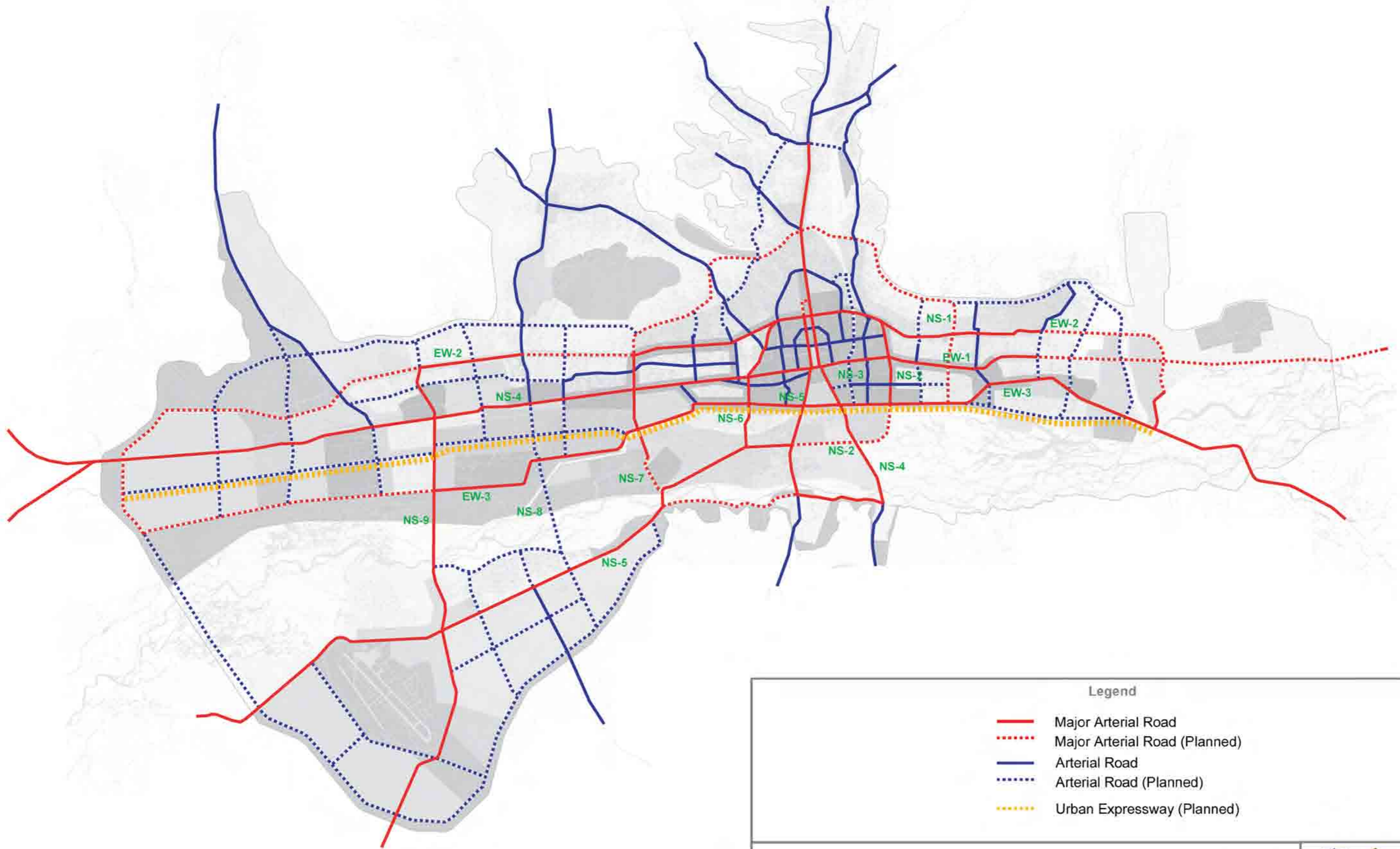
## Legend

- Student (Year 2030)
- Planning Zone
- Urban Planning Area





# Future Road Network

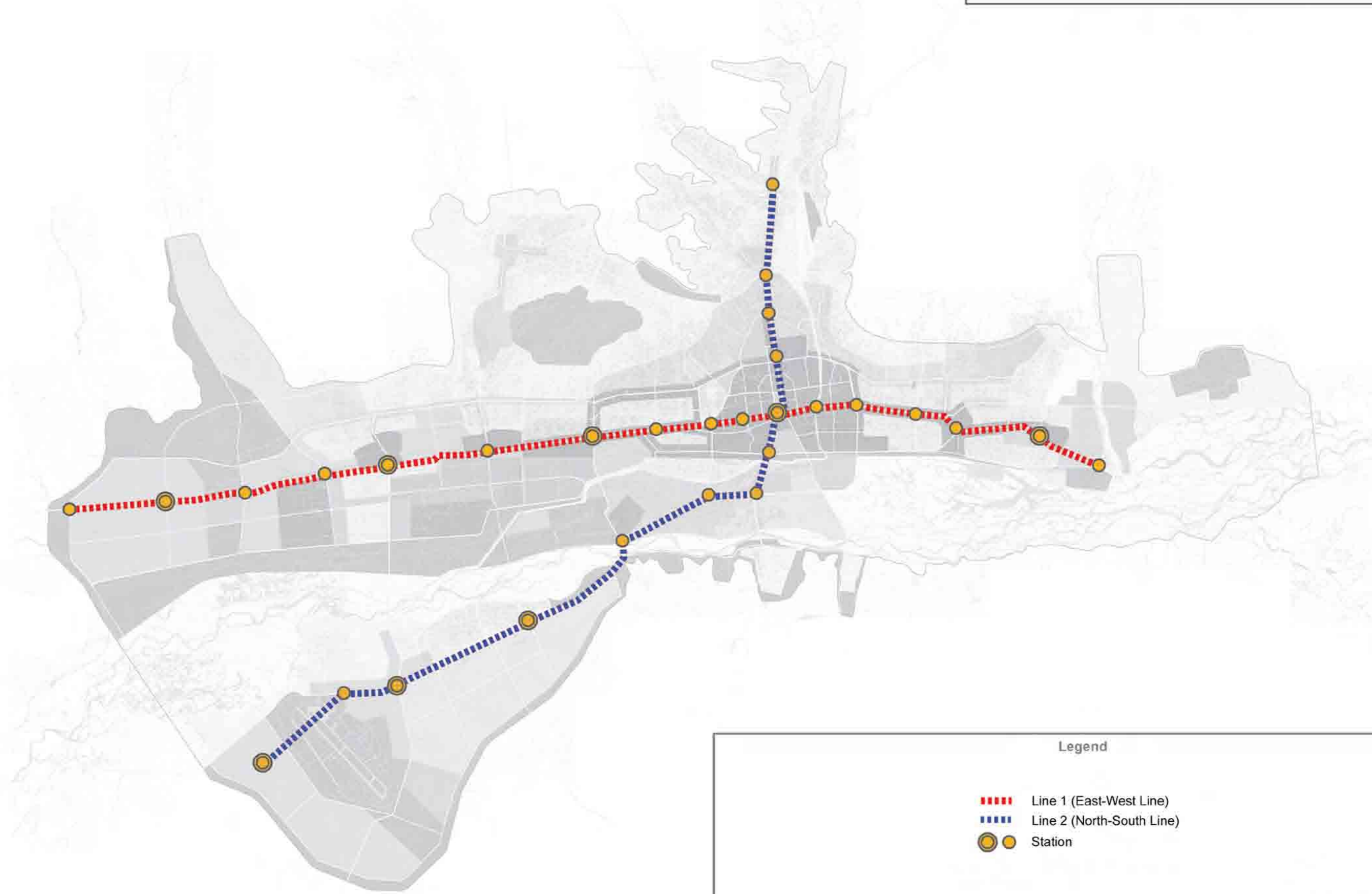


## Legend

- Major Arterial Road
- Major Arterial Road (Planned)
- Arterial Road
- Arterial Road (Planned)
- Urban Expressway (Planned)



# Future Public Transport Network



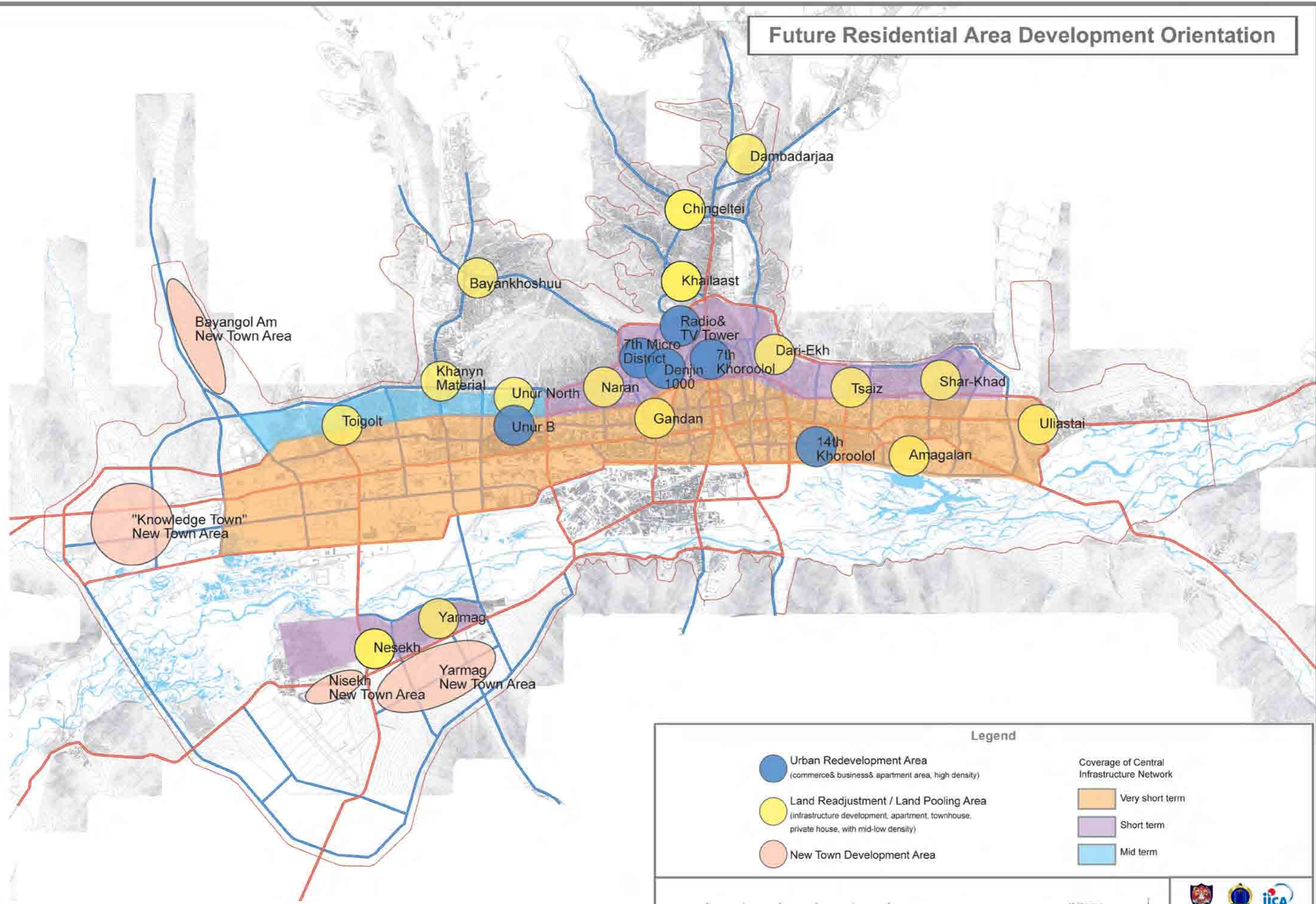
## Legend

- Line 1 (East-West Line)
- Line 2 (North-South Line)
- Station













# Future Residential Area Development Orientation



**Legend**

 Urban Redevelopment Area (commerce & business & apartment area, high density)	 Very short term
 Land Readjustment / Land Pooling Area (infrastructure development, apartment, townhouse, private house, with mid-low density)	 Short term
 New Town Development Area	 Mid term

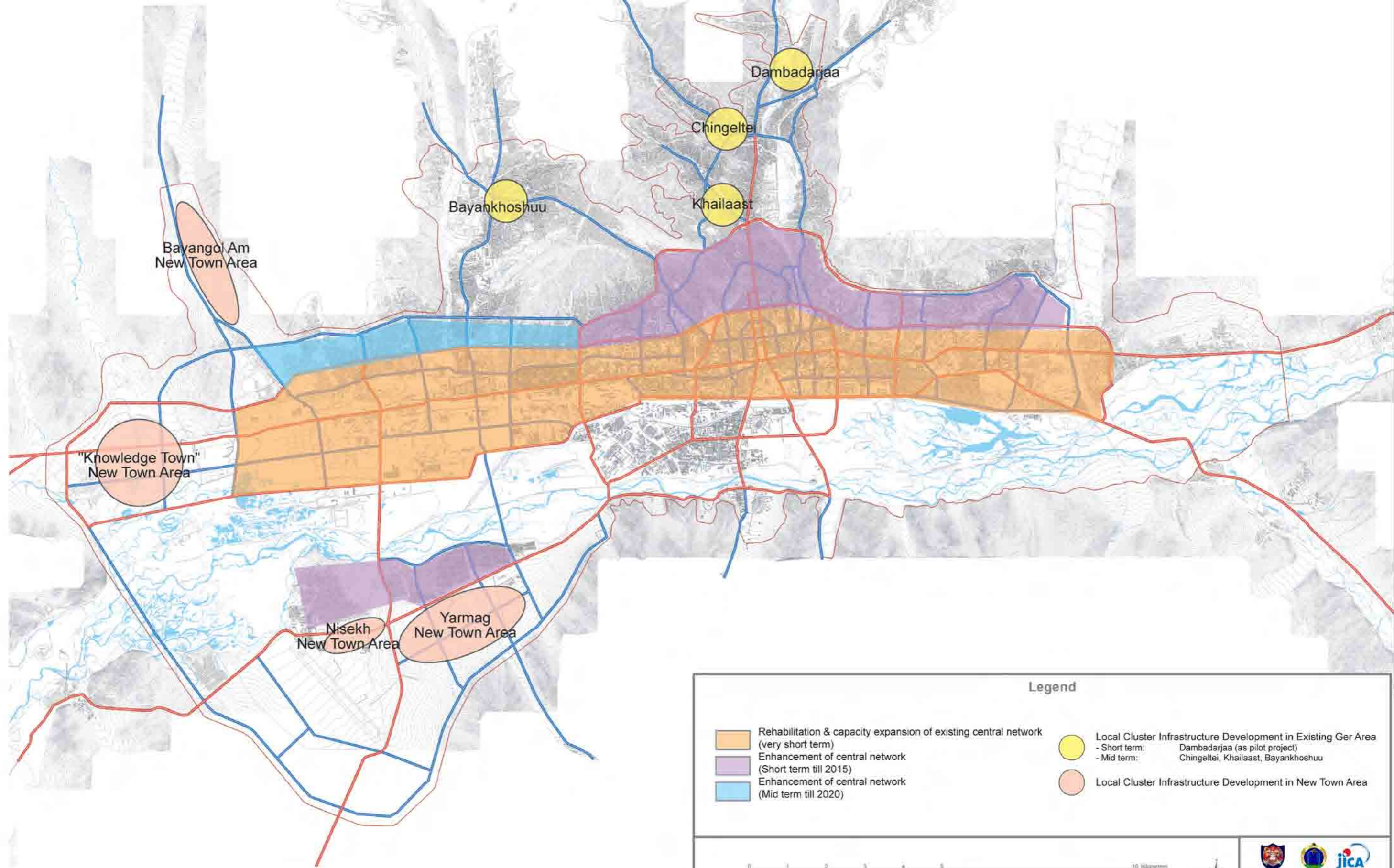
0 1 2 3 4 5 10 Kilometers






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# Future Infrastructure Development Orientation



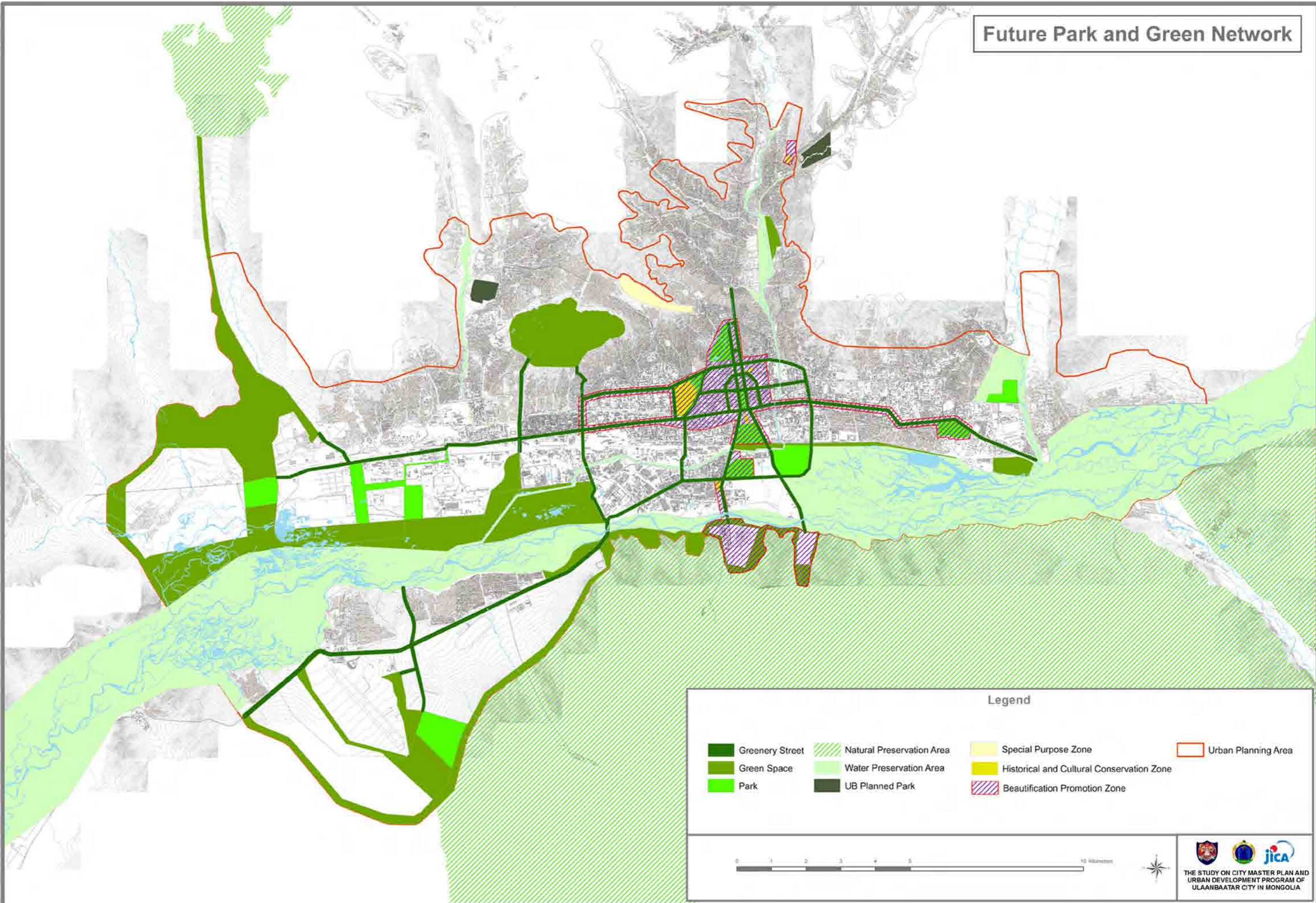
**Legend**

 Rehabilitation & capacity expansion of existing central network (very short term)	 Local Cluster Infrastructure Development in Existing Ger Area
 Enhancement of central network (Short term till 2015)	- Short term: Dambadarjaa (as pilot project)
 Enhancement of central network (Mid term till 2020)	- Mid term: Chingeltei, Khailaast, Bayankhoshuu
	 Local Cluster Infrastructure Development in New Town Area





# Future Park and Green Network



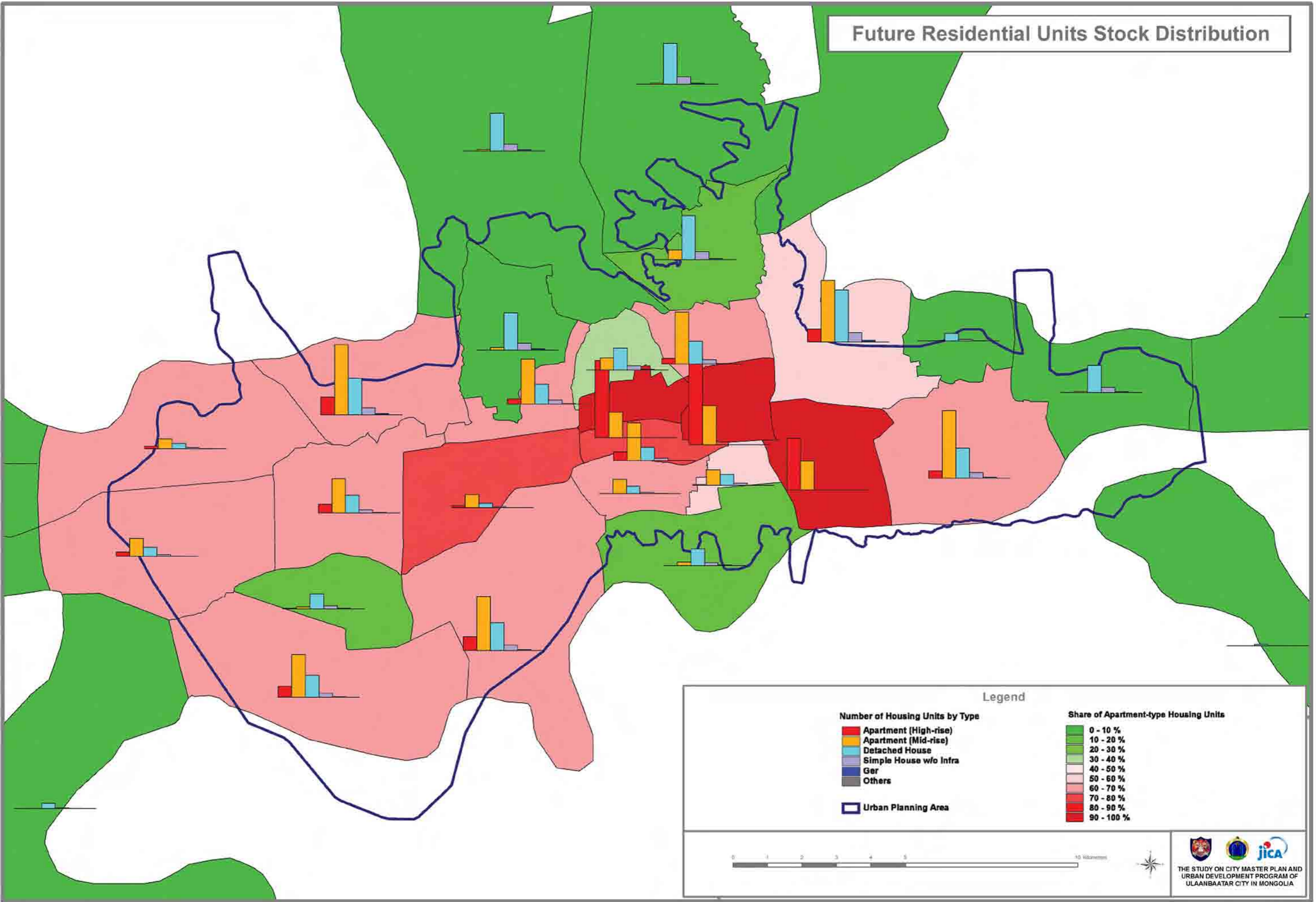
## Legend

- Greenery Street
- Natural Preservation Area
- Special Purpose Zone
- Urban Planning Area
- Green Space
- Water Preservation Area
- Historical and Cultural Conservation Zone
- UB Planned Park
- Park
- Beautification Promotion Zone





# Future Residential Units Stock Distribution



- Number of Housing Units by Type**
- Apartment (High-rise)
  - Apartment (Mid-rise)
  - Detached House
  - Simple House w/o Infra
  - Ger
  - Others
- Urban Planning Area

- Share of Apartment-type Housing Units**
- 0 - 10 %
  - 10 - 20 %
  - 20 - 30 %
  - 30 - 40 %
  - 40 - 50 %
  - 50 - 60 %
  - 60 - 70 %
  - 70 - 80 %
  - 80 - 90 %
  - 90 - 100 %





# CBD Existing Condition



## Legend

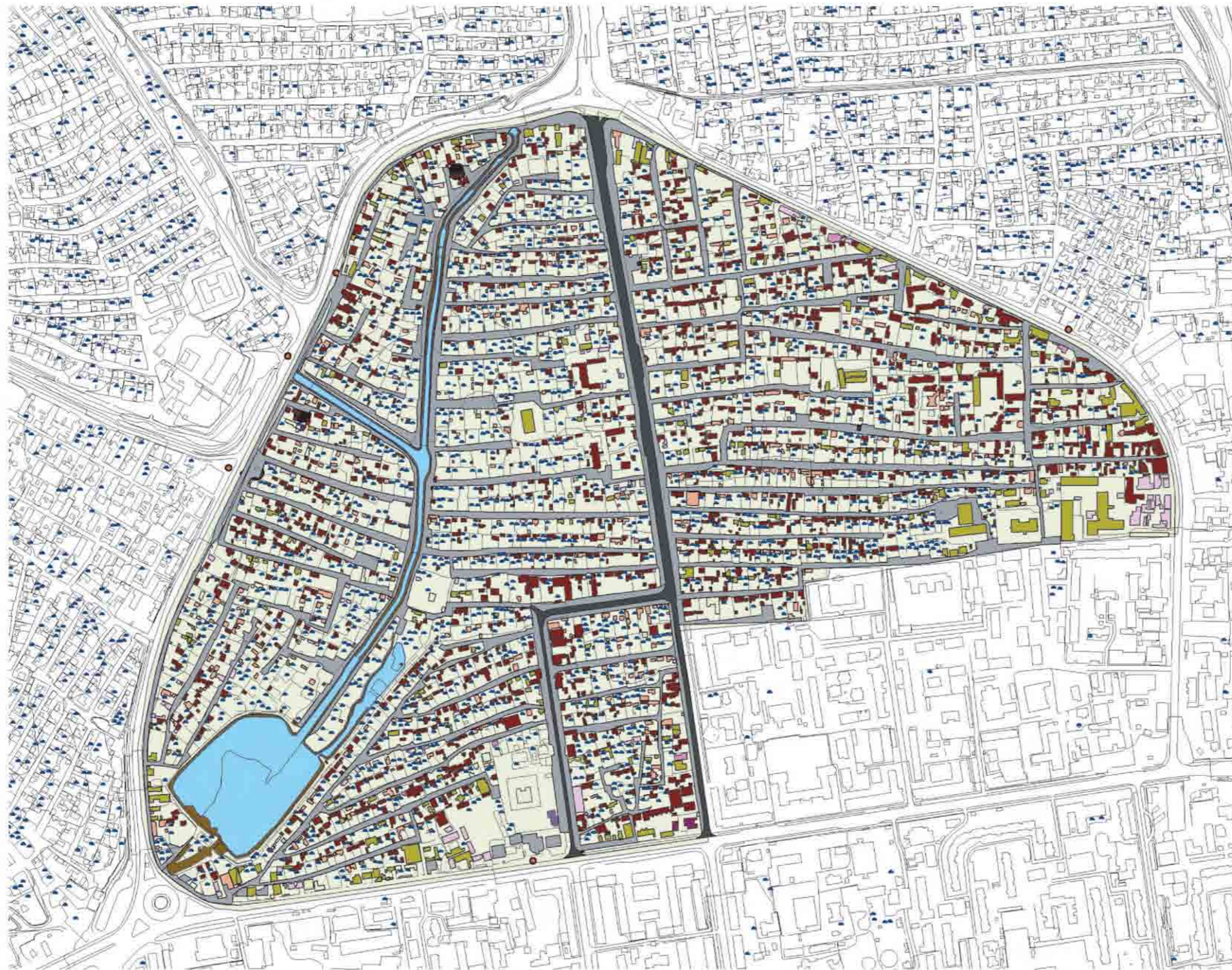
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Restaurant              | <input checked="" type="checkbox"/> Pub                 |
| <input checked="" type="checkbox"/> Building use Layer      | <input checked="" type="checkbox"/> Entertainment       |
| <input checked="" type="checkbox"/> Power substation        | <input checked="" type="checkbox"/> Bakery              |
| <input checked="" type="checkbox"/> commercial              | <input checked="" type="checkbox"/> Notary              |
| <input checked="" type="checkbox"/> manufacturing+ commerda | <input checked="" type="checkbox"/> Insurance           |
| <input checked="" type="checkbox"/> public                  | <input checked="" type="checkbox"/> Hotel               |
| <input checked="" type="checkbox"/> res+comer               | <input checked="" type="checkbox"/> Internet_cafe       |
| <input checked="" type="checkbox"/> residential             | <input checked="" type="checkbox"/> Salon               |
| <input checked="" type="checkbox"/> Parking1                | <input checked="" type="checkbox"/> Exchange            |
| <input checked="" type="checkbox"/> Shop                    | <input checked="" type="checkbox"/> Office              |
| <input checked="" type="checkbox"/> Garage                  | <input checked="" type="checkbox"/> Clinics             |
| <input checked="" type="checkbox"/> Church2                 | <input checked="" type="checkbox"/> Schools             |
| <input checked="" type="checkbox"/> Pharmacy                | <input checked="" type="checkbox"/> Kinder_garten       |
| <input checked="" type="checkbox"/> Insurance1              | <input checked="" type="checkbox"/> Bus_stop            |
| <input checked="" type="checkbox"/> Tourist_office          | <input checked="" type="checkbox"/> Green               |
| <input checked="" type="checkbox"/> Air_ticketing           | <input checked="" type="checkbox"/> Building type Layer |
| <input checked="" type="checkbox"/> Manufering+commercial   | <input checked="" type="checkbox"/> brick               |
| <input checked="" type="checkbox"/> Bank_Financial_service  | <input checked="" type="checkbox"/> high-rise           |
| <input checked="" type="checkbox"/> Playground              | <input checked="" type="checkbox"/> mid-rise-new        |
| <input checked="" type="checkbox"/> Planning_area           | <input checked="" type="checkbox"/> mid-rise-old        |
| <input checked="" type="checkbox"/> Publishing              | <input checked="" type="checkbox"/> Road_network        |
| <input checked="" type="checkbox"/> Photo_studio            | <input checked="" type="checkbox"/> Survey_area         |



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# 7th Khoroolol Existing Condition



## Legend

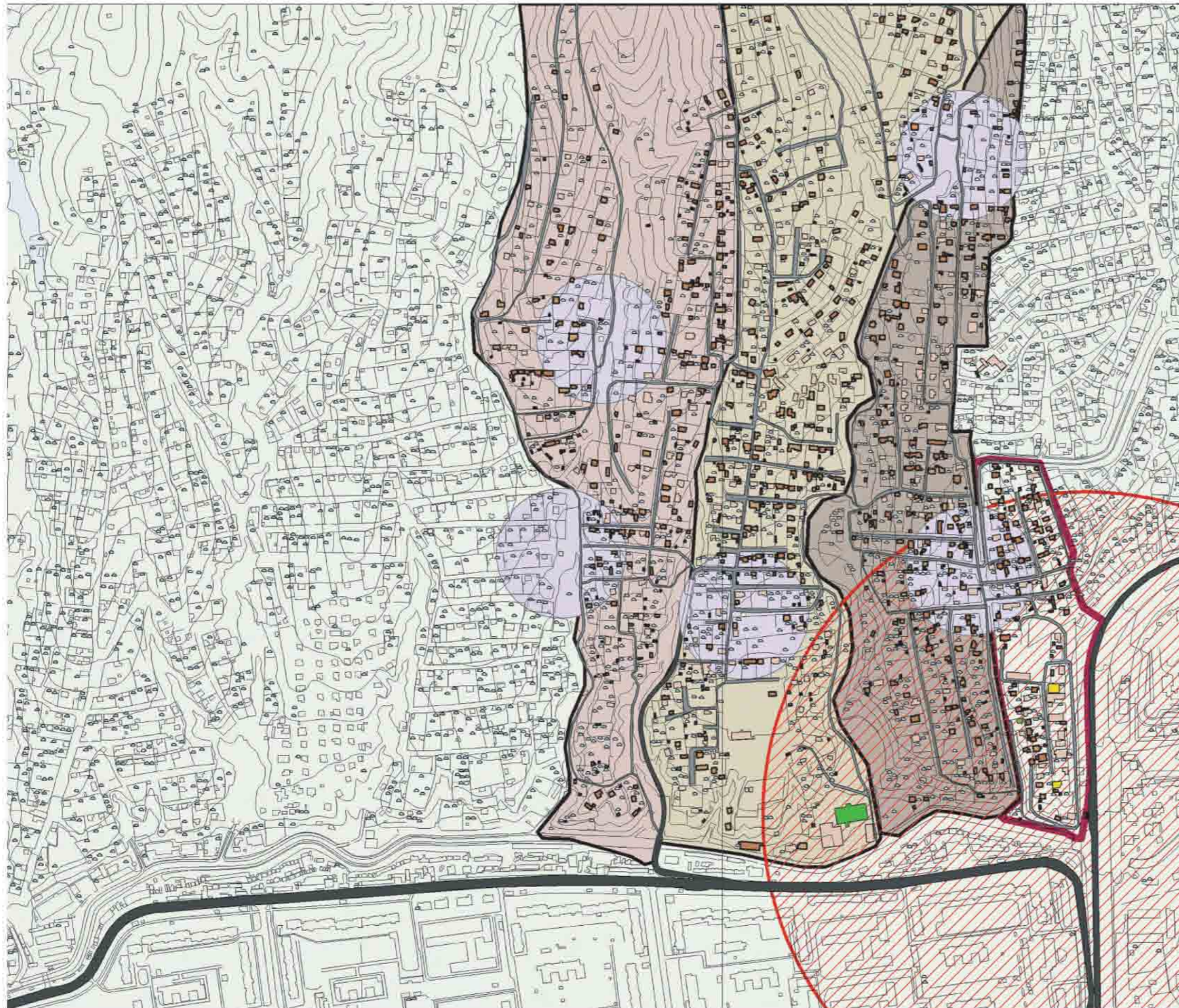
- Paved
- Not\_Paved\_Road
- FOR GIS.dwg Polygon
- Building type  
Layer
  - Brick house
  - Wood mortar house
  - wood house
- Bus\_stop
- Water\_kiosk
- Lake
- Dum
- Government\_office
- Clinic
- School
- High\_voltage
- Gers
- Building use  
Layer
  - Residen+Comer
  - Residen+Manufac
  - Residential
- Number of story  
Layer
  - story 1
  - story 2
  - story 3



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# Unur Existing Condition



## Legend

- Bus\_stop
- Water\_kiosk
- WK\_Buffer\_R100m
- Building type
  - 0--brick
  - 0-HUT temporary st
  - 0-wood log house
  - 0-wood mortar house
- Gers
- Building use
  - 0--Resi-Comm
  - 0--commercial
  - 0--manufacturing
  - 0--residential
- Not\_Paved\_Road
- Paved\_Road
- Number of story
  - 0-1 story
  - 0-2 story
- Busstop\_Buffer\_800m
- Khoroo boundary
  - SH\_12th khoroo
  - SH\_13th khoroo
  - SH\_14th khoroo
- BayanGol\_9
- Survey\_area



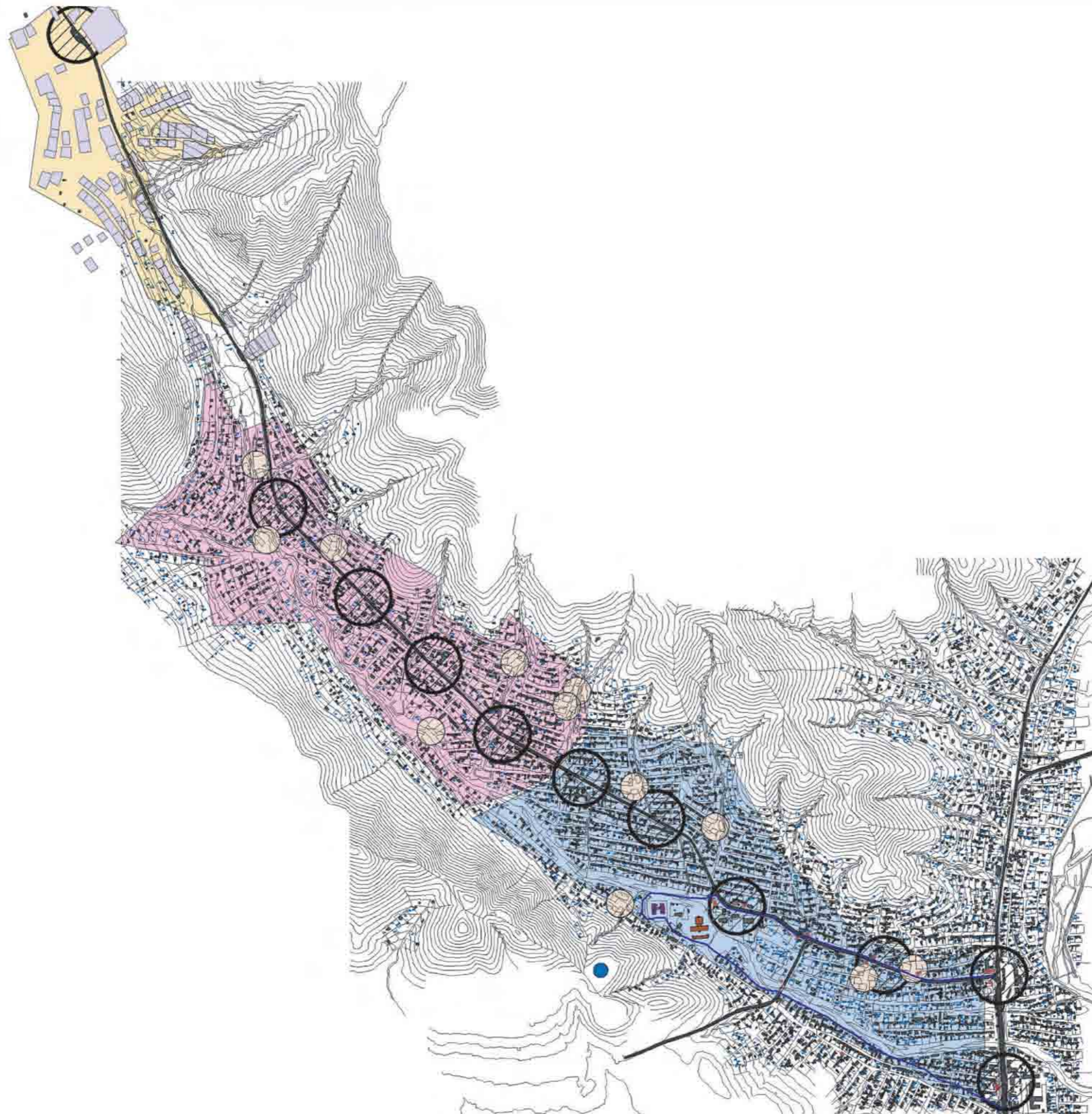
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# Chingeltei Existing Condition

## Legend

- Hotel
- Bridge
- Bridge\_for\_pedestrian
- Well
- Church
- Bank
- Police
- Governmental\_office
- Kindergarten
- Clinic
- Shops
- Fence
- Water\_kiosk\_buffer\_R50
- 7-r\_horoolol.fWater\_kiosk
- Bus\_stop\_bufferR100
- Bus\_stop
- School
- Paved\_Road
- Gers
- Building



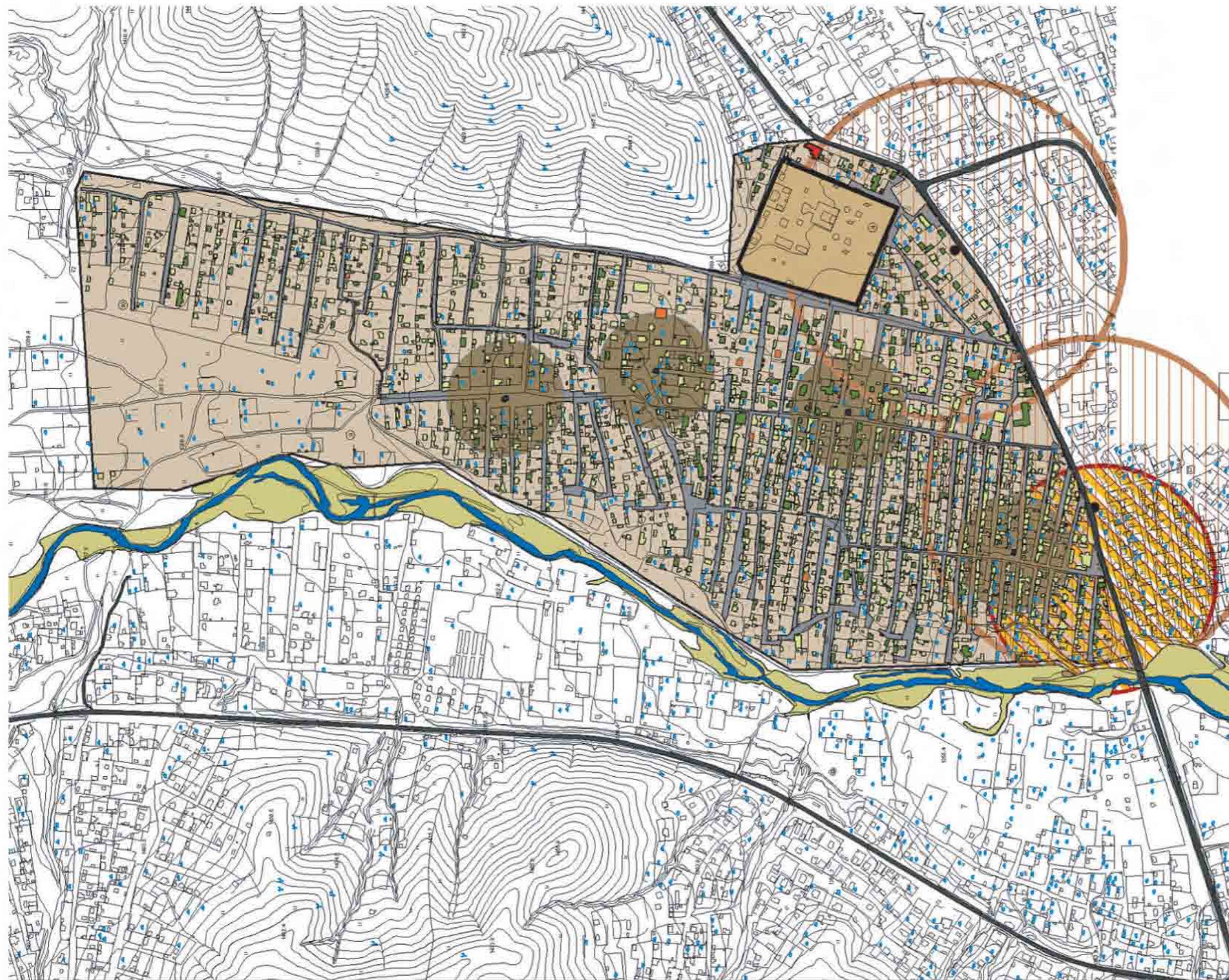
0 400 800 m



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# Dambadarjaa Existing Condition



## Legend

- Survey\_area
- Water\_kiosk
- Building type
  - Layer
  - Brick house
  - Wood mortar house
  - wood house
- Number of Story
  - Layer
  - story 1
  - story 2
- Building use
  - Layer
  - Residen+Comer
  - Residential
- Damdadarjaa\_monastery
- Paved\_Road
- Stream
- Water\_bank
- Gers
- Other building
- Bus\_stop
- Buffer\_of\_Bus\_stop
- Buffer\_of\_Water\_kiosk\_2
- Not\_Paver\_Road
- Governmental\_office
- Buffer\_of\_Governmental\_office
- Development\_Model\_Area












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# Unur Residential Area Neighborhood Area Development Plan

## Legend

-  Commercial and high-rise apartment
-  Mid-rise apartment
-  Mid-rise apartment
-  Town house
-  Detached house
-  Elementary school
-  Kindergarten
-  Green & park
-  Service area (r=500m) of elementary school













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# Dambadarjaa Residential Area Neighborhood Area Development Plan

## Legend

-  Commercial and high-rise apartment
-  Mid-rise apartment
-  Mid-rise apartment
-  Town house
-  Detached house
-  Elementary school
-  Kindergarten
-  Local Cluster Infrastructure Plant (heating& sewerage)
-  Green& park
-  Service area (r=500m) of elementary school



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