

# Resettlement Due Diligence Report

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January 2022

Mongolia: Ulaanbaatar Urban Services and *Ger*  
Areas Development Investment Program (Tranche 3)  
—Training Center and Green Public Spaces in Lot 2  
in Tolgoit Subcenter

Prepared by the Municipality of Ulaanbaatar for Mongolia and the Asian Development Bank.

## **CURRENCY EQUIVALENTS**

(as of 27 January 2022)

Currency unit	–	togrog (MNT)
MNT1.00	=	\$0.00035
\$1.00	=	MNT2,851.73

## **ABBREVIATIONS**

ADB	–	Asian Development Bank
AH	–	affected household
CDSC	–	community development and service center
GADIP	–	Ulaanbaatar Urban Services and <i>Ger</i> Areas Development Investment Program
GRM	–	grievance redress mechanism
LAR	–	land acquisition and resettlement
LMA	–	Land Management Agency of MUB
MFF	–	multitranchise financing facility
PMO	–	program management office
ROW	–	right- of-way
SPS	–	Safeguard Policy Statement

## **NOTE**

In this report, "\$" refers to United States dollars.

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## ENDORSEMENT LETTER



**УЛААНБААТАР ХОТЫН  
ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ  
ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ  
ХӨТӨЛБӨР ТӨСЛИЙН НЭГЖ**

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2022.02.09 № 88  
танай \_\_\_\_\_-ны № \_\_\_\_\_-т

Толгойт дэд төвд баригдах ногоон  
байгууламж, сургалтын төвийн  
барилгын газар чөлөөлөлт, нүүлгэн  
шилжүүлэлтийн нийцтэй байдлын  
тайлан

Монгол Улсын нийслэл Улаанбаатар хот нь "Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр"-ийн хүрээнд Азийн Хөгжлийн Банк (АХБ)-наас санхүүгийн дэмжлэг авч байгаа бөгөөд энэ хөтөлбөрийн 3-р үе шатны үйл ажиллагааны хүрээнд Толгойт дэд төвд Сонгино Хайрхан дүүргийн 1-р хорооны нутаг дэвсгэрт ногоон байгууламж, сургалтын төвийн байр барих ажлыг 2022 оны 5-р сард эхлүүлэхээр төлөвлөж байна.

Толгойт дэд төвд ногоон байгууламжийг нийтийн эзэмшлийн газарт барих тул Нийслэл Улаанбаатар хотын зүгээс иргэд, хувийн хэвшил болон байгууллагын газар, эд хөрөнгийг чөлөөлж, нүүлгэн шилжүүлэх шаардлагагүй, харин сургалтын төв болон ус дулаан дамжуулах төвийн байгууламж барихад тухайн дэд төслийн нөлөөлөлд өртсөн нэг аж ахуйн нэгжтэй хэлэлцэн тохиролцож газар чөлөөлөлт, нүүлгэн шилжүүлэлтийг Монгол Улсын холбогдох хууль тогтоомж болон АХБ-ны Хамгааллын бодлогын шаардлагад нийцүүлэн хэрэгжүүлж дууссан болохыг үүгээр баталгаажуулан мэдэгдэж байна.

ТӨСЛИЙН ЗОХИЦУУЛАГЧ



Д.АВИРМЭД



**"ULAANBAATAR URBAN SERVICES  
AND GER AREAS DEVELOPMENT  
INVESTMENT PROGRAM" PROJECT**

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Date 2022.02.09  
Ref. 88

TO: ARNAUD HECKMANN,  
PRINCIPAL URBAN DEVELOPMENT  
SPECIALIST, ADB

**Subject: Land Acquisition and Resettlement due diligence for constructing green spaces  
and training center in Tolgoit subcenter**

Ulaanbaatar, the capital city of Mongolia, has obtained financial assistance from the Asian Development Bank (ADB) within the Ulaanbaatar Urban Services and Ger Areas Development Investment Program (GADIP) and the construction of green spaces and training center in Tolgoit subcenter in the territory of 1st Khoroo of Songino Khaikhan district is planned to start in May 2022 within the scope of Tranche 3 of this program.

The Municipality of Ulaanbaatar hereby confirms that there will be no resettlement of individuals, private and public entities and acquisition of their land and properties in connection with the construction of green spaces in Tolgoit subcenter. The land, which is required to build training center and a water and heating distribution station, is acquired through negotiations with one affected business entity; and this land acquisition and resettlement was carried out in compliance with relevant legislation of Mongolia and ADB Safeguard Policy Statement requirements.

Sincerely,

D. AVIRMED  
PROJECT COORDINATOR

## I. INTRODUCTION

1. Ulaanbaatar Urban Services and Ger Areas Development Investment Program aims to improve the quality and coverage of urban infrastructure and basic services, and to implement a sustainable and inclusive process of urban development in Ulaanbaatar's middle *ger* areas.<sup>1</sup> It is expected to directly benefit 400,000 people living in the middle *ger* areas and to indirectly benefit the entire population of Ulaanbaatar. The expected impact of the investment program will be - improved living conditions in Ulaanbaatar. The expected outcome will be a sustainable, inclusive, and well-structured development of *ger* areas in Ulaanbaatar. GADIP is funded through a multi-tranche financing facility (MFF) lending modality totaling up to \$320 million over a period of 10 years and will be comprised of three tranches.

2. The impact of the program is improved living conditions in Ulaanbaatar. Its outcome is a network of liveable, competitive, and inclusive sub-centers in Ulaanbaatar's *ger* areas providing economic opportunities and urban services, leading to a healthier urban environment. The program has four strategic objectives: (i) roads and urban services are expanded within the targeted sub-centers and connectivity between sub-centers is improved; (ii) economic and public services in sub-centers are improved; (iii) service providers become more efficient; and (iv) institutions and capacity for urban development, program management, and service delivery are strengthened.

3. Tranche 3 is in line with the program objectives to create a network of liveable, competitive, and inclusive subcenters in Ulaanbaatar's *ger* areas. The two subcenters covered under Tranche 3 are Tolgoit located in the west part of Ulaanbaatar and Sharkhad located in the east part of Ulaanbaatar. Both locations share characteristics that are in line with the selection criteria indicated in the Program framework financing agreement (FFA) and fit other priorities of MUB. Tranche 3 will (i) contribute the spatial restructuring and urban infrastructure upgrading in Tolgoit and Sharkhad subcenters; (ii) improve community access to urban and economic services; (iii) deliver socio economic facilities; (iv) complete the targeted investments under Tranches 1 and 2; and (v) support institutional strengthening and capacity building.

4. Tranche 3 outputs are: (i) Road and urban services networks are expanded within priority subcenters, and connectivity between them is improved through the construction of (a) 16.62 kilometer (km) road and 160 meter (m) bridge, (b) 10.87 km of water supply network and 10.61 km of sewer system, (c) 7.06 km of heating pipeline with 7 sub-stations, (d) 40 km of 10 kilovolt (kV) power cables 3x240 mm<sup>2</sup> with auxiliary facilities, (e) 9.6 km fiber optic cable with auxiliary facilities; and (f) 10.88 km of flood protection channel and two sediment retention ponds, (ii) Social and economic facilities in targeted areas are improved through the construction of one kindergarten (240 children), one community development center and one training center each in Tolgoit and Sharkhad; one Sports Complex in Sharkhad and one primary health care center in Tolgoit; social housing within project area and four landscape for both Tolgoit and Sharkhad including pedestrian bridges; and (iii) Institutional strengthening and capacity development for (a) community participation, awareness, and empowerment, and small and medium-sized enterprise (SME) development; (b) support for PMO to strengthen program implementation.

5. This Due Diligence Report (DDR) is prepared for two sub projects – (i) Construction of Green public spaces in Tolgoit subcenter – Lot 2, subproject No. SHTL and (ii) Construction of the Training

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<sup>1</sup> There are three types of *ger* areas: (i) Central Ger Areas are located around the city's built core and where the potential for access to water, roads, and solid waste collection is highest. They are characterized by modern style buildings, which are replacing the traditional *gers*, and developing microenterprises as household incomes and savings increase. (ii) Middle Ger Areas are located around the Central Ger Areas and whose inhabitants depend on water from tankers and use pit latrines. These areas have intricate streets that are difficult to access and are prone to flooding because of lack of drainage—with conditions worsening during the winter months. (iii) Peri-Urban Ger Areas surround the Middle Ger Areas and are expanding at an accelerating pace. They have the least access to basic infrastructure and services. Inhabitants of these areas mainly rely on tanked water supply, simple pit latrines, and are built on or along hazardous sites near high-tension lines, natural drainage channels, or steep slopes.



center in Tolgoit subcenter, subproject No. TBC. It is based on the technical design of the subprojects, scope of the land acquisition and resettlement (LAR), land and assets valuation report and the consultations with the affected land and asset owner. This DDR evaluates the compliance of the LAR activities with applicable laws of Mongolia, Asian Development Bank's (ADB) Safeguard Policy Statement (SPS), 2009, and the updated Resettlement Framework (RF), March 2020, and the report provides the details on (i) the subprojects, (ii) LAR scope, (iii) eligibility and entitlements of affected entities, (iv) procedures for public consultation and information disclosure and (v) conclusion.

## II. DESCRIPTION OF SUBPROJECTS

6. Initial design drawing to construct **green spaces** in Tolgoit subcenter in the territory of the 1<sup>st</sup> Khoroo of Songino Khaikhan District under Tranche 3 has been developed and currently the detailed design drawing is being prepared, see Figure 1. Location Map, the area on which the green space will be built is indicated in green color in the lower left hand side. Based on the requirement of space needed for the green area and availability of vacant public space of 0.9 hectares (9000 m<sup>2</sup>) land in the territory of the 1<sup>st</sup> Khoroo of Songino Khaikhan district, an initial design drawing for the green spaces in Tolgoit subcenter has been developed in accordance with the city and village planning and construction norms and standards BNbD 30.01.04.

**Figure 1. Location map for subprojects in Tolgoit subcenter**



7. On this site, the Governor of Songino Khaikhan District issued Ordinance #A/587, on 25 December 2018, to build a green space. Green space with a basketball court, 3x3 or basketball half court, volleyball court, badminton court, two sunshades and a playground for children aged 2-5, outdoor fitness field for the elderly and teenagers, pedestrian lane, bike path and auto road etc. has been planned on 9,000m<sup>2</sup> land with the capacity to serve approximately 150-200 persons at the same time. Access roads are planned from the west, north, and southern parts of the green spaces in line with planned new road to be built as specified in the Songino Khaikhan District's 2030 Master

Plan. Out of a total required 9,000m<sup>2</sup> land, 3342m<sup>2</sup> shall be used to create green spaces and landscaping and 1818.2m<sup>2</sup> for public area. A parking lot for 42 vehicles is included in the design drawing, see Figure 2 below for the overview of the planned developments within the green public space.

**Figure 2. Overview of planned green public space**



8. Design drawing to construct **training center** in Tolgoit subcenter in the territory of the 1<sup>st</sup> Khoroo of Songino Khaikhan District, has been approved by Master Plan Agency on 19 August 2021 and the construction work is expected to start in May 2022 under Tranche 3, see the Figure 1. Location Map of subprojects in Tolgoit subcenter, on this map the pink rectangle on the upper left hand side indicates the location of the training center. Based on the availability of vacant area of approximately 4000m<sup>2</sup> land in the territory of the 1<sup>st</sup> Khoroo of Songino Khaikhan district, the design drawing for constructing training center along with the water and heating distribution substation in Tolgoit subcenter has been developed in accordance with the “City and village planning and construction norms and standards BNbD 30.01.04” and “Public civil construction standards BNbD 31.03. 03.

9. On this site, the Governor of MUB issued Ordinance #A/1216 on 21 October 2020, See Annex 9, for construction of training center. Total of about 4000m<sup>2</sup> land, including the water and heating transmission substation, shall be required for the subproject, of which about 2000m<sup>2</sup> land is required to build 2-storey building with a dimension of 50.0 x 33.0m, that consists of a half arc-shaped building



and rectangle shaped block for the training center. Out of a total required 4000m<sup>2</sup> land, not less than 30 percent of the land shall be allocated for landscaping, green area and parking lot; and the remaining 70 percent shall be devoted for constructing actual buildings. Another 600m<sup>2</sup> land shall be required to build water and heating distribution substation, and about 1600m<sup>2</sup> land for green area and landscaping. Figure 3 below shows the overview of the building locations, green areas and parking space. The rectangular shape with a tag УДДТ-4 on the lower right hand corner of the training center is the water and heating transmission substation.

**Figure 3. Overview of planned training center buildings**



10. **Water and heating transmission substation** with the capacity of 8Gcal/h will be built to supply potable water and centralized heating to the training center.

11. See Annex 1 for the LAR map for subprojects and their right-of-way (ROW).

### III. ASSESSMENT OF THE LAND ACQUISITION AND RESETTLEMENT IMPACTS

12. Locations for constructing the green spaces and the training center have been identified by the team, consisting of officers of Land Management Agency of MUB (LMA), design engineers and resettlement specialists of the PMO through exploring available public vacant spaces to avoid from potential land acquisition and resettlement. Upon development of initial design drawings for constructing green spaces and the training center, the team have reviewed the technical design and inspected the proposed locations in Tolgoit subcenter for LAR impacts.

13. According to initial design drawings, a total of 9000m<sup>2</sup> land shall be required to construct green spaces and about 4000m<sup>2</sup> land for building training center with its water and heating transmission substation.

14. An area of 9000m<sup>2</sup> along the Tolgoit street #40-51 located in the territory of the 1<sup>st</sup> Khoroo of Songino Khairkhan district, possessed by Songino Khairkhan District Governor's Office for the purpose of establishing public space has been identified suitable for constructing the green spaces and the program management office requested Songino Khairkhan District Governor's Office to transfer this land to the Capital City's Mayor's Office in November 2020, Annex 2 – Official request for allocation of the land for green space, with the purpose of the construction of green spaces. Songino Khairkhan District Governor's Office accepted the request, refer to Annex 3 – Official response on agreeing to use the public land for green space, and thus there will be no land acquisition and resettlement impacts for the construction of the green spaces in Tolgoit subcenter.

15. For the subproject of constructing the training center and the water and heating transmission station, it was necessary to acquire the land, total area needed is about 4000m<sup>2</sup>. During the discussion and consultation with [redacted] that has available vacant areas in Tolgoit subcenter, it has expressed willingness to provide 3920m<sup>2</sup> vacant land with compensation for the subproject. With the purpose of building apartment buildings, [redacted] possessed its land since December 2015 with the land tenure duration of 5 years. In the past [redacted] agreed to vacate some parts of its land for the community's wellbeing, for constructing school, kindergarten, Khoroo administration and police station. [redacted] expressed that it sees this subproject as an opportunity for creating a favourable environment for its future planned apartments construction project, as the subproject will bring trunk infrastructure connections closer to [redacted] construction site. (See Annex 8. Official response from an affected entity for more details).

**Photo1. An area acquired for building training center, water & heating transmission station**



Source: Photo taken during DDR preparation, 20 January 2022

16. [redacted] possesses total of [redacted] land parcel, and the company has agreed to provide 3920m<sup>2</sup> land for the construction of the training center and the water and heating transmission station. The land area being provided for this subproject is vacant land, and 6.6m block fence with the height of 0.2m was affected and 3m metal concrete gate and fence needed to be repositioned. See Table 1.

**Table 1. Overall land acquisition and resettlement impacts**

Description		Quantity
Name of entity	[ ] - Business entity	1
Land area being provided for the subproject	Part of total of 13,202m <sup>2</sup> land parcel under land possession right	3920m <sup>2</sup>
Structures that need to be relocated (m <sup>2</sup> )	<b>Building</b> – no buildings are to be relocated. 6.6m block fence with the height of 2m 3m metal concrete gate and fence to be relocated within the [ ] land area	N/A

17. Overall LAR impact, based on the technical initial design drawing and right of way (ROW), assets valuation report and the negotiation meetings with the [ ] is shown in Table 2 below. Annex 4 and 7 provides the details of the LAR agreement between the [ ] and MUB, and the Mayor's ordinance to provide the compensation to [ ]. Revised land certificate for the possession of the remaining 9282m<sup>2</sup> land has been issued to [ ] in November 2020, following the Mayor's Ordinance #A/1216 dated 21 October 2020. (Annex 10. Mayor's ordinance to issue revised land certificate)

18. Although there are sufficient space adjacent to the project site for carrying out the construction work, as stipulated in the environmental management plan for contractors, engaged under Tranche 3, approved in March 2020, temporary blocking of access roads, noise disturbance on neighboring households may be observed. Thus, during the construction period, construction impact mitigation measures, such as providing temporary access roads for local residents, cares and protected pedestrian sidewalks, providing protection fencing and noise insulation barriers such as sheet fencing, shall be taken by the contractors and the cost of implementing these measures shall be included in the construction budget.

19. Based on the impacts described above, the eligibility and entitlements, as per Updated resettlement framework are summarized in the Table 2. Eligibility and Entitlements. The eligibility and entitlements were presented, explained to and discussed with [ ] during consultation meetings, refer to Annex 4 and 11.

**Table 2. Eligibility and Entitlements**

Type of loss/application	Specification	Eligibility	Compensation entitlements
Land (residential/ commercial/ public/ community)	Partial loss of plot (<50%)	Owner, possessor	Cash compensation at market rates or the government compensation tariff, whichever is higher, based on contractual agreement. All taxes, registration and transfer costs are waived or included in compensation prices. In some cases, <i>even if the loss is less than 50%, it may be full loss as the remaining land cannot be used for original purpose. In such cases, if the APs decide, he/she can request that the land is fully acquired.</i>
Structure (residential/ commercial/ public/ community)	Full loss of structure and relocation	Owner, possessor, unlicensed occupant of land	Cash compensation for replacement of lost structure at market rate determined through professional valuations without deduction of depreciation, based on contractual agreement and no deduction for salvaged materials.

20. [ ] confirms that it fully supports the project and agreed to provide the land required for constructing the training center and the water and heating transmission station from the [ ] company's possessed land, with compensation. [ ] expressed that it still plans to construct the apartments in its remaining land and requested the PMO to plan all access

roads and landscaping near the training center in consideration of [ ] plan to construct apartment buildings in the future and receive updated land possession certificate for its remaining land from the MUB.

21. Land Management Agency and [ ] concluded mutual agreement on the land acquisition with compensation on 21 August 2020. Interview with the Chief Executive Officer of [ ] during the DDR preparation has confirmed that the land was acquired through negotiated settlements as specified in the SPS, see Annex 11 for the meeting notes.

22. The compensation valuation of the structures possessed by [ ] has been appraised by "Fine Estimate" LLC, certified appraisal company and the proposed compensation package of MNT139,600,300 (one hundred thirty nine million six hundred thousand three hundred) has been negotiated and agreed on 3 July 2020. The Mayor's ordinance #A/1043 approving the compensation package for [ ] affected land and structures has been issued on 17 August 2020, see Annex 9 Mayor's ordinance on actual compensation payment of MNT139,600,300 (one hundred thirty nine million six hundred thousand three hundred) and the payment has been made on 29 September 2020. Estimated compensation for affected land and structures has been shown in detail in the Table 3.

**Table 3. Estimated and actual compensation for structures**

#	Land & assets compensated	Measurement unit	Quantity	Unit cost (MNT)	Total cost (MNT)	Rationale for computing the unit cost
1	Land	m <sup>2</sup>	3920	35000	137,200,000	Market price set by market price studies
2.	Block foundation (block base reinforcing the concrete metal fences)	m	6.60	45500	300,300	45500*0.2m high fence according to the Appendix 3 to the Resolution #203 of 2016 issued by the Minister of Construction & Urban Development
3.	Cost for transporting (concrete metal fence)	day	3	700000	2,100,000	Market labour cost for an assistant worker of the transport service. <a href="https://www.unequi.mn/adv/1292798_10tn-kranaj-mashinaar-azhil-hijne/">https://www.unequi.mn/adv/1292798_10tn-kranaj-mashinaar-azhil-hijne/</a> Calculated that 3 assistant workers and 10tons' crane operating machine to work for 3 days
4.	Cost for transporting (concrete metal fence base)					
	<b>Total (MNT)</b>				<b>139,600,300</b>	

23. The construction of the water and heating distribution station will be constructed on vacant land according to the design drawing and the construction work will not have any impact in the area. The construction contractors will be required to carry out their works so that the works do not affect private land and structures adjacent to the ROW.

#### **IV. CONSULTATION AND INFORMATION DISCLOSURE**

24. After identifying the location for the subprojects, the PMO coordinator and its resettlement specialists communicated with the [ ] management in the spring of 2020. Location for constructing the training center, and the water and heating transmission station was finalized upon consultation, as [ ] agreed to voluntarily provide a portion of its possessed land with compensation, as part of the of site investigations and discussions with the relevant parties. All

construction works will be carried out on vacant land, where there will be no issue of required space for construction to be carried out.

25. The community members of 1<sup>st</sup> Khoroo, Songino Khaikhan district in the vicinity of the ROW of the subprojects to construct green public space and training center, were informed and consulted. Public consultation meeting was organized on 16<sup>th</sup> November 2019 and 23<sup>rd</sup> November 2019. Total or 174 participants attended the meeting, of which about 69% were female. At the meeting, information on (i) GADIP, (ii) information of Tolgoit subcenter including subprojects, (iii) ADB SPS for Involuntary Resettlement safeguards, (iv) Entitlements, information on how to estimate the assets and land valuation, (v) Grievance Redress Mechanism (GRM), (vi) GADIP focal point, were provided and discussed. Photos and attendance sheets of these public consultation meetings can be found from Annex 12.

26. Information disclosure and consultation meetings were organized on 3<sup>rd</sup> July 2020, 31<sup>st</sup> July 2020 with [REDACTED] Due to COVID-19 quarantine measures, possibility of organizing face-to-face public consultation meetings were conducted in a limited manner, duly following the guidelines and protocols of the Municipal Emergency Management Agency. A booklet containing the information on (i) GADIP, (ii) information of subprojects in Tolgoit subcenter, (iii) ADB SPS for Involuntary Resettlement and Environmental safeguards, (iv) health and safety requirements, (v) Grievance Redress Mechanism (GRM), and (vi) GADIP focal point has been prepared and disseminated to the residents of Khoroo 1, Songino Khaikhan District. Table 4 below provides the details of the consultation meetings.

**Table 4. Public Consultation Meetings**

No	Date	Venue	Number of Participants	Key issues discussed/raised
Focus group meetings				
1	3 July 2020	#307 Khangarid Palace	(4 people) LMA officials, PMO LAR specialist [REDACTED] General Director	Potential LAR; [REDACTED] interest; ADB SPS for Involuntary Resettlement and Environmental safeguards; Grievance Redress Mechanism (GRM),
2	31 July 2020	#307 Khangarid Palace	(5 people) LMA officials, PMO officers, [REDACTED]	Entitlements as per Updated RF Proposed compensation package [REDACTED] request to the MUB
Public consultation meeting				
1	16 November 2019	Cultural Hall School #107	(109 people) Residents of 1 <sup>st</sup> Khoroo, Songino Khaikhan District PMO Coordinator T2-CSO2 team members Khoroo governor, Kheseg leaders	Brief information of GADIP including Tolgoit subcenter, subprojects to construct green public space and training center; Infrastructure and facilities planned in the 1 <sup>st</sup> Khoroo as a part of Tolgoit subcenter Potential LAR, Grievance Redress Mechanism (GRM), GADIP focal point
2	23 November 2019	Cultural Hall, School #42	(65 people) Residents of 1 <sup>st</sup> Khoroo, Songino Khaikhan District PMO Specialists T2-CSO2 team members Khoroo governor, Kheseg leaders	Potential LAR; ADB SPS for Involuntary Resettlement and Environmental safeguards; Information on how the assets and land valuation is estimated Entitlements
Meeting with AP during DDR preparation				



No	Date	Venue	Number of Participants	Key issues discussed/raised
Focus group meetings				
1	20 January 2022	Interview		See Annex 11 for the meeting notes

27. During the public consultation meeting with the community members of 1<sup>st</sup> Khoroo, Songino Khairkhan district in the vicinity of the ROW of the subprojects to construct green public space and training center, many people expressed they welcome and appreciate this initiative of implementing the projects to construct green public space and training center in Tolgoit subcenter, which will contribute to the quality of life. The most people, who attended the public meeting requested the meeting organizers to ensure that the project related information is regularly disseminated in a timely manner to the public, when the subprojects launch, whereas others requested to build and construct more infrastructure in Tolgoit such as flood drainage channel, health care center, improve Naran river road etc. The project team recorded such requests and responded that it will refer the requests to the municipal authorities. While sharing the location of planned green space with the residents, it has been confirmed that the land required for building the Green Space is the vacant public land and there will be no land, properties or businesses will be affected by constructing Green Space.

## V. CONCLUSION

28. The review of the design documents, inspection of the sites of the construction works, consultations with the stakeholders and the information provided by the [REDACTED] PMO, LMA and other stakeholders confirm that (i) a business entity is providing part of its vacant land voluntarily, with compensation, for the construction of training center and water and heating transmission substation, and the LAR was carried out based on negotiated settlement. Affected structures were valued at full replacement cost and compensated, as per agreement between the business entity, LMA and PMO.

As confirmed by [REDACTED] during the interview and field visit to the site, this process followed and was consistent with the requirements of SPS for negotiated land acquisition. A negotiated settlement with the [REDACTED] has offered adequate and fair price for the affected land. All stakeholders including [REDACTED], PMO, LMA properly documented the negotiation and settlement process. An independent external appraisal company "Fine Estimate" was engaged to document the negotiation process engaging kheseq leaders in the field. (Annex 4. Consultation meeting notes, and Annex 11. Notes of the meeting conducted during DDR preparation). An external monitor will carry out semi-annual monitoring for the GADIP Tranche 3 subprojects, including this subproject covered by this due diligence report.

29. Based on the review of the design documents and the inspection of the sites of subprojects and consultations with the residents of 1<sup>st</sup> Khoroo in Songinokhairkhan district in November 2019 (see Paragraph 27 and Annex 12), it concludes that (i) no land, properties or businesses will be affected by the subproject for constructing Green Space and no physical or economic displacement will occur and there will be no land acquisition and resettlement impacts as defined by ADB SPS, (ii) the land required for building the Green Space is the vacant public land.

Annex 1. LAR map for Training Center and ROW for Green Space







## Annex 2. Official Request for allocation of the land for Green Space



### УЛААНБААТАР ХОТЫН ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР ТӨСЛИЙН НЭГЖ

Солын төв зочин Гудамж 415, Америк гудамж 2,  
Баянхошуу-1, 8 дугаар хороо, Сүхбаатар дүүрэг,  
Улаанбаатар хот 14200-4661  
Утас: 7000-3066, 9103-3373-Факс: (976) 7000-3066  
E-mail: info@ub-subcenter.mn  
http://www.ub-subcenter.mn

СОНГИНОХАЙРХАН ДҮҮРГИЙН  
ЗАСАГ ДАРГЫН ТАМГЫН ГАЗАРТ

2020.11.05 № 1742  
Танай \_\_\_\_\_ -ийн № \_\_\_\_\_

#### Хүсэлт хүргүүлэх тухай

Монгол Улсын Засгийн газар, Азийн хөгжлийн банк, Европын хөрөнгө оруулалтын банк хоорондын байгуулсан гэрээгээр Нэг төвт хотоос Олон төвт хотруу хөгжлийн бодлого төлөвлөлтийн дагуу Нийслэл хотод 6 дэд төв байгуулахаар тусгагдсан ба Баянхошуу болон Толгойт дэд төвийн бүтээн байгуулалтын ажил танай дүүрэгт хэрэгжиж байна.

Төсөл хэрэгжүүлэх нэгжээс Толгойт дэд төвийн нэгж хорооллын төлөвлөлтийн дагуу Сонгинохайрхан дүүргийн 1 дүгээр хорооны нутаг дэвсгэрт буюу Толгойтын 40-51 дүгээр гудамж дагуу амралт, чөлөөт цаг өнгөрүүлэх ногоон байгууламжийн тохижилтын ажлыг 8000м2 талбайд хийхээр төлөвлөсөн ба зураг төслийн боловсруулалтын ажил хийгдэж байна.

Иймд 2021 оны дүүргийн Газар зохион байгуулалтын төлөвлөгөөнд дээрх төсөл хөтөлбөрийг тусган батлуулан дүүргийн Засаг даргын Тамгын газрын нэр дээр газар эзэмших эрх олгон гэрчилгээжүүлж бидний ажилд дэмжлэг үзүүлэн хамтран ажиллана уу.

Хавсралтаар Төсөл хөтөлбөр хэрэгжүүлэх байршлын тойм зургийг солбицлын хамт хүргүүлэв.

Хувийг Сонгинохайрхан дүүргийн Газар зохион байгуулалтын албанд

төслийн зохицуулагч



Д.АВИРМЭД



Улаанбаатар Хотын Гэр Хорооллыг Хөгжүүлэх Хөрөнгө Оруулалтыг Дэмжих Хөтөлбөр Төсөл  
Төсөл Хэрэгжүүлэх Нэгж  
Төслийн Зохицуулагч  
Дангаа Авирмэд  
2020.11.06 11:18





Planned green space image (Source: PMO)



Aerial photo of the public land for green space (Source: google map)



**To:** Songino Khaikhan District Governor's Office

**From:** Program Management Office  
Ulaanbaatar City's Ger Area Development  
Investment Support Program

**Date:** 5 November 2020

**Reference #:**1742

**Subject:** Submitting a request

According to an agreement concluded by and between the Government of Mongolia, Asian Development Bank and the European Bank for Reconstruction and Development, it has been planned to develop 6 subcenters in the Capital city in line with the government's development policy planning to upgrade the city from single-centered city to a multi-centered city; and the development of Bayankhoshuu and Tolgoit subcenters is being implemented in your district.

In accordance with the Tolgoit subcenter's unit khoroolol planning, the project management office is planning to construct Green Space in an area of 8000m<sup>2</sup> along the Tolgoit street #40-51 located in the territory of the 1st Khoroo of Songino Khaikhan district, with the purpose to create recreational area for the community and the design drawing is being developed.

Therefore, we request you to collaborate and support our work by including the above-mentioned subprojects in the 2021 district land management plan, and processing the land possession certificate on the name of the district governor's office.

An overview of this subproject and the location with coordinates are attached to this letter.

cc: Songino Khaikhan District's Land Affairs Department

Program Coordinator

D. Avirmed

**Annex 3. Official response agreeing to use the public land possessed by the Songino Khaikhan District Governor's Office for constructing Green Space**

  
**НИЙСЛЭЛИЙН СОНГИНОХАЙРХАН ДҮҮРГИЙН  
ЗАСАГ ДАРГЫН ТАМГЫН ГАЗАР**  
Баянголын гудамж-1, 27 дугаар хороо  
Сонгинохайрхан дүүрэг, Улаанбаатар хот, 18052  
Утас: 7017-0109  
<http://www.shd.mn>


“УЛААНБААТАР ХОТЫН ГЭР  
ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ, ХӨРӨНГӨ  
ОРУУЛАЛТЫГ ДЭМЖИХ ХӨТӨЛБӨР”  
ТӨСЛИЙН НЭГЖИД

2021.03.31 № 03/691  
танай \_\_\_\_\_ -ны № \_\_\_\_\_ -т

Хариу хүргүүлэх тухай

Сонгинохайрхан дүүргийн 1 дүгээр хороо Толгойтын 40-51 гудамж дагуу ногоон байгууламж бүхий тохижилтын ажлыг Толгойт дэд төвийн бүтээн байгуулалтын хүрээнд хийхээр төлөвлөсөн тул манай зүгээс татгалзах зүйлгүй болно.

Тухайн байршил нь дүүргийн Засаг даргын Тамгын газрын нэр дээр \_\_\_\_\_ талбарын дугаар бүхий мод үржүүлгийн зориулалттай 9000 кв газар бөгөөд газар эзэмших эрхийн гэрчилгээ, кадастрын зургийг Газар зохион байгуулалтын албанаас гаргуулахад шаардагдах зардлыг шийдвэрлэсэн тул баталгаажиж гарсны дараа хүргүүлэх болно.

 Нийслэлийн сонгинохайрхан дүүргийн засаг даргын тамгын газар  
Удирдлага  
Тамгын Газрын Дарга  
Долгор Төмөрбаатар  
2021.03.31 17:37

**To:** Program Management Office  
Ulaanbaatar City's Ger Area Development  
Investment Support Program

**From:** Songino Khaikhan District Governor's Office

**Date:** 31 March 2021

**Reference #:** 03/691

**Subject:** Official response

We have no objection for constructing Green Space along the Tolgoit street #40-51 located in the territory of the 1st Khoroo of Songino Khaikhan district, with the purpose to create recreational area for the community, as a part of Tolgoit subcenter development.

The location with ID#  for constructing Green Space is 9000m<sup>2</sup> land, that was initially allocated for tree nursery possessed by the Songino Khaikhan district governor's office. The costs required for preparing and issuing the land possession certificate and cadastral map by the Land Management Agency has been resolved and we will deliver as soon as the validation process is completed.

Songino Khaikhan District Governor's Office  
Management  
Head of the Governor's Office  
Dolgor Tumurbaatar  
31 March 2021, 17:37

## Annex 4. Consultation meeting notes

### ХУРЛЫН ТЭМДЭГЛЭЛ №2020/313

2020 оны 07 дугаар сарын 03-ны өдөр

Улаанбаатар хот

Хурлын бүрэлдэхүүн:

- Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн дарга Д.Энхтөр
- Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн газар зохион байгуулагч Н.Соёл-Эрдэнэ
- "УБХГХХОДХ" төслийн нүүлгэн шилжүүлэлтийн мэргэжилтэн М.Сэргэлэн
- [redacted]

Иргэний овог нэр, регистрийн дугаар: [redacted]

Хаяг: [redacted]

Нэгж талбарын дугаар:

**ХЭЛЭЛЦСЭН НЬ:** Сонгинохайрхан дүүргийн нутаг дэвсгэрт Азийн хөгжлийн банкны санхүүжилтээр хэрэгжих Толгойт дэд төвийн "Бизнес инкубатор"-ын ажлын нөлөөлөлд өртсөн [redacted] газрыг нөхөх олговортойгоор эргүүлэн авах тухай хурал Хангарди ордны 307 тоотод **14 цаг 30 минутанд** эхлэв.

**СОНССОН НЬ:** Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн газар зохион байгуулагч Н.Соёл-Эрдэнэ: Сонгинохайрхан дүүргийн нутаг дэвсгэрт Азийн хөгжлийн банкны санхүүжилтээр хэрэгжих Толгойт дэд төвийн "Бизнес инкубатор"-ын ажлын нөлөөлөлд өртсөн [redacted] эзэмшлийн Сонгинохайрхан дүүргийн 1 дүгээр хороо, [redacted] байрлах [redacted] газраас 3920 м<sup>2</sup> газар болон эд хөрөнгө өртсөн. Энэ тухай урьдчилан мэдэгдэх хуудас хүргүүлж, хөрөнгийн үнэлгээний тусгай зөвшөөрөл бүхий "Файн эстимэйт ХХК УБХГХХОДХТ-ийн нэгжтэй байгуулсан гэрээний дагуу нийт 139,600,300/нэг зуун гучин есөн сая зургаан зуун мянга гурван зуун/ төгрөгийн нөхөх олговрын үнэлгээ хийсэн байна.

Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн дарга Д.Энхтөр: Иргэн [redacted] та эхлээд хөрөнгийн үнэлгээтэй сайтар дэлгэрэнгүй танилцана уу.

Иргэн [redacted] Миний хашаа, газрыг үнэлсэн үнэлгээтэй танилцлаа.

Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн дарга Д.Энхтөр: Дэд төвийн бүтээн байгуулалтын ажлыг дэмжиж, "Бизнес инкубатор"-ын ажил хийгдэхэд таны хувь нэмэр чухал байна. Иймд та дээрхи 139,600,300/нэг зуун гучин есөн сая зургаан зуун мянга гурван зуун/ төгрөгийн нөхөх олговортойгоор газраа чөлөөлөхийг хүлээн зөвшөөрч байна уу.

[redacted]

Иргэн  Миний зүгээс улсын ажлыг дэмжиж хөрөнгийн үнэлгээ болох 139,600,300/нэг зуун гучин есөн сая зургаан зуун мянга гурван зуун/ төгрөгийг авч, газраа чөлөөлөх боломжтой болно.

Нийслэлийн Газар зохион байгуулалтын албаны Газар чөлөөлөх хэлтсийн дарга Д.Энхтөр: Нийслэлийн бүтээн байгуулалтын ажлыг дэмжсэн таньд баярлалаа. Дээрхи хөрөнгийн үнэлгээний зүйлүүд болон талбайн хэмжээ, үнэлгээнд цаашид дахин гомдол, санал байна уу.

Иргэн  Нөхөх олговрын мөнгөө авсан тохиолдолд газраа чөлөөлөхөөс өөрөөр санал гомдол надад байхгүй.

**ШИЙДВЭРЛЭСЭН НЬ:** Сонгинохайрхан дүүргийн нутаг дэвсгэрт Азийн хөгжлийн банкны санхүүжилтээр хэрэгжих Толгойт дэд төвийн авто зам, "Бизнес инкубатор"-ын ажлын нөлөөлөлд өртсөн иргэн -ийн өмчлөл/эзэмшлийн 3920 м<sup>2</sup> газар болон эд хөрөнгөнд 139,600,300/нэг зуун гучин есөн сая зургаан зуун мянга гурван зуун/ төгрөгийн нөхөх олговор олгохыг зөвшилцөх хуудсаар баталгаажуулж, нийслэлийн Засаг даргын захирамжийн төсөлд хянуулахаар тохиролцов.

Нийслэлийн засаг даргын захирамж гарсаны дараа НГЗБА иргэн/ААН-тэй гэрээ байгуулна. Гэрээнд гарын үсэг зурснаас хойш 14-21 хоногийн дотор багтааж УБХГХХОДХТ-ийн нэгж нөхөх олговрыг 100% олгоно. Нөхөх олговор дансанд орсон өдрөөс хойш 14-21 хоногийн дотор нөлөөлөлд өртсөн газрыг чөлөөлөхөөр тохиролцов.

Хурал 14 цаг 50 минутанд дуусав.

#### ТАНИЛЦСАН:

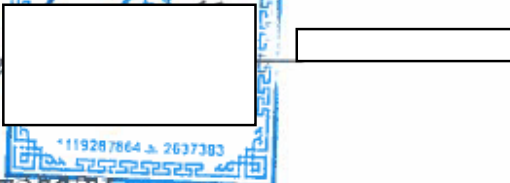
НИЙСЛЭЛИЙН ГАЗАР ЗОХИОН  
БАЙГУУЛАЛТЫН АЛБАНЫ ГАЗАР  
ЧӨЛӨӨЛӨХ ХЭЛТСИЙН ДАРГА

 Д.ЭНХТӨР

"УБХГХХОДХ" ТӨСЛИЙН НҮҮЛГЭН  
ШИЛЖҮҮЛЭЛТИЙН МЭРГЭЖИЛТЭН

 М.СЭРГЭЛЭН

ИРГЭН:



#### ПРОТОКОЛ ХӨТӨЛСЭН:

НИЙСЛЭЛИЙН ГАЗАР ЗОХИОН  
БАЙГУУЛАЛТЫН АЛБАНЫ  
ГАЗАР ЧӨЛӨӨЛӨХ ХЭЛТСИЙН  
ГАЗАР ЗОХИОН БАЙГУУЛАГЧ

 Н.СОЁЛ-ЭРДЭНЭ



### Хурлын тэмдэглэл

Огноо: 2020 оны 7-р сарын 31  
Байр: ГХХХОДТ-ийн Төсөл Хэрэгжүүлэх Нэгжийн байр

Цаг: 09:30-10:30

#### Хэлэлцээрийн тойм:

[ ]

СХД-ын 2 дугаар хорооны нутаг дэвсгэрт байрлах [ ]-ны эзэмшиж байгаа 1,3 га газрыг анх емч хувьчилж байх үед дуудлага худалдаагаар 5га газар дээрх объектуудын хамт зарсан. Тухайн үед дуудлага худалдаагаар авсан байгууллага нь дээрх байгууламжуудыг нь буулгаад тоосгонуудыг нь зараад үлдсэнийг нь орхиод явсан байсан. Эзэнгүй хог овоорсон байсан газрыг нь Дүүргийн газрын албанд хандаж манайх хашиж, цэвэрлэж авсан Ингэж авсан газраасаа нийгмийн асуудлыг шийдвэрлэх ажлын хүрээнд цэцэрлэг, хороо болон цагдаагийн хэлтэст газар өгч одоо 1,3 га газар эзэмшиж байгаа. Энэ газар дээрээ бид эртнээс эхлэн орон сууцны төсөл эхлүүлэхээр хөөцөлдөж, төлөвлөлтийн зургаа хийлгүүлсэн байгаа. Нийслэлийн бүтээн байгуулалтын хүрээнд, Толгойт дэд төв байгуулахаар ажиллаж байгааг мөн дэмжиж Мэргэжил сургалт үйлдвэрлэлийн төв болон УДДТ барих газарт зориулж 3920м2 газрыг нөхөн олговортойгоор чөлөөлж өгхөд бэлэн байна. Гэвч үлдсэн газар дээрээ манай байгууллага барилгажилтын төслөө хийх зорилго хэвээрээ байгаа тул танай байгууллага энэ тал дээр бидэнтэй хамтарч ажиллана гэдэгт итгэлтэй байна. Өмнөх уулзалтууд дээр бид энэ талаар тохиролцсон учир газраа чөлөөлөхийг бид зөвшөөрсөн.

#### Д.Авирмэд:

Бидний ажлыг дэмжиж байгаад талархлаа. Толгойт дэд төвийн хүрээнд манай байгууллага 23 дугаар нэгж хорооллын төлөвлөлтийг хийх үүрэг хүлээсэн. Үүний дагуу 8 сарын дунд үеэр нээлтэй сонгон шалгаруулалт зарлан ХЕТ зураг хийлгэж эхэлнэ. Гэхдээ энэ нь хуулийн дагуу тодорхой үе шат болон хугацаа шаардагддаг тул ямар нэг асуудал гарахгүй тохиолдолд төлөвлөгөөгөөр бол 10 сарын дунд үеэс ажил эхэлнэ гэж ойлгоорой. ХЕТ хийх үед танай байгууллагын өөрсдийн газар дээрээ хийхээр төлөвлөж байгаа барилгажилтын төслийг тусгаж өгнө. Төлөвлөлтийг зохих байгууллагууд нь хянаж үзээд баталсны үндсэн дээр дараагийн бүх асуудлууд тодорхой болно. Инженерийн шугам сүлжээнүүдийн ачааллыг төлөвлөлтийн дагуу тооцно гэсэн үг.

[ ]

Манай төлөвлөлттэй уялдуулан хорооллын орц гарц, түүнийг дагасан тохиолтын асуудлыг шийдвэрлэж төлөвлөлтөндөө оруулхыг хүсье. Мөн үлдсэн газрыг эрхийг НЗД-ын төслөө батлуулах, хэрэгжүүлэхэд нийслэлийн захирамжтай байх шаардлага тавьдаг. Иймээс дараа нь ахин шинэчилж 2 дахин ажил хийхгүй байх үүднээс одоо энэ асуудлыг шийдвэрлэвэл сайн байна.

#### Д.Авирмэд:

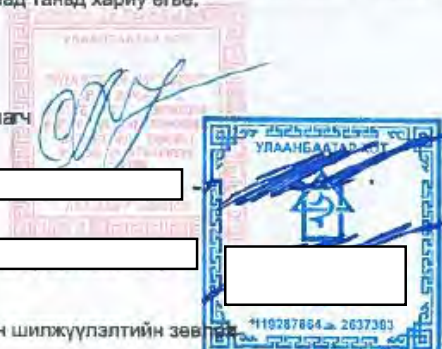
Мэдээж танай хороолол болон БИТ-н барилгууд нь зэрэгцэж байх учир орц гарцын асуудал болон түүнийг дагасан гадна тохижилт төлөвлөлтөд тусгагдана. Дэд төвийн төлөвлөлт хийхдээ танай төлөвлөлтийн мэргэжилтэнтэй хамтран ажиллаж төлөвлөлтөө уялдуулъя.

Өмнө нь хэлсэнчлэн эдгээр ажлууд нь хуулийн дагуу хугацаа шаардах ажлууд учир хүлээгдэнэ гэдгийг ойлгоод та бүхэн 3920 м2 газрын эрхээ НЗДТГ-т шилжүүлэх ажлыг цаг алдалгүй хийж байна уу.

Үлдсэн газрын захирамжийг НЗД-р гаргуулах тал дээр бид дэмжлэг үзүүлж НГЗБА-нд хандъя. Хууль дүрэм зөрчөөгүй асуудал бол бидэнд татгалзах зүйл байхгүй. Гэхдээ дүүргийн захирамжтай ч гэсэн ХЕТ батлагдсан үед төлөвлөлтийн дагуу тэртээ тэргүй танай газарт барилгажих зөвшөөрөл олгох ёстой байх гэж бодож байна. Холбогдох албаны хүмүүсээс Сэргэлэн тодруулаад танд хариу өгье.

**Хуралд оролцсон:**

1. Н. Авирмэд, Төслийн зохицуулагч
2.
3.
4. Н. Болормаа, ТХН-ийн Нүүлгэн шилжүүлэлтийн зөвлөх
5. М.Сэргэлэн, ТХН-ийн Нүүлгэн шилжүүлэлтийн мэргэжилтэн



*М. Сэргэлэн*

**Consultation/negotiation meeting notes** (Unofficial translation)

No: 2020/313

3 July 2020

Ulaanbaatar city

**Participants of the meeting:**

- D. Enkhtur, Head of the Resettlement Division of the Land Management Agency of the Capital City;
- N. Soyol-Erdene, Land organizer of the Resettlement Division of the Land Management Agency of the Capital City;
- M. Sergelen, Resettlement Specialist of the PMO, Ulaanbaatar city's Ger Area Development Investment Program;

• [redacted]  
Name and registration number of the business entity: [redacted]

Address: Company office, [redacted]

Land parcel ID:

**Discussion:** Negotiation meeting to discuss the compensation for the land possessed by the [redacted] that was affected by the Training Center, constructed in Tolgoit subcenter in the territory of Songino Khaikhan district with the financial support of the Asian Development Bank, has started at 14.30 in the room #307 at Khangarid Palace.

**Presentation:** N. Soyol-Erdene, Land organizer of the Resettlement Division of the Land Management Agency of the Capital City: 3920m<sup>2</sup> land and assets out of a total 13188m<sup>2</sup> land possessed by the [redacted] is affected by the Training Center, constructed in Tolgoit subcenter in the territory of the 1<sup>st</sup> Khoroo of Songino Khaikhan district with the financial support of the Asian Development Bank. Advance notification has been communicated to the affected business entity and "Fine Estimate" LLC, certified assets appraisal company has conducted the assets valuation and estimated the compensation package to be **MNT139,600,300 (one hundred thirty-nine million, six hundred thousand three hundred)** for affected land and assets.

**D. Enkhtur, Head of the Resettlement Division of the Land Management Agency of the Capital City:** Mr. [redacted] please carefully review the assets valuation report for your assets located on the land possessed by [redacted]

B. [redacted] Yes, we reviewed the valuation report for the land compensation.

**D. Enkhtur, Head of the Resettlement Division of the Land Management Agency of the Capital City:** Your support and contribution is valuable for the capital city's urban development efforts to develop subcenters. Do you agree to vacate your land with proposed compensation of 139,600,300 (one hundred thirty-nine million, six hundred thousand three hundred)?

[redacted] Our company is supporting the urban development efforts, thus it is possible to vacate the land upon receiving this proposed compensation of 139,600,300 (one hundred thirty-nine million, six hundred thousand three hundred).

**D. Enkhtur, Head of the Resettlement Division of the Land Management Agency of the Capital City:** We appreciate you and your company for supporting the urban development work. Do you have any further comments, questions, grievances regarding the affected land, assets and compensation package?

[redacted] Once this compensation is paid to us, we have no other complaints or grievances.

**Decision:** [redacted] agreed to transfer the required 3920m<sup>2</sup> land and assets to the government for constructing Training Center in Tolgoit subcenter in the territory of Songino Khaikhan district with the financial support of the Asian Development Bank and receive the compensation of **139,600,300 (one hundred thirty-nine million, six hundred thousand three hundred)** for affected land, which was confirmed by the negotiation slip. Subsequently, it will be processed further for the Mayor's Ordinance.

Meeting ended at 14.50.

**Reviewed and signed by:**

D. Enkhtur, Head of the Resettlement Division, Land Management Agency of the Capital City;

M. Sergelen, Resettlement Specialist of the PMO, Ulaanbaatar city's Ger Area Development Investment Program;

[redacted]

Meeting notes recorded by:

N. Soyol-Erdene, Land organizer of the Resettlement Division, Land Management Agency of the Capital City;

## Meeting minutes (Unofficial translation)

Date: 31 July 2020  
Venue: GADIP PMO Meeting Room

Time: 09:30-10:30

### Discussion points:

[ ] 1.3 hectares of land owned by [ ] located in the 2<sup>nd</sup> Khoroo of Songino Khaikhan district, was purchased at auction during the privatization time, out of a total 5 hectares of land that was auctioned at that time. The seller had demolished the structures on the land, sold the used bricks and this land was left with lots of construction debris. We fenced our land and cleaned the area from the debris and eventually received the land possession certificate from the District Land Department. Later some part of our land has been acquired to build kindergarten, Khoroo administration and the police station, and now we possess 1.3 hectares of land. Originally, we planned to construct apartment units at this site for a long time and have initial work drawing. But now in this circumstance, we support the construction of the Tolgoit subcenter as a part of the capital city's urban development initiatives, and agree to vacate 3,920m<sup>2</sup> from our land for the construction of Training Center and the Water and Heating Distribution Substation. However, we still plan to construct the apartments in our remaining land, that we strongly hope that your organization will collaborate with us to carry out this construction project. In previous meetings, we agreed on the compensation package, and agreed to vacate the land.

**D. Avirmed:** Thank you for supporting our work. As a part of the Tolgoit subcenter development, our project is responsible for planning the development of 23<sup>rd</sup> Khoroolol. Accordingly, an open tender will be announced in mid-August and City's Master Plan Agency will begin designing the development construction. However, this process requires certain steps and time pursuant to the law. But we assume that there will not be any problem, so we plan to start the work in mid-October. Your project can be included in the design planning to be prepared by the City's Master Plan Agency. These design and planning will be reviewed and approved by the competent authorities. This means that the capacity of the engineering networks will be calculated according to the plan.

[ ] We request you to plan all access roads and landscaping etc in consideration of our planning, so that we are able to construct our apartments as well, when you finalize your design planning. Furthermore, to get the permission to implement the construction project on our remaining land, we are required to have the Mayor's Ordinance on our land. Currently, we have the District Governor's Ordinance only. Therefore, it would be better if we get our land possession certificate updated and issued by the MUB now rather than the district land department, to avoid further potential double work.

**D. Avirmed:** Of course, because the apartments to be built by your company in the future will be in the neighborhood of the planned Training Center, all access entrances and exits and the accompanying landscaping will reflect your construction plan in the design planning. When we plan the subcenter, we will work with your planning specialist to coordinate the planning.

As mentioned before, all these works will require time in accordance with the relevant laws and regulations, thus we request you to understand and wait patiently. For the time being, you can start the transfer of 3920m<sup>2</sup> land entitlement to the Mayor's Office without wasting time.

We can support your request of having the remaining land entitlement certificate issued by the Mayor's Ordinance, and send formal request to the LMA. However, since you have the District Governor's Ordinance on your remaining land, I think you will be able to get the permits to start the construction on your remaining land regardless of whether you have the Mayor's ordinance or not. Sergelen can clarify on this from the relevant specialists and let you know later.

### Participants of the meeting:

1. D. Avirmed, PMO Coordinator, Ulaanbaatar city's Ger Area Development Investment Program
2. [ ]
3. [ ]
4. N. Bolormaa, Resettlement Consultant, PMO;
5. M. Sergelen, Resettlement Specialist of the PMO, Ulaanbaatar city's Ger Area Development Investment Program;

## Annex 5 Official request to acquire the land for BIC



НИЙСЛЭЛИЙН ГАЗАР ЗОХИОН  
БАЙГУУЛАЛТЫН АЛБАНД

**УЛААНБААТАР ХОТЫН  
ГЭР ХОРООЛЛЫГ ХӨГЖҮҮЛЭХ  
ХӨРӨНГӨ ОРУУЛАЛТЫГ ДЭМЖИХ  
ХӨТӨЛБӨР ТӨСЛИЙН НЭГЖ**

Сойлын төв өргөө Г корпус/415, Амарын гудамж-2,  
Бага тойрог-1, 8 дугаар хороо, Сүхбаатар дүүрэг,  
Улаанбаатар хот, 14200-0061  
Утас: 7000-3099, 9103-3373 Факс: (976) 7000-3098  
E-mail: info@ub-subcenter.mn  
http://www.ub-subcenter.mn

ААРД-07-06 № 980

танай \_\_\_\_\_-ны № \_\_\_\_\_-т

### Тайлбар хүргүүлэх тухай

Төслийн 3 дугаар үе шатны ажлууд эхэлж байгаатай холбоотойгоор дараах мэдээллийг хүргүүлж байна.

Шархад дэд төвд дэд төвд нийгмийн барилга байгууламжийн хувьд 240 хүүхдийн цэцэрлэг, Бизнес Инкубатор, сургалтын төв, Олон нийтийн хөгжлийн төв болон Спорт цогцолбор болон 68 айлын орон сууцны барилгууд, Толгойт дэд төвд 240 хүүхдийн цэцэрлэг, Бизнес Инкубатор, сургалтын төв, Олон нийтийн хөгжлийн төв болон Өрхийн эрүүл мэндийн төвийн барилгуудыг тус тус барихаар төлөвлөж Техник эдийн засгийн үндэслэлийг нийслэлийн зүгээс боловсруулж санхүүжүүлэгч байгууллага болох Азийн Хөгжлийн банкинд хүргүүлснийг хянан үзэж баталсан болно.

Толгойт дэд төвийн хувьд хэсэгчилсэн ерөнхий төлөвлөлт хийгдээгүй байсан тул манай төслийн хүрээнд 23 дугаар нэгж хорооллын төлөвлөлтийг хийж байгаа болно. Тус төлөвлөлтөд Толгойт дэд төвд баригдах Бизнес Инкубатор, сургалтын төвийн барилга нь  эзэмшил газар дээр төлөвлөгдсөн ба газар эзэмшигч байгууллага нь газраа нөхөн олговортойгоор чөлөөлөх боломжтойгоо илэрхийлсэн болно.

Мөн барилгын тухай хуулийн 12 дугаар зүйл, барилгын зураг төсөлд тавих шаардлагын 12.1.1-д зааснаар эрх бүхий байгууллагаас олгосон газрын зөвшөөрөл, зургийн даалгавар, норм, нормативын баримт бичиг, стандарт, технологийн даалгавар, тоног төхөөрөмжийн паспорт, техникийн нөхцөл, инженер хайгуулын судалгаанд үндэслэн боловсруулагдсан байх хуулийн дагуу газар эзэмших эрхийн гэрчилгээг баталгаажуулах шаардлага тавигддаг тул дээрх барилга байгууламжид шаардлагатай газрыг чөлөөлж өгнө үү.

ТӨСЛИЙН ЗОХИЦУУЛАГЧ



ДАВИРМЭД





**To:** Land Management Agency

**From:** Program Management Office  
Ulaanbaatar City's Ger Area Development  
Investment Support Program

**Date:** 6 July 2020

**Reference #:** 980

**Subject:** Explanation and clarification

We are providing the following clarification on the activities planned under the Tranche 3.

The feasibility studies for constructing public facilities including 240 children's kindergarten, Training Center, Community Development Center and Sports complex and 68 units' apartment buildings in Sharhad subcenter, 240 children's kindergarten, Training Center, Community Development Center and Family Health Center Building in Tolgoit subcenter, which have been prepared by the Municipality and submitted to the Asian Development Bank, have been reviewed and approved by the ADB.



Partial master plan for Tolgoit subcenter has not been finalized, this under our project, we prepared the planning of the 23<sup>rd</sup> Khoroolol. According to the plan, the Training Center to be built in Tolgoit subcenter is planned to be constructed on the land, possessed by  and the land possessor has expressed its willingness to vacate the land with compensation.

Furthermore, according to the Paragraph 12.1.1 of the Article 12 of the Construction Law, the construction drawings must meet the requirement of the authorities to issue the permits, drawing orders, codes and regulatory documents, standards to be developed on the basis of technological tasks and equipment research equipment passports, specifications, engineering and exploration. Thus, pursuant to this legal requirement, we request the LMA to acquire the land as the law requires that the land possession certificate to be verified.

Program Coordinator

D. Avirmed

## Annex 6. Official letter to confirm the availability of public land

	НИЙСЛЭЛИЙН ХОТ БАЙГУУЛАЛТ, ХӨГЖЛИЙН ГАЗАРТ
НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН ХЭРЭГЖҮҮЛЭГЧ АГЕНТЛАГ <b>ГАЗАР ЗОХИОН БАЙГУУЛАЛТЫН АЛБА</b>	
Хангарди ордон, Ц.Жигжиджавын гудамж-7/1, Бага тойруу-3, 1 дүгээр хороо, Чингэлтэй дүүрэг, Улаанбаатар хот, 15160 Утас/Факс: (976-11) 31-57-11 E-mail: cityland@gazar.ub.gov.mn http://www.gazar.ub.gov.mn	
2020. 07. 09 № 01-11/3502	
танай _____ -ны № _____ -т	
Санал ирүүлэх тухай	
<p>Азийн хөгжлийн банкны санхүүжилтээр хэрэгжих Толгойт дэд төвийн ажлыг Улаанбаатар хотын гэр хорооллыг хөгжүүлэх хөрөнгө оруулалтыг дэмжих хөтөлбөр төслийн нэгж эхлүүлээд байна.</p> <p>Тус дэд төвийн хүрээнд хийгдэх "Бизнес Инкубатор"-ын барилга баригдах байршлыг дүүргийн Засаг даргын 2015 оны А/493 дугаар захирамжтай, _____ нэгж талбарын дугаар бүхий _____ эзэмшлийн Сонгинохайрхан дүүргийн _____ тоотод байрлах 13202 м2 газраас 3920 м2 газрыг нөхөх олговортой чөлөөлүүлэхээр хүсэлт ирүүлээд байна.</p> <p>Иймд Толгойт дэд төвийн "Бизнес Инкубатор"-ын барилгыг тус байршилд төлөвлөх боломжтой эсэх талаар 2020 оны 07 дугаар сарын 10-ны өдрийн дотор яаралтай хариу ирүүлж хамтран ажиллана уу.</p>	
ДАРГЫН ҮҮРЭГ ГҮЙЦЭТГЭГЧ	 А.ЭНХМАНЛАЙ

**Unofficial translation**

**To:** Urban Construction and Development Agency of the Capital City

**From:** Land Management Agency of the Municipality  
Implementing Agency of the Mayor of the Capital City  
MUB

**Date:** 9 July 2020

**Reference #:** 01-11/3502

**Subject:** Requesting for a confirmation

The Tolgoit subcenter development works supported by the Asian Development Bank, has been launched by the Ulaanbaatar *Ger* Area Development Investment Support Program.


We have been requested to acquire 3920m<sup>2</sup> land with compensation from a total 13202m<sup>2</sup> land located at [ ] owned by [ ] with a unit area number [ ] issued by the district governor's order No. A/493 of 2015 for constructing the "Training Center" building to be built at this location within the subcenter.

Therefore, we urgently request you to send the confirmation and reference on this land, whether it is possible to plan the construction of the "Business Incubator" building at this location in Tolgoit subcenter, by 10 July 2020.

Acting Chairperson

A. Enkhmanlai

Annex 7 Official response confirming the availability of public land



**НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН ХЭРЭГЖҮҮЛЭГЧ АГЕНТЛАГ  
ХОТ БАЙГУУЛАЛТ, ХӨГЖЛИЙН ГАЗАР**


Хангарди ордон, Ц.Жигжиджавын гудамж-7/1,  
Чингэлтэй дүүрэг, Улаанбаатар хот 15160-0011  
Утас: 32-04-61, Факс: (976-11) 32-18-08  
<http://www.uda.ub.gov.mn>

2020.07.10 № 08/2797  
талай 2020.07.09-ны № 01-14/3506

「 **НИЙСЛЭЛИЙН ГАЗАР ЗОХИОН  
БАЙГУУЛАЛТЫН АЛБАНД** 」

Толгойт дэд төвийн бизнес инкубаторын барилга төлөвлөх газрын байршлын тухай албан бичгийг судлан үзлээ.

Монгол Улсын Их Хурлын 2013 оны 23 дугаар тогтоолоор батлагдсан "Улаанбаатар хотыг 2020 он хүртэл хөгжүүлэх ерөнхий төлөвлөгөөний тодотгол, 2030 он хүртэл хөгжүүлэх хөгжлийн чиг хандлага"-ын баримт бичигт олон нийт ажил хэргийн газар зохион байгуулалтын бүс төлөвлөгдсөн тул бизнес инкубатор төвийн барилга төлөвлөх боломжтой болно.

ГАЗРЫН ДАРГЫН АЛБАН ҮҮРГИЙГ  
ТҮР ОРЛОН ГҮЙЦЭТГЭГЧ  Ц.ТУЛГА

file:///ajil/2020/yjigblank\_2020.docx  
1150501506

Unofficial translation

**To:** Land Management Agency of the Municipality

**From:** Urban Construction and Development Agency of the Capital City  
Implementing Agency of the Mayor of the Capital City  
MUB

**Date:** 10 July 2020

**Reference #:**08/2797

**Subject:** Response to the letter #01-11/3502

We have carefully studied following your official letter regarding the location to plan the construction of the training center in Tolgoit subcenter.


According to the "Revised Master Plan for the Development of Ulaanbaatar City until 2020 and Development Vision until 2030" approved by the Parliament Decree No.23 of 2013, this location was planned for the community and public facilities, thus we confirm that the training center can be built at this location.

Acting Chairperson of the Agency

Ts. Tulga



## Annex 8 Official request from the affected entity



ᠰᠤᠶᠢᠨ ᠰᠤᠯᠠᠭᠤᠯᠤᠰᠤᠨ ᠭᠠᠰᠠᠷ ᠵᠣᠬᠢᠨ  
ᠪᠠᠶᠢᠭᠤᠯᠠᠯᠲᠤᠨ ᠠᠯᠪᠠᠨᠳᠤ

ᠰᠤᠶᠢᠨ ᠰᠤᠯᠠᠭᠤᠯᠤᠰᠤᠨ ᠭᠠᠰᠠᠷ ᠵᠣᠬᠢᠨ  
ᠪᠠᠶᠢᠭᠤᠯᠠᠯᠲᠤᠨ ᠠᠯᠪᠠᠨᠳᠤ

ᠰᠤᠶᠢᠨ ᠰᠤᠯᠠᠭᠤᠯᠤᠰᠤᠨ ᠭᠠᠰᠠᠷ ᠵᠣᠬᠢᠨ  
ᠪᠠᠶᠢᠭᠤᠯᠠᠯᠲᠤᠨ ᠠᠯᠪᠠᠨᠳᠤ

ᠰᠤᠶᠢᠨ ᠰᠤᠯᠠᠭᠤᠯᠤᠰᠤᠨ ᠭᠠᠰᠠᠷ ᠵᠣᠬᠢᠨ  
ᠪᠠᠶᠢᠭᠤᠯᠠᠯᠲᠤᠨ ᠠᠯᠪᠠᠨᠳᠤ

ᠰᠤᠶᠢᠨ ᠰᠤᠯᠠᠭᠤᠯᠤᠰᠤᠨ ᠭᠠᠰᠠᠷ ᠵᠣᠬᠢᠨ  
ᠪᠠᠶᠢᠭᠤᠯᠠᠯᠲᠤᠨ ᠠᠯᠪᠠᠨᠳᠤ

ᠰᠤᠶᠢᠨ ᠰᠤᠯᠠᠭᠤᠯᠤᠰᠤᠨ ᠭᠠᠰᠠᠷ ᠵᠣᠬᠢᠨ  
ᠪᠠᠶᠢᠭᠤᠯᠠᠯᠲᠤᠨ ᠠᠯᠪᠠᠨᠳᠤ

Манай компани нь Азийн Хөгжлийн Банкны санхүүжилтээр хэрэгжиж байгаа "Толгойт дэд төв"-ийн хүрээнд хэрэгжих Мэргэжил сургалт үйлдвэрлэлийн төв, Ус дулаан дамжуулах төвийн зориулалтаар өөрийн эзэмшлийн Сонгинохайрхан дүүргийн 1 дүгээр хороо, нэгж талбарын [redacted] дугаар бүхий 13202м2 талбайгаас нөхөн олговортойгоор 3764м2 газрыг өгөхөөр танай албаны Газар чөлөөлөх хэлтэстэй зөвшилцөж, тохиролцсон.

Дашрамд мэдээлэл хүргэхэд тус газрын анхны захирамж нь 2002.11.11-нд Б/85 дугаартай гарч байсан ба бид нийгмийн хариуцлагын хүрээнд тухайн газраасаа сургууль, цэцэрлэг, хороо, цагдаагийн газар зэрэгт нийгмийн сайн сайханы төлөө хуваан өгч байсан нь бидний төлөвлөж буй бүхий л үйлчилгээндээ ойр орон сууцны хотхон байгуулахад таатай нөхцлийг бий болгож байна. Цаашид тухайн газарт манай байгууллага орон сууц, үйлчилгээний барилга барих зорилготой. 82-р цэцэрлэгийн ажилтанд шинэ гэр бэлэглэж байсан гэх мэт жижиг сайн үйлсийн ажил хийж тус хороо, дүүргийнхээ хөгжилд хувь нэмэр оруулан ажилладаг байгууллага билээ.

Иймд манай компаний эзэмшлийн 13202м2 газраас 3764м2 талбайг Нийслэлийн Засаг даргын Тамгын газрын нэр дээр Ус дулаан дамжуулах төв, Мэргэжил сургалт үйлдвэрлэлийн төвийн зориулалтаар шилжүүлж манай компаний нэр дээр үлдсэн 9437.8м2 талбайг Нийслэлийн Засаг даргын захирамжаар үйлчилгээтэй орон сууцны зориулалтаар шинэчлэн баталгаажуулж өгнө үү.

Жич: Кадастрын зураг болон газрын гэрээ гэрчилгээг хавсаргав.

ГҮЙЦЭТГЭХ ЗАХИРАЛ



**To:** Land Management Agency of the Municipality

**From:**

**Date:** 20 August 2020

**Reference #:** G/092/2020

**Subject:** Submitting a request

Our company has negotiated with the Resettlement Division of the LMA and agreed to vacate our 3920m<sup>2</sup> land with compensation from a total 13202m<sup>2</sup> land with a unit area   for constructing training center and the water and heating distribution substation in Tolgoit subcenter, developed with the support of the Asian Development Bank.

The first land possession certificate for this land was issued by the ordinance #B/85 on 11 November 2002, and since then we agreed to vacate some parts of our land for the community's wellbeing, for constructing school, kindergarten, Khoroo administration and police station etc. This is certainly creating a favourable environment for our future apartment construction project, making it closer to the housing and service facilities. We donated a *ger* to a cleaning worker of the 82<sup>nd</sup> kindergarten as a part of the company's social responsibility. All these examples show that our company contributes to the development of the Khoroo and district.

Therefore, we request the LMA to transfer 3764m<sup>2</sup> land of a total 13202m<sup>2</sup> land possessed by our company to the Capital City's Mayor's Office for the purpose of constructing training center and the water and heating distribution substation and issue an updated land possession certificate for the remaining land of 9437.8m<sup>2</sup> to our company for building service and housing facilities in accordance with the Mayor's ordinance.

P.S: Cadastral map and land certificate copy with the relevant contract have been attached.

Executive Director

## Annex 9. Mayor's Ordinance on compensation payment



### НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН ЗАХИРАМЖ

2020 оны 08 сарын 17 өдөр

Дугаар А/1043

Улаанбаатар хот

#### Нөхөх олговрын хөрөнгө гаргах тухай

Монгол Улсын Засаг захиргаа, нутаг дэвсгэрийн нэгж, түүний удирдлагын тухай хуулийн 29 дүгээр зүйлийн 29.2, Төсвийн тухай хуулийн 41 дүгээр зүйлийн 41.2.2, Захиргааны ерөнхий хуулийн 104 дүгээр зүйлийн 104.1, 104.3, Иргэний хуулийн 189 дүгээр зүйлийн 189.1, Монгол улсын иргэнд газар өмчлүүлэх тухай хуулийн 32 дугаар зүйл, Хот суурин газрыг дахин хөгжүүлэх тухай хуулийн 14 дүгээр зүйлийн 14.4.2, Монгол Улсын Засгийн газар, Азийн хөгжлийн банк хооронд 2013 оны 12 дугаар сарын 09-ний өдөр байгуулсан "Гэр хорооллыг хөгжүүлэх хөрөнгө оруулалтыг дэмжих хөтөлбөрийн санхүүжилтийн ерөнхий хэлэлцээр", Засгийн газрын 2018 оны 222 дугаар тогтоол, Монгол Улсын Ерөнхий сайдын 2020 оны 92 дугаар захирамж, Нийслэлийн иргэдийн Төлөөлөгчдийн Хурлын 2019 оны 29/33, 9/36 дугаар тогтоолыг тус тус үндэслэн ЗАХИРАМЖЛАХ нь:

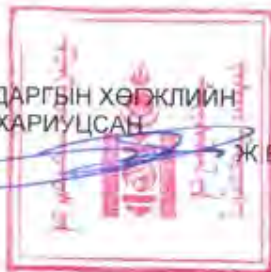
1. Азийн хөгжлийн банкны хөнгөлөлттэй зээлийн хөрөнгөөр Толгойт дэд төвийн бизнес инкубатор төвийн нөлөөлөлд өртсөн Сонгинохайрхан дүүргийн нутаг дэвсгэрт газар эзэмшигч [redacted] ийн газар болон эд хөрөнгийн нөхөх олговрын хэмжээг хавсралт ёсоор баталсугай.

2. Энэ захирамжийн хавсралтад заасан нөхөх олговор олгоход шаардагдах 139,600,300 /нэг зуун гучин есөн сая зургаан зуун мянга гурван зуун/ төгрөгийг нийслэлийн 2020 оны төсөвт тусгагдсан гадаадын зээл тусламжаар хэрэгжих төслүүдийн нийслэлийн хариуцах хөрөнгөөс санхүүжүүлэх эрх нээхийг Нийслэлийн Засаг даргын Тамгын газрын Хөгжлийн бодлого төлөвлөлтийн хэлтэс /Н.Отгонбаяр/-т, эрх нээсний дагуу санхүүжүүлэхийг Санхүү, төрийн сангийн хэлтэс /Э.Ганхүү/-т зөвшөөрсүгэй.

3. Нөхөх олговрын гэрээг холбогдох хууль тогтоомжийн дагуу байгуулахыг Нийслэлийн Газар зохион байгуулалтын алба /А.Энхманлай/-нд даалгасугай.

4. Нөхөх олговрын гэрээнд заасан гүйцэтгэлд хяналт тавьж, санхүүжүүлэхийг Улаанбаатар хотын гэр хорооллыг хөгжүүлэх, хөрөнгө оруулалтыг дэмжих хөтөлбөр төсөлд даалгасугай.

НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН ХӨГЖЛИЙН  
БОДЛОГЫН АСУУДАЛ ХАРИУЦСАН  
НЭГДҮГЭЭР ОРЛОГЧ Ж.БАТБАЯСГАЛАН



2020.08.17



БҮТЭЭН БАЙГУУЛАЛТЫН АЖЛЫН НӨЛӨӨЛӨЛД ӨРТСӨН ХУУЛИЙН ЭТГЭЭДЭД ОЛГОХ  
НӨХӨХ ОЛГОВРЫН ТӨСӨВ

№	Газар зэмшилчийн нэр, регистрийн дугаар	Хаяг	Нэгж талбарын дугаар	Үндсэн талбайн хэмжээ /м2/	Эдэлбэрийн хэлбэр	Нөлөөлөлд өртсөн газрын үнэлгээ		Хөрөнгийн нөхөх олговрын хэмжээ, үнэ /төгрөг/		Нийт нөхөх олговор /төгрөг/
						Хэмжээ /м2/	Үнэ /төгрөг/	Үл хөдлөх хөрөнгө	Эд хөрөнгө	
0	1	2	3	4	5	6	7	8	9	10
ТОЛГОЙТ ДЭД ТӨВ										
1				13202	зээмшилх	3920	137,200,000	-	2,400,300	139,600,300
НИЙТ				13,202		3,920	137,200,000	-	2,400,300	139,600,300

**ORDINANCE OF THE MAYOR OF ULAANBAATAR AND  
GOVERNOR OF THE CAPITAL CITY**

17 August 2020  
Ulaanbaatar

Reference #: A/1043

On disbursing the fund for compensation

It ORDERS based on the Clause 29.2 of the Article 29 of the Mongolian Law on Administrative and Territorial Units and their Governance; Paragraph 41.2.2 of the Article 41 of the Law on Budget; Paragraph 104.1, 104.3 of the Article 104 of the Law on General Administration, Paragraph 189.1 of the Article 189 of the Civil Code, Article 32 of the Law on Allocation of Land to Mongolian Citizens for Ownership, Paragraph 14.4.2 of the Article 4 of the Law on Redevelopment of Urban Settlements, General Negotiation of Financing Ger Area Development Investment Program" concluded by and between the Government of Mongolia and the Asian Development Bank signed on December 9, 2013; Cabinet decree #222 of 2018, Resolution #92 of the Prime Minister of Mongolia issued in 2020, and the Capital City Council Meeting decrees #29/33 and #9/36 of 2019:

1. To approve the compensation budget for the land and assets of [ ] which was affected by the training center in Tolgoit subcenter in the territory of Soingino Khaikhan district, constructed with the support of the Asian Development Bank's soft loan financing, as shown in the Appendix.
2. To permit the Development Policy Planning Department of the Ulaanbaatar City Mayor's Office (N. Otgonbayar) to grant the authority to finance MNT139,600,300 (**one hundred thirty-nine million, six hundred thousand three hundred**) required for paying the compensation shown in the Appendix from the Municipality funds allocated for projects implemented with foreign aid and loans, that was reflected in the 2020 Municipality Budget; and Finance and Treasury Department (E. Gankhuu) to disburse accordingly.
3. To charge the Land Management Agency of the Capital City (A. Enkhmanlai) to conclude the compensation payment agreement as stipulated in the relevant laws and regulations.
4. To charge the Ulaanbaatar city Ger Areas Development Investment Program to execute and monitor the implementation of the actions specified in the compensation payment agreement.

THE FIRST DEPUTY MAYOR IN CHARGE OF DEVELOPMENT POLICY

J. BATBAYASGALAN  
(Stamp and signature)

Attachment to the Mayor's Ordinance  
#A/1043 dated 17 August 2020

**Compensation budget to be paid to the business entity  
affected by the urban development work**

#	Name of the Land owner (ID#)	Address	Land plot ID	Original land size	Type of ownership/land tenure	Valuation of affected land		Compensation affected assets (MNT)		Total compensation (MNT)
						Size (m²)	Price (MNT)	Immovable property	Other assets	
Tolgoit subcenter										
1			13202		Possess	3920	-	137,200,000	2,400,000	139,600,300
			13202						137,200,000	2,400,000



## Annex 10. Mayor's ordinance on issuing revised land entitlement

  
**НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН  
ЗАХИРАМЖ**

2020 оны 10 сарын 21 өдөр      Дугаар А/1216      Улаанбаатар хот

Газар эзэмших эрх олгох тухай

Монгол Улсын Засаг захиргаа, нутаг дэвсгэрийн нэгж, түүний удирдлагын тухай хуулийн 29 дүгээр зүйлийн 29.2, Газрын тухай хуулийн 21 дүгээр зүйлийн 21.2.3, 21.2.4, 33 дугаар зүйлийн 33.1.1, Монгол Улсын Ерөнхий сайдын 2020 оны 92 дугаар захирамжийг тус тус үндэслэн ЗАХИРАМЖЛАХ нь:

1. Нийслэлийн Газар зохион байгуулалтын алба, Хот байгуулалт, хөгжлийн газрын хамтарсан "Газар, барилгажилтын мэргэжлийн зөвлөл"-ийн хурлуудаас гарсан дүгнэлтийн дагуу энэ захирамжийн хавсралтад заасан 11 иргэн, аж ахуйн нэгж, байгууллагад газар эзэмших эрх олгосугай.

2. Захирамжийн хавсралтад заасан иргэн, аж ахуйн нэгж, байгууллагуудтай холбогдох хууль тогтоомжийн дагуу гэрээ байгуулж, гэрчилгээ олгон, хэрэгжилтэд хяналт тавьж ажиллахыг Нийслэлийн Газар зохион байгуулалтын алба /А.Энхманлай/-нд даалгасугай.

3. Энэ захирамж гарсантай холбогдуулан "Газар эзэмшүүлэх, ашиглуулах эрх баталгаажуулах тухай" Нийслэлийн Засаг даргын 2012 оны 04 дүгээр сарын 30-ны өдрийн А/291 дүгээр захирамжийн Орон сууц нийтийн аж ахуйн Москва салбарт, Сонгинохайрхан дүүргийн Засаг даргын 2015 оны 12 дугаар сарын 09-ний өдрийн А/493 дугаар захирамжийн [redacted] Сонгинохайрхан дүүргийн Засаг даргын 2016 оны 03 дугаар сарын 01-ний өдрийн А/65 дугаар захирамжийн [redacted] Баянзүрх дүүргийн Засаг даргын 2018 оны А/22 дугаар захирамжийн [redacted] Газар эзэмших эрх олгох тухай" Нийслэлийн Засаг даргын 2020 оны 05 дугаар сарын 04-ний өдрийн А/602 дугаар захирамжийн [redacted] холбогдох хэсгийг тус тус хүчингүй болсонд тооцсугай.

НИЙСЛЭЛИЙН ЗАСАГ ДАРГЫН  
ХӨГЖЛИЙН БОДЛОГЫН АСУУДАА  
ХАРИУЦСАН НЭГДҮГЭЭР  
ОРЛОГЧ

 БАТБАЯСГАЛАН

111020005335



ГАЗАР ЭЗЭМШИХ ЭРХ ОЛГОГДОЖ БАЙГАА  
АЖ АХУЙН НЭГЖ, БАЙГУУЛЛАГЫН ЖАГСААЛТ

Газар эзэмшигч, ашиглагч иргэн, аж ахуйн нэгж, байгууллагын нэр	Регистрийн дугаар	Газрын					Баталгаажих үндэслэл
		Байршил /хороо/	Зориулалт	Хэмжээ /м2/	Хугацаа /жил/	Эдэлбэрийн хэлбэр	
Баянзүрх дүүрэг							
		14	Цэцэрлэг	421	15	Эзэмшүүлэх	Хөрөнгө оруулалтын газрын цэцэрлэгийн барилга худалдан авагч гэрээ №БЗДХААА-19/114
		7	Агуулах	413	15	Эзэмшүүлэх	Төрийн болон төсвөт байгууллагын зайшгүй хэрэгцээнд
		10	Үйлдвэрлэлийн барилга байгууламж, бусад газар	19986	15	Эзэмшүүлэх	БЗДЗД-ын 2018 оны А/22 дугаар захирамж
		19	Орон сууц	603	15	Эзэмшүүлэх	БЗДЗД-ын 2015 оны А/107 дугаар захирамж
		Сонгинохайрхан дүүрэг					НЗД-ын 2012.04.30-ны өдрийн А/29 дүгээр захирамжийн ОСНАА-н Мөсө салбарт холбогдох заалт
		29	Ус дулаан дамжуулах төв	316	15	Эзэмшүүлэх	
		34	Мэргэжлийн сургалт үйлдвэрлэлийн төв	3999	15	Эзэмшүүлэх	НЗД-ын 2020 оны А/1043, СХДЗД-ын
8		34	Үйлчилгээтэй орон сууц	9282	15	Эзэмшүүлэх	
9		31	Үйлдвэрлэл, үйлчилгээ	8940	15	Эзэмшүүлэх	СХДЗД-ын 2016 оны А/65 дугаар захирамж
10		31	Үйлдвэрлэл, үйлчилгээ	2456	15	Эзэмшүүлэх	СХДЗД-ын 2016 оны А/65 дугаар захирамж
		Сүхбаатар дүүрэг					
11		3	Үйлчилгээ, орон сууц, олон давхар авто зогсоол, спорт цолцолбор	25000	15	Эзэмшүүлэх	Нийслэлийн өмч хувьчлах комиссын 2020 оны 24 дүгээр тогтоол, Өмчлөлийн эрхийн гэрчилгээ №05/2020

**ORDINANCE OF THE MAYOR OF ULAANBAATAR AND  
GOVERNOR OF THE CAPITAL CITY**

21 October 2020  
Ulaanbaatar

Reference #: A/1216

**On issuing the land possession entitlements**

It ORDERS based on the Clause 29.2 of the Article 29 of the Mongolian Law on Administrative and Territorial Units and their Governance; Paragraphs 21.2.3, 21.2.4 of the Article 21 and Paragraph 33.1.1 of the Article 33 of the Law on Land, and the Resolution #92 of the Prime Minister of Mongolia issued in 2020:

5. To issue the land tenure/ possession entitlements to 11 citizens, business entities and organizations shown in Appendix to this ordinance, based on the conclusions made by the joint meetings of “Land and Urbanization Professional Council” of the Capital City’s Land Management Agency and the Urban Construction and Development Agency.
6. To charge the Land Management Agency of the Capital City (A. Enkhmanlai) to conclude the agreement with the citizens and business entities specified in the Appendix to this ordinance, as stipulated in the relevant laws and regulations; issue the land certificates and monitor the implementation.
7. To cancel the relevant section related to the Moscow branch of the Housing and Public Utilities Organization, specified in the Ulaanbaatar City Mayor’s Ordinance #291 of 30 April 2012 on “Confirming the land possession and use entitlement”; section related to [redacted] specified in the Songino Khairkhan District Governor’s Ordinance #A/493 of 9 December 2015; section related to [redacted] specified in the Songino Khairkhan District Governor’s Ordinance #A/65 of 1 March 2016; section related to [redacted] specified in the Bayanzurkh District Governor’s Ordinance #A/22 of 2018; and section related to the [redacted] Local government-owned enterprise, specified in the Ulaanbaatar City Mayor’s Ordinance #602 of 4 May 2020 on “Issuing the land possession entitlements” in relation to the issuance of this ordinance.

**THE FIRST DEPUTY MAYOR IN CHARGE OF DEVELOPMENT POLICY**

**J. BATBAYASGALAN**

(Stamp and signature)

**A List of business entities and organizations,  
that are being issued with the land possession/ tenure entitlements**

#	Name of the land possessor/ user business entity, organization	ID#	Land information					Rationale for confirmation
			Location (Khoroo)	Purpose	Size (m²)	Duration (years)	Type of land tenure	
Bayanzurkh District								
1			14	kindergarten	421	15	possess	Procurement contract for kindergarten by the Investment Department #BZDKhAAA-19/114
2			7	Warehouse	413	15	possess	For inevitable use of the government and budgetary organizations
3			10	Industrial building, facilities, other land	19968	15	possess	BZD Governor's ordinance #A/22 of 2018
4			19	Housing	603	15	possess	BZD Governor's ordinance #A/107 of 2015
Songino Khairkhan District								
5			29	Water and Heating Distribution Substation	316	15	possess	Section related to Moscow branch of the HPUA specified in the Mayor's Ordinance #A/291 of 30 April 2012
6			34	Training Center	3999	15	possess	Mayor's Ordinance #A/1043 of 2020, SKhD Governor's ordinance #A/493 of 2015
7			34	Water and Heating Distribution Substation	595	15	possess	
8			34	Service and Housing buildings	9282	15	possess	
9			31	Manufacturing & services	8940	15	possess	SKhD Governor's ordinance #A/65 of 2016
10			31	Manufacturing & services	2456	15	possess	SKhD Governor's ordinance #A/65 of 2016
Sukhbaatar District								
11			3	Service, housing, hi-rise parking lot, sports complex	25000	15	possess	Decree #24 of 2020 issued by the Capital City's Property Privatization Committee; Ownership certificate # 05/2020

## **Annex 11. Notes of the meeting conducted during Due Diligence Report preparation**

Meeting with

We are very supportive of the project, as the community members will benefit from the water and heating distribution substation. A part of our land has been acquired with compensation. We have received MNT139,600,300 on 29 September 2020. Initially we planned to build apartment complex on our land. We saw this subproject as an opportunity, because the PMO coordinator said that our apartment buildings, that we will build on this remaining land in the future can be connected to the water and heating distribution substation, as the capacity of this substation will include the water and heating needs of future apartments to built here. The only thing we thought was, whether the land value was estimated according to the market rate. Otherwise, we don't have any concerns or comments. We negotiated mutually, thus we agreed the land acquisition valuing our future cooperation. Training center will be constructed on this acquired land, our community members will use the services of that center. Community members will be clients of that new training center. We are satisfied. Now, I wish that the project and PMO coordinator really fulfil what they committed to do according to our mutual agreement. These block cement fences will be removed when the construction work actually starts. Our company has 2 cranes, since we already received the compensation, we will remove and transport the fences at our own expense, when we will be asked to vacate the land completely.



This photo taken on 20 January 2022, shows that an acquired land is vacant.



## Annex 12. Public consultation meeting photos and attendance sheets

#### A. Public consultation meeting for 1<sup>st</sup> Khoroo residents, Songino Khaikhan District

[illegible][illegible]

[illegible][illegible][illegible]



[illegible]

1. Инициатор заявки: <u>Роснефть</u>				2. Инициатор заявки: <u>АКБ</u>				3. Инициатор заявки: <u>АКБ</u>				4. Инициатор заявки: <u>АКБ</u>			
№	Описание	Дата подачи заявки	Статус	Инициатор заявки	Дата рассмотрения заявки	Инициатор заявки	Инициатор заявки	Инициатор заявки	Инициатор заявки	Инициатор заявки	Инициатор заявки	Инициатор заявки	Инициатор заявки		
1	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
2	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
3	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
4	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
5	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
6	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
7	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
8	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
9	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		
10	<u>Заявка</u>		10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019	10.10.2019		

[illegible]

[illegible]

Species		Date		Time		Location		Remarks	
No.	Species	Date	Time	Date	Time	Location	Remarks	Date	Time
1	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
2	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
3	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
4	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
5	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
6	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
7	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
8	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
9	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
10	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
11	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
12	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
13	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
14	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
15	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
16	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
17	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
18	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
19	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00
20	Red-tailed Hawk	10/10/19	10:00	10/10/19	10:00	10:00	10:00	10:00	10:00

Dokumentasi Kegiatan					Observasi dan Pengamatan		
No	Tempat	Partisipan	Waktu	Isi	Hasil Observasi dan Pengamatan	Temuan dan Simpulan	Tanggapan
1	Di dalam kelas	siswa	10.00 - 10.30	1. Menanyakan kepada siswa tentang materi yang akan diajarkan.	1. Menanyakan kepada siswa tentang materi yang akan diajarkan.	1. Menanyakan kepada siswa tentang materi yang akan diajarkan.	1. Menanyakan kepada siswa tentang materi yang akan diajarkan.
2	Di dalam kelas	siswa	10.30 - 11.00	2. Menjelaskan materi yang akan diajarkan.	2. Menjelaskan materi yang akan diajarkan.	2. Menjelaskan materi yang akan diajarkan.	2. Menjelaskan materi yang akan diajarkan.
3	Di dalam kelas	siswa	11.00 - 11.30	3. Menanyakan kepada siswa tentang materi yang akan diajarkan.	3. Menanyakan kepada siswa tentang materi yang akan diajarkan.	3. Menanyakan kepada siswa tentang materi yang akan diajarkan.	3. Menanyakan kepada siswa tentang materi yang akan diajarkan.
4	Di dalam kelas	siswa	11.30 - 12.00	4. Menjelaskan materi yang akan diajarkan.	4. Menjelaskan materi yang akan diajarkan.	4. Menjelaskan materi yang akan diajarkan.	4. Menjelaskan materi yang akan diajarkan.
5	Di dalam kelas	siswa	12.00 - 12.30	5. Menanyakan kepada siswa tentang materi yang akan diajarkan.	5. Menanyakan kepada siswa tentang materi yang akan diajarkan.	5. Menanyakan kepada siswa tentang materi yang akan diajarkan.	5. Menanyakan kepada siswa tentang materi yang akan diajarkan.
6	Di dalam kelas	siswa	12.30 - 13.00	6. Menjelaskan materi yang akan diajarkan.	6. Menjelaskan materi yang akan diajarkan.	6. Menjelaskan materi yang akan diajarkan.	6. Menjelaskan materi yang akan diajarkan.
7	Di dalam kelas	siswa	13.00 - 13.30	7. Menanyakan kepada siswa tentang materi yang akan diajarkan.	7. Menanyakan kepada siswa tentang materi yang akan diajarkan.	7. Menanyakan kepada siswa tentang materi yang akan diajarkan.	7. Menanyakan kepada siswa tentang materi yang akan diajarkan.
8	Di dalam kelas	siswa	13.30 - 14.00	8. Menjelaskan materi yang akan diajarkan.	8. Menjelaskan materi yang akan diajarkan.	8. Menjelaskan materi yang akan diajarkan.	8. Menjelaskan materi yang akan diajarkan.
9	Di dalam kelas	siswa	14.00 - 14.30	9. Menanyakan kepada siswa tentang materi yang akan diajarkan.	9. Menanyakan kepada siswa tentang materi yang akan diajarkan.	9. Menanyakan kepada siswa tentang materi yang akan diajarkan.	9. Menanyakan kepada siswa tentang materi yang akan diajarkan.
10	Di dalam kelas	siswa	14.30 - 15.00	10. Menjelaskan materi yang akan diajarkan.	10. Menjelaskan materi yang akan diajarkan.	10. Menjelaskan materi yang akan diajarkan.	10. Menjelaskan materi yang akan diajarkan.

[illegible]



## B. Public consultation meeting for 1<sup>st</sup> Khoroo residents, Songino Khairkhan District



Хүснэгт 1									
Хүн	Хүн	Хүн	Хүн	Хүн	Хүн	Хүн	Хүн	Хүн	Хүн
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100
101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130
131	132	133	134	135	136	137	138	139	140
141	142	143	144	145	146	147	148	149	150
151	152	153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168	169	170
171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190
191	192	193	194	195	196	197	198	199	200
201	202	203	204	205	206	207	208	209	210
211	212	213	214	215	216	217	218	219	220
221	222	223	224	225	226	227	228	229	230
231	232	233	234	235	236	237	238	239	240
241	242	243	244	245	246	247	248	249	250
251	252	253	254	255	256	257	258	259	260
261	262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279	280
281	282	283	284	285	286	287	288	289	290
291	292	293	294	295	296	297	298	299	300
301	302	303	304	305	306	307	308	309	310
311	312	313	314	315	316	317	318	319	320
321	322	323	324	325	326	327	328	329	330
331	332	333	334	335	336	337	338	339	340
341	342	343	344	345	346	347	348	349	350
351	352	353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368	369	370
371	372	373	374	375	376	377	378	379	380
381	382	383	384	385	386	387	388	389	390
391	392	393	394	395	396	397	398	399	400
401	402	403	404	405	406	407	408	409	410
411	412	413	414	415	416	417	418	419	420
421	422	423	424	425	426	427	428	429	430
431	432	433	434	435	436	437	438	439	440
441	442	443	444	445	446	447	448	449	450
451	452	453	454	455	456	457	458	459	460
461	462	463	464	465	466	467	468	469	470
471	472	473	474	475	476	477	478	479	480
481	482	483	484	485	486	487	488	489	490
491	492	493	494	495	496	497	498	499	500
501	502	503	504	505	506	507	508	509	510
511	512	513	514	515	516	517	518	519	520
521	522	523	524	525	526	527	528	529	530
531	532	533	534	535	536	537	538	539	540
541	542	543	544	545	546	547	548	549	550
551	552	553	554	555	556	557	558	559	560
561	562	563	564	565	566	567	568	569	570
571	572	573	574	575	576	577	578	579	580
581	582	583	584	585	586	587	588	589	590
591	592	593	594	595	596	597	598	599	600
601	602	603	604	605	606	607	608	609	610
611	612	613	614	615	616	617	618	619	620
621	622	623	624	625	626	627	628	629	630
631	632	633	634	635	636	637	638	639	640
641	642	643	644	645	646	647	648	649	650
651	652	653	654	655	656	657	658	659	660
661	662	663	664	665	666	667	668	669	670
671	672	673	674	675	676	677	678	679	680
681	682	683	684	685	686	687	688	689	690
691	692	693	694	695	696	697	698	699	700
701	702	703	704	705	706	707	708	709	710
711	712	713	714	715	716	717	718	719	720
721	722	723	724	725	726	727	728	729	730
731	732	733	734	735	736	737	738	739	740
741	742	743	744	745	746	747	748	749	750
751	752	753	754	755	756	757	758	759	760
761	762	763	764	765	766	767	768	769	770
771	772	773	774	775	776	777	778	779	780
781	782	783	784	785	786	787	788	789	790
791	792	793	794	795	796	797	798	799	800
801	802	803	804	805	806	807	808	809	810
811	812	813	814	815	816	817	818	819	820
821	822	823	824	825	826	827	828	829	830
831	832	833	834	835	836	837	838	839	840
841	842	843	844	845	846	847	848	849	850
851	852	853	854	855	856	857	858	859	860
861	862	863	864	865	866	867	868	869	870
871	872	873	874	875	876	877	878	879	880
881	882	883	884	885	886	887	888	889	890
891	892	893	894	895	896	897	898	899	900
901	902	903	904	905	906	907	908	909	910
911	912	913	914	915	916	917	918	919	920
921	922	923	924	925	926	927	928	929	930
931	932	933	934	935	936	937	938	939	940
941	942	943	944	945	946	947	948	949	950
951	952	953	954	955	956	957	958	959	960
961	962	963	964	965	966	967	968	969	970
971	972	973	974	975	976	977	978	979	980
981	982	983	984	985	986	987	988	989	990
991	992	993	994	995	996	997	998	999	1000



