SUN ROAD EAST EXTENSION SUBPROJECT RESETTLEMENT ACTION PLAN

Developed under the Ulaanbaatar Sustainable Urban Transport Project's Consulting services for Feasibility studies, Detailed designs, and Construction supervision of Construction of 4 km Sun Road east extension (East-West), Construction of 2.5 km Selbe river road and underpass.

Final for Disclosure



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CTI Engineering International Co., Ltd.
In Association with



NUBIA C&E LLC.

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LIST OF ABBREVIATIONS

ALAMGaC	-	Administration of Land administration and management, Geodesy and Cartography
BZD	-	Bayanzurkh District
CTII	-	CTI International
DMS	-	Detailed Measurement Survey
EA	-	Executing Agency
ESMF	-	Environmental and Social Management Framework
ESMP	-	Environmental and Social Management Plan
ESS1-10	-	Environment and Social Standard 1-10
GRM	-	Grievance Redress Mechanism
HHs	-	Households
IA	-	Implementing Agency
LMA	-	Land Management Agency
LLC	-	Limited Liability Company
LRP	-	Livelihood Restoration Plan
MNT	-	Mongolian Tugrik
NGO	-	Non-Governmental Organization
NSC	-	National Statistic Committee
PAP	-	Project Affected Population
PMO	-	Project Management Office
RAP	-	Resettlement Action Plan
RoW	-	Right of Way
RPF	-	Resettlement Policy Framework
SEP	-	Stakeholder Engagement Plan
SIA	-	Social Impact Assessment
TVET	-	Technical and Vocational education and training
UB	-	Ulaanbaatar City
USD	-	United States Dollar
USUTP	-	Ulaanbaatar Sustainable Urban Transport Project
WB	-	World Bank

TERMS OF DEFINITION

Asset Inventory: A complete count and description of all property that will be acquired.

Compensation: Loss reimbursement for the Project affected persons; Cash payment or in-kind compensation in the due amount in return for the loss of assets (property), resources or income

Cut-off date: The date set to determine eligibility for compensation and assistance under the project.

Eligibility: The criteria for qualification to receive benefits under a resettlement program. Any person(s) who at the cut-off-date was located within the area affected by the project, its subcomponents, or other subproject parts thereof, and are affected by the project.

Entitlement: Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation, which are due to affected people, depending on the nature of their losses, to restore their economic and social base.

Grievance Procedures: The processes established under law, local regulations, or administrative decisions to enable property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.

Income Loss: For loss of business/income, the AP will be entitled to an income rehabilitation assistance for the period corresponding to the stoppage of business activities.

Involuntary: means actions that may be taken without the displaced person's informed consent or power of choice.

Land Acquisition: The process of acquiring land under the legally mandated procedures of eminent domain

Land Parcel: A area recognized by law, with boundaries clearly defined by land cadastral maps.

Land Plot: A fenced area that is currently outlined, regardless of whether it has received permission.

Project Affected Household: All persons residing under one roof, who are adversely affected by the Project, or any of its components; may consist of a single nuclear family or an extended family group.

Project Affected Person: These are the individuals or communities who are directly impacted by a development project, particularly those who will experience physical or economic displacement as a result of the project.

Relocation: Rebuilding housing, assets, including productive land, and public infrastructure in another location.

Replacement Cost: The value determined to be fair compensation for various types of agricultural, residential and commercial land, crops, trees, and other commodities based on current market rates; the cost of rebuilding houses and structures at current market prices of building materials and labor, without depreciation or deductions for salvaged building material.

Resettlement: "Resettlement" in accordance to the World Bank Involuntary Resettlement Operational Policy Document 4.12 considers alienation of land parcels and/or physical relocation (moving to other place) of households being appeared within the project affected area.

Resettlement Entitlements: Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.

Resettlement Corridor of Impact (RCOI): The area within which Project Affected People (PAPs) will experience physical displacement or economic displacement.

Right-of-Way (ROW): The designated area where the infrastructure project will be located, and it can include land used for the project's physical footprint as well as any additional space required for construction, maintenance, safety zones, or expansion.

Socioeconomic Survey (SES): A complete and accurate survey of the project-affected population. The survey focuses on income-earning activities and other socioeconomic indicators.

Stakeholders: A broad term that covers all parties affected by or interested in a project or a specific issue—in other words, all parties who have a stake in a particular issue or initiative. Primary stakeholders are those most directly affected—in resettlement situations, the population that loses property or income because of the project and host communities. Other people who have an interest in the project—such as the project authority itself, the beneficiaries of the project (e.g., road development agency), and interested NGOs are termed secondary stakeholders.

Vulnerable Groups: Distinct group of people (poor, elderly, disabled and female headed households) who may suffer disproportionately from resettlement effects.

EXECUTIVE SUMMARY

- 1. The Government of Mongolia and the International Bank for Reconstruction and Development (i.e., the World Bank signed a loan agreement of USD100.0 million to finance the Ulaanbaatar Sustainable Urban Transport Project on August 24, 2021. The loan agreement was then ratified by the State Great Khural on December 23, 2021. The Ulaanbaatar Sustainable Urban Transport project aims to develop a comprehensive framework for sustainable urban mobility in Ulaanbaatar, and to reduce congestion, improve road safety, and address climate resilience on selected transport corridors.
- 2. Under Component 1 of the project, a 4km road linking Sun Road Eastern tip to Amgalan north main road in the 37th and 12th khoroos of Bayanzurkh district will be constructed. As the right of way of this planned road triggers land acquisition and resettlement of households, this Resettlement Action Plan (RAP) has been prepared based on the results of (i) an Inventory of Losses on affected lands and assets that were conducted on the project site following the Preliminary engineering design of the project, (ii) an Inventory of Losses on affected lands and assets that were conducted during the CUT-OFF date (iii) a Socioeconomic Survey (SES) carried out in July 2023, (iv) a public consultations with affected individuals and local communities held in August and November 2023, and (v) an estimate provided by the Land Management Agency (LMA), including valuations conducted by "B*, "LLC, which was tasked with assessing land values to determine compensation amount.
- 3. Scope of Land Acquisition and Resettlement Impacts. Based on the Inventory of loss (IOL) results, the construction of the 4 km road Sun Road eastern extension project will require 119,110 m2 of land and of which, 45,039 m2 of land needs to be acquired from households and entities for residential use while the remaining affected 74,071 m2 of land is the state-owned land with no resettlement impacts. There are a total of 180 parcels (218 households) including 110 parcels (31,900 m²) that are fully affected and 70 parcels (13,139 m²) that are partially affected.
- 4. **Legal and Policy Framework.** The land acquisition, compensation, assistance, and resettlement of this project component follows the RPF of the project, WB's standards and requirements on Involuntary Resettlement, and relevant national laws and regulations.
- 5. **Eligibility and Entitlements.** The cut-off date is the date set to determine eligibility for compensation and assistance under the project. **The cut-off date has been established as January 18, 2024.** Anyone who settles in the affected area after the cut-off date will not be eligible for compensation and assistance under the project.
- 6. Valuation methodology. Compensation for the affected land and other assets will follow the replacement cost at market rate principle inclusive of all processing costs (with no deductions for salvaged items). To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period between calculation of compensation rates and delivery of compensation is extensive. Following the WB ESS5, the method for valuing the land, assets, businesses, and other structures included full replacement cost for assets based on market value, free of depreciation, replacement cost for land plus transitional support cost, and for businesses, compensation will be provided for net income losses incurred during the interruption period, with coverage extending up to a maximum of twelve months. A detailed valuation methodology and entitlement matrix are provided in this RAP. It describes all the compensations and types of assistance to be provided to the Project Affected Population (PAPs).
- 7. **Information Disclosure and Public Consultation**. During the consultations held with affected households between May 2023 to May 2024, the PAPs were informed of the project on various aspects including the scope of land acquisition and resettlement impacts determined by the Socioeconomic Survey results and the project-level grievance redress mechanism (GRM), and the tentative implementation schedule, land and asset valuation methodology. In accordance with

World Bank's ESS5 requirements, the RAP was publicly disclosed in local language and released on the project website since 21th November 2024. And hard copies keeps maintaining in any field offices to ensure transparency and continued engagement with all stakeholders. The confidentiality of PAPs will be respected throughout this process. According to the Law on Statistics and the Personal Data Privacy Law of Mongolia and in line with the World Bank's safeguards on privacy, any confidential information regarding individual PAPs and the sensitive information, including monetary data and budget-related details in this RAP will be used exclusively for work purposes and will not be disclosed. On January 15, 2025, a public consultation on the RAP was held with 144 Project-Affected Persons participating.

- 8. **Grievance Redress Mechanism.** All project-related grievances will be addressed in a timely and satisfactory manner in compliance with relevant national and the project-level GRM presented herein. Complainants will not be charged any fees during the resolution of their grievances and complaints. Any expenses related to the GRM, including WB's Accountability Mechanism, are not included herein.
- 9. Relocation. The affected households opted to receive compensation for affected land and other assets at replacement cost and to self-relocate to another place. In addition to the compensation for affected land and other assets, the relocation households are entitled to moving allowances and transitional assistance following the provisions of the agreed ESMF.
- 10. **Budget and Financing.** The cost of compensation, assistance, and resettlement of the project component is calculated based on the entitlements for compensation, assistance for the affected household, and the result of the land valuation done by Land Management Agency (LMA).
- 11. **Monitoring and Reporting.** The RAP implementation will be internally monitored by the PMO regularly. In addition, an external monitoring firm will be contracted to monitor and evaluate the RAP implementation and its compliance with relevant national and WB environmental and social standards.

1.INTRODUCTION

1.1 PROJECT DESCRIPTION

- The Government of Mongolia and the International Bank for Reconstruction and Development (i.e., the World Bank signed a loan agreement of USD100.0 million to finance the Ulaanbaatar Sustainable Urban Transport Project on August 24, 2021. The loan agreement was then ratified by the State Great Khural on December 23, 2021.
- To finance the project, the World Bank's International Bank for Reconstruction and Development is providing a concessional loan of USD100 million, while the Capital city has earmarked USD10 million from its own budget for land acquisition and resettlement.
- The Ulaanbaatar Sustainable Urban Transport project aims to develop a comprehensive framework for sustainable urban mobility in Ulaanbaatar, and to reduce congestion, improve road safety, and address climate resilience on selected transport corridors. Ulaanbaatar City has faced urban transport challenges that significantly affect the country's economic productivity. The population of Ulaanbaatar City increased from 780,000 in 2001 to 1.45 million in 2019, an 87 percent increase, while the national population grew only by 32 percent during this time. The city's rapid and unorganized expansion and the municipality's weak fiscal capacity have resulted in severe traffic congestion and unequal access to services and infrastructure. The Ulaanbaatar Sustainable Urban Transport Project aims to develop a comprehensive framework for sustainable urban mobility in Ulaanbaatar, and to reduce congestion, improve road safety, and address climate resilience on selected corridors through 3 components with 12 outputs. (Table 1)

Table 1. Project Comp	•	
Component	Sub-component	Outputs
1. Integrated Corridor	1.1 Corridor Works	(i) In selected location, corridor reconfigured and rehabilitated (Type-1)
		(ii) In selected location, corridor upgraded/ new constructions (Type-2)
	1.2 IT Systems	(iii) In city-wide level, intelligent transport systems developed,
	1.3 Smart Parking System	(iv) In city-wide selected location, smart parking management developed
2. Sustainable	2.1 Corridor-specific	(v) In selected corridor, bus lanes, bus stops improved,
Public	2.2 City-wide	(vi) Improving integrated bus management system in city-wide,
Transport		(vii) In citywide, on-demand transit system developed,
ation		
3. Effective	3.1 Strategic Studies	(viii) Inclusive, resilient, sustainable and safe urban mobility
institutions for	3.2 Capacity Building	strategy developed
transport	and	(ix) Transport infrastructure planning and management
planning and	implementation	guidelines developed,
management	support	(x) Road safety plan and tools developed,(xi) Parking policy and plans developed,(xii) Public transport reformed.

Source: The Feasibility Study Report

- Only subcomponent 1.1. is relevant to this resettlement plan. Under Component 1.1. Corridorspecific infrastructure investments, two types of works are planned:
 - a. Type I works will be done within the existing right of way, and works will constitute a rehabilitation of roadway, reconfiguration of selected street cross-sections to allocate more space to sidewalks, bus priority lanes, and bus stops bike lanes; intersection channelization; and installation of additional traffic engineering facilities such as signs and road markings, traffic signals and safety barriers.
 - b. Type II will mainly involve reconstruction/upgrading of existing roadways, including civil works, traffic engineering facilities, and procurement of and installation of ITS equipment. The works will include the construction of sidewalk, bus priority lanes, bike

lanes, and intersection channelization. Land acquisition may be needed to widen the existing roadway. The Sun Road eastern extension project belongs to Type II.

- 5. Figure 1 illustrates the route of the 4 km road construction and its right of way.
- 6. The RAP preparation begins with compiling a Right-of-Way (ROW) based on the preliminary design, by using ROW then the area of land required for the road is known and then identified to determine the ownership of the affected land and assets upon the land. ROW is 24–65-meter width which is included in a construction corridor.

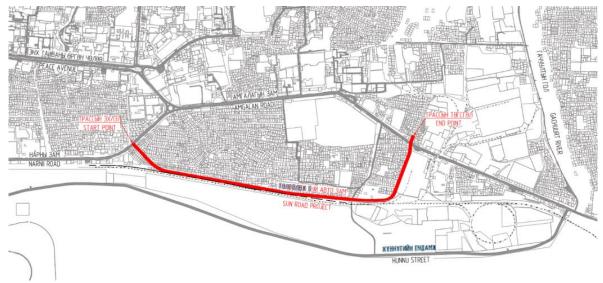


Figure 1. Approved route of the 4 km road.

1.2 OBJECTIVE OF RAP

- 7. This resettlement action plan (RAP) for Sun Road under the USUTP, is prepared in accordance with applicable laws of Mongolia, World Bank's (WB) Environmental and Social Standard (ESS), and the approved Resettlement Policy Framework of USUTP.
- 8. The guiding objective for this RAP is to: (i) Ensure that the affected people are informed, consulted, and participate in the resettlement process, (ii) Avoid or minimize the need for displacement by exploring alternative project designs or locations, (iii) Identify and assess the impacts and risks of resettlement on the affected people and their assets, livelihoods, and cultural heritage, (iv) Establish a legal and institutional framework for the implementation of resettlement, in compliance with the national laws and regulations, as well as the World Bank's Environmental and Social Framework (ESF), especially the Environmental and Social Standard 5 (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, (v) Develop a valuation methodology and livelihood restoration plan that ensures that the affected people are adequately compensated for their losses and have access to adequate housing, services, facilities, and income-generating opportunities, (vi) Establish a grievance mechanism to receive and address the complaints and concerns of the affected people, (vii) Monitor and evaluate the implementation and outcomes of resettlement activities and adjust the plan as needed.

2.LEGAL FRAMEWORKS

9. The section will also include the applicable national land acquisition and resettlement requirements, international guidelines and requirements, especially World Bank's Project RAP guideline, ESS5 for resettlement and national regulations. Existing policies, rules, regulation and international conventions that Mongolia has ratified will be described. Gaps between Mongolian land acquisition and resettlement requirements and those of WB's ESS5 will be identified.

2.1 LAWS, REGULATIONS AND POLICIES OF MONGOLIA

2.1.1 CONSTITUTION OF MONGOLIA

10. Constitution of Mongolia states, inter alia, that "The State shall have the right to hold landowners responsible in connection with the manner the land is used, to exchange or take it over with compensation on the grounds of special public need, or confiscate the land if it is used in a manner adverse to the health of the population, the interests of environmental protection and national security" and "If the State and its bodies appropriate private property on the grounds of exclusive public need, they shall do so with due compensation and payment" respectively.

2.1.2 LAW ON LAND FEES (1997)

11. The Law of Mongolia on Land Fees applies to citizens, business entities and organizations that use or possess state-owned land. It describes the fees to be charged for the use or possession of the land, the responsible parties for determining the fees, classifications of the land, exempted citizens or businesses, the timeline and process for making payments, as well as other similar items. The land fee for per hectare possessed or used of land of cities, villages and other settlement places ranges between 0.1% - 1.0%. For citizens, companies, and organizations running activities on the territory of specially protected areas shall be increased by 3 times. The revenue from the land fees is applied to the aimag, capital, soum and district budgets.

2.1.3 LAW ON LAND (2002)

- 12. The Law on Land regulates issues related to land possession and land use by individuals and leg entities. Law on Land determines three types of land tenure, namely land ownership, land possession, and land use. These are defined in Article 3 of the Law on Land:
 - "To own land" means to be in legitimate control of land with the right to dispose of this land. Only Mongolian citizens can own Land. All land, except those, which are given to Mongolian citizens, is the property of the State, i.e., public property. "Land ownership" is comparable to "freehold" tenure in many other countries. The Law on Allocation of Land to Mongolian Citizens for Ownership deals with land ownership related issues. Further details on land ownership are provided in the next part, which examines this law particularly.
 - o "To possess land" means to be in legitimate control of land in accordance with the purpose of its use and terms and conditions specified in land possession contracts. Land possession right can be obtained only by citizens and legal entities of Mongolia. Local governors decide on granting land possession rights. The land possession rights are provided for 15-60 years, with possible extension of 40 years. The size of the plot for land for possession is up to 0.07 ha for household residential use. The size of land for commercial purposes depends on the type of activities and is set in the contract between the State and land possessor. In current practice, the State, as the owner of the land, provides land possession rights to interested Mongolian citizens. This right is registered with the Administration of Land administration and management, Geodesy and Cartography (ALAaMGaC) and its local offices in the aimag (province), the Department of Land Affairs, Construction and Urban Development. In the Capital city Ulaanbaatar this responsibility is under the Land Management Agency (LMA). Land possession rights are transferable and can be used as collateral. Land possession can be registered with the State Registration of Property Rights, operated by the General Authority of State Registration.

- o "To use land" means to undertake a legitimate and concrete activity to make use of some of the land's characteristics in accordance with contracts made with owners and possessors of land. Land use rights can be given to Mongolian citizens, companies and organizations or foreign countries, international organizations, foreign legal persons, companies with foreign investment, foreign citizens and stateless persons for specific purpose, duration, conditions and under contract. Land use rights for foreign citizens and stateless persons (who reside in Mongolia for more than 183 days) can be provided only for family residence purposes through auction by the local governor. The duration for such rights shall be for 5 years and is renewable for 5 years at a time. Provision of land use rights for a specific period of time to foreign countries, international organizations, and foreign legal persons under leasing and concession agreement shall be decided by the Parliament of Mongolia. The boundaries and procedures of use shall be set by the Government of Mongolia. As for companies with foreign investment, the land use rights shall be provided in accordance with the law and in this case the Government of Mongolia decides the duration of the tenure.
- 13. Article 5 states that any land, other than that given into ownership by citizens of Mongolia, shall be the property of the government. Land possession and land use rights are similar to leasehold tenure in other countries. In current practice, the State is the sole owner that lets land for possession and use. It is not common that private land owners let their land for possession and use. Common practice is that immovable property, together with the land, is rented out. Possession right is transferable, whereas land use is not. Article 6.2 of the Law on Land sets the types of land which can be used publicly (common use land) under the regulation of relevant State bodies, if not stated differently in the law. This includes (a) pastureland, water points in pastureland, salt licks; (b) public use land in the city, village and other settlement; (c) land under road and network; (d) forest area; and (e) water area.
- 14. The Law on Land regulates that land under possession can be exchanged or taken over, i.e., acquired for State special needs. Article 16 lists 14 types of land use that falls under the State's special needs:
 - a. land under special protection of the State¹,
 - b. national border strip land,
 - c. land for ensuring national defense and security,
 - d. land for foreign diplomatic missions and consulates, and representative offices of international organizations,
 - e. land for scientific and technological tests, experiments, and for environmental and climatic permanent observations,
 - f. inter-aimag reserve pastureland,
 - g. hay field land for State fodder fund,
 - h. contracted oil field to be used for exploration according to product sharing agreement,
 - i. free zone area,
 - j. land for construction and use of nuclear facilities,
 - k. land for artisanal mining,
 - I. land for border point zone,
 - m. land for national level development, infrastructure projects and programs, and land for construction of centralized facilities for hazardous waste.
 - n. land for projects and programs implemented by international organizations and joint investments.
- 15. Article 27.4 of the Law on Land states that "possessing land without a valid license is prohibited".

2.1.4 LAW CIVIL CODE (2002)

16. In the absence of legal provisions regulating land acquisition and resettlement in the context of local scale infrastructure facilities, including roads and sewerage networks, the Civil Code

¹ Law on Special Protected Area (1994) specifies, Article 3, that there are four categories of special protection land: (a) strictly protected areas, (b) natural complex area, (c) nature reserves, and (d) monument area

- provides a legal framework for land acquisition which places land acquisition and resettlement in the context of negotiated settlement. This implies that the State or its legally appointed agents and affected persons engage with each other contractually as equal and autonomous legal persons and participants in a civil legal relationship (Article 1). Citizens and organizations, as well as aimags, the capital city, soums and districts can enter civil legal relations regarding objects of material and non-material wealth and their acquisition and possession (Articles 6, 7 and 8).
- 17. Chapter 10 of the Civil Code defines property and assets, including land and other immovable property. Chapter 11 details provisions for their possession by legal acquisition and Chapter 12 for property ownership by individuals and other legal persons. Article 101, in Chapter 12, provides general terms for the possession, use, transfer, and disposal of property (further elaborated in Articles 109 to 112). Many special provisions pertaining to common property ownership (Article 108), common property of family members (Articles 126 and 128) and easements (servitude) (Article 151). Article 151 states that "if parties agreed, the party with servitude shall regularly pay appropriate payment and bonus to the party with limited rights for the fixed period." Chapter 15 stipulates the negotiated agreement on transfer of land.

2.1.5 THE LAW ON ALLOCATION OF LAND TO MONGOLIAN CITIZENS FOR OWNERSHIP (2003)

- 18. The Law on Allocation of Land to Mongolian Citizens for Ownership (2003) contains provisions respecting expropriation of land under private ownership. Article 7 describes the size of land to be allocated for ownership. Article 9.1.3 indicates that the Cabinet has the authority to determine the base valuation of land allocated to Citizens for ownership, as well as determining fees related to registration of land owned by citizens. Article 10.1 describes that the State Central Administrative Organization has the preliminary negotiation and agreement responsibility with a respective owner of land on issues of replacing or taking back the land with compensation for special needs of the State. Article 14.1 states that governors of soums and districts have the authority to develop a proposal on location and the total size of land to be allocated to Citizens for ownership. They also receive applications from Citizens to own land and make decisions on allocating land for ownership. Article 18 describes the grounds for determining the value of land the Cabinet determines the base value of land, and the State Administrative Organization oversees land evaluation methods.
- 19. The Governors of soums and districts shall determine the base value of land. Article 23 indicates the paperwork that owners have: citizen (ID) cards; and registration numbers. The Immovable Property Registration Agency registers the land allocated to the Citizen for ownership in the national registry, and they are issued a National Immovable Property Registry Certificate (Article 25.1). Article 32 includes among its special needs "to build roads, lines and networks and other objects of national scale" (32.1.3). Article 32.5 describes what is considered (for compensation) when taking back land from Citizens who own the land. Articles 33.4 and 33.5 describe the issues of servitude and describe that a fee must be paid. Private and public servitudes are registered at the national registry (Article 33.8). Article 34 describes the right of expropriation which is only applicable in the occurrence of environmental or public disasters and is subject to the obligation to compensate the affected party who has the right to also undertake legal action. Article 37 provides details of the compensations that shall be paid to owners when taking their land for Special Needs of the State. Article 37.4 describes "Costs of other measures that significantly increase the value of real estate and land constructed after receiving the notice specified in Article 37.2 of this Law shall not be reimbursed." Article 39 describes how citizens file complaints (to a respective higher-ranking organization or official of the organization) and it must be resolved within 30 days.

2.1.6 LAW ON ASSET VALUATION (2010)

20. The Law on Property Valuation (2010) and the Cabinet Resolution No.324 (2019) on Land Valuation Method to Allocate Land to Citizens for Ownership sets rules for valuation of land to acquire for state special needs and compensate physically and/or economically displaced persons and entities.

- 21. The Law on Property Valuation sets the principles to be followed and defines procedure for valuation. The principles include independence of the valuation process and appraiser who performs valuation, personal and entity privacy, to be fair and comply with the legislation (Article 4). Methods approved by national and international organizations for standards should be applied for valuation (4.4). National standards for property valuation should be compliant with the international standards and the Law on Property Valuation (4.5).
- 22. Property valuation should be done on contractual basis (6), and by an appraiser with a certificate for provision of valuation service (3.1.1), and an appraiser should follow ethical standards consistent with the international standards (12).
- 23. Report of property valuation is a main document that notifies value of property and its justification (9.1), and should comply the requirements (9.2), valuation foundation shall be defined based on the property characteristics and specifics (9.2.1), notes if non-compliance with regulation and standards during the valuation process has occurred (9.2.2), established value of property should be appropriate and clear (9.2.3).
- 24. Content of the property valuation report (9.3), name of appraiser, number of professional certificate for conducting valuation, its expire date, information of insurance for professional service (9.3.1), client name, address, register number, and other information needed (9.3.2), justification and objectives for valuation (9.3.3.), valuation and reporting date (9.3.4), description of property type and characteristics (9.3.5), information on property ownership, possession and use (9.3.6), valuation report framework and limitations (9.3.7), data, information, analysis, calculation and the background used in valuation (9.3.8), methods and conditions used in valuation and compliance (9.3.9), estimated value of property (9.3.10), appraiser's notification that valuation is compliant with the Law on Property Valuation.
- 25. Valuation reports should be signed by the appraiser and approved with a stamp (9.4). Cabinet Resolution on Land Valuation Method to Allocate Land to Citizens for Ownership. The Cabinet approved the method with its resolution No.324 (14 August 2019). Method is for valuation of private land for family and business needs.
- 26. The value of land is compliant with unit base price that is in annexes 3, 4 and 6 of the Cabinet Resolution No. 182 (2018). Land value is calculated as multiplication of the unit base price and area size. Unit base price is dependent on location and different for family and business use lands.

2.1.7 LAW ON THE URBAN REDEVELOPMENT (2015)

- 27. The Urban Redevelopment Law, approved by Parliament on 16 June 2015, was developed as a legal framework to provide citizens with a "safer environment, mitigating the negative effects of an unplanned and unregulated growth in ger areas as well as inadequate social and engineering infrastructure services in the city." The main principles include ensuring the interest and rights of the citizens and to ensure public and community participation. There are 7 regulations slated to be drafted in 2018 by a dedicated GOM working group, and which will be enacted to implement the approved law. The Law is primarily focused on the reconstruction of old apartments, reshaping the ger areas, and land pooling in ger areas, however the measures included in the Law apply broadly to urban redevelopment.
- 28. Specifically, Chapter 4 Article 22 includes detail on the rights and responsibilities of project stakeholders including: providing comments/ suggestions on project implementation; the ability to submit their grievances and comments related to project activities; and the right for the citizen involved in the project to be provided with temporary resettlement during project implementation where applicable. Article 23 includes the rights and responsibilities of the project implementers including: working with the landowners or possessors of land and/or immovable properties to conduct property and land evaluation by external parties; and to provide stakeholders with reliable, complete information.
- 29. Article 24 includes details of the agreement that is to be signed between project stakeholders which are a three-partite agreement between the governor of the aimag/soum/capital city, the owner of the land or property, and the project implementer. The Agreement must specify the detailed evaluation of land and immovable properties, compensation amount, relocation and

temporary resettlement of land or property owners/possessors should be included in the agreement. Chapter 5 includes detail on the methods that should be applied in terms of immovable property or land rights – including: option to exchange land for land; to sell/purchase land; offer an apartment for another apartment; and sell or purchase an apartment. (Note: for this project, the details in Chapter 5 are expected to apply to other immovable property that may be impacted in the current project – e.g. – business structures and other assets such as fences.

2.1.8 MINISTER'S ORDERS RULES FOR USING STANDARD UNIT ASSESSMENT FOR BUILDINGS AND STRUCTURES (NO.203) 2016

- 30. The Standard unit assessment for buildings and structures was approved by the Minister for Construction and Urban Development, Order 203, from December 28, 2016. This rule regulates 'base price' as a reference per square meter for compensation to buildings, facilities and structures of the PAPs. Appraisal companies have to follow this base price and its index with reference to goods and construction materials price growth and inflation rate approved by the Minister for Construction and Urban Development every year.
- 31. Valuation methodology for land and property compensation was approved by the Ministries for Finance and Construction and Urban Development, Order 202/196, 2020. The goal is to assess and determine the amount of compensation to per unit of land and immovable property subject to land acquisition in accordance with the Law on Urban Redevelopment and the "Regulation on Compensation for Urban Redevelopment" approved by Government's Resolution No. 222 of 2018. Clause 2.1 of the regulation states that the assessment of compensation should be based on the principle of "highest and best" use of assets and based on fair market value.

2.1.9 GOVERNMENT REGULATION ON TAKING OVER LAND FOR AND RELEASING LAND FROM STATE SPECIAL NEEDS, DETERMINING THE SIZE AND BOUNDARIES AND USE OF LAND (2017)

- 32. The Cabinet enacted this regulation in 2017 to complement the Law on Land on issues related to land acquisition for state special needs and releasing land from state special needs. This regulation replaced the previously used regulation from 2003 "Regulation on Taking over Land for and Releasing Land from State Special Needs".
- 33. This regulation provides the processes and procedures for land acquisition for State special needs and releasing land from State special needs and specifies the roles and responsibilities of stakeholders. The regulations follow the provisions and procedures set out in the Law on Land Allocation to Mongolian Citizens for Ownership, Articles 32 and 37, and Law on Land, Articles 42 and 43, described earlier in this document. In addition, the regulation provides the details of the use of different databases, such as cadastral database, mining cadaster database, the scale of maps to be used, and cross checking of the different databases at different organizations for overlap and associated rights and determining the size and boundary of the land to be acquired. Also, the regulation provides details on compensation for land and properties, which follow the above mentioned articles of Law on Land Allocation to Mongolian Citizens for Ownership and Law on Land, but also, the regulation provides details for determining compensation for land and properties using existing land price information from the Land Exchange, and the right of affected persons to use certified appraisers, the payment of compensation, and sources of compensation, and procedures for resolving disputes.
- 34. The regulation assumes that the affected persons and the respective Governor will reach consensus on the land acquisition and conclude an agreement. Further, it regulates that if the affected person does not vacate the land within the time period specified in the agreement, then forced relocation shall be carried out with the support of police based on the decision of the Governor who concluded an agreement with the affected person. The grounds for such an action are set in "article 41 vacating land when land possession right expires" and "article 59 the duties of police related to land issues" of the Law on Land. The regulation clarifies some of the issues that are not clearly addressed in the Law on Land Allocation to Mongolian Citizens for Ownership and Law on Land.

2.1.10 GOVERNMENT RESOLUTION ON DETERMINING LAND VALUE CATEGORY (ZONE), BASE VALUE AND LAND FEE (2018) (NO.182)

35. The Government of Mongolia on 20 June 2018 issued resolution No. 182 for Determining Land Value Category (Zone), Base Value, and Land Fee. This new resolution provides the base value for 1 hectare of land within MUB territory (Annex 3 of the resolution). This resolution overrides the previously applied Government Resolution No. 152 dated 25 June 1997, which provided the base value for land within MUB and other parts of Mongolia. Thus, in the case the land market value is less than the government determined value as set in this newly adopted resolution, the base value of 1 m2 land as determined in this resolution shall be applied in determining compensation for the lost land.

2.1.11 GOVERNMENT REGULATION ON PROVIDING COMPENSATION IN THE URBAN REDEVELOPMENT PROCESS (2018) (NO.222)

36. This regulation regulates the relations to determine the type and amount of compensation to be paid to land, immovable property owners, possessors, citizens and legal entities in the area selected for the implementation of the urban redevelopment project. It states in the article 2.1. as 'In determining the type and amount of compensation, the principles set forth in Article 4.1 of the Law on Property Valuation and Article 5.1 of the Law on Urban Redevelopment shall be followed, as well as the legal rights, livelihoods, the principle of not making the conditions of economic activity worse than before shall be followed'. In article 3.1. of the regulation were defined the following items shall be included in the compensation assessment such as land entitled to own and possess; immovable property or building on the land that belongs to the main component of the land specified in Article 85.2 of the Civil Code, land acquisition costs, temporary accommodation costs, net operating profit of a citizen or legal entity (hereinafter referred to as "business entity") engaged in business activities using its own property, land and immovable property in the area selected for the project.

2.1.12 LAW ON THE STATE REGISTRATION OF PROPERTY RIGHTS (2018)

- 37. This law regulates the relationship and the requirements for registration of property rights and immovable property such as buildings which are inseparable from the land plot. This law requires payment of registration duties and services fees for the registration of immovable property with the State Administrative Authority in Charge of State Registration of Property Rights (Article 9). All registration and other fees, as well as the cost of relocation, are the responsibility of the parties to a contract and can be included in a contract. The Law on the State Registration of property rights law was amended on June 21, 2018. Article 8 of the General Law on State Registration states that there are 9 types of state registration of property rights. These include:
 - Property ownership rights;
 - The right to build on other people's land;
 - Easement;
 - Mortgage;
 - Usufruct;
 - Lease;
 - Contractual rights for financial leasing of waterway vehicles and aircraft;
 - o Warranty;
 - Land possession and use rights.
- 38. Article 21 of the General Law on State Registration stipulates that state stamp duty and service fees shall be paid for registration, inquiries and information in accordance with the procedures set forth in the legislation, and the amount of fees shall be determined by the Government.

2.1.13 JOINT ORDER OF THE MINISTER OF FINANCE AND THE MINISTER OF CONSTRUCTION AND URBAN DEVELOPMENT, (2020) (NO 202/196)

39. This joint order of the Ministries was approved methodology for the land, immovable property valuation based on Article 24, Section 2 of the Law on the Government of Mongolia, Section 8.2 of Article 8 of the Law on Asset Valuation, and Section 8.1.5 of Article 8 of the Law on Urban Redevelopment Compensation for compensation in relationship to land acquisition and resettlement. The LMA will follow this regulation and acquire land with compensation from 2020.

2.1.14 LAW ON REDUCING TRAFFIC CONGESTION IN THE CAPITAL CITY ULAANBAATAR AND HOUSING OF GER AREA RESIDENTS (2023)

- 40. The law was in effect from December 15, 2023, in Ulaanbaatar city. The goal of this law is to increase the conditions of citizens' smooth travel, improve the type and accessibility of public transportation, and the use of parking lots, decentralize the city, make residential neighborhoods, and reduce the social and economic impact of congestion and environmental pollution. 10.7 of this law based on the necessary social needs for the implementation of projects and measures to be carried out with state and local budget funds, public-private partnerships, foreign state loans and aid funds in accordance with the general and partial general plans for the development of the city to decentralize the territory of the capital. Land will be cleared according to the procedure specified in educational, health and social welfare services, public libraries and cultural institutions, sports facilities, energy, heat supply, water supply, sewage and treatment facilities, communication lines and networks, roads and railways, bridges, underpasses and crossings, disaster relief operations, activities to fight crime and ensure public order, proper disposal, storage and disposal of waste, landscaping and gardening, footpaths and cycle paths, public parking lot, public transport, shuttle transport and housing.
- 41. Provision of jobs, professional and technical education and training for citizens affected by land acquisition can be organized. Based on the imperative social needs, land acquisition regulations include land acquisition activities, financing of land acquisition, models of contracts to be concluded with affected citizens and legal entities, transfer and termination of land ownership and possession rights and immovable property rights, participation of government organizations and their rights, it includes issues such as obligations and dispute resolution.
- 42. One of the following forms of compensation shall be used for land acquisition based on social necessity as follows: land replacement for land, land replacement for immovable and movable assets, purchase of land in the form of cash compensation, and other possibilities.

2.1.15 GOVERNMENT RESOLUTION ON THE PROCEDURES AND COMPOSITION OF THE CAPITAL CITY LAND RIGHTS DISPUTE COUNCIL (NO.90) (2024)

- 43. The regulation is approved as a working procedure of the "Land Rights Dispute Resolution Capital city council" and "Composition of the Capital city Council" based on the Section 60.2 of the Land law of Mongolia. The purpose of this regulation is to regulate the affairs that arise in connection with the handling of complaints and requests made in connection with land rights disputes as specified in Article 60.1 of the Land Law by the Capital Land Rights Dispute Resolution Board.
- 44. In the activities of the dispute resolution council, the rule of law, promptness and continuity, not being influenced by others, independence from conflicts of interest, respecting the rights and legal interests of landowners, owners, users and the public, and maintaining the privacy of landowners, possessors and users shall be followed.
- 45. The Council has 7 members and a secretary, headed by the Governor's First Deputy for the Economy and Infrastructure Affairs.

2.1.16 GOVERNMENT REGULATION ON THE LAND ACQUISITION BASED ON THE ESSENTIAL NEEDS OF SOCIETY (NO.91) (2024)

46. The purpose of this regulation is to regulate relations related to land acquisition based on the essential needs of society in accordance with Article 10.1 of the Law on Reducing Traffic Congestion and Housing Ger Area Residents of the Capital Ulaanbaatar City.

47. This procedure does not apply to land acquisition relations, except for land acquisition based on social necessity. In the case of land acquisition based on social needs, the capital city of Ulaanbaatar will adhere to the principles set forth in Article 11.1 of the Law on Reducing Traffic Congestion and Housing ger area residents of the Capital Ulaanbaatar city.

2.2 WORLD BANK ESS 5- LAND ACQUISITION AND INVOLUNTARY RESETTLEMENT POLICY REQUIREMENTS

- 48. The guiding principle of the WB's ESS5 on land acquisition, restrictions on land use and involuntary resettlement are that involuntary resettlement is to be avoided or minimized throughout the Project. Where avoidance is not possible, the policy objective is to minimize impacts. Ultimately, any affected persons (AP) should be better off, or at least as well off, as before the project. All persons affected by the project are to be consulted throughout the project, have the opportunity to participate in planning, and to share in project benefits.
- 49. Project design should minimize physical or economic displacement whenever possible. Where inevitable, involuntary resettlement shall be done through the implementation of an approved RAP, which is monitored and evaluated and will also have the function of excluding opportunistic settlers after the announced cut-off date. Implementation is complete when all the impacts have been addressed, and all compensation provided for. Lost assets will be compensated at full replacement costs (means without depreciation in current market rate).
- 50. The taking of land and construction activities may only commence after compensation is made (with provisions for exceptional individual cases).
- 51. Displaced persons may have: (i) formal legal rights; (ii) informal but recognized claims; or (iii) no recognizable claim other than presence or use prior to the cut-off date. All are entitled to benefits under the RAP. Very explicit requirements are laid down as to the standards of compensation, consultation and choice. A range of provisions ensures that all livelihood and transactional losses are covered.
- 52. Where a country's legal provisions require that the government manage resettlement, the client will collaborate and participate to the extent permitted to achieve the specified outcomes. Where government compensation or remedial measures fall short of WB's ESS5 standards, the client prepares and implements a Supplemental Resettlement Plan to complement entitlements and bridge the gap. In the case of economic displacement only, the client takes complementary remedial measures under an Environmental and Social Management Plan (ESMP).

2.3 GAP ANALYSIS

- 53. Table 1 below outlines the key provisions on existing Mongolian laws and practices relevant to land acquisition and resettlement indicate their compatibility or inconsistency with the WB's Involuntary Resettlement requirements. The gap-filling measures have also been proposed to bridge the identified gaps between relevant national laws and regulations and WB's policy requirements regarding involuntary resettlement.
- 54. Several gaps between Mongolian laws or regulations and WB's ESS requirements have been identified including: non-titled occupants of land (without ownership or possession permission), including lessees of land and structures, are not eligible for compensation and rehabilitation entitlements; income and livelihood rehabilitation is not normally considered in local land acquisition practice; no limitation on commencement of civil works until after completion of all land acquisition procedure.

Table 2. Comparison of Mongolian law and World Bank ESF

Topic	Provisions of Mongolian Law	World Bank Environment and Social	Gap-filling
Eligible affected entities	Licensed owners, possessors and users of land can transfer their titles to other legal persons recognized under the Land Law (Articles 35 and 38) and the Law on Allocation of Land to Private Citizens (Article 27). Non-titled occupants of land as illegal possessors are not eligible to transfer the land occupied or receive compensation (Land Law, Article 27.4). The Civil Code recognizes the right of a long-term non-owner occupant of ownerless immovable property (incl. land) to own it after 15 years, if registered in the State register (104.2).	Framework (ESS5) Affected persons may be classified as persons (a) Who have formal legal rights to land or assets; (b) Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or (c) Who have no recognizable legal right or claim to the land or assets they occupy or use.	measures In preparation of this RAP, both titled and non-titled households have been screened, consulted, and identified for entitlement.
Compensation for structures	Contractually agreed payment for transfer of structures located on land acquired. The value of structures is determined at market rates, with depreciation deducted from gross value of the structure. The implication in the land laws is that land and immovables should be compensated at market value. In practice, compensation is not based on market value. There are no provisions for compensation of structures in utility right of way or easement areas.	Timely compensation for loss of assets at replacement cost (ESS5) ² .	The valuation has been carried out by professional appraisers and all valuations have been estimated at market rate.
Vulnerable groups	Based on the SES, the types of compensation will be selected in the first place for those over 65 years old, or disabled, or in need of constant care, or single parents, guardians with 3 or more children under the age of 14, and will be able to compensate in the first.	For economic and physical displacement, the RP will pay attention to gender aspects and the needs of vulnerable segments of communities and will ensure that these are provided in a transparent, consistent, and equitable manner (ESS5).	Identify vulnerable groups as early as screening so they can participate, and their concerns are considered during the consultation and planning.
Livelihood Restoration Measures (LRP)	There is no mechanism in place in terms of providing specific assistance to those who are occupants of land without land rights. Preparation or implementation of livelihood restoration measures are not required under the law and not practiced.	ESS5 recognizes the importance of LRP and states that The Borrower will take possession of acquired land and related assets only after compensation in accordance with this ESS has been made available and, where applicable, displaced people have been resettled and moving allowances have been provided to the displaced persons in addition to compensation. In addition, livelihood restoration and improvement programs will commence in a timely fashion in order to ensure that	Identify businesses and other communities who are eligible for LRP and conduct detailed needs assessment and meaningful consultation to develop a detailed and needs based Livelihood Restoration Plan

² Replacement cost" is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive.

		affected persons are sufficiently prepared to take advantage of alternative livelihood opportunities as the need to do so arises.	with specific timeline.
Grievance procedures	Disputes related to the decision of the capital city governor, land acquisition and land payment between citizens, enterprises, and organizations shall be resolved by the Capital Land Rights Dispute Resolution Council. (Article 60)	Propose and implement a grievance mechanism to receive and facilitate resolution of concerns and grievances proportionate to the project risks and impacts (ESS10).	The RAP has been prepared as per the WB's requirement including the information on the project-level GRM.
Resettlement Plan information disclosure and public consultation	The Law on Urban Development (Article 17 and 18) states participatory planning shall be adopted in urban development planning and consultation with citizens shall be conducted during urban planning. Decisions pertinent to urban development shall be disseminated and disclosed to the public promptly.	The Borrower will prepare a plan proportionate to the risks and impacts associated with the project: For projects with minor land acquisition or restrictions on land use, as a result of which there will be no significant impact on incomes or livelihoods, the plan will establish eligibility criteria for affected persons, set out procedures and standards for compensation, and incorporate arrangements for consultations, monitoring and addressing grievances (ESSS).	The RAP will be publicly disclosed in local language and released on the project website. And hard copies will be maintained in any field offices.
Cut-off date	The owner of the land shall be notified in writing about making a decision on the replacement or repossession of civil-owned land based on the special needs of the state. Other expenses that significantly increase the value of real estate and land constructed after receiving the notification shall not be reimbursed.	In conjunction with the census survey, the Borrower will establish a cut-off date for eligibility. Information regarding the cut-off date will be well documented and will be disseminated throughout the project area at regular intervals in written and (as appropriate) non written forms (ESS5).	For this project, the cut-off date will be set in consultation with the MUB Land Agency, and a notification will be provided to each PAPs.
Notification period for vacating property and commencemen t of civil works	Time period for vacating a property may be defined in contract. Civil works commence in parallel with acquisition of property, but without a defined waiting period.	The Borrower will take possession of acquired land and related assets only after compensation in accordance with the ESS has been made available (ESS5). This will occur well prior to civil work commencement.	Compensation amounts will be provided to the APs prior to any physical and economic displacement.

3. SCOPE OF RESETTLEMENT IMPACT

3.1 MEASURES TAKEN TO MINIMIZE THE RESETTLEMENT IMPACTS:

- 55. According to the Resettlement Policy Framework of the Ulaanbaatar Sustainable Urban Transport (USUTP) based on the WB's ESS5 requirements, all possible steps to safeguard against and minimize the likely adverse impacts on the local communities in the design and implementation of Sun Road east extension subprojects are considered. Accordingly, the following specific actions were applied to avoid and minimize the likely resettlement impacts of this Subproject:
 - Finalized engineering design drawing of the sub project's components found that permanent
 impact on land and temporary impacts during construction are minimal. There were 3 options
 (routes) discussed and analyzed among the project engineers and stakeholders before
 finalizing the final design. Figure 2 illustrates the design and auto road route options for
 consideration and analysis before making the final decision. The final route, as previously
 shown in Figure 1, was selected based on the discussion between relevant stakeholders as the
 most optimal route both technically, socially, and economically with the least resettlement
 impacts.
 - Through reviewing the detailed engineering design and conducting field works on site, the RAP specialist worked with the engineers on the possibilities to avoid and minimize the scope. The original technical design showed that 195 land parcels will be affected. This scope has been reduced by 7 land parcels by aligning bus station location and reduced by 8 land parcels by switching land usage from the land of entities to the state-owned vacant land.

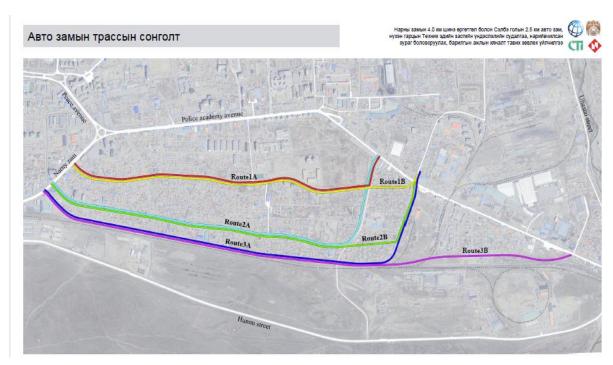


Figure 2. Route trass alternation

56. Based on the minimization actions through the route, the following impact have been identified:

Affected Plots and Entities:

- A total of 180 plots (including 24 plots without land permission) of land will be affected by the project.
- These plots are owned by individuals and entities, consisting of 218 households including 13 businesses.
- 21 of the affected plots have no households living on them or any structures.
- There are 109 plots with one household residing on each, 41 plots accommodating two families, and 9 plots housing three families.

Impact on Land:

• Of the 180 affected plots, 110 will be fully affected, and 70 will be partially affected on a permanent basis.

Impact on Structures:

A total of 778 structures will be affected by the project.

3.2 IMPACTS ON LAND

- 57. Based on the Inventory of Losses conducted in July 2023 and January 2024, as well as estimates provided by the Land Management Agency (LMA), the construction of the 4 km Sun Road eastern extension project will require a total of **119,110 m2** of land. Out of this, **45,039 m2** of land needs to be acquired from households and entities, while the remaining **74,071 m2** of land is state-owned without any resettlement impacts.
- 58. Within the **45,039 m2** of land earmarked for acquisition, there are a total of **180 plots** belonging to **218 households**. Among these, **110 plots with an area of 31,900 m2**, are fully affected, while the remaining **70 plots with an area of 13,139 m2**, are partially affected.
- 59. In this context, if over 50 percent of the total land owned/occupied by a household/s is affected and if there is a need to demolish the entire house in which a PAP is currently residing, or if the remaining land is unsuitable for human habitation and fails to meet living standards, then the area is considered fully affected by the project and the entire plot will be acquired. In other scenarios, where these conditions are not met and the area is deemed partially impacted, the project will acquire only the affected land/asset and allow residents to simply reduce the boundary and continue to reside there.



Figure 3. ROW of the road extension

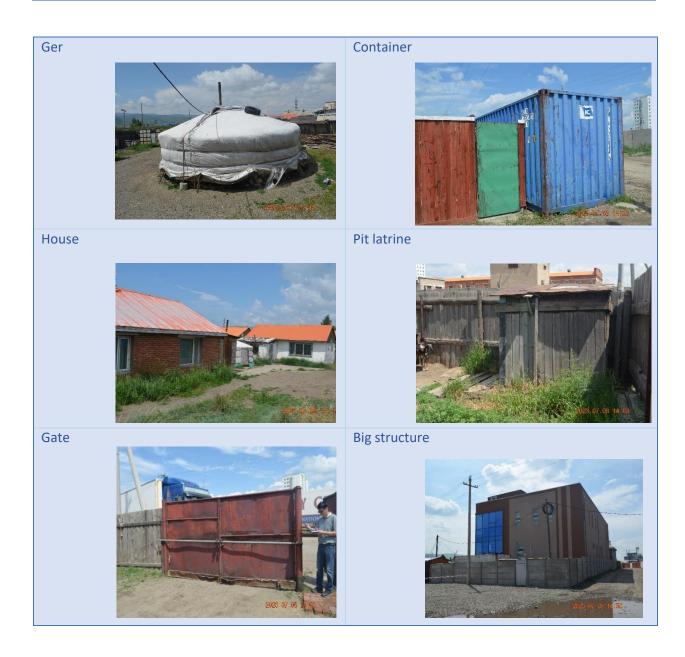
3.3 IMPACTS ON STRUCTURES AND TREES

- 60. The results of the Inventory of Loss (IOL) and land valuation for the impacted structures indicate a variety of structure types and compensation items. These include residential houses, wooden fences, toilets, garages, gates, concrete areas, wastewater pits, trees, gers (traditional tents), and containers that need to be moved. Table 3. provides the details on the type of affected structures, the quantity of the loss, number of affected objects.
- 61. The IOL team identified a total of 129 houses and garages, including a 2-story building, that will be fully affected by the land acquisition for the 4km Sun Road east extension. Additionally, there are 7 large structures that will be completely impacted.
- 62. Moreover, 158 pit latrines are set to be demolished. Some structures, like gers, containers, and barns, can be relocated without being destroyed. A total of 74 gers, 16 containers, and 235 barns have been identified for relocation.

63. The assessment also includes 21 uninhabited or unfenced plots and 159 fences and gates. Regarding trees, a total of 198 trees and seedlings are estimated to be within the road boundary.

Table 3. Affected structures and entities.

No	Description	Number
1	Houses and garages	129
2	Big structures ³	7
3	Fence	159
4	Gate for the fence	159
5	Ger	74
6	Container	16
7	Barns	235
8	Pit latrines	158
	Total (1:8)	778
9	Trees and seedlings	198



³ Big structure cover structures like carwash, auto repair shops, factory, more than 2-storeys building



Figure 4. Type of affected structures

3.4 IMPACTS ON BUSINESS.

64. The Socio-Economic Survey (SES) conducted between July and August 2023 indicates that 13 entities, employing a total of 54 people, operate businesses will be impacted by the land acquisition.

The confidentiality of entities will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, the list of entities is not for public consultation.

3.5 IMPACT ON VULNERABLE GROUPS

- 65. The Socio-Economic Survey (SES) was conducted between July and August 2023 and identified vulnerable PAPs by the SES result. Vulnerable groups categorized into single parent headed, elderly headed over 65 aged, disabled PAPs, PAHs with income per capita is below official designated minimum wage level, and PAH without land permission were defined in the Resettlement Action Plan (RAP) for the Sun Road project, as those PAPs who have limited capacity to adapt to changes in lifestyle such as loss of permanent land.
- 66. Some households may fall into two or more categories of vulnerability, but they will still be considered as a single household in this plan.

The confidentiality of vulnerable PAPs will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, the list of vulnerable PAPs is not for public consultation.

3.6 IMPACT ON COMMUNITY ASSET

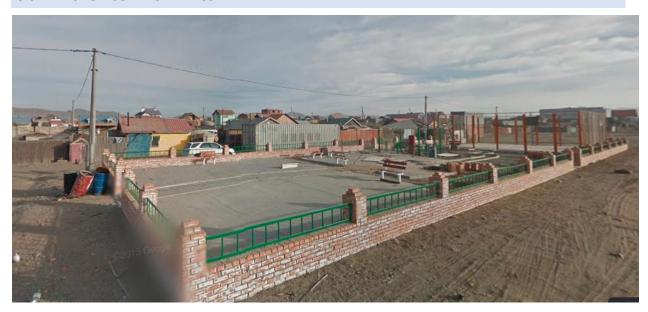


Figure 5. A playground on the route

67. As illustrated in Figure 6, a playground, including a shed, some exercise equipment, wooden benches with concrete bases, and steel fencing, is being impacted by the road construction. Additionally, a small outdoor basketball court with a cement floor, adjacent to the playground, is also affected. The total area of the playground, including the 15x15 meter basketball court, is 827 square meters.

4. SOCIO ECONOMIC PROFILE

4.1 DATA COLLECTION

68. During the Socioeconomic Survey (SES) conducted in July and August 2023, 517 individuals from 131 households residing in the project area of the 12th and 37th khoroos of Bayanzurkh district participated. Information for the remaining affected households, totaling 218 households, was gathered from the ALAMGaC's Database and the LMA's Database. Data from the census and inventory of losses (IoL) played a crucial role in the following analysis.

Table 4. Summary of households that participated in the SES

		12 th khoroo		37 th khoroo			
Descriptions	Total	Number	Number	Number of	Number	Number	Number of
	number of	of HHs	of titled	non-titled	of HHs	of titled	non-titled
	the HHS		HHs	HHs		HHs	HHs
Surveyed HHs	131	51	37	14	80	44	36
Owner is abroad	2	0	0	0	2	2	0
Refused HH's to attend	26	5	5	0	21	21	0
in survey							
No people in plot	59	34	32	2	25	13	12
Total	218	90	74	16	128	80	48

Titled Household=The surveyed household is the owner of the plot and legally certified

Non-titled Household=The surveyed household is not the owner of the plot. They are not the owners of the plot, but they are the relatives of the owner of the plot, guard HH of the plot, tenants, etc.

Owner is abroad = owner of the plot was not involved in the survey. They have been informed via their relatives as well as through power of attorney.

Refused HHs to attend in survey= Households that have already signed the contract with the redevelopment company, HHs who don't believe or have lost trust in any redevelopment company, and similar cases. They were still informed about the project, plans and its potential impacts.

No people in plot= With up to 3 visits no one has been in plot.

4.2 LAND AND REAL ESTATE PROFILE

69. The land real estate profiles are presented in the table below, by their land ownership types and household numbers per plot. 87% of the total plots are landowners and the remaining 13% are non-titled plots. Non-titled households here include, but are not limited to, renters, neighboring households, relatives etc. Out of these, 66.7% have a certificate of ownership and 33.3% have a certificate of possession.

Table 5. Land real estate profile

	Land ownership type			Households numbers in the plot			
	Owned	Possessed	No permission	0 HHs	1 HHs	2 HHs	3 HHs
By Numbers	90	66	24	21	109	41	9
Percentage	50%	37%	13%	12%	61%	22%	5%
Total plot	180			18	30	•	

70. The average size of the land owned by the landowners is 488 square meters. 38% of all landowning households own land between 200-400 m2, 61% of total landowners (the highest percentage) own land between 400-700 m2, while households with land between 700-1000 m2 represent 1% of all households.

Table 6. Land size by number and percentage

Land size	Number	Percentage
From 200 to 400 square meters	31	38%
From 400 to 699 square meters	49	61%
From 700 to 1000 square meters	1	1%
Total	81	100%

71. 65.4% of landowner households have one house in their plots, 16.0% have 2 houses in their plot, 1.2% have 3 houses in their yard, and 1.2% have 4 houses in their plot, 16.0% of all households are living in a Mongolian traditional gers and do not own any house for living or business purpose

in the plot. On average, there are 1.06 houses per plot. 84% of land-owning households have some kind of building in their plots. This section contains information about residential housing. There are 75 residential houses for landowners' families. 84.0% of these residential buildings are 1-story buildings, while 16.0% are 2-story buildings.

Table 7. Number of floors of residential buildings

Number of story in the building	Number	%
1-story buildings	63	84.0
2-story buildings	12	16.0
Total	75	100.0

72. The average size of the foundation area of a residential house is 64.69 square meters. The apartment house with the smallest square meter is 10 square meters, while the largest house is 200 square meters. As can be seen from the table below, 43% of residential houses have an area of 31-60 sq.m., while 16% (12) of houses have a floor area of more than 100 sq.m.

Table 8. The area of the foundation of the house

The area of the foundation of the house	Number	%
Up to 30 sq.m	15	20.0%
31-60 sq.m	32	42.7%
61-100 sq.m	16	21.3%
101-150 sq.m	8	10.7%
151-200 sq.m	4	5.3%
Total	75	100.0%

4.2.1 LAND-REDEVELOPMENT ISSUES

4.2.1.1 GENERAL INFORMATION:

73. The Sun Road east extension route is included in Ulaanbaatar's comprehensive development plan through 2040, as well as in other relevant policy documents. In 2015, the area intended for the road's construction was rezoned for residential use under redevelopment plans. Three specific private companies—J*, M*, and G*—were selected as contractors for the Right of Way (RoW) along this route, marked as Б, Д, and E in Figure 6. However, construction has not yet commenced. In 2023, the Department of Urban Development and Urban Standards granted Architectural Specification, the official permission for the USUT project to construct the road in this area. As a result of discussions and consultations with key government and private stakeholders, there will not be any construction in this area in the future. The selected redevelopment companies accepted the decision without objections, ensuring coordination with these re-planning companies during the detailed engineering design phase. Consequently, intersections in this area are being meticulously planned, enabling the road design to incorporate engineering solutions for potential future challenges.

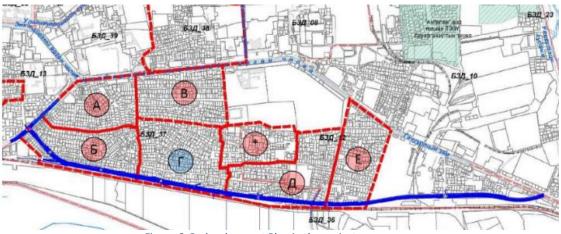


Figure 6. Redevelopment Plan in the project area

4.2.1.2 LAND ACQUISITION:

- 74. Concerning land acquisition, SES and consultations have revealed that out of the 218 households affected by this redevelopment, 167 households have land that overlaps with the redevelopment area, while 51 households do not. Of the 167 households with overlapping land, 28 have already entered into agreements with the J* and M* to exchange their land and assets for future apartment units. For the 28 households that signed agreements, 'land-for-apartment' swapping agreements have been made.
- 75. Originally, these PAPs were to receive apartment from the redevelopment company under the previous contract. However, they will now be considered part of USUTP's PAPs and will be eligible for compensation under this project instead of the previous company. If the PAPs agree to this change, they will be assessed in the same manner as other affected individuals under the RAP, adhering to the standard valuation methodology and resettlement procedures.
- 76. Nevertheless, 18 PAPs have expressed preference to get 'land-for-apartment-swap, similar to their contract with J*, therefore the LMA has made arrangement with J* to for apartment swap at the RAP compensation rate. The J* PAPs requests have been officially documented in written letters which will be carefully reviewed by the Land Management Agency (LMA) to assess their validity. If deemed reasonable, the LMA will engage in negotiations with J* to find a suitable resolution.
- 77. Regardless of the PAPs' request, all actions related to this process must be in full compliance with requirements set in RAP, as well as relevant national laws, regulations, and the World Bank's ESS5 policy principles. In terms of the budget, if there is any discrepancy between the compensation value outlined in the RAP and the final negotiated outcome with J*, the difference could be covered by the contingency budget.

4.3 OTHER ASSETS

78. **Cultivated trees:** A total of 28 households or 35.5% of land-owning households have cultivated trees in their yards. On average, there are 11.5 trees per household yard. The household with the most planted trees in its yard planted 58 trees. 21.4% of these households have 1-2 trees in their yard, 32.1% have 3-5 trees, 21.4% have 7-15 trees, and 14.3% have 16-25 trees. Households with 26-60 trees are 10.7%.

Table 9. Number of trees in households with planted trees

Number of plantation trees	Number	%
1-2 trees	6	21.4%
3-6 trees	9	32.1%
7-15 trees	6	21.4%
16-25 trees	4	14.3%
26-60 trees	3	10.7%
Total	28	100.0%

79. **Garage:** 23 households or 28.3% of all households have a garage. The average size of the garage is 45.4 square meters. The garage with the largest area is 122 m2, while the garage with the smallest area is 12 m2. There are also 5 households with an area of 60-125 square meters.

Table 10. Garage area size

Garage area size	Number	Percent
Up to 20 sq.m	4	17%
21-30 square meters	6	26%
31-40 square meters	4	17%
41-60 square meters	4	17%
60-125 sq.m	5	22%
Total	23	100%

80. Other facilities: 37 or 66% of the land-owning households said that they have other types of facilities in their yard, such as sunshades, playgrounds, swimming pools, water wells, etc. 17% of all households have wooden barns in their plot, 15% have playgrounds such as turnstiles and

baskets, and 12% have block fences. Also, 2 households have a sewage network, 5 households have water wells, and 5 households have improved sanitation facilities.

Table 11. Information about other facilities

Garage area size	Number	Percent
Wooden shed	14	26%
Game facilities	12	23%
Block fence	10	18%
Water well	5	9%
Bio sanitation	5	9%
Container	3	6%
Sunshade	3	6%
Sewage network	2	3%
Total	37	1000%

4.4 HOUSEHOLD INCOME

- 81. The average monthly income of all households in Amgalan area is MNT **2,141,095**. The following table shows the average income of all households by type of income. 70% of all households in the Amgalan area have wage income, and the average monthly wage income of the household is MNT 1,839,180. Households with pension income are 34% of all households, and the average pension income is **605,395 MNT**. It can be seen that 61% of all households receive social welfare and benefits, and the average welfare income of the household is 288,870 MNT. But 21% of all households have some form of business income. The average household income from business is 1,929,231 MNT. In addition, 7% of all households have income from rent, 2% from animal husbandry, and 2% from monetary donations. Also, 5 households refused to disclose their income.
- 82. There is a vast difference in the average monthly household income in land ownership. The average monthly income of a land-owning household is 2,324,025 MNT, while the average monthly income of a non-land-owning household is 1,833,617 MNT. This shows that the average monthly income of landowning households is about 20 percent higher than that of non-landowning households.

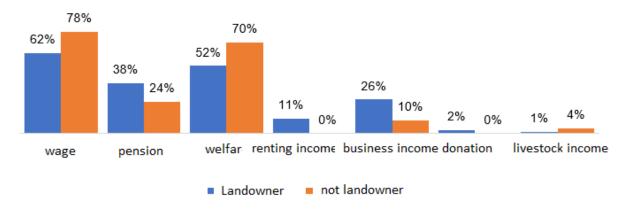


Figure 7. Source of household income and land ownership /in duplicated numbers/

83. A land-owning household's wage income is about 2.0 million MNT, while the average wage income of a non-land-owning household is about 1.7 million MNT. 26% of land-owning households and 10% of non-land-owning households are self-employed. Looking at the average income of households with private business, the average monthly business income of land-owning households is 2.1 million MNT, while the average monthly business income of non-land-owning households is 1.1 million MNT, or approximately 2 times less.

5. LIVELIHOOD RESTORATION PLAN

5.1 LRP AND ITS PURPOSE AND PROJECT POLICY ON LRP

- 84. The development of Livelihood Rehabilitation Plan (LRP) is a requirement for the Project that entails issues of compensation for an impact on livelihoods under the WB ESS5 policy on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement). The plan data is derived from the socio-economic survey and consultations conducted as part of the Resettlement Action Plan (RAP). The Livelihood Restoration Plan (LRP) comprises the following elements: impacts and eligibility entitlements, proposed activities and measures, financial requirements and budget, and implementation arrangements.
- 85. The purpose of the LRP is to ensure that affected businesses and employees achieve at least the same level of livelihood as they had before displacement. In addition to compensation, targeted PAPs will be offered opportunities for employment or training.
- 86. The LRP incorporates measures designed to meet the objectives of Environmental and Social Standard 5 (ESS5), which stipulates that:
 - Adequate transitional support and development assistance must be provided to affected individuals to enable them to restore or enhance their livelihoods and standards of living.
 - Ensure that affected individuals receive resettlement assistance, preferably within the scope of the Project, to improve their standards of living, income-earning capacity, and production levels.
- 87. This LRP meets the requirements of ESS5 regarding compensation and rehabilitation policies, principles, objectives, and implementation procedures. It also complies with relevant national laws, rules, regulations, and guidelines for providing livelihood assistance to PAPs.

5.2 LIVELIHOOD IMPACT

88. The scope of the LRP will be fully outlined in the detailed LRP.

5.3 ELIGIBILITY AND ENTITLEMENT

- ✓ The employees laid off due to construction activities will be compensated through a combination of measures, depending on their preference. They may choose to receive skill training through the Livelihood Restoration Plan (LRP). Upon successful completion of the training, they will also receive equipment or facilities to support their new skills. Alternatively, they can opt for cash compensation during the employment interruption period, up to a maximum of six months, based on the current wage rate.
- The affected businesses will be compensated for business during the interruption period, up to a maximum of twelve months of business net profit, based on tax receipts or other valid documents. During negotiations and detailed assessment, the exact period of business interruption will be determined through discussions with the business owners. The LRP will support in re-starting these businesses within twelve months after resettlement. Business owners are entitled to receive technical assistance including skill training, and upon successful completion, they will be eligible to receive equipment or facilities to support their new skills.
- ✓ Both employees and businesses can access the following support based on their needs:
 - Advisory services and assistance to help them relocate or re-establish their livelihoods and businesses.
 - Options to choose from:
 - Skill training and permanent job placement for Project-Affected Persons (PAPs) through the district's Labor and Social Protection Office in trades such as hairdressing, cooking, welding, etc.
 - Access to other training programs that offer permanent job opportunities through TVET or other licensed institutions.
 - Provision of equipment and facilities for home businesses for those who have completed the LRP training, based on a detailed needs assessment.

5.4 LRP IMPLEMENTATION ARRANGEMENTS

5.4.1 LRP INFORMATION DISCLOSURE

89. Before implementing the LRP, a detailed needs assessment and focus group discussions will be conducted with each of affected businesses and employees to determine baseline income levels and socio-economic conditions, and to understand their preferences for different LRP options.

5.4.2 LRP IMPLEMENTATION SCHEDULE AND COMMENCEMENT OF WORKS

- 90. Following the principles outlined in this LRP, the LRP implementing consultants, with support from the PMO, will create a detailed implementation schedule. This schedule will outline the sequence and timeline of activities across different phases, aligning RAP implementation with the Project's construction schedule.
- 91. The detailed LRP together with types of interventions, training and other support measures for the eligible businesses and employees will be submitted for World Bank clearance.

5.4.3 LRP INSTITUTIONAL ARRANGEMENTS

92. The roles and responsibilities of the agencies involved in livelihood restoration activities at various levels are outlined below:

MUB: MUB will primarily be responsible for executing the Project and delivering the LRP in line with the World Bank's policy principles and relevant national laws and regulations.

- The Land Management Authority (LMA) will ensure effective and meaningful communication between LRP implementing consultants and the target group, ensuring accurate information is conveyed to citizens, as well as handling other related responsibilities.
- District and khoroo governors, along with section leaders, will be responsible for disseminating information to citizens and organizing gatherings as needed, given their close proximity to the community.

PMO: The PMO will play a key role in supporting safeguard management and overseeing the planning, implementation, and supervision of the LRP. The PMO's main responsibilities include:

- o Ensuring compliance with the LRP across MUB agencies.
- Ensuring consistent LRP implementation by overseeing LRP consultants and addressing any on-site issues promptly.
- o Ensuring compensation and assistance are provided according to the LRP.
- Ensuring LRP drafts are reviewed and approved by the World Bank, with final versions posted on the MUB website.
- Ensuring monitoring reports are prepared, reviewed, and posted on the MUB website following World Bank approval.

5.4.4 LRP MONITORING

- 93. The detailed monitoring plan will be developed no later than the start of the livelihood restoration support implementation. Both performance and impact monitoring will be conducted.
- 94. The activities of the LRP are subjected to both internal and external monitoring. The PMO ensures internal monitoring is conducted, with assistance from the project independent consultant and, where applicable, by APs. Monitoring and evaluation activities related to livelihood restoration are guided by principles included in the RAP. At the end of the implementation period of the LRP a post-evaluation socio-economic survey will be conducted by external monitoring consultants to determine whether the targets have been met.
- 95. Details and outcome of all consultation activities will be included in the semi-annual and final monitoring reports.
- 96. Disclose all monitoring reports of the LRP implementation the same way as the RAP implementation schedule at PMO websites and to the PAPs, and other stakeholders.

5.5 LRP FINANCING AND BUDGET

- 97. There will not be any monetary compensation paid as part of the livelihood restoration program as compensation payments for the acquired land and properties are reflected in the RAP budget.
- 98. Livelihood restoration measures are integral to the RAP costs and will be estimated and included in the RAP budget to ensure adequate funding.

6. ELIGIBILITY CRITERIA AND ENTITLEMENT

- 99. All affected households and entities are entitled to compensation and assistance as specified in the World Bank's Environmental and Social Standard 5 (ESS5). This includes owners, possessors, users, legal occupants, non-titled occupants, and lessees. Compensation for lost land and properties will be provided based on the principle of full replacement costs, and all compensation will be paid in cash. Other approach such as a land-for-land approach will not be utilized within this project. The specific entitlements for various types of losses, as identified during the Socio-Economic Survey (SES), are detailed in the entitlement matrix below.
- 100. Eligibility for compensation and assistance under the Project is determined by the cut-off date, which marks the completion of the census for affected households and the assets inventory. Affected persons, as well as those who settled in the Project area, were informed of this date, which establishes that no compensation or assistance will be provided for claims made after this date. The cut-off date for this project is January 18, 2024, and it was communicated in writing and face-to-face by the Land Management Authority (LMA) and Project Management Office (PMO) in coordination with local authorities.
- 101. All PAPs receiving cash compensation will be provided with an awareness session on investment and cash management. This training/information should be provided to men and women both.

Table 12. Entitlement Matrix

Type of Loss	Entitled Person	Entitlement
Structures	Structure Owner	 Replacement cost for structures at current market price without depreciation Right to salvage materials. One-time transitional allowance (applicable when the entire house is acquired or for permanent relocation). One-time moving expenses
Land	Landowner/ Possession	 Replacement cost at market price. Costs associated with transactions and document changes (applicable when the land is partially affected and requires document modifications).
Trees and seedlings	Tree owners/households	 Cash compensation for loss of standing crops and trees at market prices.
Businesses	All affected businesses	 Cash compensation for the period of up to 12 months maximum business profit based on tax receipts/other valid documents or, if these are not available, based on the average net income of typical local businesses in project areas. Livelihood Restoration Plan for the affected businesses depending on their needs and skills required for reestablishing the businesses.
	Lessee permanently affected	 Cash refund at rental fee rate and proportionate to duration of remaining lease period from landowner.
Employees	All laid-off employees of affected businesses	 Cash compensation during the period of employment interruption up to 6 months maximum, based on current salary. Livelihood restoration plan for the employees of the affected businesses with options for compensation, skills training, and equipment.

Vulnerable Household	Vulnerable households as identified in the SES	 A one-time vulnerability allowance equivalent to 3 times the officially designated monthly minimum wage. Based on the SES, for single parents, PAPs that are 65 years old and older, guardians and supporters for disabled, who need constant care, and families that have 3 or more children under the age of 14 will be able to compensate in the first. Provision of skill training and permanent jobs for PAPs by the Labor and Social Protection Office of the district.
Non-titled Affected Households	Households which lived in the project affected plots with official permission	 Compensation for the affected structures. One-time Transitional allowance. One-time Moving expenses.
Public playground	All community members	 The project, either through the civil work contractors, will be responsible for rebuilding the public playground for the community. They will dismantle the playground and its equipment and relocate and re-establish it to another nearby space equal in parameters given the available spaces in the premises. The district land agency will be responsible for allocating suitable land of similar size and use. The project, either through the contractor or through a separate contract will be responsible for rebuilding the public playground for the community.
Unanticipated impacts	All affected persons	 Any adversely impacted structures other than above mentioned structures, if any, during construction activities will be compensated based on replacement cost in consultation with affected households in kind or cash compensation.

7. VALUATION METHODOLOGY

7.1 GENERAL INFORMATION

- 102. On February 27, 2024, a contract performing valuation was signed by Head of the Office of the Capital Governor, and General Director of B*, representing the contractor.
- 103. Commencing April 11, 2024, in accordance with the directive from the Land Acquisition Department of the Land Management Agency (LMA), valuation of the land and assets belonging to Project Affected Populations (PAPs) along the "Sun Road East Extension (~4km)" have been underway. These assessments involve on-site inspections, measurements, and the regular submission of valuation reports to the Land Management Agency (LMA).

7.2 DEVELOPMENT OF THE VALUATION METHODOLOGY

- 104. The purpose of this valuation is to ascertain the appropriate compensation to be provided to PAP's preparing to vacate the land and the property upon it. This methodology was crafted to align with the prevailing laws, standards, and regulations in Mongolia, as well as the stipulations outlined in the Resettlement Policy Framework (RPF), which serves as Annex 4 of the Environmental and Social Management Framework (ESMF) for the Ulaanbaatar Sustainable Urban Transport Project (USUTP), along with the requirements of the World Bank's Environmental and Social Standard 5 (ESS 5).
- 105. The results of consultation with the PAPs conducted in July-August 2023 indicate that the affected households opted to receive cash compensation for affected land, assets and businesses at replacement cost and self-relocate to another place.
- 106. As a result of the valuation, the following costs are separately calculated according to the methodology described in the next section, and the total compensation amount is calculated:
 - i. The market value of the land inclusive of all transactional costs.
 - ii. Full replacement cost for assets based on market value, free of depreciation.
 - iii. One-time moving expenses.
 - iv. One-time transitional allowances.
 - v. Economic losses (business income loss and employment loss)
 - vi. One-time vulnerability allowances.
- 107. In addition to the compensation, the affected households and entities are entitled to assistance as indicated in the entitlement matrix.

7.2.1 THE MARKET VALUE OF THE LAND.

- 108. The market value of the land is determined through direct comparison analysis. These include field surveys, data obtained from the Department of Land Management, ALAMGaC, as well as information from websites. Additionally, insights from the T* Market Price Survey are incorporated into the analysis, ensuring a comprehensive assessment. Utilizing the selected data representing benchmark land sales in the market, the value of each household's land is determined independently.
- 109. The market value of each land parcel varies and is determined individually.
- 110. Non-titled PAHs will not be compensated for the land.

7.2.2 CALCULATION OF ASSET VALUE, INCLUDING STRUCTURES AND TREES

- FULL REPLACEMENT COST FOR ASSETS BASED ON MARKET VALUE, FREE OF DEPRECIATION
- 111. As WB's ESS5 requires replacement cost for assets with no reduction for depreciation asset values are calculated free of depreciation. The full replacement cost for the structures includes the current market rates for purchasing new materials, costs for transportation, machinery and labor, and all other costs that will occur to replace the lost structure.
- 112. The valuation of buildings, including residential buildings, barns, other structures, fences, and tree plantings located on owned/used land, shall be conducted in accordance with International Standards of Assessment (ISA) using both the market approach and the cost approach.

Construction design and quality assessments are facilitated by a construction consultant engineer on the valuation team. Assessing the quality of the building is based on the following rules are considered:

- "Appraisal Methodology for Land and Immovable Property Supplemental Grants," approved by the joint order of the Minister of Finance and the Minister of Construction and Urban Development No. 202/196 of 2020.
- Minister of Construction and Urban Development's Order No. 203, "Rules for Benchmark Assessment of Building Unit Capacity" (BD 81-106-16), approved on December 28, 2016.
- "Construction Work Price Index 2022" and 2024 tasks of LMA.
- o "Construction Cost Index" of November 6, 2023, from NSC.
- 2022 average reference price of the market price of buildings from Mongolian Institute of Certified Appraisers (MICA)
- 2024 recommendation from MICA issued on March 1, considering the construction cost index.

CALCULATION FOR VALUE OF TREES

- 113. The value is determined to be fair compensation for various types of agricultural land and crops, trees, and other commodities based on current market rates.
- 114. The actual cost per tree will vary based on its age, fruit-bearing status, and the time required for replanting.

7.2.3 MOVING EXPENSES

- 115. Under moving expenses, all costs related to transporting and relocating the belongings of Project-Affected Persons (PAPs), as well as dismantling houses and structures, have been estimated at market prices. These prices are established annually by an order from the head of the Land Management Agency (LMA). The rate is uniform for all affected households.
- 116. The unit rate for demolishing structures is calculated based on the square meter and estimated man-hours, using the growth index provided by the National Statistics Committee. Costs may vary depending on the material and complexity of the structure. In accordance with the Bank's ESF requirements, PAPs are not allowed to carry out demolitions themselves due to labor, health, and safety standards. Therefore, the expenses for demolishing a structure in the valuation will be paid to a professional demolition company capable of handling the demolition of PAP property instead of PAPs.
- 117. Additionally, transaction costs apply when a land parcel is partially affected and requires updates to legal documents. This cost includes fees for modifying documents and verifying land quality, and they will be consistent for all eligible households based on the unit cost determined by the annual order of LMA's head. The total number of partially affected households is 70.

7.2.4 TRANSITIONAL ALLOWANCE

118. Transitional support is a one-time financial assistance provided to Project-Affected Persons (PAPs) who are fully affected a permanently displaced and relocating to a new residence. This support is designed to cover the cost of renting a house or secured area for up to three months while they seek permanent housing. The unit cost for this support is set annually by an order from the head of the Land Management Agency (LMA). This payment is provided once, and it is allocated to the 110 households that are permanently affected.

7.2.5 CALCULATION OF ECONOMIC LOSS

119. Compensation for the economic loss includes business income loss and employment loss. For business owners, compensation will be calculated based on the average net profit over a sixmonth period. For employment loss, compensation will be determined using the monthly salary and provided for six months. The loss of income is estimated based on tax receipts/other valid documents, if these are not available, based on the average net income of typical local businesses in project areas.

7.2.6 VULNERABILITY ALLOWANCE

120. Vulnerable households will receive a one-time allowance equivalent to the officially designated minimum wage rate for three months. This is part of the additional assistance to the vulnerable households to cover any extra costs and inconvenience that vulnerable households may incur due for resettlement.

8. FUNDING AND COMPENSATION

According to the Law on Statistics and the Personal Data Privacy Law of Mongolia and in line with the World Bank's safeguards on privacy, any confidential information regarding individual PAPs and the sensitive information, including monetary data and budget-related details in this RAP will be used exclusively for work purposes and will not be disclosed.

PAYMENT PROCEDURE

- 121. The cost of compensation, assistance, and resettlement will be provided by the Capital city governor's office from WB financing. The LMA will submit the financial commitment of the contract signed with the affected households to the Capital city governor's office. The Capital city governor's office will initiate the transfer of funds to the affected households. The compensation payment will be made within 21 45 business days after the contractual agreement is signed and ratified. The Capital city governor's office with the assistance from the LMA and the PMO will be responsible for delivery of entitlements to the affected households.
- 122. The compensation payment will be carried out via the bank transfer to the bank account of the affected household. If PAPs do not have an account, the project will support them to open a bank account. The project also encourages to use a joint bank account for a husband and wife so that women are also included in the payment. The government will not transfer the land to the project to begin construction until the World Bank has confirmed the successful completion of resettlement.

9. PARTICIPATION & CONSULTATION

9.1 OBJECTIVES OF THE CONSULTATION AND PARTICIPATION

- 123. The objectives of the consultations and participation of the project affected people include:
 - ensuring the participation of affected people into the progress of design, preparation and making decision of the project;
 - o disseminating all the information, activities related to the project to the affected people;
 - o collecting the ideas, concerns, needs or priorities of the affected people;
 - ensuring that all the displaced people are notified of all the decisions which are related directly to their income and living standard;
 - o ensuring transparency in the process of RAP preparation.

9.2 CONSULTATION AND INFORMATION DISCLOSURE DURING THE RAP PREPARATION

- 124. This section describes the process of consultation conducted with the affected households and relevant stakeholders during the RAP preparation. The project stakeholders identified during project preparation include the affected households, national and local government agencies involved in the RAP preparation and implementation (Citizen Representative Khural and government offices, District and Khoroo levels, relevant agencies and authorities).
- 125. In accordance with World Bank's ESS5 requirements, the RAP will be publicly disclosed in local language and released on the project website. And hard copies will be maintained in any field offices to ensure transparency and continued engagement with all stakeholders. It is important to note that the confidentiality of PAPs will be respected throughout this process. According to the Law on Statistics and the Personal Data Privacy Law of Mongolia and in line with the World Bank's safeguards on privacy, any confidential information regarding individual PAPs and the sensitive information, including monetary data and budget-related details in this RAP will be used exclusively for work purposes and will not be disclosed.
- 126. Several meetings with the khoroo's governors and section leaders were conducted between May 2023 to May 2024. See Table 13 for details of the meetings.

9.2.1 PUBLIC CONSULTATION

- 127. On November 2, 2023, the team of consultants conducted a public consultation for the project affected people of 12th khoroo and 37th khoroo of Bayanzurkh district. The consultation was advertised and encouraged PAPs to participate with support from the khoroo's governer and section leaders. A total of 87 participants participated in the consultation of which 47 people from 12th khoroo and 40 people from 37th khoroo. 21 male and 26 female participants were from 12th khoroo while 16 male and 24 female participants from 37th khoroo. The objective of the consultation and meeting was to provide project introduction, WB's environmental and social standards and grievance redress mechanism, project proposed activities and their input for the proposed road design and proposed impact mitigation measures. During the consultation, it is explained that the RAP development process is ongoing. More detailed comments from PAP, pls see annex 1.
- 128. Even though the purpose of the public consultation meeting was to introduce the project proposed road design and its elements and potential environmental and social impacts to be produced during the project implementation periods and most of participants were aware of the meeting objective, major concerns of them still were of resettlement issues as project area was and is still considered to be redeveloped with involvement of private construction companies.
- 129. On January 18, 2024, the PMO along with the LMA of MUB met each household and one by one to announce the cut-off date along with cut-off date notifications in public places such as khoroo and district information boards. Later, between February 22-27, LMA and PMO met with each household individually to conduct the land demarcation process.

130. Between April 11 and May 1, the LMA team and PMO representatives visited with each household to conduct the land and asset valuation and introduced the methods the valuation company will use and the timeline and process of the valuation and provided responses to PAP's clarifications.

Table 13. Key Stakeholder Meetings

	takenolaer Meeting.				
Stakeholder (Group or Individual)	Dates of Consulta tions	Summary of Feedback	Response of Project Implementation Team	Follow-up Action(s)/Next Steps	Timetable/ Date to Complete Follow-up Action(s)
Project team (PMO, CTI, other staff)	05/30/2023 Participant: 20	Discussion focused on Environmental and Social safeguards and related documents preparation	To organize a separate meeting with the Environmental department of MUB For resettlement, to include screening process in the workplan, to conduct a meeting with the khoroo leaders, local police and land officers and include the feedback from stakeholders in the RAP.	To finalize the amount needed for resettlement to be finalized by July in order to include it in the budget	Next progress meeting
BZD 12 th khoroo governor	06/06/2023 Participant: 3	Ready to support the project team during the survey activity and others as the project team requested. Suggested to have wither meeting including the 37th khoroo governor and district officials	Requested the heseg leaders' support to provide affected HHs contact. Prepared for the UB, BZD, 12th, and 37th khoroo levels consultation meeting	To organize the Stakeholder meeting with extended representatives	14/06/2023
BZD 37 th khoroo governor	06/08/2023 Participant: 5	Ready to support the project team during the survey activity and others as the project team requested. Suggested to have wither meeting including the 12th khoroo governor and district officials	Requested the heseg leaders' support to provide affected HHs contact. Prepared for the UB, BZD, 12th, and 37th khoroo levels consultation meeting	To organize the Stakeholder meeting with extended representatives	14/06/2023
khoroo governor and heseg leaders	07/03/2023 Participant: 7	Heseg leaders agreed to support AHs survey and join the survey team in case needed they presence. Provided the map.	Prepared project short introduction and requested heseg leaders to join with survey team some AH's which not supportive any redevelopment project	AHs survey	July 2023

9.2.2 PUBLIC CONSULTATION FOR RAP DISCLOSURE

- 131. The primary goal of the consultation was to present the Resettlement Plan developed and approved in accordance with the World Bank's Environmental and Social Standards to the affected households and businesses under the Sun Road East Extension project. It also aimed to gather feedback, clarify issues related to land clearance, and ensure transparency in the resettlement process, thereby informing the public.
- 132. On January 15, 2025, a public consultation was held at the Citizens' Hall of the 12th district in Bayanzurkh. A total of 144 individuals attended, of which 46 were from the 12th district, and 98 from the 37th district. During the consultation, officials presented reports on land clearance planning, progress, and implementation, and responded to questions from the public. The full list of participants is provided in Annex 8.
- 133. The discussion was attended by the Capital's Land Management Agency, the district's land management office and the PMO, who presented relevant reports and information. Representatives of the World Bank participated as observers. During the discussion, participants were provided with brochures introducing the project and additional information. The agenda, presentations, and brochures presented are provided in Annex 8.
- 134. The resettlement action plan was made publicly available from November 21, 2024, and was disclosed as follows:
 - Publicly posted online on the World Bank's website on November 21, 2024.
 - Publicly posted online on the project's website on November 25, 2024.
 - Publicly shared on the project's Facebook page on November 25, 2024.
 - In December 2024, two printed copies were placed at the offices of the 12th and 37th khoroos of Bayanzurkh District.
- 135. The consultation date was coordinated with the LMA. A formal notice (attached) was sent to the governor of the khoroos on January 2, 2025 (14 days before the consultation), and with the support of the section leaders, every single PAPs were notified personally, via phone, and through Facebook notices.
- 136. During the consultation, 20 questions and feedback were received from the public regarding the timeline of land acquisition, compensation amounts, issues with non-titled households, and the status of households with agreements with J* Company for redevelopment. The matrix containing the questions asked by citizens during the discussion and the response from the relevant organizations is presented in Annex 8.
- 137. A total of 114 PAPs participated in the consultation, with most questions centered on resolving issues related to non-titled households and those with agreements with J* Company for Ger district redevelopment. The LMA addressed these concerns, outlining the steps to be taken. For those with previous agreements with J* Company, the LMA committed to negotiating the price with J* Company based on the RAP rate. Once an agreement is reached, the price will be finalized and confirmed by the Capital city's governor. Compensation will then be paid directly to J* Company, which will, in turn, provide apartments to the affected residents. During the consultation, a representative from J* Company confirmed that negotiations with the LMA are ongoing. Regarding the issues related to non-titled households, the Head of the land acquisition division from the LMA has explicitly stated that households without formal land rights will only be eligible for compensation for non-land assets as specified in the RAP. In terms of RAP, PAPs raised questions about the unit rate for land and timeline for a land acquisition and a construction. These questions were addressed, and the correct land unit price was provided. The timeline for land acquisition was also clarified, with officials stating that road construction is planned to begin in 2025, depending on the progress of land acquisition and the outcome of the construction tender process. After the consultation, some PAPs received one-on-one sessions for further clarification and additional information.

9.2.3 CONSULTATION AND INFORMATION DISCLOSURE DURING THE RAP IMPLEMENTATION

- 138. The individual consultation and public disclosure process with land acquisition impact will at minimum involve the following steps:
 - Once RAP funding is confirmed, the compensation package will be presented to the PAPs in individual meetings. This is followed by negotiations on contract terms, in the process addressing individual concerns. If a PAP disagrees with the valuation result (compensation package), they must submit a written notice requesting a revaluation. The PAP will arrange for the revaluation at their own expense and submit the valuation report to the LMA within 14 calendar days. If the revaluation differs from the initial valuation, both reports will be submitted to MICA within 3 working days. The decision made by the professional advisory committee of MICA will be final.
- 139. Additional individual and public consultation meetings may be held during the planning and implementation of the RAP to address any emerging issues. The following will be documented:
 - Attendance lists and minutes of all public consultations will be kept and added to the RAP and subsequent monitoring reports.
 - o Notes from all individual meetings will be kept, but not publicly disclosed.
 - Grievances or complaints and feedback received from public will be logged and kept, with access to these systems provided through the project level GRM as outlined Chapter 12 of this RAP.

10. IMPLEMENTATION PLAN

- 140. All activities related to the land acquisition and resettlement must be planned to ensure that compensation is paid prior to displacement and commencement of civil works. Public consultation, internal monitoring and grievance redress will be undertaken intermittently throughout the project duration. The implementation stage of RAP includes activities like negotiating and signing an agreement with the LMA; payment of all paid compensation and eligible assistance; demolition of the affected assets as well as relocation of PAPs and their structures.
- 141. The below table summarizes the various interrelated activities regarding the updating and implementation of this RAP. The implementation of the RAP will be conducted prior to the commencement of civil works from May 2025 (Table 14).

Table 14. Implementation schedule for the RAP

Nº	Land Acquisition	Responsibility	Start date	Finish date	Status
1	Organizing a public consultation for design	PMO, Consultant	11/02/23	11/02/23	Completed
2	Submitting 'The road design' to the LMA	PMO	01/05/24	01/08/24	Completed
3	Conducting a baseline survey	LMA	01/08/24	01/12/24	Completed
4	(CUT-OFF days) Deliver notices to the PAP & entities to take back lands for state special needs	PMO, LMA, Consultant	01/18	3/24	Completed
5	RAP briefing session to the selected Land valuation company and the Land Office	PMO, LMA, B*, Consultant	03/15/24	03/15/24	Completed
6	Material Completion period for PAPs	LMA, PMO	01/18/24	04/11/24	Completed
7	Demarcation process: Mark out the route and affected assets based on the final DED	PMO, LMA, Consultant	02/15/24	02/21/24	Completed
8	Land valuation process: Conduct an on-site measurement for each HHs	LMA, B*	04/11/24	07/25/24	Completed
9	Disclosure and posting of approved RAP on the website of the USUTP	PMO, LMA	11/11/24	11/18/24	Completed
10	Obtain approval for restructuring from MOF and WB regarding the use of loan funds for the resettlement of USUTP.	WB, MUB, MOF	4/20/24	12/20/24	Completed
11	Negotiate and make final contract with PAPs	LMA	6/20/24	12/20/24	On-going
12	Organizing a public consultation for RAP	PMO, LMA	01/15	5/25	Completed
13	Re-disclosure and posting of approved RAP on the website of the USUTP	PMO			Completed
14	Issuing order of the Governor of the capital city to provide the compensation to PAPs	LMA	12/20/24	02/25/25	Pending
15	Signing of agreements	LMA	01/10/25	03/25/25	Pending
16	Opening of bank accounts for those who don't have	LMA	01/10/25	03/25/25	Pending

17	Initial training on "Financial management awareness"	LMA	02/10/25	02/20/25	Pending
18	To issue compensation to PAPs	LMA, MUB, MoF	01/20/25	03/31/25	Pending
19	Second training on "Financial management awareness"	LMA	03/10/25	03/20/25	Pending
20	Relocation process	LMA, PMO, PAPs	01/20/25	04/21/25	Pending
21	WB verification on the completion of resettlement activities	WB	04/21/25	04/25/25	Pending
22	Civil work commencement	Construction contractor	04/28/25	05/01/25	Pending

11. INSTITUTIONAL ARRANGEMENTS

- 142. The World Bank reviews and approves the Resettlement Action Plan (RAP) and receives monthly monitoring reports from the Project Management Office (PMO). The Capital City Governor's Office acts as the Executing Agency (EA) for the Ulaanbaatar Sustainable Urban Transport (USUT) project's land acquisition and resettlement, working in close collaboration with the Land Management Agency (LMA) of the capital city.
- 143. The Detailed Design Consultants are tasked with developing the RAP. Their key responsibilities during the pre-construction and construction stages include:
 - Designing the road in detail, determining the Right of Way (ROW) and the Required Corridor of Impact (RCOI).
 - o Involvement in identifying PAPs and conducting the Socio-Economic Survey (SES) of PAPs.
 - Developing subproject-specific RAPs in line with the project resettlement policy framework (RPF).
 - Monitoring the implementation of subproject RAPs and submitting reports to the PMO.
- 144. The PMO will ensure oversight of land acquisition and resettlement activities, while the LMA of the capital city will be primarily responsible for their implementation. Their duties include finalizing compensation packages, ensuring compliance with the World Bank's Environmental and Social Standard 5 (ESS5) and Mongolian legal requirements, and participating in some monitoring activities. The USUTP/PMO will ensure the effective monitoring of the Resettlement Action Plan (RAP) implementation and the provision of livelihood restoration programs for affected vulnerable households. Their duties include:
 - o Ensuring coordination with MUB agencies.
 - o Ensuring compensation and assistance are provided in full accordance with the RAP.
 - Ensuring internal monitoring reports are prepared and reviewed, with support from the LMA of the capital city.
 - Ensuring the timely addressing of complaints, objections, and proposals from PAPs in accordance with the LMA.
- 145. The LMA holds overall responsibility for the project, especially in areas like implementation of all land acquisition and resettlement tasks, inter-agency coordination, and the management, monitoring. Their duties include:
 - o Implementing the RAP after receiving the World Bank's approval;
 - Ensuring compliance with the approved RAP in all land acquisition and resettlement activities.
 - o Ensuring resolution by the Municipality of Ulaanbaatar (MUB) and local authorities in matters of land acquisition, plot allocation, and grievance handling.
 - Ensuring the availability of sufficient funds for compensation, support, and resettlement activities.
 - Facilitating cross-agency coordination and liaising with relevant state agencies involved in RAP tasks.
 - Making decisions related to land acquisition and compensation for affected people;
 - Making high-level decisions, including resolving grievances of PAPs and facilitating court processes.
- **146.** The Land Acquisition Division of the LMA of the capital city is the unit responsible for implementing land acquisition. The division's responsibilities include:
 - Conducting research on the legal status of land, buildings, and other assets that will be affected by land acquisition by the subprojects;
 - Distributing pre-notification notice to PAPs and demarcating the corridor of impact and conducting detailed measurement surveys of all affected land and on-land assets
 - o Calculating compensation and assistance amounts for affected land and non-land assets.
 - Negotiating with PAPs;
 - Facilitating the legal status change of affected land and houses.

- Ensuring land clearance after affected persons have relocated, and subsequently handing it over to the PMO for the granting of land possession and use rights according to regulations.
- o Addressing complaints, objections, and proposals from PAPs.
- o Internally monitoring with support from USUTP PMO supervision.
- 147. The Land Management Office of Bayanzurkh District, under the guidance of the LMA of MUB, is responsible for:
 - Supporting RAP implementation.
 - Receiving and resolving grievances.
 - Assisting in resolving land disputes.
 - Registering land use and category changes due to land acquisition and resettlement, updating the cadaster database, and reporting to the LMA.
- 148. District and khoroo governors, along with section leaders, will be responsible for disseminating correct information to citizens and organizing gatherings as needed, given their close proximity to the community.

12.GRIEVANCE REDRESS MECHANISM

- 149. This section details establishment of a grievance redress mechanism (GRM) to ensure that all persons have accessible means to submit their concern, claim, complaint, query and receive a prompt reply or feedback regarding any project activity. This also outlines the objectives, procedures, steps, timelines and responsibilities for implementing the GRM.
- 150. The Law of Mongolia on Land states that disputes over land will be addressed by the governors of administrative units and eventually the courts (Article 60 and 63). The Civil Code and Law on Land Allocation to Mongolian Citizens for Ownership (Article 39) describe the procedure for disputes over land. However, WB's ESS5 requires establishing a grievance redress mechanism to receive and facilitate resolution of Affected Communities' concerns and grievances about the client's environmental and social performance. The grievance mechanism should be scaled to the risks and adverse impacts of the project and have Affected Communities as its primary user. It should seek to resolve concerns promptly, using an understandable and transparent consultative process that is culturally appropriate and readily accessible, and at no cost and without retribution to the party that originated the issue or concern. The client will inform the Affected Communities about the GRM and it should not impede access to judicial or administrative mechanisms during the stakeholder engagement process. Thus, the project will follow the WB's ESS-5 and Mongolian requirements will be put into place to ensure an adequate GRM for affected persons is in.

12.1 PURPOSE AND OBJECTIVES OF GRIEVANCE REDRESS MECHANISM

151. The GRM should be set up at the beginning of the RAP process and continue throughout the life of the project. The GRM will be established to receive, evaluate and facilitate the resolution of affected people's concerns, complaints and grievances at different levels of the project. It will aim to provide a time-bound and transparent mechanism to voice and resolve concerns linked to the project. The project-specific GRM is not intended to bypass the government's own redress process; rather, it is intended to address affected people's concerns and complaints promptly, making it readily accessible and free to approach the judicial system, as a final resort, if they are not satisfied with the results of the GRM. During Stakeholder meetings with the PAPs in the project areas, the details of the GRM will be communicated and trained by the PAPs during the RAP implementation.

12.2 TYPES OF GRIEVANCE

- 152. Most expected grievances related to the land acquisition and resettlement process may include, but not limited to:
 - Issues related to the routing and design of the project, including the definition and mapping of ROW and RCOI alignment;
 - Issues related to the accessibility to affected businesses and buildings during construction stage, including alternative access routes;
 - o Issues related to the eligibility criteria and entitlements for compensation;

12.3 CHANNELS OF ENTRY

- 153. Grievances can be first communicated by PAPs through different means and formats, as depicted in Table 15. Grievance can hence be received in person by the Khoroos Offices, MUB (Land Management Department) as well as the contractor, which will all have to provide the grievance forms. A series of phone, mobile and app-based channels are also available from different entities including the following (Table 15).
- 154. The project has developed project-specific Grievance Redress Mechanism (GRM) channels, as illustrated in the Figure 8. Existing GRM channels at MUB is shown in the Figure 9.

Table 15. Grievance channels available from different entities

Format	t Entity					
	Khoroo	MUB	LMA	Contractor	PMO	Government
In person/ written	Grievance forms	One-stop service at MUB	Grievance forms and face-to- face in the project site	By contacting management personal responsible of GRM. Grievance forms should be available	Grievance forms and face-to-face in the project site	Grievance forms
Phone/text	phone call and text.	Text message to	By phone calls and text	To be provided by the contractor in its ESMP documentation	By phone calls	мгга, опон нийттэй 11-11 харилцах төв 11-11 1800 1286 санал, хүсэлт, гомдол
Арр		Smart UB app	S FASAP			
Website	<u>Манай</u> <u>Xopoo</u> (manaikho roo.mn)	eService - Төрийн үйлчилгээ ний цахим портал (ulaanbaat ar.mn)	City's land managem ent agency (ub.gov.m n)		https://usut. mn	www.11- 11.mn

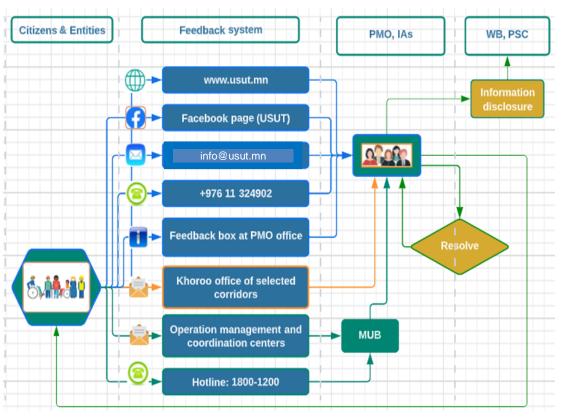


Figure 8. Project specific GRM channels

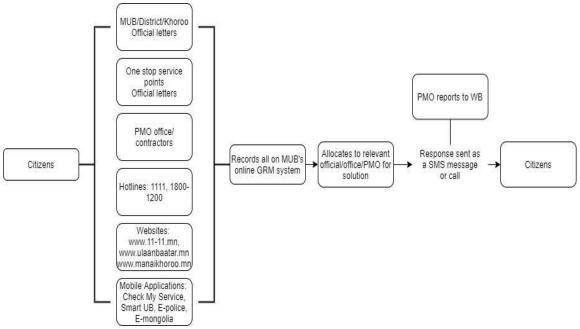


Figure 9. Existing GRM channels at MUB

12.4 GRIEVANCE PROCEDURES

155. In the event of a grievance issue, up to four stages will be implemented, as follows:

Stage 1: Resolution at Local Level (at khoroo office) and Access to GRM. The GRM system enables affected persons (residents, representatives of local business entities, workers of contractors) to issue a complaint and/or comments, choosing the most comfortable way out of several options shown above. At khoroo office, section leaders will receive grievances from PAP and provide assistance to fill the grievance forms where needed. When complaints are related to disputes over any administrative issues that can be directly solved, the Khoroo administration will provide a formal resolution and notify the interested parties. All grievances received, whether they are solved by the Khoroo or not, will need to be forwarded to the PMO and LMA for registration and redress when needed. Khoroos offices may also participate as stakeholder for any hearings needed at successive Stage levels. The complaint record includes details such as the comments/grievance issue, the affected person's name, contact, and date of grievance.

Stage 2: Complaint Eligibility Assessment and Resolution by MUB. A complaint will be submitted to the relevant personnel either in PMO or to the appropriate department/division/unit in MUB. They should take steps to investigate and resolve the issue. This may involve instructing the khoroo office to take corrective actions. The khoroo office should implement the redress solution and convey the outcome to the PMO. Depending on the type and complexity of the grievance issue, PMO / LMA the issue between 1-30 days after receiving the comment/complaint. **Stage 3:** Complaint Resolution by Capital city governor's office. LMA will submit unresolved grievances to the Capital city governor's office. If required, PMO will investigate and organize

multi- stakeholder meetings (Project Steering Committee) within ten days of Stage 3 and then has ten days to implement a solution.

Stage 4: Higher Authority Resolution. If the complaint is not addressed, AP may seek legal redress through the court system.

156. The GRM regulation can be enhanced to improve the involvement of Implementation Agencies, ensuring better engagement with each project-affected individual and other interested parties throughout all stages. Table 28 outlines the grievance resolution procedure for all stages.

Table 16. Grievance resolution procedure

Stage	Actors/ Actions	Timing				
1	PAP/ Entity lodges grievance with section leaders at respective khoroos;	10 days				
	Section leaders addresses grievance and proposes resolution, informs PAP;					
	Respective khoroo office initiates resolution;	10 days				
If grievar	ice is not resolved					
2	Khoroo office submits grievance to LMA, PMO;	10 days				
	Relevant division/office of LMA and PMO addresses grievance, informs PAP through Khoroo office and proposes resolution;					
	LMA and PMO initiates action for resolution with the support of khoroo office;	10 days				
If grievar	ice is not resolved					
3	LMA and PMO submits grievance to Capital City Governor;	10 days				
	Capital City Governor's office addresses grievance and informs PAP and PMO (or LMA);					
	Capital City Governor initiates action for resolution;	10 days				
If grievar	ice is not resolved					
4	Grievance is referred to courts;	open				

- 157. Land Management Agency, GRM/RAP officer: The LMA of the MUB will be the key implementer of the GRM, being responsible to register, centralize and redress all received grievances, whether they are related to the land acquisition and resettlement process, or any other social environmental aspects. The appointed GRM/RAP officer will be responsible for:
 - Receiving and registering grievances in the system;
 - Assessing eligibility of the grievance;
 - Forwarding grievances to the contractors when the complaint refers to E&S issues of their competence;
 - When the grievance refers to land issues and/or the implementation of the RAP, and the corresponding khoroo could not provide a satisfactory resolution, proposing in cooperation with PMO a resolution to the case;
 - Forwarding to the competent entity and department if a resolution cannot be obtained at Stage 1;
 - o Notifying interested parties about resolutions adopted at all Stage levels;
 - o Following up on each step and ensuring compliance with deadlines at each stage;
 - Implementing the contents of resolution decisions related to land and RAP issues, taken at different Stage levels;
 - Monitoring and reporting of grievances. Records of grievances, pending cases and solutions adopted at all stage levels shall be reported to PMO on a monthly basis.
- 158. PMO, Resettlement Specialist: will closely collaborate with LMA in the management of the GRM, monitoring and supervising the functioning of the system, as well as actively participating in decision making at Stage 1. PMO may participate as stakeholder for all hearings and audiences organized prior to the adoption of formal resolution of the cases at any level.
- 159. Khoroo Offices: will receive grievances from PAP and provide assistance to fill the grievance forms where needed. When complaints are related to disputes over land or any administrative issues that can be directly solved, the Khoroo administration will provide a formal resolution and notify the interested parties. All grievances received, whether they are solved by the Khoroo or not, will need to be forwarded to the LMA for registration and redress when needed. Khoroos offices may also participate as stakeholders for any hearings needed at successive Stage levels.
- 160. Capital city Governor's Office: Capital city Governor's Office will be the key decision-making entity in regard to grievances redressed for Stage 3 level. Involvement of departments (environment, housing, social services, etc.) will be determined by the Capital city Governor's Office. Formal decisions adopted at Stage 3 shall be approved by the Capital city Governor's Office. Formal decisions shall be notified to the LMA, PMO, the Contractors (when relevant), and the interested parties.

13. MONITORING AND REPORTING

13.1 INTERNAL MONITORING

- 161. The implementation of the Resettlement Action Plan (RAP) will be closely supervised, with regular internal monitoring conducted on a monthly basis by the Land management Agency (LMA) through the individual consultants/PMO. This process will provide the Bank with a solid foundation for assessing resettlement progress and identifying potential challenges and issues.
- 162. Number of compensation agreements signed; disaggregated by level of impact (temporary, permanent land acquisition, assets, business loss, etc.)
 - 1. Rates of disbursed packages, and time lapse between compensation agreements and disbursement of compensation packages
 - 2. Number of business days' loss due to temporary land acquisition and/or other disturbances
 - 3. Number of grievances received by type of claim, including at least the following categories:
 - Adequacy of compensation packages
 - Adequacy of mitigation measures and alternative routing to avoid business loss
 - Timeliness of compensation disbursement

13.2 COMPLETION REPORT

- 163. The Completion Report will be intended to determine whether the commitments and activities outlined in the RAP have been properly implemented and whether the desired results have been achieved. The Completion Report shall be carried out after the finalization of all RAP activities.
- 164. Key objectives of the completion report are the following:
 - Assess the effectiveness of measures to avoid and minimize displacement impacts by comparing actual project impacts on land and people versus those documented in the RAP.
 - Verify that all entitlements and commitments described in the RAP have been delivered.
 - Determine whether RAP measures have been effective in restoring or enhancing affected livelihoods and business activities.
 - Check on any systemic grievances that may have been left outstanding.
 - Identify any ex-post corrective actions necessary to achieve completion of RAP commitments.
- 165. Completion Report should be built on previous internal monitoring to assess other aspects, such as satisfaction with compensation packages. It will generally be based on a comparison of the post-resettlement economic situation of PAP and businesses with the baseline data. The completion audit should combine qualitative and participative approaches (such as focus groups) to gather data and assess business activities standards of living in the project affected area. Particular attention must be paid to assessing the impact of RAP interventions on the circumstances of workers employed by the affected businesses. For the most complex cases and those involving significant time, interim business monitoring surveys may be necessary.

ANNEX

ANNEX 1: PUBLIC CONSULTATION FOR DESIGN PREPARATION

Table 17. Resettlement impact related questions that were raised during the public consultation for design preparation (November 2,2023)

2,	2023)	E-H	
No.	Q&G in English	Follow-up	
	1. How the project is going to address those households, which are located within the road right of way and many of households in the khoroo are located within the areas, where city planned to carry out re-planning actions and some private construction companies have already made agreements ten years ago with households but there are no actions from the construction companies?	A Resettlement study is ongoing and once it completed, public consultation for all affected households will be	
	2. When resettlement activity will be started?	conducted and all issues questions, comments and complaints will be	
	3. How compensation will be calculated and given to resettlement affected households?	considered within this activity together with UB city Land department and	
	4. If households that is located within the Right of Way and that made already agreement with private construction company, shall make additional agreement with this project? If yes, then which agreement will be dominate?	BZD governor office officials. date and venue for this specific public consultation will be	
	I am supportive of proposed project activity. I would like to bring your attention to the following issues:	announced and every affected household will be reached for attendance	
	There are many vulnerable households live in the 37 th khoroo and many of them have not obtained legal rights for land ownership or possession. There are a bad resettlement practice in Ulaanbaatar city that if a household does not possess a right to own/possess a land parcel on which it lives, the household will not obtain any compensation for the lost land parcel. I am hope that project will address this issue properly and ensure that no single household suffers because of project implementation.		
	How compensation will be calculated for affected plot plot, where 2 households are living? What kind of compensation will be given to households that do not have land permission?		
	I have created a contract with Jiguur Grand LLC in 10 years ago to exchange my land for apartment and do not want a cash but apartment according to the contract.		

Нийслэлийн Газар зохион байгуулалтын албаны даргын 2019 оны 10 дугаар сарын 23-ны өдрийн А/84 дүгээр тушаалын нэгдүгээр хавсралт

УРЬДЧИЛАН МЭДЭГДЭХ ХУУДАС

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ертсенийг Захиргааны Ерөнхий хуул Энэхүү бүтээн байгуулалтын тул 2024 оныр сарын сарын Яармаг, Хангарди ордны баруун ж байгуулалтын албаны Газар чөлөө материал: Иргэний үнэмлэх, ААН-н тусгай зөвшөөрөл, газар эзэмших, е	о замын ажил байна. Баянзүрх дүүргж талбарын дулийн 26 дугаар замилд таны ор сигүүр А1 давхалех хэлтэст өөр улсын бүртгэл эмчлех эрхийн гамилех эрхийн гами	улс, нийслэлийн ийн 10, 12, 37 дуг аар бүхий өмчий олцоо, дэмжлэг шарт байрлах Нийслерийн биеэр ирж уул ийн гэрчилгээ, үйл арээ гэрчилгээ када	тесвийн хөрөнгөөр таар хорооны нутаг н/эзэмшлийн газар дэж байна. тардлагатай байгаа ийн 4 дүгээр хороо элийн Газар зохион зана уу. Бүрдүүлэх ажиллагаа явуулах
төлбөр төлсөн баримт, үл хөдлөх хөм Мөн Монгол Улсын иргэнд га дэх хэсэгт заасны дагуу тус мэдэгд хөрөнгө, бусад арга хэмжээний зард Танд уг асуудлаар холбогдох зохион байгуулалтын албаны Га Ч.Тунгалагтамир өгөх болно. Утас:1	азар өмчлүүлэх лийг хүлээн авс цлыг нөхөх олгог мэлгэрэнгүй мэ зар чөлөөлөх	тухай хуулийн 37 д ан өдрөөс хойш ба зорт олгохгүйг анха эдээлэл, зөвлөгөөг хэлтсийн газар	рьсан үл хөдлөх эд аруулж байна. Нийслэлийн Газар
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Хаяг, утасны дугаар: Гарын үсэг: Тайлбар:		že.	

Figure 10. "Notification to resident" who distributed to PAPs during the cut-off date

	Notification to residents	
Date	No	Ulaanbaatar city
То	resident ofkhoroo, Bayanzu	urkh district
territory of the 12th and In accordance with Article ownership/possession I Bayanzurkh district has It is hereby to announce that to meet to the Land According of the right corpumonth 2024. Required of	e for the construction of a 4 km long road alor d 37th districts of Bayanzurkh district. e 26 of the General Law on Administrational land with parcel ID in the tendent been affected by the work. Eyour participation in this construction work is quisition Division of the Capital Land Manage is of Khangardi Palace, 4th khoroo of Khan-Urdocuments bring with: ID card, certificate of experiments.	tion, you are informed that your ritory of the 12th and 37th khoroo of required, thus please come in person ement Department, located on the A1 ul District, Fair, within by date of interprise organization, special license
Also, according to Section 37 that citizens and busin affected parcels after the You can request detailed in Acquisition Department	7.4 of Article 37 of the Law on Land ownership in the cut-off date shall not be paid any compens formation and advice on the issue by M. Tut of the Capital Land Management Office. Tel: 11325-484, Cellphone: 91044449 your valuable contribution to the Capital city's Director G.Batzorig /signed and seals	ct any buildings and facilities at the lations nor receive any support. Ingalagtamir, a specialist in the Land Special
Receipt of delivering the not Ulaanbaatar city Full name of person delivered Parcel ID: Address, phone number:	Date	No
Signature: Note:		

ANNEX 3. SES QUESTIONNAIRES

ULAANBAATAR SUSTAINABLE URBAN TRANSPORT PROJECT

Consent Form will be printed out separately and signed by a duly authorized representative of affected households and businesses confirming their support and participation in the Project activities.

The purpose of this survey is to determine the socio-economic status of affected households and to collect detailed data for the preparation of RAP for new construction of 4.0km road of Sun Road east extension (Khoroo 37 and 12, Bayanzurkh District)

The confidentiality of the information you provide will be strictly maintained in accordance with the Law on Statistics and Personal Data Privacy Law of Mongolia

SOCIO-ECONOMIC SURVEY (SES)

1	Interviewer's code	(/
2	Survey date	
	·	
3	Interviewee's full name	
4	Household code	
5	Project location	
6	District	
7	Khoroo	
8	Street	
9	Door#	
10	Full name of household head	
11	Gender	
12	Age	
13	If single parent?	1. Yes
		2. No
14	Tel 1	
15	Tel 2	
16	Facebook account	
17	Ownership status	1. Landowner
		2. Not land owner
18	What is your title to land?	1. Ownership
		2. Possession
		3. Use
		4. Other
19	Whose name is on the land ownership/possession	
	contract?	
20	If there is another family member or additional	1. Full name of joint owner
	person's name on the land title certificate,	2. Full name of joint owner
	please provide details.	3. Insert all, if there is any other joint owner
	· · · · · · · · · · · · · · · · · · ·	

DEMOGRAPHIC ANALYSIS

22	Full name of household head	
23	Relationship with head of household	Head of household
		2. Wife/husband
		3. Child
		4. Grandson/granddaughter
		5. Parent
		6. Sibling
		7. In-law
		8. Other relatives
		9. Not related
24	Gender	1. Male
		2. Female
25	Nationality	
26	Age	

27	Marital status	1.	Married	
		2.	Unmarried	
		3.	Widowed	
		4.	Divorced	
		5.	Separated	
28	If married, do you have a marriage certificate?	1.	Yes	
		2.	No	
29	What is the level of education? (ASK ABOUT A	1.	Uneducated	
	FAMILY MEMBER AGED 6 OR ABOVE)	2.	Elementary	
	.,	3.	Secondary	
		4.	High school	
		5.	Vocational	
		6.	Higher	
30	Does he/she go to preschool? (ASK, IF THERE IS A	1.	Yes	
30	FAMILY MEMBER AGES 3-5)	2.	No	
31	Major	۷.	INO	
32		1	Full time a grander of	
32	Employment status	1.	Full-time employee	
		2.	Hourly worker	
		3.	Seasonal	
		4.	Unemployed	
33	If a full-time employee or hourly worker, agency or	1.	Government agency	1
	business work for	2.	Private business	
		3.	Self-employed	
		4.	Abroad	
		5.	Other	
34	If self-employed, the area of business			
35	If no, main cause of unemployment	1.	Student	
		2.	Retired	
		3.	Disabled	
		4.	Sick	
		5.	Look after someone	
		6.	No motivation to we	ork
		7.	Can't find a job	
		8.	No degree	
		9.	Other	
36	Is there family member with a disability?			
36.1	If yes, type of disability			
37	Do you have construction experience?	1.	Yes	
		2.	No	
38	Are you interested in working on the construction	1.	Yes	
	during the Project?	2.	No	
39	Land size		m ²	
40	Number of residential houses on the land			
	Trainiber of residential floades on the land	Residential	Residential	Residential
		house		house 3
		1	nouse 2	nouse s
41	Purpose (1. Residential house, 2. Plant, 3. Service 4.	1		
71	Store, 5. Garage, 6. Warehouse, 7. Other)			
42	Number of stories of residential house			
43	Size of foundation, m ²			
44	Whose name is on the certificate for residential house?			
45	Is there another structure where the business operates?			
45.1	If yes, please write.			
45.1	If yes, size of the area, m ²			
73.2	ii yes, size or the area, iii			

46	Other structures on your land (1. Planted tree, 2.		
	Green house, 3. Garage, 4. Other)		
47	If there is a tree, its types	Number	type
48	If there is a green house, its types *	m ²	type
49	If there is a garage, size of garage *		m²

HOUSEHOLD INCOME

50	Will this project affect source of your income?	Yes:				(because)
		No: (because)				
		() () ()				
F1	Source of income of household	1 Francisco //	£			
51	Source of income of nousehold	1. Employee (mpie, s	tore pers	sonnei)
		2. Public serva	nt			
		Businessmar	n/Store	keeper	•	
		4. Rent				
		5. Employmer	nt			
		6. Office work				
			-			
		7. Agriculture				
		8. Pension/Mo	oney tr	anster		
		9. Other (expl	ain)			
52	Monthly average earnings of family members	Husband	Wife		Other i	members
53	Household average earnings	Monthly	basic	Mont	hlv	additional
	Trouseriola average earnings	· ·	busic		•	
		earnings			earnings	
54	What was the average total monthly household					
	earnings for the last 12 months, including all					
	sources of income?					
	•					

HOUSEHOLD EXPENDITURE

	Type of expenditure	Annual expenditure	Monthly expenditure
		(MNT)	(MNT)
55	Food		
56	Clothing		
57	Tuition, books, stationary etc.,		
58	Hospital/doctor/health check-up		
59	Transportation, communication etc.,		
60	Holidays		
61	Other		
62	Total		

Note: If expenditures are significantly higher than earnings, please explain the cause

ASSISTANCE DETAILS

63	Do you have another location to relocate your	1. Have
	structures to?	2. Have not
		Need help in finding location
64	Do you need moving assistance with your	1. Yes, I need
	structure/property?	2. No need
65	What assistance would you like to receive from the	1. No need
	Project before the civil work?	Need (please explain)
66	Any comments relating to the project? (Please list)	
67	Note:	

Signature of Interviewee

ANNEX 4. INVENTORY FORM

location



THE ULAANBAATAR SUSTAINABLE URBAN TRANSPORT PROJECT **INVENTORY FORM**



The confidentiality of the information you provide will be strictly maintained in

accordance with the Law on Statistics and Personal Data Privacy Law of Mongolia Date: orm No: **REFERENCE/OWNERSHIP DETAILS** *If an owner cannot be identified, enter all other information on the form. If a structure owned by government agency, go to Question 6. Complete one form for each structure/property owner (in other words, one form for each business) Owner/Company name (account name): 1.2. Another name/Nick name: Khoroo: 1.3 1.4. Location (nearest street/landmark): 1.5 Matches inventory depreciation form **STRUCTURE** 2 Are the structures located in the project area □Yes □ No and affected by the construction? 1.2. Another name/Nick name: Khoroo: 1.3 1.4. Location (nearest street/landmark): Matches inventory depreciation form List of structures located in the project area and affected by the construction Number of % Of affected Type of Material Area Year of Remark m2 struct type stories build structur ure e 2.1 2.2 2.3 2.4 2.5 Type of structure: business kiosk/store, residential house, warehouse, public structure, other (please specify) **PROPERTY** 3. Existence of property located in the project area and affected by the construction □ Yes □ No Type of property **Used materials** No No. Age Remark 3.1 3.2 3.3 3.4 3.5 Type of property: fence, playground equipment, roof, well, water tank, other (please specify) **BUSINESS STRUCTURES** Do you own/occupy store or business structure? □ Yes □ No 4.1 □ Private, □ Joint, □ Rental □ Company owned 4.2 Do you have ownership certificate or document? ☐ Yes ☐ No (only has right to possession) Type of ownership document: 4.3 Number of years the business has been in operation at that 4.4

4.5	Current estimated price of shares:	
4.6	Estimated value of business/structure:	

BUSINESS DETAILS

		Тахра	yer's status		nber of mployees			
	of business	Registered	registered but pays tax	egular	easonal	Average onthly profit	erage daily profit	temark
5.1								
5.2								
5.3								
5.4								
5.5	If store or s	tructure is affected by the construction, other sources of income						
5.6	Other source	es of your income						
5.7	Percentage	centage of family earnings from other sources						

OTHER STRUCTURES

Other infrastructure and developments located in the project area and affected by the construction

Other	other initiastructure and developments located in the project area and affected by the construction							
	Infrastructure	No./	Parcel	Material type	Cost estimate	Owner		
		Un	land/le			governm		
		it	ngth			ent		
						agency		
6.1								
6.2								
6.3								
6.4								
6.5								
6.6								
	61 1				.1 / 1	· C \		

Infrastructure: School, government agency, fence of government agency and other (please specify)

Interviewer's note:

Signature of property/structure owner:

Interviewer's name:

Interviewer's signature:

PHOTOS ATTACHED

(Photos of owner's property/structure before the project)

ANNEX 5. LIST OF PAPS

The confidentiality of certain information in this table will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, this information is not for public consultation.

ANNEX 6. COMPENSATION FOR PAPS

The confidentiality of certain information in this table will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, this information is not for public consultation.

ANNEX 7. PAPS BY THE ROUTE

The confidentiality of certain information in this table will be strictly maintained in accordance with the Law on Statistics and the Personal Data Privacy Law of Mongolia. As outlined in Articles 6, 8, 18, and 29, public disclosure is prohibited without the owner's consent. Thus, this information is not for public consultation.

SUN ROAS EAST EXTENSION (~ 4KM)



ANNEX 8. MINUTES OF THE PUBLIC CONSULTATION FOR RAP DISCLOSURE

8.1 LIST OF PARTICIPANTS

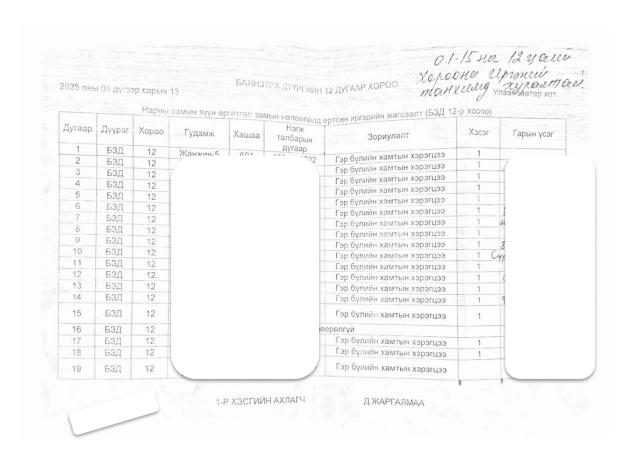
al 15 no la 25 anni Иргоний танхими БАЯНЗҮРХ ДҮҮРГИЙН 12 ДУГААР ХОРОО
2025 оны 01 дүгээр сарын 13
Улаанбаатар хот

Нарны замын зүүн өргөтгөл замын нөлөөлөлд өртсөн	иоголийн жагсаалт	(БЗЛ 12-р хороо)	
--	-------------------	------------------	--

Дугаар	Дүүрэг	Хороо	Гудамж	Хашаа	Нэгж талбарын лугаар	Зориулалт	Хэсэг	Гарын үсэг
1	БЗД	12	7		134	Гэр бүлийн хамтын хэрэгцээ	3	/
2	БЗД	12	7		7	Гэр бүлийн хамтын хэрэгцээ	3	1
3	БЗД	12			3	Гэр бүлийн хамтын хэрэгцээ	3	
4	БЗД	12			Í	азрын зөвшөөрөлгүй	3	
5	БЗД	12			5 7	Гэр бүлийн хамтын хэрэгцээ	3	
6	БЗД	12			5	Гэр бүлийн хамтын хэрэгцээ	3	-
7	БЗД	12			i i	азрын зөвшөөрөлгүй	3 (-
8	БЗД	12			š T	Гэр бүлийн хамтын хэрэгцээ	3	
9	БЗД	12			it	Гэр бүлийн хамтын хэрэгцээ	3 4	
10	БЗД	12				Гэр бүлийн хамтын хэрэгцээ	3	-
11	БЗД	12			,	Гэр бүлийн хамтын хэрэгцээ	3	-
12	БЗД	12			1	Гэр бүлийн хамтын хэрэгцээ	3	
13	БЗД	12			Ė	азрын зөвшөөрөлгүй	3	-
14	БЗД	12			İ	Гэр бүлийн хамтын хэрэгцээ		
15	БЗД	12			1	Гэр бүлийн хамтын хэрэгцээ	3	
16	БЗД	12			1		3	
17	БЗД	12			-	Гэр бүлийн хамтын хэрэгцээ	3	-
18	БЗД	12			T	азрын зөвшөөрөлгүй	3	4
19	БЗД	12			Г	Гэр бүлийн хамтын хэрэгцээ	3	-
20	БЗД	12				азрын зөвшөөрөлгүй азрын зөвшөөрөлгүй	3	4
21	БЗД	12	\			азрын зөвшөөрөлгүй азрын зөвшөөрөлгүй	3	4
22	БЗД	12				азрын зөвшөөрөлгүй	3	menouyee

23	БЗД 12	502193	Гэр бүлийн хамтын хэрэгцээ	
24	БЗД —	2185	Гэр бүлийн хамтын хэрэгцээ	
25	БЗД	1618	Гэр бүлийн хамтын хэрэгцээ	the .
26	БЗД	1249	Гэр бүлийн хамтын хэрэгцээ	7.
27	БЗД	1254	Гэр бүлийн хамтын хэрэгцээ	ton
28	БЗД	1239	Гэр бүлийн хамтын хэрэгцээ	
29	БЗД	1218	Гэр бүлийн хамтын хэрэгцээ	18.
30	БЗД	1198	Гэр бүлийн хамтын хэрэгцээ	7818
31	БЗД	1181	Гэр бүлийн хамтын хэрэгцээ	072,
32	БЗД	1167	Гэр бүлийн хамтын хэрэгцээ	
33	БЗД	1736	Гэр бүлийн хамтын хэрэгцээ	
34	БЗД	1111	Гэр бүлийн хамтын хэрэгцээ	
35	БЗД	1023	Гэр бүлийн хамтын хэрэгцээ	
36	БЗД	1029	Гэр бүлийн хамтын хэрэгцээ	
37	БЗД	0986	Гэр бүлийн хамтын хэрэгцээ	y pro.
38	БЗД	1647	Гэр бүлийн хамтын хэрэгцээ	φ.
39	БЗД	0913	Гэр бүлийн хамтын хэрэгцээ	dres
40	БЗД	1983	Гэр бүлийн хамтын хэрэгцээ	
41	БЗД	00817	Гэр бүлийн хамтын хэрэгцээ	/
42	БЗД 1	1500798	Гэр бүлийн хамтын хэрэгцээ	- met

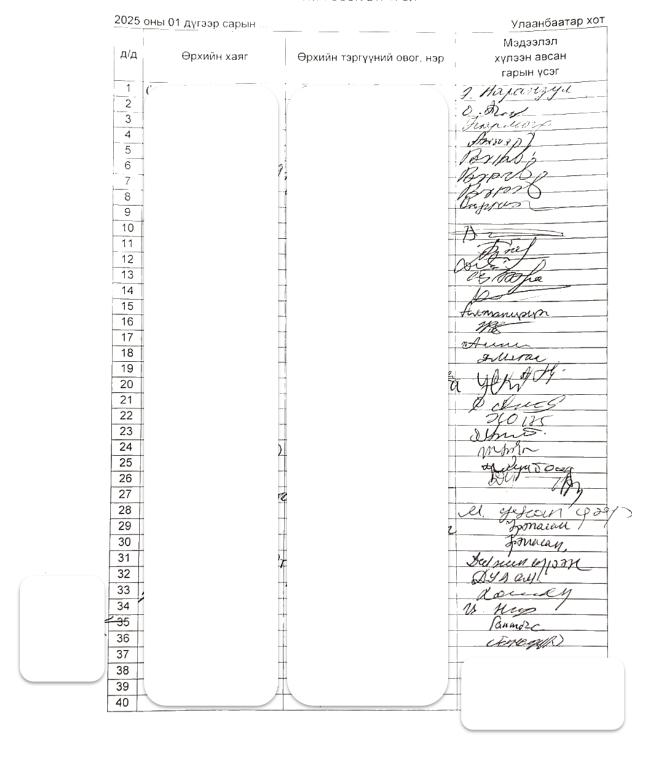
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БАЯНЗҮРХ ДҮҮРГИЙН 37 ДУГААР ХОРОО "НАРНЫ ЗАМЫН ЗҮҮН ӨРГӨТГӨЛ" УУЛЗАЛТЫН ЗАР МЭДЭЭЛЛИЙГ АЙЛ ӨРХӨД ХҮРГЭСЭН БҮРТГЭЛ



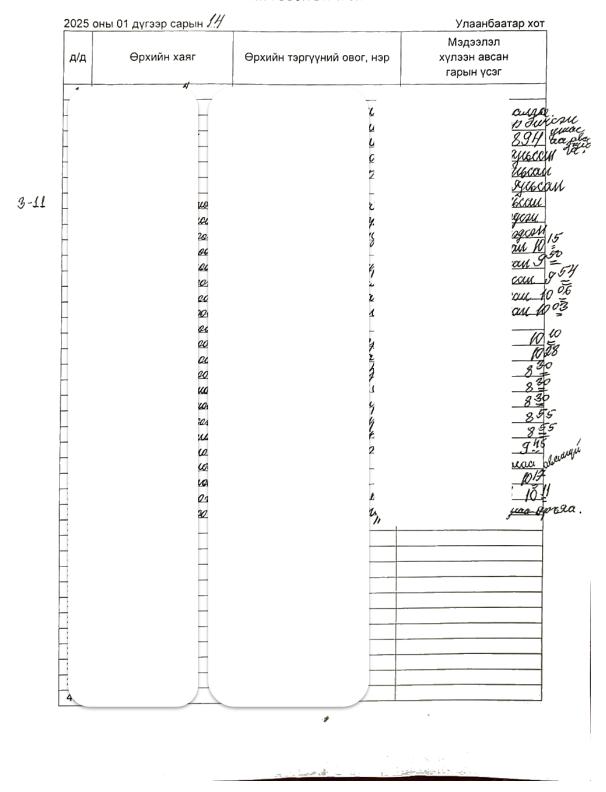
БАЯНЗҮРХ ДҮҮРГИЙН 37 ДУГААР ХОРОО "НАРНЫ ЗАМЫН ЗҮҮН ӨРГӨТГӨЛ" УУЛЗАЛТЫН ЗАР МЭДЭЭЛЛИЙГ АЙЛ ӨРХӨД ХҮРГЭСЭН БҮРТГЭЛ



БАЯНЗҮРХ ДҮҮРГИЙН 37 ДУГААР ХОРОО "НАРНЫ ЗАМЫН ЗҮҮН ӨРГӨТГӨЛ" УУЛЗАЛТАД ИРСЭН ИРГЭДИЙН БҮРТГЭЛ

A/Д Өрхийн хаяг Өрхийн тэргүүний овог, нэр Гарын үсэг 1 С. Т. О. С. Т. О. С. Т. О. О. Т. Т. О. О. О. Т. Т. О. О. Т. Т. О. О. О. О. Т. Т. О. О. О. Т. Т. О. О. О. Т. Т. Т. О. О. О. Т. Т. Т. О. О. О. Т. Т. Т. О. О. О. О. Т. Т. Т. Т. О. О. О. О. Т. Т. Т. Т. О. О. О. О. О. Т.	2025 оны 01 дүгээр са	з рын 15	улаанбаатар хот
2 3 4 5 6 6 7 6 8 9 6 100 4 11 6 11 12 12 13 13 14 14 15 15 12 16 17 17 18 18 16 19 19 20 17 19 22 23 24 25 26 27 28 29 30 31 31 32 29 30 31 31 32 32 33 33 34 35 56 36 37 37 38	д/д Өрхийн х	аяг Өрхийн тэргүүний овог, нэр	
38	2 3 4 5 6 7 8 4 9 4 10 4 11 12 13 14 21 15 21 16 17 18 4 19 20 21 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 36	Cyma To 30	Copylines of the property of the services of t
40	39		

БАЯНЗҮРХ ДҮҮРГИЙН 37 ДУГААР ХОРОО "НАРНЫ ЗАМЫН ЗҮҮН ӨРГӨТГӨЛ" УУЛЗАЛТЫН ЗАР МЭДЭЭЛЛИЙГ АЙЛ ӨРХӨД ХҮРГЭСЭН БҮРТГЭЛ



8.2 Photographs from the Public Consultation

















8.3 Question and comments from public consultation

Nº	Question	Response
1	12 th khoroo's PAP: When will the land acquisition work begin?	Head of the land acquisition department of LMA:

2	N* 12 th khoroo's PAP: We have submitted the land approval request letter three times, yet it has not been processed. This level of irresponsibility is unacceptable. Resolve this matter according to your procedures without causing harm to us. Regardless, we will not vacate the land until we secure a place to live.	The project is funded by the World Bank. The process of obtaining approval for the fund transfer is currently underway at the Ministry of Finance. Following this, an ordinance will be issued by the Mayor of the Capital City. Then, the land acquisition process will commence. Head of the land acquisition department of LMA: One thing must be clear: all actions will comply with the legal framework. We will request clarification from the district governor regarding the 15 individuals who currently lack proper documentation. In cases where land allocation is not possible, compensation will be provided for other properties except land as stipulated in the RAP.
3	B* 12 th khoroo's PAP: They are saying that there is no difference between owning and possessing land valuation. Can this valuation be clarified exactly?	Head of the land acquisition department of LMA: The market price per square meter has been determined to be 253,000 MNT. However, the section along the main road will differ slightly. Calculating this using the proposed value offers certain advantages.
4	E* 12 th khoroo's PAP: I am one of 15 households without land permits. Initially, the railway authority did not grant permission for the front row of land plots. We submitted our application for land possession on November 11, 2021. However, it has not been resolved to this day.	Head of the land acquisition department of LMA: The case of the 15 households without land permits seems to be a bit different. In any case, I will look into it and get back to you with a response.
5	 K* 12th khoroo's PAP: Our land possession rights cover two plots where a food factory operates on a 1,395 m² area with ownership certificates. The factory was newly commissioned in March 2023 through a state commission. I am the CEO of this company. Are there still any representatives from the contractor company involved in this project? When will the road construction work begin? Which side will the construction start from? Our pipelines are running under the road. The city has conducted a land valuation. They are changing the route, saying that they cannot afford our valuation. They have not revealed the result yet. However, there is an area that could be affected aside from the land itself. We have three types of pipelines and electrical lines there. There are 250 m² of two pairs of heating pipes drawn from the railway's central maintenance factory. Then, there are approximately 130 meters of water pipelines and 63 meters of electrical lines from the 10/04 section, all of which are included in your project's affected area. Therefore, while our factory is working on 	Head of the land acquisition department of LMA: 1. There is no one from the contractor company here. 2. The selection process is currently ongoing. The start date will depend on the tender results. Once that is decided, the timeline will be determined. This will also depend on when the land clearance is completed. Based on these two factors, we are expecting the work to begin in 2025. 3. In order to plan the work efficiently and organize it properly, we won't start from one side. Once the contractor company is selected, discussions will take place with them to determine the starting points and the number of locations where work can begin simultaneously. This decision will be made at that time. 4. There is an issue with indirect impacts. An individual meeting will be arranged to address the pipeline network and related concerns. Will your factory be fully incorporated into the project, or will a road be built only over the pipeline network? Or will the pipelines need to be relocated or modified? Therefore, when determining the valuation for your company, the approach will depend on the specific areas involved, and we will coordinate with you on the details.

	T	<u></u>
	this, firstly, how will the pipelines be handled? Secondly, I don't know how long it will take to resolve the registration of these pipelines, their relocation, and approvals for the plans. How will you address this issue?	
6	12 th khoroo's PAP: What stage is the project at? Is the land valuation being done? Has it been presented to the landowners? When will the presentations be completed, and when will the land clearance work start and finish?	Head of the land acquisition department of LMA: The land valuation has been completed for 126 households. A lot depends on the citizens when the valuation report is finalized. The valuation company is withholding the reports for PAPs with incomplete documentation, such as missing papers or issues like extra buildings. Once the Ministry of Finance transfers the funds and they become available, the valuation will be presented to those households, and payments will begin.
7	 Z* 12th khoroo's PAP: 1.Where can we find out the results of the valuation? Our clean water pipeline runs directly under the road. Since the area is now frozen, we might not be able to complete the pipeline work before the spring project starts. What should we do about this issue? 2. Is there a rule regarding what percentage of the land should be owned for it to be considered as a full or partial ownership? 	 Head of the land acquisition department of LMA: Before starting the road construction, this issue must be discussed with the engineering team, as failure to resolve it may result in no compensation being paid for anything done after January 2024. This could be a risky move for you. Generally, it's 50%. If it is determined that the citizen cannot live under the current conditions, they may be entitled to 100% ownership.
8	C* Head of the section responsible for railway housing: The families living in the railway housing have houses with four corners, two of which have land documentation, and two do not. This situation is causing harm to the households. Our neighborhood office has coordinated and submitted a request to the land authority to issue a decree, but only half of the land was resolved, leaving the other half unresolved. Currently, there are 15 households whose land remains undocumented. Out of these, 7 or 8 households' land has been affected by the road, and they no longer have permits. How can they obtain the land documents for their properties?	Head of the land acquisition department of LMA: The person responsible for issuing land permits is not present at today's meeting. According to Mongolian laws, households without permits are forcibly relocated. In cases where a decision is not made, as mentioned earlier, they will follow international standards and receive compensation for their other properties, excluding the land. The reason why the land permit hasn't been granted is because it's in a restricted zone. In order to allocate land in a restricted zone, approvals are required from both the railway and the Russian side. The land office has indeed received your application. However, it is not possible to resolve this issue."
9	B* 12 th khoroo's PAP: Why has the master plan been changed? This is violating the rights of the citizens. It was stated that the price per square meter would be 65,000 MNT, but this is not beneficial.	Head of the land acquisition department of LMA: Who said that? If you tell me who made that statement, I will hold them accountable. According to the market price, the valuation is being done at 253,000 MNT per square meter in average. If you land is partially affected, the reason will be determined, and it can still be processed as the fully impacted.
10	Z* 12 th khoroo's PAP: A contract was signed in 2021, and it was agreed that the land would be exchanged for a two-room apartment, but it has not been fulfilled until now.	Head of the land acquisition department of LMA: The issues of households with agreements for apartments will be resolved by obtaining approval from the Governor of the Capital City.
11	N* 37th khoroo's PAP: A contract has been made with Jiguur Grand, but there is no responsible	Head of the land acquisition department of LMA:

	party to resolve this issue. When exactly is the relocation period and contract signing deadline? Who will be responsible for resolving this matter?	The Ministry of Finance has not transferred the funds yet, so the exact timing of when it will arrive is unknown. We have already held two meetings with Jiguur Grand, and we have come up with a resolution. This issue will be presented to the Governor of the Capital City, and the decision will be made to resolve the matter for the 18 affected households. As of now, the plans are complete, the contractor's tender has been announced, land clearance work is underway, and financial issues have been resolved. We will provide you with updates on each step.
12	Y* 37th khoroo's PAP: Why is a loan being taken? We think that it is not profitable. Why isn't the land authority granting permission for the buildings to be constructed according to standards? We are also dissatisfied with the fact that warehouses have occupied a large area of land. There are a lot of heavy trucks passing through, so how will the remaining narrow roads be dealt with?	Head of the land acquisition department of LMA: No one from the Capital City Road Development Agency is present here. Road-related planning is carried out according to the guidelines of the Capital City Road Development Agency and Ulaanbaatar's urban road planning. Therefore, I am unable to answer your question.
13	N* 37 th khoroo's citizen /non-PAP/: At the time the contract was being made, I was not present. Now, when we propose to sign a contract with Jiguur Grand and agree to vacate the land, they are refusing, saying they will not sign a contract or take the land. Why are they refusing to proceed with the contract?	Head of the land acquisition department of LMA: There are 165 individuals and legal entities affected by the road project has been gathered here, and agreements have already been reached with 10 of them. The goal is to ensure that these people are not brought below their current living standards and that their rights and interests are not harmed. Negotiations are being conducted to determine the most fair and accurate solution.
14	O* 37 th khoroo's PAP: What will happen to PAPs without land permits?	Head of the land acquisition department of LMA: Compensation will be provided for their property and houses, but no payment will be made for the land.
15	T* 37 th khoroo's PAP: A contract has been made with Jiguur Grand, but we are still waiting for action. It needs to be resolved definitively.	Head of the land acquisition department of LMA: I can only provide something to you if I have something to give. As mentioned earlier, the final decision will be made by the Governor.
16	O* 37 th khoroo's PAP: When the land was acquired, it was measured inward from the fence. Can this adjustment be considered? If the road is widened, how will the remaining land be managed? How will safety and water drainage issues be addressed	Head of the land acquisition department of LMA: Almost all households in Ulaanbaatar have extended their fences, so no payment will be made for those households that have extended their fences without permission. The issue of water drainage will be addressed in coordination with the road engineer and the contractor company, and a solution will be determined at that time.
17	N* 37 th khoroo's PAP: A tripartite agreement was made in 2021, and some households have already cleared their land. Is it possible to urgently resolve the situation for the 18 households and make a decision on their behalf?	Head of the land acquisition department of LMA: The issue of the 18 households will be urgently presented to the Governor for resolution.
18	U* 37 th khoroo's PAP: We submitted our application at the beginning of 2020. In 2022,	Head of the land acquisition department of LMA:

	a certificate of approval was issued by a person named Otgonbayar. In 2023, it was stated that the land no longer belongs to us, but to another household. Now, in 2024, it has been included in the plan. How can we resolve this?	As mentioned earlier, there is no one here authorized to allocate land. There are 15 households without any documentation. This issue will be presented to the Governor, who will decide whether to issue certificates or not.	
19	37 th khoroo's PAP: Two years ago, I bought land in the Sarmisny Khonkhort area, signed a contract, and have been living there. Now, it's affected by the road planning. I want to build a garage or a house. But if I build, they say they won't accept it, and they won't provide compensation. How can I resolve this issue?	Head of the land acquisition department of LMA: Yes. Once it's affected by the road route, this becomes a matter of public interest. To be honest, we only have one main road here. The construction of this road will benefit all citizens who are involved in the urban planning and live in this area. Why? Because as construction progresses, the value of the land increases, and you all should understand this. Therefore, both sides need to be patient, communicate, and work together to carry out this construction project.	
20	Representative of Jiguur Grand LLC: The reason I'm here is because 18 households with contracts with us are affected by this road route, and they talk to us almost every day. Personally, I support the work the government is doing to reduce traffic congestion and improve infrastructure. On the other hand, seeing these people who have been waiting for about 10 years is difficult for me. We are a business organization, not a charity organization. We cannot make decisions on our own. That's why I'm asking the people here to be patient, think carefully about what Head of the land acquisition department of LMA said, and understand that there will be a timeline. If you follow me to see, all the apartments are empty, and we will resolve this as soon as a decision is made and we reach an agreement with the LMA. These people cannot just pay out of their own pocket to resolve this. There are legal documents and ownership issues behind this. So, I came here to ask you all to be patient.		







Ulaanbaatar Sustainable Urban Transport Project Public consultation about RAP with the Sun road east extension's Project Affected People

Date: January 15, 2025

Venue: The Citizen Hall of BZD 12th Khoroo

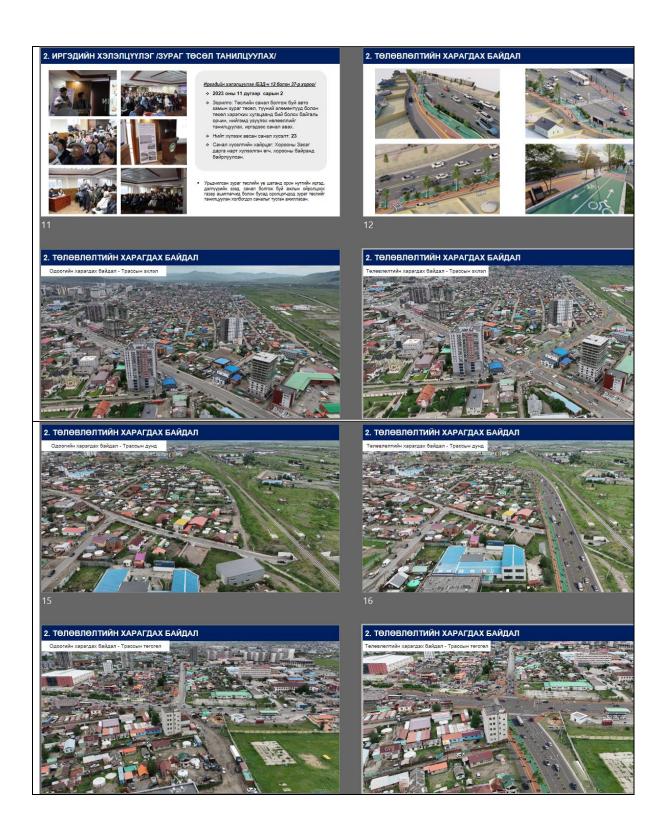
Objective: The purpose of this consultation is to present and gather feedback on the "Resettlement Plan" that has been developed and approved in accordance with the World Bank's Environmental and Social Standards, aimed at those individuals and businesses affected by the resettlement impacts of the "Sun Road East Extension" project.

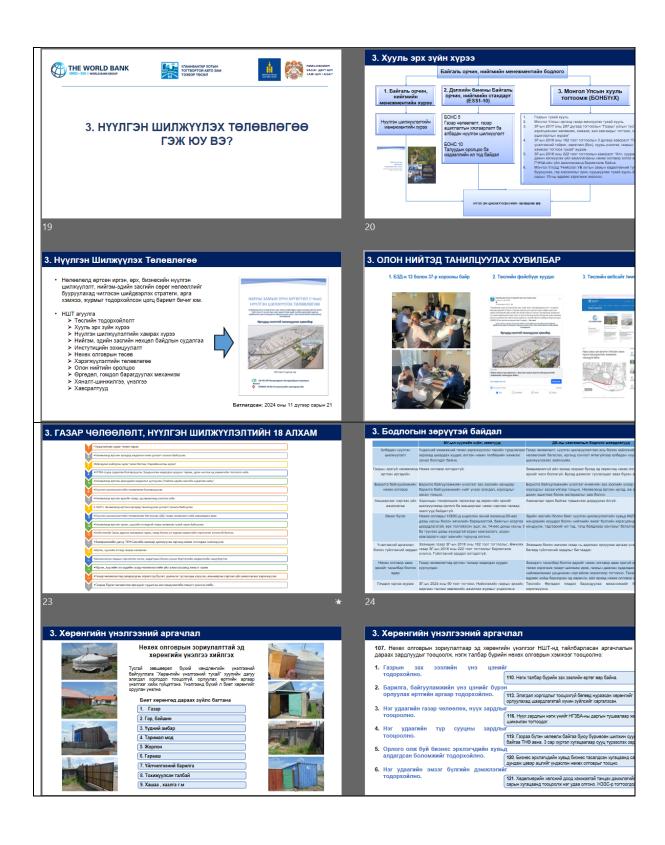
Project	Khoroo	Expected HHs to attend the PC	Timing		
Sun road east	12 th khoroo	64	12:00-13:30		
extension	37 th khoroo	116	14:00-15:30		
		ou outhout ou			
Agenda for the each consultation					

Agenda for the each consultation							
Timing	Activities / Topics						
12:00-12:10 14:00-14:10	Opening	Governor of the khoroo					
12:10-12:20 14:10-14:20	Project introduction, Road design and planning introduction	PMO					
12:20-12:40 14:20-14:40	RAP introduction Legal framework Valuation methodology Eligibility and entitlement GRM	РМО					
12:40-13:00 14:40-15:00	Land acquisition scope, progress and plan	LMA					
13:00-13:30 15:00-15:30	Open discussion / Gathering comments						

8.5 Presented Presentation









8.6 Brochures Distributed to Participants



НҮҮЛГЭН ШИЛЖҮҮЛЭЛТИЙН ТӨЛӨВЛӨГӨӨТЭЙ ТАНИЛЦАХ

- Хэвлэмэл хувилбараар
 Хорооны байран дээр
- Цахим хувилбарыг төслийн www.usut.mn вебсайтад 2024.11.25-нд нийтлэгдсэн мэдээнээс
- Цахим хувилбарыг төслийн фэйсбүүк хуудсанд 2024.11.25-нд нийтлэгдсэн мэдээнээс

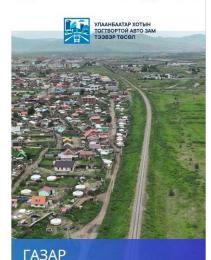
ГАЗАР ЧӨЛӨӨЛӨХ МЭРГЭЖИЛТӨТӨӨГДОХ

+976 - 91044449 Ч. Тунгалагтамир

ХАРЬЦУУЛСАН ЗУРАГ







ТАЗАР ЧӨЛӨӨЛӨЛТ НҮҮЛГЭН ШИЛЖҮҮЛЭЛТИЙН ТӨЛӨВЛӨГӨӨ

"Нарны замын зүүн өргөтгөл" авто зам

ТӨСЛИЙН ТАНИЛЦУУЛГА

Улаанбаатар хотын тогтвортой авто зам тээвэр тесел нь Улаанбаатар хотод тогтвортой авто зам, тээврийн тогтолцоог бий болгох, сонгогдсон гудамж замуудын замын хөдөлгөөний түгжрэлийг бууруулах, авто замын аюулгүй байдлыг сайжруулах болон уур амьсгалын өөрчлөлтөд тэсвэртэй байх асуудлуудыг шийдвэрлэх зорилготой.

НҮҮЛГЭН ШИЛЖҮҮЛЭХ ТӨЛӨВЛӨГӨӨ (НШТ)-НИЙ ТАНИЛЦУУЛГА



Авто замын газар челеелелтийн нелеелелд өртсөн өрх, бизнесийн нүүлгэн шилжүүлэлт, нийгэм-эдийн засгийн сөрөг нелееллийг бууруулахад чиглэсэн шийдвэрлэх стратеги, арга хэмжээ, журмыг тодорхойлсон цогц баримт бичиг юм.

ТАНЫ ХӨРӨНГӨ ГАЗАР ЧӨЛӨӨЛӨЛТӨД ӨРТСӨН БОЛ ДАРААХ АЛХАМУУДТАЙ ТАНИЛЦАНА УУ.

- Мэдэгдэх хуудас авах
- 💠 Нийгэм-Эдийн засгийн судалгаа авах
- 🅠 Эд хөрөнгийн үнэлгээ хийлгэх

Тусгай зөвшөөрөл бүхий хөндлөнгийн үнэлгээний байгууллага "Хөрөнгийн үнэлгээний тухай" хуулийн дагуу элэгдэл хоргодол тооцолгүй, орлуулах өртгийн аргаар үнэлгээг хийж гүйцэтгэнэ. Үнэлгээнд бүхий л биет хөрөнгийг оруулан үнэлнэ.



🗸 Гэрээ байгуулах

Үнэлгээтэй танилцан зөвшөөрсөн тохиолдолд Нийслэлийн Газар зохион байгуулалтын алба (НГЗБА)-ны газар чөлөөлөх мэргэжилтэнтэй уулзаж, гэрээ байгуулан гарын үсэг зурж баталгаажууулна.

зөвшилцөлд хүрээгүй тохиолдолд

Үнэлгээтэй танилцаж эс зөвшөөрсөн тохиолдолд өөрийн зардлаар хөрөнгийн үнэлгээг дахин хийлгэх талаар бингээр мэдэгдэж, тэддэглэл үйлдэг баталгаажүүлэн. Өнөөөлөг, өртөгч нь дахин хөрөнгийн үнэлгээг хийлгэж, үнэлгээний тайлангийн эх хувийг НГЗБА-нд хувилийн 14 хоногт батгаан ирүүлнэ. Акжы үнэлгээнээс зөрүүтэй байвал хөрөнгийн үнэлгээний мэргэжлийн байгууллагад амлын 3 хоногийн хотог хургуулжх ба Хөрөнгийн үнэлгээнд тооцио.

Нийслэлийн Засаг даргын захирамж гарах

Газар болон үл хөдлөх хөрөнгийн гэрчилгээг хүчингүй болгох

Захирамжид үндэслэн газар болон үл хөдлөх хөрөнгийн гэрчилгээгээ харьяа дүүргийнхээ улсын бүртгэлийн хэлтэст хүсэлт гарган хүчингүй болгосон бичиг бүрдүүлэх үүргийг иргэн хариуцна.

Д Нөхөх олговрыг шилжүүлэх

Батлагдсан гэрээ болон захирамжид үндэслэн иргэнд нөхөх олговрыг бүрэн шилжүүлнэ.

▼ Газар чөлөөлөх, Шилжин суурьших

Нөхөх олговорыг хүлээн авсанаас хойш 15-21 хоногийн дотор газар болон барилга байгууламжаа чөлөөлөх үүргийг иргэн хариуцна.

Газар чөлөөлсөнийг баталгаажуулах

Газраа бүрэн чөлөөлж байгаа иргэд дараах бичиг баримтыг бүрдүүлнэ.

1. Хашаа байшингаа буулгаж байгаа болон буулгасан газраа

2. Хэрэглэсэн цахилгааны төлбөрөө бүрэн төлж

Газар өмчлөх, эзэмших эрхийг шилжүүлэх, дуусгавар болгох

Чөлөөлөлтийн дараах өөрчлөлтийг тусгасан нэгж талбарын гэрчилгээ, гэрээ, газрын кадастрын зургийг шинэчлэн олгож, мэдээллийн санд бүртгэх

 Газраа чөлөөлсөн иргэдээс судалгаа авч хөндлөнгийн хяналт үнэлгээ хийх.

8.7. Notice given to the Governors



Далхийн банины санхүүжилтээр хэрэгжүүлж буй Улаанбаатар хотын тогтэортой авто зам, тээврийн теогийн хурээнд танай хорооны нутаг двесгэрт баригдах "Нарны замын эургчүн гортаги" авто замын барилгын актын гүүдүгэтчийг сонгон шалгаруулах үйл ажиллагаа 2024 оны 11 дугээр сард зарлагдаад байна. Ут бүтээн байгуулалтын ажжыг 2025 оны барилгын улиралд эхлүүлэхээр төлөөлөн, шаардлагатай балттал ажлуудыг хангаж байгаа болно.

Газар челеелептийн аклын хурээнд "Нарны замын зүүн өргөтгөл замын Нүүлгэн шилихүүлэлтийн телевлегеө"-г боловсруулан батлуулж, олон нийтэд танилцуулах хувилбарыг 2024 оны 11 дугээр сарын 25-ны өдөр төслийн албан бены вебайг болон теслийн фейсбүүх хуудаст нийтэлсэн болон дугал багар теслийн нагал багар теслийн жизэл жүрэг теслийн талаарх жадээлэл өгж, "Нүүлгэн шилжүүлэлтий телевлегеө"-г тэнглидулах, санал авах зорилгоор 2025 оны 1 дүгээр сарын 15-ны өдөр Нийслэгийн Газар зохион байгуулатын албагай хамтран "Иргэдийн хэлэлцүүлэг"-ийг зохион байгуулахаар телевлеж байна.

Иймд танай хорооны "Иргэний танхим"-д уг хэлэлцүүлгийг зохион байгуулах боломжтой эсэхийг тодруулж, боломжтой тохиолдолд холбогдох бэлтэл ажлуудыг хэнгах, иргэдэд мэдээлэл хүргэх талаар хамтран ажиллахыг хүсье.

Хавсралт 65 хуудастай.





Дэлхийн банкны санхүүжилтээр хэрэгжүүлж буй Улаанбаатар хотын тогтвортой авто зам, тээврийн теолийн хүрээнд танай хорооны нутаг давсгарт баригдах Чарны замын зүүн өргөтгөг бато замын барилгын экилын гүйцэгтэгийн сонгон шалгаруулах үйл ахиллагаа 2024 оны 11 дүгээр сард зөрлөгдаад байча. Ут бүтээн байгуулагтын ажлыг 2025 оны барилгын улиралд эхлүүгэхээр төлөвлөн, шаврдлагатай бэлтгэл ажлуудыг хангаж байгаа болно.

Газар челеелаптийн актын хурээнд "Нарны замын аүүн өргөтгөл замын Нүүлгэн шилжүүлэлтийн төлөвлөгөө"-г боловсруулан батлуулж, олон нийгээд танилцуулах хувилбарыг 2024 оны 11 дүгээр сарын 25-ны зарь теслийн албан ёсны зөбсэйг болон теслийн фейобуук хуудаст чийгэлсэн болно. Цвашлаад теслийн нелеелелд өртсөн иргэд болон аж ахуйн нелжүүдэд теслийн талаарх мэдээлэл өгж, "Нүүлгэн шилжүүлэлтийн төлөвлөгөө", танилцуулах, санал авах арилгоор 2025 оны 1 дүгээр одрын 15-ны өдөр Нийслэлийн Газар зохион байгуулалтын албагай хамтран "Иргэдийн хэлэлцүүлэг"-ийг зохион байгуулахаар телевлеж байна.

Иймд танай хорооны "Иргэний танхим"-д уг хэлэлцүүлгийг зохион байгуулах боломжтой эсэхийг тодруулж, боломжтой тохиолдолд холбогдох бэлтгэл ажлуудыг хангах, иргэдэд мэдээлэл хүргэх талаар хамтран ажиллахыг

Хавсралт 65 хуудастай.



FIRST CLEARANCE EMAIL FOR DISCLOSURE

Sent: Monday, 11/25/2024 10:34 AM

Subject: RE: RAP for Sun Road - Mongolia: Ulaanbaatar Sustainable Urban Transport Project P174007

Dear -----,

Sharing the Cleared for Disclosure version of the Sun Road Resettlement Action Plan.

This version is cleared by the Practice Manager Ingo Wiederhofer on 21 November.

Please check with the Mongolian translation and upload the Mongolian version in the designated website for public consultation.

Please find the attachment.

Best regards,

FINAL CLEARANCE EMAIL FOR RE-DISCLOSURE

Sent: Monday, March 24, 2025 11:07 PM

Subject: Cleared for Disclosure Clearance for Mongolia: Ulaanbaatar Sustainable Urban Transport

Project (P174007, IPF)

Ingo Wiederhofer, Practice Manager (ENV/SOC) for the East Asia and Pacific Social Development Unit of the World bank, cleared the Disclosure Clearance for Ulaanbaatar Sustainable Urban Transport Project (P174007, IPF)

The following comments were entered by Ingo Wiederhofer:

We note that the draft RAP has been consulted with affected persons, and it is cleared for implementation.

The PIU is advised to maintain close communication with affected persons and the Land Management Agency for the prompt resolution of grievances that may arise during implementation.

INSTRUCTIONS

Please take action as and if needed and provide your comments, if any, in the comments section of the control point.

To go to the control point, access the document(s) and take action, please click on the link below:

Go to Disclosure Clearance

Resettlement Plan Ulaanbaatar Sustainable Urban Transport Project (P174007)

Individuals on the cc list are just being copied for information and can access the Package/Documents using the links above as well.

Please do not reply to this email.

Please visit **ESF** website for policies, processing, and guidance information.

If you have questions or feedback, please contact the ${\color{red}{\sf ESF}}$ help ${\color{red}{\sf Desk}}$.