



# NEW ZUUNMOD CITY

*A satellite city of Ulaanbaatar, Mongolia*

September 20, 2024



ADMINISTRATION OF  
KHUSHIG VALLEY  
DEVELOPMENT

## VISION **2050** MONGOLIA'S LONG-TERM DEVELOPMENT POLICY

IT IS PROJECTED TO DEVELOP INTO A CENTRALIZED HUB  
FOR BOTH PASSENGER AND CARGO TRANSPORTATION  
WITHIN THE NORTHEAST ASIAN REGION



CHINGGIS KHAN INTERNATIONAL AIRPORT:  
A 4E-CLASS INTERNATIONAL HUB



BOGDKHAN RAILWAY WILL BE CONNECTED TO  
RUSSIA-CHINA RAILWAY.



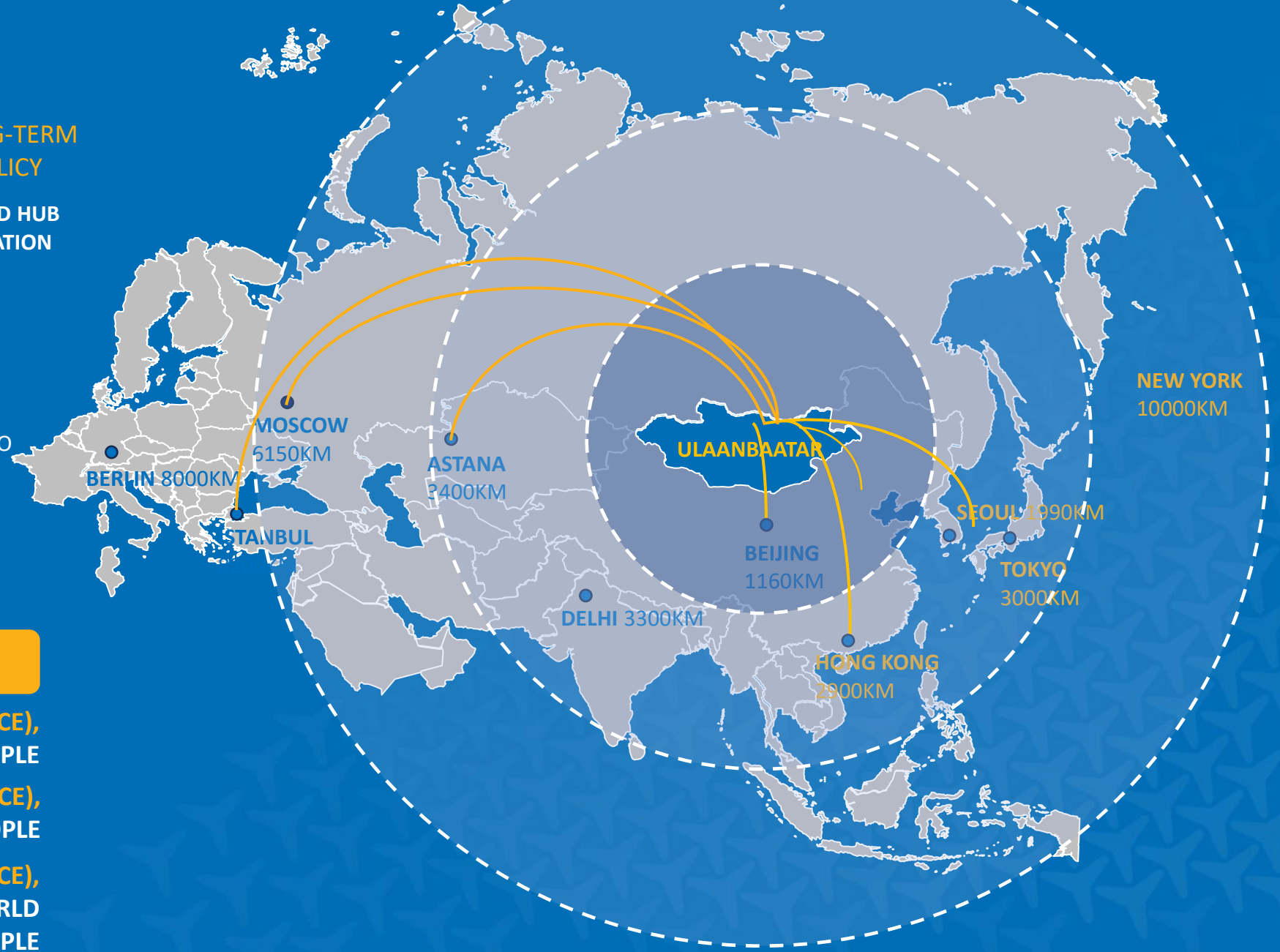
AH-3 INTERNATIONAL HIGHWAY WILL PASS  
THROUGH NEW ZUUNMOD CITY.

**WITH DIRECT FLIGHTS TO 379 AIRPORTS  
OF 52 COUNTRIES**

**WITHIN 1700 KM (2 HOURS FLIGHT DISTANCE),  
304 MILLION PEOPLE**

**WITHIN 3300 KM (4 HOURS FLIGHT DISTANCE),  
1,7 BILLION PEOPLE**

**WITHIN 5000 KM (6 HOURS FLIGHT DISTANCE),  
HALF OF THE WORLD  
POPULATION – 3,2 BILLION PEOPLE**





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## ULAANBAATAR

### POPULATION

2023		2040
<b>1725</b>		<b>2248</b>
thousand		thousand

14 satellite cities with  
440 thousand people

IN KHISHIG VALLEY  
**150,000 people**

#### NEW ZUUNMOD CITY



**34.000 People**

#### MAIDAR ECO CITY



**40.800 People**

#### ZUUNMOD CITY



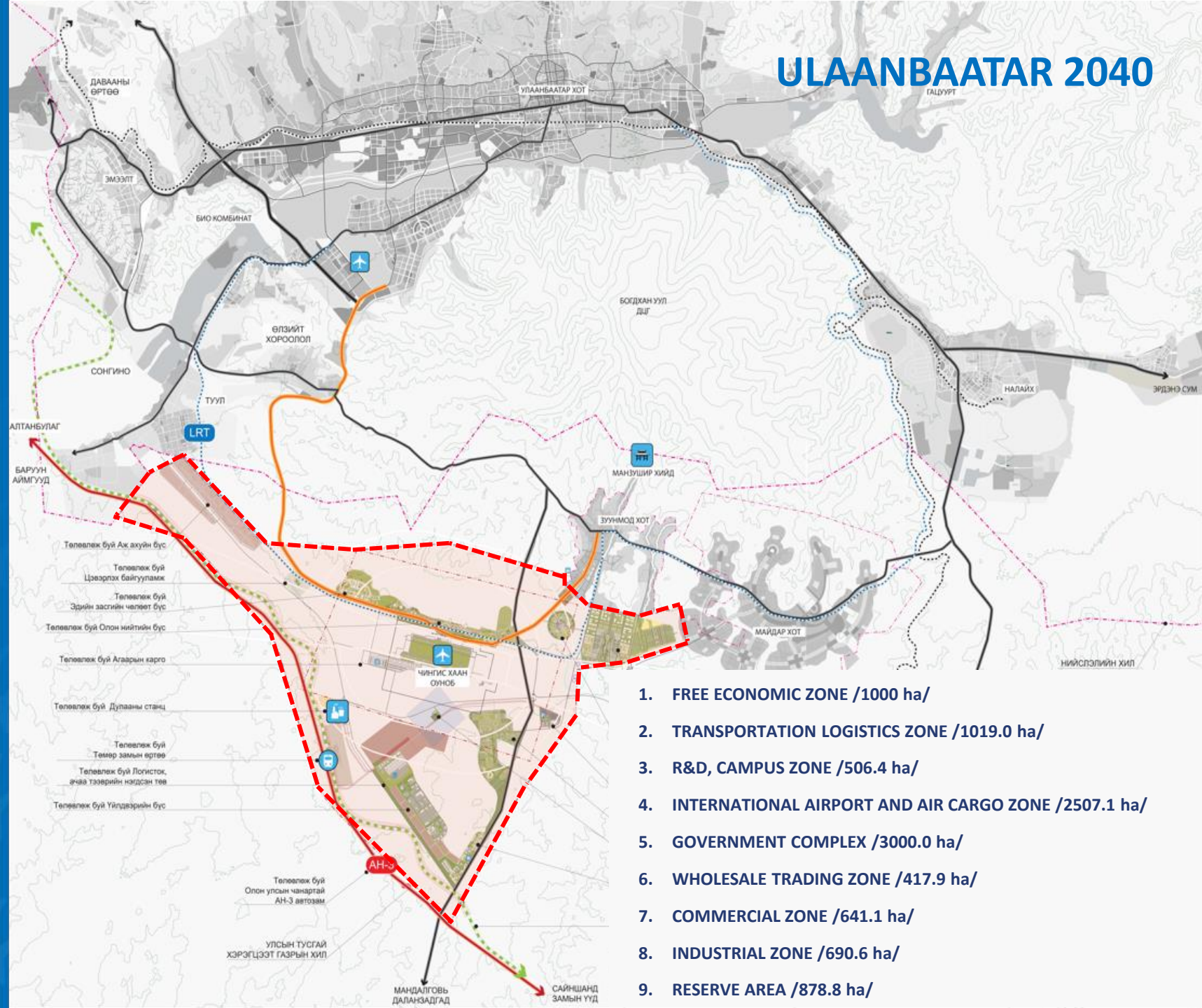
**70.000 People**

#### SERGELEN SUM



**3.500 People**

# ULAANBAATAR 2040



1. FREE ECONOMIC ZONE /1000 ha/
2. TRANSPORTATION LOGISTICS ZONE /1019.0 ha/
3. R&D, CAMPUS ZONE /506.4 ha/
4. INTERNATIONAL AIRPORT AND AIR CARGO ZONE /2507.1 ha/
5. GOVERNMENT COMPLEX /3000.0 ha/
6. WHOLESALE TRADING ZONE /417.9 ha/
7. COMMERCIAL ZONE /641.1 ha/
8. INDUSTRIAL ZONE /690.6 ha/
9. RESERVE AREA /878.8 ha/



# MASTER PLAN FOR THE NEW ZUUNMOD CITY CENTER (3,000 HECTARES)

## POWER SUPPLY

A TOTAL OF 102 KM POWER GRID  
35/10KV 2x10MVA  
110/35/10KV 2x25MVA 220/110/35KV  
2\*125MVA

**WORK PROGRESS-50%**

## WATER SUPPLY: PHASE-1

2X2000m<sup>3</sup> WATER TANK, 5 DEEP WELLS  
1 LIFT PUMP, 22 KM MAIN LINE

**WORK PROGRESS-60%**

## FLOOD PROTECTION

A TOTAL OF 11.2 KM 2 CHANNELS

**WORK PROGRESS -55%**

## HEAT SUPPLY: PHASE-1

HEAT SOURCE: PHASE-1, 120 GKAL/H STATION  
PIPELINE NETWORK-15KM

**WILL BEGIN IN 2025**

## COMMUNICATION

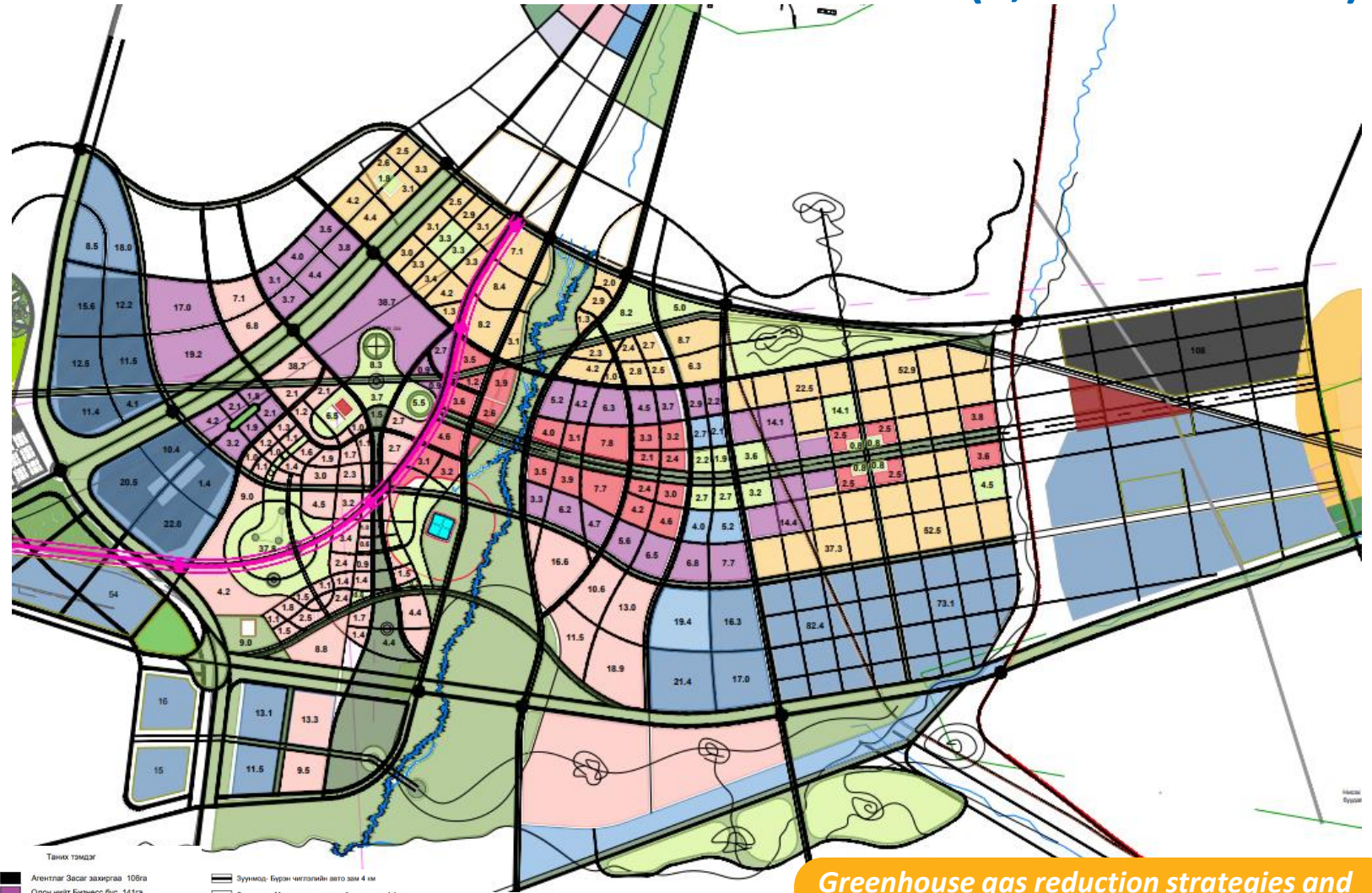
DIRECTION-1: 96 CORE FIBER CABLE - 22KM  
DIRECTION-2: 48 CORE FIBER CABLE-17KM

**PROGRESS-40%**

## SEWERAGE: PHASE-1

WWTP=20,000m<sup>3</sup>/day  
22KM MAIN LINE

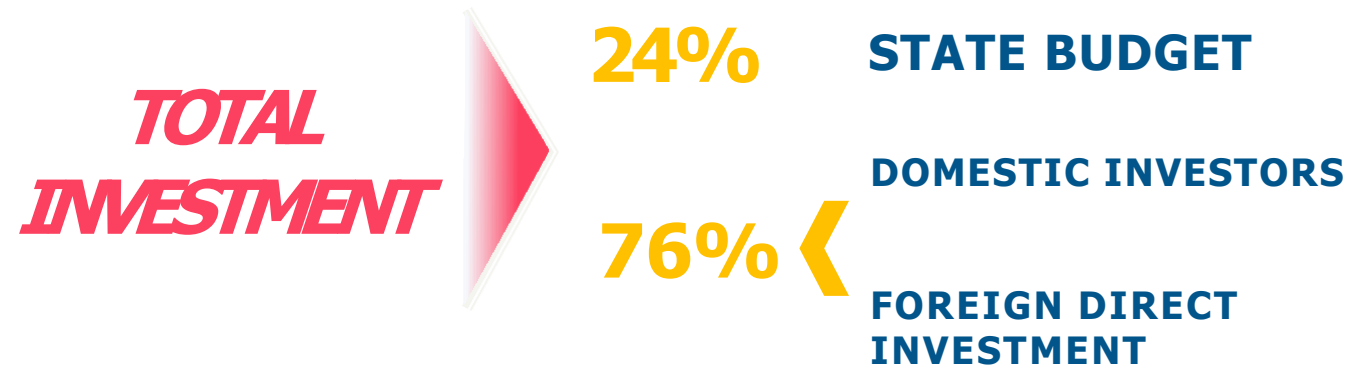
**WORK PROGRESS-60%**



- Танхим тэмдэг
- Агентлаг Засаг захиргаа 108га
  - Олон нийт Бизнесс бус 141га
  - Дата төв 19га
  - ЖДУ 302га
  - Орон сууцны бус 262га
  - Сульту-Совлын бус 215га
  - Цэцэрлэгт хуралын 236га
  - Нөмц бус 20га
  - Нарын панел байрлуулах бус 108га
  - Төлөөлтийн хил
  - Зуунмод - Бурэн чиглэлийн авто зам 4 км
  - Зуун мод - Маңдалгоь чиглэлийн авто зам 4.1 км
  - Төлөөлтийн авто зам
  - Дурсгалт газар
  - Газрын гадаргуу
  - Төлөөлөгч буй голын усан толио
  - Төлөөлөгч буй нийгмийн дэд бүтцийн байршил
  - Төлөөлөгч буй 2 түвшний нөмрөх зуулаар
  - Төлөөлөгч буй 1 түвшний тоиорог зуулаар

*Greenhouse gas reduction strategies and energy-efficient planning, alongside advanced technologies, will be integrated into the development of the new city.*

*New Zuunmod city has a planned 10,5million sq. m of construction area, which will create 80 thousand new workplaces.*



## ECONOMY / OVERVIEW

Billion MNT	2030	2035	2040
Total	26,771	38,883	66,333
GDP	13,714	20,651	36,457
-Agriculture	0.1%	0.2%	0.5%
-Industry	14.7%	14.1%	13.7%
-Services	85.2%	85.7%	85.8%



## GOVERNMENT PALACE, MINISTRY OF STATE AND GOVERNMENT ADMINISTRATION COMPLEX

**IN AREA OF 3000 HA:**

- Construction area of 400 thousand m<sup>2</sup>
- Joint complex of 6 ministries and agencies
- 5 thousand jobs
- About 15,000 people and social services
- Government service



## UNIVERSITY, STUDENT CAMPUS, R&D ZONE

**IN AREA OF 506.4 HA:**

- 26 900 population
- 22 000 students
- 3 900 teacher
- 1 000 international students
- 10.1 thousand jobs
- 3 900 university and its support services
- 6 200 science technology and high tech industry



## ROLE AND PLANNED DEVELOPMENT PROJECTS FOR NEW ZUUNMOD CITY

### TRANSPORT LOGISTICS ZONE

**IN AREA OF 1019 HA:**

- Construction area: 1,010,069 sq.m
- Building facilities– 42.8%
- Logistics operations outer area -7.2%
- Road transport infrastructure– 30.6%
- Engineering infrastructure– 19.4%

**10 MILLION TONS OF CARGO WILL BE  
TRANSPORTED PER YEAR.**





## KHUSHIG VALLEY FREE ECONOMIC ZONE

**1000 ГА ТАЛБАЙД:**

- Tourism and entertainment complex;
- International financial center;
- Trade, services and duty free zone ;
- Creative cultural production and film industry cluster;
- Data center and information technology cluster;
- Medical smart city.



**38 THOUSAND  
JOBS**



**3 MILLION  
TOURISTS A YEAR**



## INTERNATIONAL CONFERENCE AND EXHIBITION CENTER

- Construction site: 20,000m<sup>2</sup>
- Capacity: 2 large halls, 20 small halls
- International conferences, discussions, exhibitions, concerts and shows

## INDOOR ARENA

- Construction site: 45,000m<sup>2</sup>
- Capacity: 25,000 seats
- Sports, entertainment, trade services



## ROLE AND PLANNED DEVELOPMENT PROJECTS FOR NEW ZUUNMOD CITY

### PUBLIC TRANSPORTATION

- It possesses the capacity to accommodate the transport of 624,000 passengers per day.
- It will be integrated with the Ulaanbaatar metro system

The first line of the LRT is planned in the direction of Ulaanbaatar City 120 Myangat Uulzvar-Yarmag-Buyant Uhaa-"Chingis Khaan" International Airport-New Zuunmod City.





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# LIGHT RAIL TRANSIT (LRT) SYSTEM, BRIDGE, AND TUNNEL INFRASTRUCTURE ENCIRCLING BOGD KHAN MOUNTAIN

## FIRST PHASE

120 Myangat Intersection-  
Yarmag-Buyant Uhaa-  
"Chingis Khan" International  
Airport-New Zuunmod city

### DIRECTIONS:



50.1 KM ROAD



12 STATIONS



4 KM BRIDGES AND BRIDGE FACILITIES



70 PIPES

## SECOND PHASE

ЧИГЛЭЛ: New Zuunmod-Maydar-  
Nalaikh-Amgalan



60.5 KM ROAD



7 STATIONS



4.3 KM BRIDGES AND  
BRIDGE FACILITIES



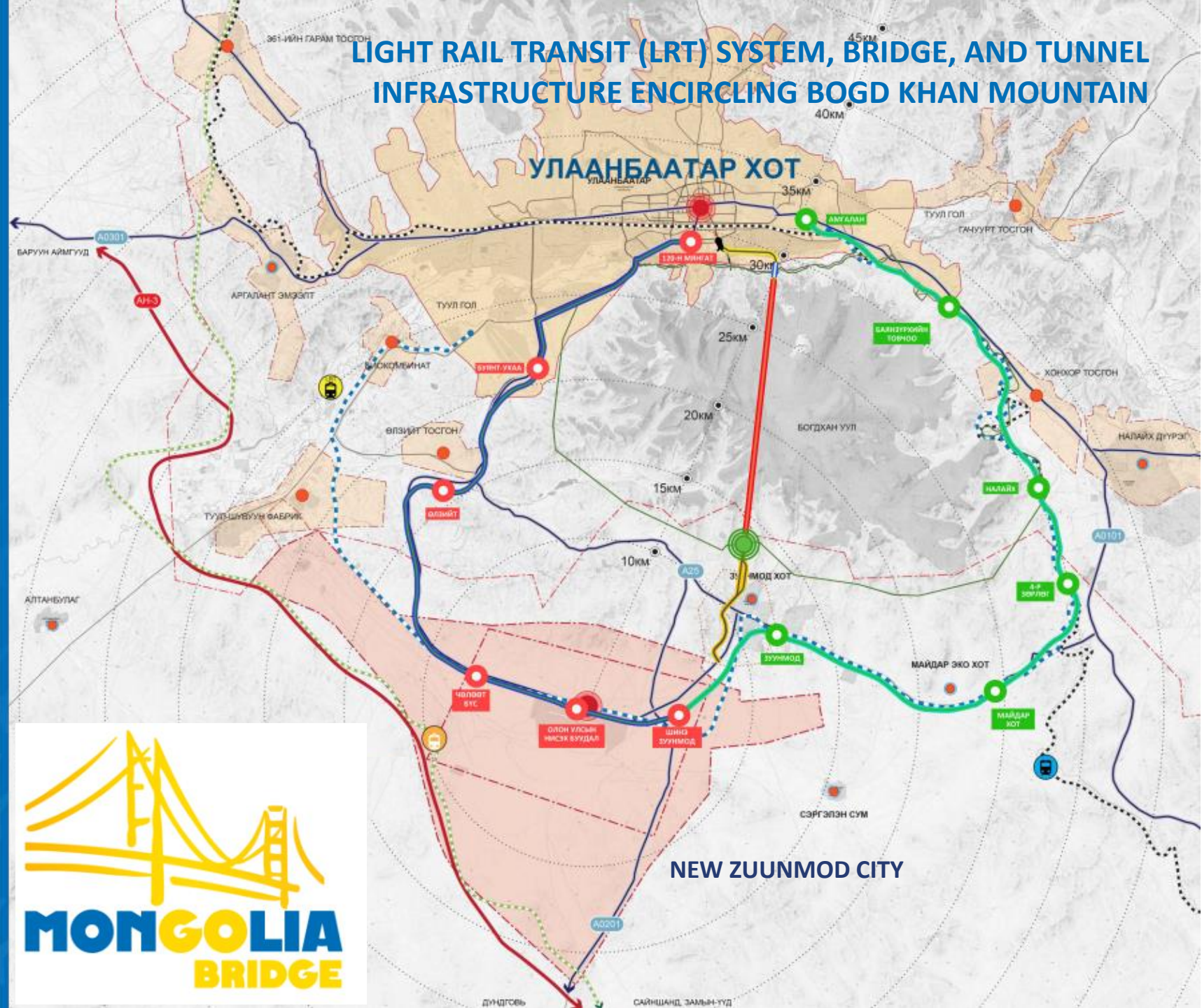
90 PIPES



1.1 KM TUNNEL

## TUNNEL

- The tunnel is 15.7 km from Khurkthree point to Nomt point
- Highway 4.4 km, bridge 900 m, highway 15.0 km







ADMINISTRATION OF  
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**LAWS OF MONGOLIA**

**NEW ZUUNMOD CITY LAW**

**6 CHAPTER  
29 ARTICLES  
June 5<sup>th</sup> 2024**

## **PURPOSE**

- ENSURING BALANCED REGIONAL DEVELOPMENT
- DECENTRALIZING ULAANBAATAR CITY
- CONSTRUCTING A CITY BASED ON OPTIMAL SPATIAL PLANNING
- DEFINING THE STATUS OF NEW ZUUNMOD CITY
- SUPPORTING URBAN DEVELOPMENT AND SUSTAINABLE DEVELOPMENT.

## **CITY ADMINISTRATION AND ORGANIZATION**

1. CITY COUNCIL
2. CITY GOVERNOR
3. CHIEF CITY ARCHITECT
4. URBAN DEVELOPMENT CORPORATION

## **ECONOMIC PRIORITIES**

1. TOURISM;
2. TRANSPORT LOGISTICS;
3. CULTURAL CREATIVE INDUSTRY AND CULTURAL HERITAGE;
4. SCIENCE, TECHNOLOGY AND INNOVATION;
5. INTERNATIONAL CONFERENCES, EXHIBITIONS AND TRADE;
6. INTERNATIONAL BANKING AND FINANCIAL ACTIVITIES

## TAX RELIEF

- Imported building materials and equipment that are registered as fixed assets in New Zuunmod City and cannot be supplied by domestic production will be **exempted from customs duties until 2030**.
- Extension of the VAT payment period for the specified construction materials and equipment **up to 4 years, with the option for the tax to be paid in installments over a 4-year period**.
- Business units operating in the Free Economic Zone of New Zuunmod City will be entitled to concessions and exemptions in accordance with the Free Zone Law



## NON TAX RELIEF

- Support for operational costs such as electricity, heating, and rent; and streamlining the process of issuing necessary business documents and permits;
- Provision of concessional loans for construction projects as a priority;
- Exemption from the payment of foreign labor is granted for the implementation of the new Zuunmod City Development Project
- In order to accelerate city development and boost investment, a 5-10 year stabilization certificate will be issued for investments ranging from 10 to 300 billion MNT, aimed at creating stable jobs and introducing advanced techniques and technologies
- The Governor of the city will sign a contract with any investor proposing to invest more than 300 billion MNT in the city construction development project, following the approval of the Government



WE INVITE YOU TO JOIN US IN THE  
DEVELOPMENT OF NEW ZUUNMOD CITY

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