

ORDINARY SAND ARIFWALA CITY ZONE-1
DISTRICT PAKPATTAN

a) Geological Survey, Location of the Zone and Assessment of the Mineral in the Zone:

The ordinary sand Pakpattan City Zone-2 is comprised over an area of 14274.59 acres and falls on Topo Sheets No. 44-F/3 of Geological Survey of Pakistan. The area of said mining zone is comprised over alluvial sand deposits that can be excavated after removal of overburden about 3-4 ft. An average quality of ordinary sand / Bhasser deposits is present in the mining zone area. This mining zone is easily approachable after travelling a distance about 5 KM on Arif Wala-Pakpattan Road that is linked with approach road from Chak 17EB leading towards the pits located in Chak 17EB.

b) Quality of Mineral in the Zone:

Average quality of ordinary sand deposits is present in the zone area.

c) Availability of Access Roads to the Zone:

This mining zone is easily approachable after travelling a distance about 5 KM on Arif Wala-Pakpattan Road that is linked with approach road from Chak 17EB leading towards the pits located in Chak 17EB.

d) Accessibility to the Market and Consumption of the Mineral in the Zone:

The main consumption market from this zone is Arifwala city and surroundings chaks.

e) Average excavated Quantity of Mineral from the Zone during last 05 Years:

The Average Excavated quantity of the mineral during last five years is not available because no Monthly Production Report (MPR) is submitted by the lessee. However, as per observations during site inspection of the zone, 15-20 Trollies/Day were being excavated from the leased area.

f) Previous Bidding History of the Zone:

Previous Bidding history of the zone is attached as **Annex-A**

g) Future Potential for Excavation from the Zone:

This area is enriched with deposit of average quality sand/bhasser. The excavation of sand/bhasser may increase in near future

h) Any Unique Factor at Site to consider the Reserved Price:

As per available information, the unique factor may be considered as "Nil"

RESERVE PRICE ESTIMATION OF ORD. SAND ARIFWALA CITY ZONE-1
DISTRICT PAKPATTAN

1	Previous Approved Reserve Price	Rs. 1,50,00,000/-
2	Last highest Operative bid during previous 06 years	=Rs.1,51,50,000/- <i>(valid till 15.05.2025)</i>
3	An average of all received bids during last 06 years (Rs.1,58,08,000 + Rs.2,95,40,000 + Rs.2,34,40,000 + 1,51,50,000)/4	=Rs.2,09,84,500/-
4	Average receipts per two years in the period of last 06 years (Rs. 58,60,000 + 1,51,50,000)/3	=Rs.70,03,333/-
5	An average of above (2), (3) and (4)	=Rs.1,43,79,277/-
6	Proposed base price	=Rs.1,51,50,000/-

Note:

“The aforesaid factor available at serial#3 is not taken as proposed base price as the received bids could not be matured therefore the base price is proposed as last highest operative bid amounting to Rs. 1,51,50,000/-”

Sr. No.	Major Factors	Maximum Weightage (%)	Weightages assigned (%)	Calculated amount (in Rs)
1	Geological survey, location of zone and assessment of mineral in the zone	Up to 20% of base price	--	--
2	Quality of the minerals in the zone		5	7,57,500
3	Availability of access road to the zone		5	7,57,500
4	Accessibility to the market and consumption of the mineral in the zone		5	7,57,500
5	Future potential of excavation from the zone		5	7,57,500
6	Any unique factor at the site of the zone relevant for determining the reserve price	-	-	-

7	Location of surrounding blocks/ zones and its impact on the reserve price of this zone.	The detail of surrounding blocks/zones falling in between 10 Km radius of zone under discussion is given below:		
		Name of Mining Zone	Bid Money / Reserve Price (Rs.)	Main Consumption Market
		Arifwala City Zone-2	2,16,82,000/- w.e.f 04.01.2024 to 03.01.2026	Arifwala City and its surrounding areas.
		Qaboola Zone	1,66,51,000/- w.e.f 28.12.2024 to 27.12.2026	Qaboola Town
		Ghaziabad Chichawatni Zone-A	2,01,61,000/- w.e.f 06.06.2024 to 05.06.2026	Chichawatni City
		Sahiwal Zone-1	7,01,00,000/- w.e.f 04.01.2024 to 03.01.2026.	Sahiwal city
		Pakpattan City Zone-2	3,41,00,000/- w.e.f 28.03.2025 to 27.03.2027.	Pakpattan City
The main consumption market of said zone is Arifwala city and surrounding chaks etc.As aforesaid mining zones have entirely different market as compared with the mining zone in question except Arifwala				

		City zone-2 which have equal consumption market but on ground the market is mostly feeded by Arifwala City zone 2 as most of the area of Arifwala City zone 1 is covered by the housing societies therefore, proposed reserve price of this zone will not has any adverse impact on nearby zone.
Total of contributing factors per two years.		30,30,000/-
Proposed base price per two years		1,51,50,000/-
Reserve price=total of contributing factors +base price per two years		1,81,80,000/-
Say		1,82,00,000/-

**Assistant Director
Mines & Minerals Sahiwal**

**PREVIOUS BIDDING HISTORY OF ORDINARY SAND ARIFWALA CITY ZONE-1,
DISTRICT PAKPATTAN**

Date of auction	Amount (Rs.)	Remarks.
12.05.2004	6,25,000/-	The bid was rejected by the LA being low.
02.06.2004	7,60,000/-	Granted and completed its tenure 03.09.2008
04.06.2008 15.07.2008 16.08.2008	-	The auction could not be held due to interim order issued by the learned Civil Court, Pakpattan.
13.10.2008	15,00,00/-	Granted and completed its tenure 14.10.2010
12.10.2010	22,22,000/-	Granted and completed its tenure 31.10.2012
30.08.2012	60,32,000/-	The bid was rejected by the LA being low.
05.10.2012	62,03,200/-	Granted w.e.f 01.12.2012 to 30.11.2015 but revoked due to non-payment of 3 rd installment.
23.11.2013	50,00,000/-	The bid was rejected by the LA being low.
23.12.2013	--	No Bid.
23.01.2014 24.02.2014 12.05.2014	-	No Bid.
11.06.2014	50,32,000/-	Granted and completed its tenure 01.07.2016
14.07.2016	---	No Bid.
17.08.2016	1,29,00,000/-	Granted and completed its tenure 05.09.2018
13.08.2018	-	The zone was revised prior to open auction dated 13.08.2018 but could not be placed into open auction due to pending approval from Government of Punjab Mines & Minerals Department.
03.09.2018	-	No bid
03.10.2018	-	Chairman Auction Committee refused to chair the auction proceedings due to Law & Order situation as a result of fight amongst the participants in auction hall.
26.12.2018 26.01.2019 20.02.2019	-	The auction could not be held due to interim order issued by the learned Civil Court, Pakpattan.
13.09.2019	1,58,08,000/-	The bid was rejected by the LA being low.
01.10.2019	2,95,40,000/-	The bid was rejected by the Licensing Authority due to interim order issued by the Lahore High Court, Multan Bench in Writ Petition No.15911/2019.
05.11.2019	-	The auction could not be held due to interim order issued by the Lahore High Court, Multan Bench in Writ petition No.15911/2019.
29.11.2019	-	The auction could not be held due to interim order issued by the learned Civil Court, Pakpattan.
16.12.2019		No bid

05.03.2020	-	The auction could not be held due to interim order issued by the learned Civil Court, Pakpattan.
17.04.2020	-	The auction could not be held due to interim order issued by the learned Civil Court, Pakpattan.
21.05.2021	2,34,40,000/-	Granted w.e.f 19.06.2020 but revoked due to non-payment due 2 nd installment on 22.12.2020.
11.04.2023	1,51,50,000/-	Granted on 16.05.2023 and it will expire on 15.05.2025.