

SAND/GRAVEL KOT RAJA KHANPUR ZONE DISTRICT CHAKWAL

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

This sand/gravel zone over an area of 24047.50 starts from Chakwal-Choa Saidan Shah road along the northern flanke of salt range at some distance within the Nala Bunhauw covering different nearby villages i.e. Bhala Kariala, Buley Hijal, Kot Raja, Deed wal, Rabal, Sahgalabad, Khan Pur and Takia Shah Murad/Jandial. The main working/ excavation of Sand/Gravel is near Takia Shah Murad/jandial whereas other areas outside the nala have been included in the zone for covering area to avoid illegal excavation of sand/gravel.. The zone area contains both sand and gravel mineral therefore, it is granted as sand/gravel. Every year fluvial deposits accumulate in nullah. The sand and gravel stone originating from the mountainous areas and deposited in the nallah.

b) Quality of Mineral in the Zone:

The quality of sand is medium type, which is used for construction of buildings in local areas. As far as gravel is concerned, its nature is the same as that of any rainy Nala in different districts. One crusher is installed in the area near Takia Shah Murad village which is reportedly being dismantled by the owner in near future. The excvaton from zone is mainly of sand/gravel for Chakwal city.

c) Availability of Access Road to the Zone:

There are different metalled roads approaching to this zone. Since mainly the zone falls in between the Chakwal-Choa Saidan Shah raod and Chakwal-Jhelum Road as such one metalled road starts from Dhok Talian at Chakwal-Choa Saidan Shah Road which leads to Takia Shah Murad and different nearby villages.The above said villages are connected with different small roads which also pass in or nearby outside main Nala containing sand/gravel deposits.

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

The main market of the zone is Chakwal city and other villages along the Chakwal-Jhelum road and Chakwal-Choa Saidan Shah Road.

e) Average Excavated Quantity of Mineral from the Zone During Last 5 years:

An average excavated mineral during past five years cannot be assessed as no record is available with this office in this regard, however reported, average excavated quantity of sand from the zone is about 02-03 Dumpers and 5 to 10 Trollies per day.

f) Previous Bidding History of the Zone:

Attached as **Annexure "A"**.

g) Future Potential for Excavation from the Zone:

The excavated quantity of sand/gravel is being used in road projects as well as for other domestic use in Chakwal city and nearby villages. The future potential remains the same.

h) Any Unique Factor at the Site of Zone Relevant for Determining Reserved Price:

Nil

i) Location of surrounding blocks/zones and its impact on the reserve price of this block:

One sand/gravel zone namely Bhoun Mureed stands vacant at the reserve price of Rs. 30,01,000/- falls in the vicinity of said zone at a distance of about 10 Km.

DISTRICT CHAKWAL

Sand/Gravel Kot Raja Khanpur Zone.

1. Last approved Reserve Price of existing zone = Rs. 70,00,000/-
 2. Last approved bid of existing zone during previous 06 years = Rs. 70,70,000/-
(Valid upto 07.11.2024)
 3. An average of all received bids of existing zone during last 06 years
(1,11,00,000+66,05,000+70,70,000)/3 = Rs. 82,58,333/-
 4. Average receipts of existing zone per two years in the period of last 06 years
(1,11,00,000+66,05,000+70,70,000)/3 = Rs.82,58,333/-
 5. An average of above (2), (3) and (4)
(70,70,000+82,58,333+82,58,333)/3 = Rs. 78,62,222 /-
- As the zone remained vacant for almost two years and reserve price was
6. reduced from Rs. 1,20,00,000/- to Rs. 55,00,000/- therefore, = **Rs. 70,70,000/-**

Proposed base price= Last Operative bid

Sr. No.	Major Factors	Maximum Weightage (%)	Weightage assigned (%)	Calculated amount (In Rs:)
1	Geological survey, location of the block and assessment of mineral in the blocks or zones;	Upto 20% of base price	0	
2	Quality of the mineral in the blocks or zones		0	
3	Availability of access road to the blocks or zones		2	1,41,400
4	Accessibility to the market and consumption of the mineral in the blocks or zones.		1	70,700
5	Future potential for excavation from the blocks or zones; and		Nil	
6	Any unique factor at the site of the blocks or zones relevant for determining the reserved price	Crusher is currently installed however as per learned sources the owner of crusher is going to dismantle crusher from the site in near future.	2	1,41,400
7.	Location of surrounding blocks/zones and its impact on the reserve price of this zone.	In 10 Kms radius of this zone no other zone of ordinary sand or sand/gravel falls.	Nil	0
Total of contributing factors per two years				3,53,500/-

Proposed base price per two years	70,70,000/-
Reserve Price= Total of contributing factors+ Base price per two years.	74,23,500/-
Proposed Reserve Price	75,00,000/-

Decision

Bidding History of Kot Raja Khanpur Zone

Sand/Gravel Tamman Zone.		
Date of Auction	Bid Money	Remarks
24.02.2014	35,05,000/-	Bid was accepted. Lessee completed the tenure.
16.04.2016	1,11,00,000/-	Bid was accepted. Lessee completed the tenure.
11.04.2018	No Bid	
07.05.2018	No Bid	
04.06.2018	No Bid	
13.08.2018	No Bid	
03.09.2018	No Bid	
03.10.2018	No Bid	
27.12.2018	No Bid	
22.01.2018	No Bid	
21.02.2019	No Bid	
11.09.2019	66,05,000/-	Bid was accepted. Lessee has paid all the installments. Lease tenure is going to compete on 24.09.2021.
15.10.2022	70,70,000/-	Bid was accepted. Lessee has paid all the installments. Lease tenure is going to compete on 07.11.2024.