

ORDINARY SAND OKARA ZONE-2
DISTRICT OKARA

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

The ordinary sand Okara Zone-2 is comprised over an area of 25179.236 acres and falls on Topo Sheets No. 44-F/6, 44-F/9 & 44-F/10 of Geological Survey of Pakistan. Most of the zone area is comprised over alluvial sand deposits that can be excavated after removal of overburden about 2-3 ft. However fluvial deposits are also available in the zone area as an old bed of "River Bias" exist in the zone that is non-replenish able as River Bias has dried up since long. An average quality of ordinary sand deposits is present in the zone area. This mining zone is easily approachable after travelling a distance about 13 KM on Okara-Depalpur Road that is linked with approach road to 32-2L near 39-Chowk leading towards the pits located in 32-2L

b) Quality of Mineral in the Zone:

Average quality of ordinary sand/bhasser 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 13 KM on Okara-Depalpur Road that is linked with approach road to 32-2L near 39-Chowk leading towards the pits located in 32-2L.

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

The main consumption market of this zone is Okara City and surroundings chaks i.e 32-2L, Dhaliwal, 30-4L etc. Mostly ghasser deposits are excavated from the zone used in nearby brick kilns as well as for filling purposes.

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, 25-30 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. The excavation of sand may increase in near future

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

The main consumption market of said zone is Okara City and surrounding chaks etc and Okara zone - 4&5 and zone in question will share the common consumption market i.e Okara City and to rationalize the reserve price of mining zone in question with the surrounding mining zones in question having

equal consumption market a weightage factor of 10% with respect to its base price is added while determining the reserve price of mining zone in question.

RESERVE PRICE ESTIMATION OF ORD. SAND OKARA ZONE-2,
DISTRICT OKARA

1	Previous Approved Reserve Price	Rs. 5,00,00,000/-
2	Last highest Operative bid during previous 06 years	Rs.5,10,50,532/- (Valid up to 29-05-2025)
3	An average of all received bids during last 06 years (1,50,32,000 + 2,00,32,000/- + 5,10,50,532/-)/3	Rs.2,87,04,844/-
4	Average receipts per two years in the period of last 06 years (1,50,32,000 + 2,00,32,000 + 5,10,50,532/-)/3`	Rs.2,87,04,844/-
5	An average of above (2), (3) and (4)	Rs.3,61,53,407/-
6	Proposed base price	Rs.5,10,50,532/-

Sr. No.	Major Factors	Maximum Weightage (%)	Weightages assigned (%)	Calculated amount (in Rs)															
1	Geological survey, location of block and assessment of mineral in the block	Up to 20% of base price	-	-															
2	Quality of the minerals in the block		5	25,52,527/-															
3	Availability of access road to the blocks		5	25,52,527/-															
4	Accessibility to the market and consumption of the mineral in the block		5	25,52,527/-															
5	Future potential of excavation from the block		5	25,52,527/-															
6	Any unique factor at the site of the block relevant for determining the reserve price	-	10	51,05,053/-															
7	Location of surrounding blocks/ zones and its impact on the reserve price of this block.	<p>The detail of surrounding blocks/zones falling in between 10 Km radius of zone under discussion is given below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Name of Mining Zone</th> <th>Bid Money / Reserve Price (Rs)</th> <th>Main Market Consumption</th> </tr> </thead> <tbody> <tr> <td>Okara zone-4</td> <td>7,15,00,000/- (26.10.2023 to 25.10.2025)</td> <td>Depal Pur City, Okara City and nearby Chaks i.e. 32/2L, 49/2L, 50/2L, 23/4L, 25/4L, 27/4L, 30/4L</td> </tr> <tr> <td>Sahiwal Zone-2</td> <td>2,60,00,000/- (06.06.2024 to 05.06.2026)</td> <td>Nearby chaks i.e 47/5-L, 49/5-L, Yousafwala and Qadirabad town in District Sahiwal.</td> </tr> <tr> <td>Okara zone-5</td> <td>6,11,99,999/- (04.01.2025 to 03.01.2026)</td> <td>Okara city and surrounding chaks</td> </tr> <tr> <td>Mian Chorasta Zone</td> <td>3,25,00,000/- (25.10.2023 to 24.10.2025)</td> <td>Depalpur and nearby chaks</td> </tr> </tbody> </table>			Name of Mining Zone	Bid Money / Reserve Price (Rs)	Main Market Consumption	Okara zone-4	7,15,00,000/- (26.10.2023 to 25.10.2025)	Depal Pur City, Okara City and nearby Chaks i.e. 32/2L, 49/2L, 50/2L, 23/4L, 25/4L, 27/4L, 30/4L	Sahiwal Zone-2	2,60,00,000/- (06.06.2024 to 05.06.2026)	Nearby chaks i.e 47/5-L, 49/5-L, Yousafwala and Qadirabad town in District Sahiwal.	Okara zone-5	6,11,99,999/- (04.01.2025 to 03.01.2026)	Okara city and surrounding chaks	Mian Chorasta Zone	3,25,00,000/- (25.10.2023 to 24.10.2025)	Depalpur and nearby chaks
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		The main consumption market of said zone is Okara City and surrounding chaks etc and Okara zone -4&5 and zone in question will share the common consumption market i.e Okara City and to rationalize the reserve price of mining zone in question with the surrounding mining zones in question having equal consumption market a weightage factor of 10% with respect to its base price is added while determining the reserve price of mining zone in question.
Total of contributing factors per two years.		1,53,15,160/-
Proposed base price per two years		5,10,50,532/-
Reserve price=total of contributing factors +base price per two years		6,63,65,691/-
Say		6,65,00,000/-

**Assistant Director Mines & Minerals,
District Sahiwal**

PREVIOUS BIDDING HISTORY OF ORDINARY SAND OKARA ZONE-2,
DISTRICT OKARA

Date of Auction	Amount (Rs.)	Remarks
14.02.2011	1,50,00,000/-	The bid was rejected being low.
12.03.2011		No bid
11.04.2011	1,56,01,000/-	The bid was rejected being low.
08.06.2011 - 08.10.2011		No bid
15.11.2011	50,00,000/-	The bid was rejected being low.
13.12.2011		No bid.
26.01.2012	40,32,000/-	The bid was rejected being low.
25.02.2012 - 14.05.2012		No bid
06.06.2012		Auction could not be conducted due to restraining orders issued by Civil Court, Okara.
19.06.2012		
31.07.2012		No bid
31.08.2012		Auction could not be conducted due to restraining orders issued by Civil Court Okara.
02.10.2012		No bid
26.11.2012	1,60,00,000/-	Granted against a bid of Rs.3,00,00,000/- on 01.01.2013 but surrendered on 09.05.2013 after 4 months of its grant.
17.06.2013 - 28.12.2013		No bid
01.03.2014	1,10,03,200/-	Granted on 11.07.2011 and completed its tenure.
22.03.2016		Auction could not be conducted due to restraining orders issued by Lahore High Court, Multan Bench, Multan.
19.04.2016	1,22,00,000/-	Granted w.e.f. 10.05.2016 and completed its tenure
09.04.2018		No Bid
09.05.2018		The bid was rejected being low.
04.06.2018	1,50,32,000/-	Granted w.e.f. 16.01.2019 and completed its tenure two years.
21.12.2020		No bid
11.01.2021	2,00,32,000/-	Granted w.e.f. 04.02.2021 to 03.02.2023 and completed its tenure.
10.04.2023		The auction was not conducted.
10.05.2023	5,10,50,532/-	Granted w.e.f. 30-05-2023 and will complete its tenure on 29-05-2025