

*Profile of Mining Concession for Estimation of Reserved Price under Rule-197 (A)  
of the Punjab Mining Concession Rules, 2002*

**SANDSTONE PIPRALI BLOCK NO. 1 DISTRICT KHUSHAB**

- a) **Geological Survey, Location and Assessment of Mineral in the Block:**  
The area of said block falls on Topo Sheet No. 43-D/3 of Survey of Pakistan and consists upon 80.31 acres. The block is located near Piprali town, District Khushab. Most of area in the block contains thick deposits of Khewra Sandstone Formation. The color of sand stone is yellowish brown to brown and fine grained in nature. Sufficient quantum of sandstone is available in the block area for excavation of many years. This block is granted against a bid of Rs. 150,000/- for period of five year and valid up to 29.01.2019.
- b) **Quality of Mineral in the block:**  
The quality of sandstone in the area is medium, The deposit is in shape of slabs and is normally used as foundation/base material for the construction of buildings, in the graveyards and for ramps of the houses in the vicinity area.
- c) **Availability of Access Road to the block:**  
The block is accessible through a Katcha path of 03 Kms from Piprali town which is connected with the Kathwai-Jhalar single metaled road.
- d) **Accessibility to the Market and Consumption of the Mineral in the block;**  
The quality of excavated sandstone is medium and the market of the block is only for local villages and town i.e. Piprali, Jhalar, Sodhi Bala, Sodhi Zeri and surrounding area. Already 01 block namely Sandstone Piprali-2 is granted within radius of 10km of this block against bid of Rs. 180,000/- for 5 years valid upto 04.08.2020 which share the same consumption market.
- e) **Average Excavated Quantity of Mineral from the block during Last 5 years:**  
An excavation during past 05 years cannot be assessed as no record in this regard is available with this office. However as per observations, during site inspection of the area, an average excavation of sandstone is about 01 to 02 trollies per day as or on demand basis.
- f) **Previous bidding history of the block:**  
Attached as "Annex-A"
- g) **Future potential for excavation from the block:**  
Information of any project near this block is not available in this office, therefore, future potential is expected to be remained 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:**

Already 01 block namely Sandstone Piprali-2 is granted within radius of 10km of this block against bid of Rs. 180,000/- for 5 years which share the same consumption market.

Keeping in view of above, 80% of the base price is added to make the reserve price rational with already granted block in the vicinity.



**PREVIOUS BIDDING HISTORY OF THE BLOCK OF SANDSTONE PIPRALI (1),  
DISTRICT KHUSHAB**

<b>Bidding history</b>	i. Date of approval of block by competent authority			
	ii. Bidding history	<i>Date of auction</i>	<i>Bid received (in Rs.)</i>	<i>Remarks</i>
		31-08-2006	100,000/-	Bid was accepted. Work order was issued on 25-09-2006. Lessee surrendered the area and possession was taken over on 28-08-2007.
		24-10-2007	-	No one person participated in the auction, therefore, auction could not be held.
		22-11-2007	No Bid	-
		19-12-2007	-	No one person participated in the auction, therefore, auction could not be held.
		13-03-2008	No Bid	-
		03-04-2008		
		05-05-2008	-	No one person participated in the auction, therefore, auction could not be held.
		11-06-2008	125,000/-	Bid was accepted. Lessee completed his tenure and possession was taken over on 05-07-2013.
		05-06-2013	No Bid	-
		24-07-2013	-	No one person participated in the auction, therefore, auction could not be held.
		12-08-2013	No Bid	-
		19-09-2013		
		22-10-2013	-	No one person participated in the auction, therefore, auction could not be held.
		25-11-2013	No bid	-
		23-12-2013		
		24-01-2014	150,000/-	Bid was accepted. Work order was issued on 30-01-2014. The lease period will be completed on 29-01-2019.

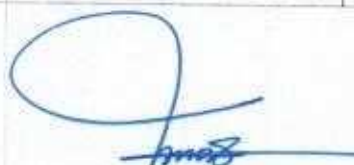




**RESERVE PRICE OF SANDSTONE BLOCK (I) PIPRALI,**  
**DISTRICT KHUSHAB**

1.	<b>Previous approved reserve price</b>	<b>Nil</b>
2.	Last highest Operative bid during previous 10 years <b>Valid up to 29-01-2019</b>	= Rs. 150,000/- for 5 years = Rs. 90,000/- for 3 years
3.	An average of all received bids during last 10 years <b><math>(125,000+150,000)/2=137,500/-</math></b>	= Rs. 137,500/- for 5 years = Rs. 82,500/- for 3 years
4.	Average receipts per three years in the period of last 10 years  <b><math>(125,000+150,000)/10 \times 3 = (275,000 \div 10) \times 3 = 27,500 \times 3 = 82,500/-</math></b>	= Rs. 82,500/-
5.	An average of above (2), (3) and (4) <b><math>(90,000 + 82,500 + 82,500) = 255,000 \div 3 = 85,000/-</math></b>	= Rs. 85,000/-
6.	Proposed base price  (As the last operative bid for period of three years is highest from above Sr. No. 3, 4 & 5. Therefore, it has been chosen as base price i.e. Rs.90,000/-).	=Rs. 90,000/-

Sr. No	Major Factors	Maximum Weight-age (%)	Weight-ages 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	1,800/-
2	Quality of the minerals in the block		4	3,600/-
3	Availability of access road to the blocks		4	3,600/-
4	Accessibility to the market and consumption of the mineral in the block		4	3,600/-
5	Future potential of excavation from the block		2	1,800/-
6	Any unique factor at the site of the block relevant for determining the reserve price		0	0
7	Location of surrounding blocks/ zones and its impact on the reserve price of this zone.	Already 01 block namely Sandstone Piprali-2 is granted within radius of 10km of this block against bid of Rs. 180,000/- for 5 years which share the same consumption market.	80	72,000/-



	Keeping in view of above, 80% of the base price is added to make the reserve price rational with already granted block in the vicinity.		
Total of contributing factors for three years.	96%	86,400/-	
Proposed base price per three years		90,000/-	
Reserve price - total of contributing factor + basis price per three years		176,400/-	
	Say	180,000/-	


  
Assistant Director  
Mines & Minerals, Khushab


**Decision:**


The special expert committee considered the above reserve price estimated by the field office khushab and after thorough deliberation, committee is agreed to approve the reserve price of Rs. 180,000/- for sandstone Piprali (1), District Khushab.

  
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(IJAZ HADYAT)  
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MINING, KHUSHAB



**ORDINARY SAND KHUSHAB ZONE NO. 2 DISTRICT KHUSHAB**

**a. Geological Survey, location and assessment of mineral in the zone:**

Geologically ordinary sand Khushab zone (2) is consisting upon fluvial deposits of surface, as well as, alluvial deposits of sand/ghassar having thin layer of 5-8 feet of surface soil and located on survey of Pakistan Topo Sheets No.43-D/4,8 & 44-A/1,5. The ordinary sand Khushab zone (2) comprises over an area of 15221.59 acres is located in river bed of Jhelum River in the South-East direction of Khushab City Tehsil and District, Khushab. It also partially comprises upon sand dunes. The zone is located near Khushab along with the river Jhelum and district boundary between Khushab and Sargodha. Girot by pass which is linked with Jauharabad- Muzaffargarh metaled roads passing along this zone. Average length of the zone is 30 K.M and average width is 2.5 K.M. An excavation of sand from the zone is subject to consent of land owner\* to make pits of sand in his land. It is necessary to mention here that 30-40% leased area is cultivated, but even from that area; sand excavation is possible subject to permission of landowner. Sand of this zone is used for both construction and filling purpose. Sand is available throughout its entire length from North to South. Sand is being excavated at Joya and Chhannay wala (Girot Pattan) without any overburden of clay/soil. Layer of clay/soil ranging from 5 to 8 feet present in Tibba Qaimdin and Havaili Charagh in the zone. Total area of the zone is 15221.59 acres and is granted against a bid of Rs.13,005,000/- and valid upto 19.12.2018.

**b. Quality of Mineral in the zone:**

Most of the sand deposits in the zone are of good quality with medium to coarse size. However, quality is varying at different locations in the zone due to different land forms. Overall quality of sand can be graded as medium to good.

**c. Availability of access road to the zone:**

Zone area is connected with Jauharabad-Muzaffargarh metaled which is further linked with Girot By pass metaled road at Havaili Charagh to access the main deposits through katcha roads.

**d. Accessibility to the market and consumption of the mineral in the zone:**

Mostly sand from this zone is supplied to Khushab, Jauharabad, Jalalpur, surrounding brick kilns in District Khushab and Sahiwal city, District Sargodha.

**e. Average excavated quantity of mineral from the zone during last 5 years:**

An average excavation during past five years cannot be assessed, as no record of production in this regard is required to be maintained as per provision of rules. Normally sand is excavated from the zone as per demand and supply basis. As per



observations during site inspection about 10 to 15 trollies/Dumpers/Trucks of sand are excavated per day during off season however, in peak season 30 to 35 trollies/Dumpers/Trucks are being excavated per day.

**f. Previous bidding history of the zone:**

Annex-A

**g. Future potential for excavation from the zone:**

Although good sand deposits are available, yet usual excavation of sand is expected because of no mega project in this area.

**h. Any unique factor at the site of zone relevant for determining reserve price:**

Nil

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**PREVIOUS BIDDING HISTORY OF THE ZONE NAMELY ORDINARY SAND KHUSHAB  
ZONE (2), DISTRICT KHUSHAB**

Bidding history	iii. Date of approval of zone by competent authority	15-12-2012		
	iv. Bidding history	<i>Date of auction</i>	<i>Bid received (in Rs.)</i>	<i>Remarks</i>
		17-12-2012	6,100,000/-	Bid was accepted. Work order was issued on 05-01-2013. Lease was cancelled due to non-payment of 3 <sup>rd</sup> installment. Possession of the leased area was taken over on 11-01-2014 in favor of government.
		24-01-2014	No Bid	-
		24-02-2014	6,250,000/-	Bid was accepted. Work order was issued on 08-03-2014. The lease completed his tenure. Possession of the leased area was taken over on 08-03-2016 in favor of government.
		14-03-2016	-	Civil court granted status quo against the auction.
		13-04-2016	No Bid	-
		14-05-2016	-	-
		18-07-2016	-	No one person participated in the auction, therefore, auction could not be held.
		18-08-2016	-	-
		20-09-2016	-	-
		29-11-2016	13,005,000/-	Bid was accepted. Work order was issued on 20-12-2016. The lease period will be completed on 19-12-2018.





**RESERVE PRICE OF ORDINARY SAND KHUSHAB ZONE (2),**  
**DISTRICT KHUSHAB**

1.	Last approved reserve price	=Rs.7,500,000/-
2.	Last highest Operative bid during previous 06 years <b>Valid up to 19-12-2018</b>	= Rs. 13,005,000/-
3.	An average of all received bids during last 06 years $(6,100,000+6,250,000+13,005,000)/3 = 25,355,000 \div 3 = 8,451,667$	= Rs.8,451,667 /-
4.	Average receipts per two years in the period of last 06 years $(3,050,000+6,250,000+13,005,000)/3 = 22,305,000 \div 3 = 7,435,000$	= Rs. 7,435,000 /-
5.	An average of above (2), (3) and (4) $(13,005,000+8,451,667+7,435,000)/3 = 28,891,667 \div 3 = 9,630,556$	= Rs. 9,630,556/-
6.	Proposed base price  As the last operative bid is the highest from above Sr. No. (3), (4) & (5), therefore it has been chosen as proposed base price.	=Rs. 13,005,000/-


Sr. No.	Major Factors	Maximum Weight-age (%)	Weight-ages 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	260,100/-
2	Quality of the minerals in the block		4	520,200/-
3	Availability of access road to the blocks		4	520,200/-
4	Accessibility to the market and consumption of the mineral in the block		4	520,200/-
5	Future potential of excavation from the block		2	260,100/-
6	Any unique factor at the site of the block relevant for determining the reserve price		-	-
7	Location of surrounding blocks/ zones and its impact on the reserve price of this zone.	<p>Four zones are available within radius of 10kms of the zone, which detail is as under;</p> <p>1. <b>ML-KHB-Ordinary sand Khushab Zone (1)</b> is lying in North direction of this zone and granted against the bid of Rs.30, 500,000 w.e.f. 07-09-2017, comprising upon 21888.43 acres of mostly fluvial deposits having average length 37K.M and width 2.5 K.M with 80-90 % of fluvial deposits.</p> <p>2. <b>ML-KHB-Ordinary Sand Hadali Jalalpur Zone</b> is lying in North-West direction of this zone and fetched a bid of Rs.4,670,000/- in open auction dated 08-10-2018, comprising upon 26,369.83 acres of mostly alluvial deposits having average length of 11.0 K.M and width 10K.M with 95% of alluvial deposits.</p> <p>3. <b>ML-KHB-Ordinary sand Wattu Girot Zone</b> is lying in South-West direction of this zone and fetched a bid of Rs.15,015,000/- in open auction dated 04-07-2018, comprising upon 16962.81 acres of mostly alluvial deposits having average length of 20 K.M and width of 5.0K.M with 95% of alluvial deposits.</p> <p>4. <b>ML-KHB-Ordinary Sand Shergarh Havaili Majoka Zone</b> is lying in South-East direction of this</p>		



zone and granted against a bid of Rs.4,050,000/- w.e.f. 03-08-2017, comprising upon 20386.75 acres of almost half of fluvial and alluvial deposits having average length of 30K.M and width of 3.5K.M with almost 45% fluvial and 55% alluvial deposits.


In view of the above narrated facts it is much clear that under consideration zone has less acreages, length, width and fluvial deposits as compared with the highest granted zone ML-KHB-ordinary sand Khushab Zone (1), therefore, under consideration zone has no impact with the granted zone and reserve price of the zone under consideration is being proposed **Rs.15, 100,000/-** is justified.

Total of contributing factors per two years.		2,080,800/-
Proposed base price per two years.		13,005,000/-
Reserve price total of contributing factor + basis price per two years		15,085,800/-
	Say	Rs.15,100,000/-


  
Assistant Director  
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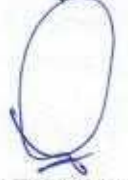
**Decision:**

The special expert committee considered the above reserve price estimated by the field office khushab and after thorough deliberation, committee is agreed to approve the reserve price of Rs. 15,100,000/- for ordinary sand Khushab Zone (2), District Khushab.

  
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**ORDINARY SAND BLOCK NO. 1 MASOOM SHAH SHUMAR (REVISED)**

**DISTRICT KHUSHAB**

**a. Geological Survey, location and assessment of mineral in the block:**

Geologically ordinary sand block no.1 Masoom Shah Shumar is consisting upon alluvial deposits of sand/ghassar/bhassar having thin layer of 5-8 feet above clay soil and located on survey of Pakistan Topo Sheet No.38-P/15. The ordinary sand Masoom Shah Shumar (1) comprises over an area of 494.21 acres is in sand dunes in the South-West direction of Khushab City near Quaidabad, Tehsil and District, Khushab. Block is connected through katcha path near Shumar at Khushab-Mianwali main metaled road. Average length of the zone is 02 K.M and average width is 1.0 K.M. An excavation of sand/ghassar/bhassar from the block is subject to consent of land owner\* to make pits of sand/ghassar/bhassar in his land. It is necessary to mention here that 80-90% leased area is cultivated, but even from that area; sand/ghassar/bhassar excavation is possible subject to permission of landowner. Sand of this block is used for both construction and filling purpose. Block is vacant since 25.09.2018.

**b. Quality of Mineral in the block:**

This block mainly consists upon Ghassar/Bhassar of sand dunes, therefore, low quality of sand deposits are present in the block.

**c. Availability of access road to the block:**

Block area is connected through katcha path which is linked with Khushab-Mianwali metaled road at Shumar to access the main deposits.

**d. Accessibility to the market and consumption of the mineral in the block:**

This block has no major market of sand consumption. Ghassar/Bhassar used as a filling material in Quaidabad and surrounding villages, bricks kilns and Olympia chemical brick kiln plant.

**e. Average excavated quantity of mineral from the block during last 5 years:**

An average excavation during past five years cannot be assessed, as no record of production in this regard is required to be maintained as per provision of rules. Normally Ghassar/Bhassar is excavated and supplied from the block as per demand and supply basis to the market. As per observations during site inspection about 2 to 3 trollies of Ghassar/ Bhassar are excavated per day during off season however, in peak season 2 to 5 trollies are being excavated per day.

**f. Previous bidding history of the block:**

Annex-A





**g. Future potential for excavation from the block:**

Ghassar/Bhassar supply is limited to local market in and around Quaidabad.

**h. Any unique factor at the site of block relevant for determining reserve price:**

Nil

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**PREVIOUS BIDDING HISTORY OF THE BLOCK No. (1) MASOOM SHAH SHUMAR  
(REVISED), DISTRICT KHUSHAB**

Bidding history	v. Date of approval of zone by competent authority			
	vi. Bidding history	<i>Date of auction</i>	<i>Bid received (in Rs.)</i>	<i>Remarks</i>
		14-04-2010	-	Auction could not be held, due to disinterest of the registered person
		06-06-2010	-	No one person participated in the auction, therefore, auction could not be held.
		14-07-2010	40,000/-	Bid was accepted. Work order was issued and cancelled due to non-payment of 2 <sup>nd</sup> installment. Possession of the leased area was taken over on 07-10-2011 in favor of government.
		12-10-2011	-	Only one person attended the auction proceeding, therefore, auction could not be held.
		10-11-2011	42,000/-	Bid was accepted. Work order was issued on 03-11-2011 and completed its tenure. Possession of the leased area was taken over on 03-12-2013 in favor of government.
		19-09-2013	No Bid	-
		22-10-2013	-	No one person participated in the auction, therefore, auction could not be held
		25-11-2013 23-12-2013 24-01-2014 24-02-2014 08-05-2014 09-06-2014	No Bid	-
		09-07-2014	50,000/-	Bid was accepted. Work order was issued on 26-07-2014 and completed its tenure. Possession of the leased area was taken over on 26-07-2016 in favor of government.
		18-07-2016 18-08-2016 20-09-2016	-	No one person participated in the auction, therefore, auction could not be held
		29-11-2016	No Bid	-
		22-12-2016	-	No one person participated in the auction, therefore, auction could not be held
		26-01-2017 16-03-2017 15-04-2017 15-05-2017 18-07-2017	No Bid	-
			61,000/-	Bid was accepted. Work order was issued on 03-08-2017 and cancelled due to non-payment of 3 <sup>rd</sup> installment. Possession of the leased area was taken over on 25-09-2018 in favor of government.



**RESERVE PRICE OF ORDINARY SAND BLOCK (1) MASOOM SHAH SHUMAR  
(REVISED), DISTRICT KHUSHAB**


*Note: The block fetched a bid of Rs. 61,000/- in open auction held on 18-07-2017. The ex-lessee submitted an application with plea that mineral bearing area is not included in the block and locals did not pay sale price of mineral. That is why; the block was cancelled due to non-payment of 3<sup>rd</sup> installment. Possession of the leased area was taken over on 25-09-2018 in favor of government, therefore, revision of map plan & as well as reserve price is proposed in best public interest.*

1.	<b>Last approved reserve price</b>	= Rs.50,000/-
2.	Last highest Operative bid during previous 06 years	= Rs. 50,000/-
3.	An average of all received bids during last 06 years $(50,000+61,000)/2 = 111,000 \div 2 = 55,500$	= Rs.55,500/-
4.	Average receipts per two years in the period of last 06 years $(50,000+30,500)/3 = 80,500 \div 3 = 26,833$	= Rs. 26,833/-
5.	An average of above (2), (3) and (4) $(50,000+55,500+26,833)/3 = 131,833 \div 3 = 43,944$	= Rs. 43,944/-
6.	Proposed base price  (As the average of all received bids during last 06 years is the highest from above Sr. No. (2), (4) & (5), therefore it has been chosen as proposed base price.)	= Rs. 55,500/-

Sr. No.	Major Factors	Maximum Weight-age (%)	Weight-ages assigned (%)	Calculated amount (in Rs)
1	Geological survey, location of block and assessment of mineral in the block	Up to 20% of base price	4	2,220/-
2	Quality of the minerals in the block		4	2,220/-
3	Availability of access road to the blocks		4	2,220/-
4	Accessibility to the market and consumption of the mineral in the block		4	2,220/-
5	Future potential of excavation from the block		4	2,220/-
6	Any unique factor at the site of the block relevant for determining the reserve price		-	-
7	Location of surrounding blocks/zones and its impact on the reserve price of this zone.	One ordinary sand block namely Noorpur Thal (2) fetched a bid of Rs.131,000/- in open auction dated 08-10-2018 falling within a radius of 10 km of this block. Both ordinary sands blocks have different	60	33,300/-



	consumption market. However, keeping in view of above, 60% of the base price is added to make the reserve price rational with already granted block in the vicinity.		
Total of contributing factors per two years.	80%	44,400/-	
Proposed base price per two years		55,500/-	
Reserve price total of contributing factor + basis price per two years		99,900/-	
	Say	Rs. 100,000/-	

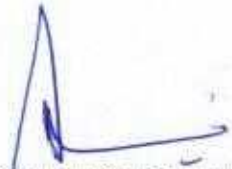
  
Assistant Director  
Mines & Minerals, Khushab


**Decision:**


The special expert committee considered the above reserve price estimated by the field office khushab and after thorough deliberation, committee is agreed to approve the reserve price of Rs. 100,000/- for ordinary sand Masoom Shah Shumar (1), District Khushab.

  
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