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## Residential Development in Gujar Khan Draws Investor Attention Despite Pending Approvals

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– Categories: Real Estate



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Mega City, a private residential project by V4 International, is gaining attention from investors across Pakistan despite not yet securing an official No Objection Certificate (NOC) from local authorities. Located on the main Grand Trunk (GT) Road opposite New Metro City in Gujar Khan, the development spans approximately 5,000 kanals and offers a range of plot sizes and planned amenities.

Just half a kilometer from Gujar Khan's main city and about 20 minutes from the Mandra-Chakwal Road, the site is positioned as a potential residential hub. With nearby suburban

growth, Mega City is being marketed to both homeowners and investors seeking long-term value.

The available residential plots include 5 marla, 8 marla, 10 marla, and 1 kanal sizes. (Note: 1 marla equals roughly 272 square feet; 1 kanal equals about 5,445 square feet.) Although official pricing has not yet been released, the developer has suggested competitive rates aimed at middle and upper-middle-income buyers.

However, the project's lack of a formal NOC raises concerns. This certificate is typically issued by municipal or planning authorities and confirms a housing scheme complies with local zoning, safety, and legal regulations. Without it, the legal status of the development remains incomplete. Investors are advised to confirm the approval status before making commitments.

Mega City's promotional materials emphasize modern features, including proposed green areas, commercial zones, and essential urban infrastructure. These planned facilities aim to meet the growing demand for organized residential developments. While the offerings appear attractive, potential buyers are encouraged to conduct due diligence and verify all claims independently.

Real estate continues to be a favored investment option in Pakistan, particularly during periods of inflation or market instability. In this context, projects like Mega City generate interest in offering an alternative to older urban centers, provided they meet regulatory requirements.

Until the NOC is granted, the project remains under observation by investors and the public alike. Mega City represents a promising opportunity, but its future depends on compliance with official standards and transparency in its development process.