

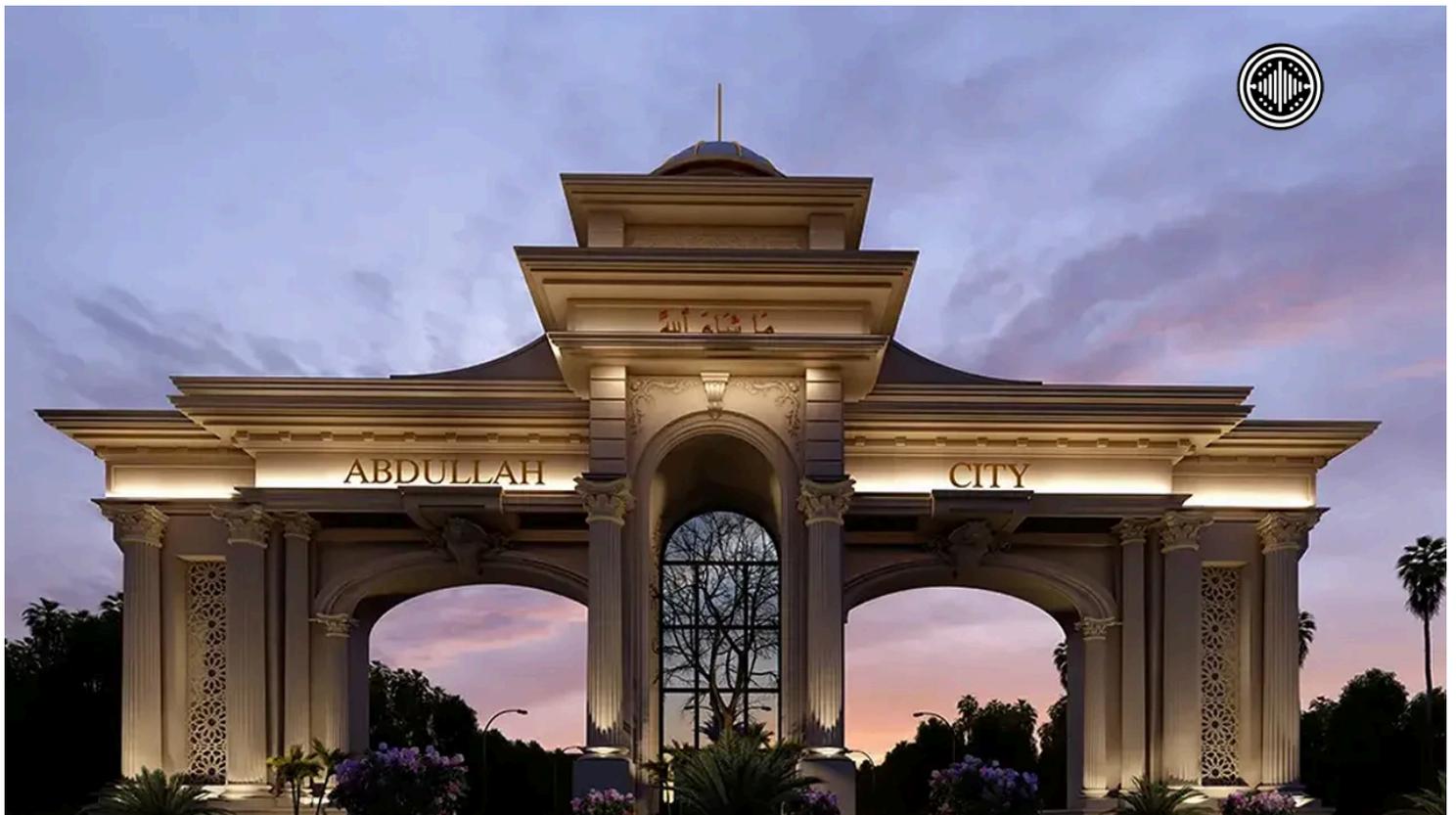
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Secrecy Grows Over Abdullah City Housing Project Amid Legal Uncertainty

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– Categories: Real Estate



Abdullah City, promoted by Al-Aziz Builders & Developers, is a private housing project located on Chakri Road, roughly ten minutes from the Chakri Interchange. While it markets itself as a development in Islamabad, the land officially falls under the jurisdiction of Rawalpindi district. The project is still in its early phases, with construction underway and work

progressing on infrastructure like the main gas pipeline. Despite these developments, critical regulatory hurdles remain unresolved.

A central point of contention is that the Rawalpindi Development Authority (RDA) has not issued a No Objection Certificate (NOC) for Abdullah City. The NOC is a legal approval necessary for any housing scheme to be considered authorized and in compliance with local planning laws. The lack of this document is not a minor issue; it casts doubt on the project's legality and long-term viability. The RDA has confirmed that the matter is under investigation by the Tehsil Municipal Administration (TMA), which oversees municipal matters at the sub-district level. Until these matters are cleared, the project's legal standing remains in question.

Despite this uncertainty, marketing materials for Abdullah City aggressively promote a wide selection of residential and commercial plots, as well as farmhouse land, all available on installment plans. This kind of offer, particularly when paired with promises of modern amenities and competitive pricing, is known to attract middle-income investors. However, industry experts warn that affordability should not come at the cost of due diligence. "Investing in any development without regulatory approvals is a significant risk," said a property advisor based in Rawalpindi, who asked not to be named due to the sensitive nature of the issue.

The case of Abdullah City is not isolated. In recent years, many private developers have taken advantage of regulatory gray areas, launching housing schemes without proper authorization. These ventures often continue to operate and collect payments from buyers despite official warnings. Once the legal net tightens, it's usually the buyers who pay the

price, either through financial loss or legal battles. The current federal administration has yet to address the broader crisis of unregulated housing schemes, despite growing concerns from urban planners and civil society.

As it stands, potential buyers are urged to exercise extreme caution. Without a valid NOC, there is no guarantee that the development will be allowed to proceed to completion or that utilities and municipal services will be lawfully provided. The RDA has previously published lists of unauthorized schemes, but enforcement has been inconsistent. The TMA's ongoing review will be key in determining whether Abdullah City can eventually be regularized or faces the same fate as other stalled projects in the region.

Until then, Abdullah City remains a cautionary example of a promising development clouded by regulatory ambiguity. Investors, especially those unfamiliar with local real estate laws, would be well-advised to consult legal experts before committing to any purchases