

OZAR 96

NORTH DELHI'S TALLEST
RESIDENTIAL TOWER

ABOUT US

Ozar introduces Ozar96—an exclusive ultra luxury address for those who seek an elevated way of living.

With over 12 years of expertise, Ozar has redefined premium living through timeless design, architectural excellence, and flawless craftsmanship.

Guided by a legacy of landmark developments, Ozar remains committed to trust, transparency, and uncompromising quality—creating not just homes, but experiences of prestige and exclusivity for those who aspire to the extraordinary.

OUR VISION

To build luxury spaces that stand for more than status—homes that offer emotional warmth, lasting value, and a sense of fulfillment.

OZAR
THE GRAND ABOODE



OZAR 96



An iconic Legacy comes to Rohini.
Creators of timeless landmarks now
bring you an iconic address.

LIMITED TO ONLY 96 FAMILIES







Clubhouse

Experience the Grand Clubhouse
A SPACE TO RELAX, CONNECT AND CELEBRATE IN LUXURY

Step into a world where leisure meets luxury.
The Clubhouse at Ozar96 is more than an amenity, it is a lifestyle destination designed to rejuvenate, connect, and inspire.



SIGNATURE RESTAURANT
AND CAFÉ



LOUNGE BAR



ENTERTAINMENT
ZONE



GAMING
ZONE



FITNESS
STUDIO



OFFICE SPACE



YOGA PAVILION



GUEST ROOM





A CLASS APART BANQUET - *Designed for Moments that Matter*

From cherished family moments to milestone events, the luxury banquet at Ozar96 offers an experience crafted to impress. Every occasion is elevated with impeccable service, gourmet cuisine, and an ambience that blends sophistication with celebration.

Our thoughtfully curated décor, seamless event planning support, and warm hospitality ensure that each gathering feels effortless yet extraordinary. Whether it's a festive function, a social soirée, or a grand ceremony, the banquet delivers an environment that reflects prestige and refinement.

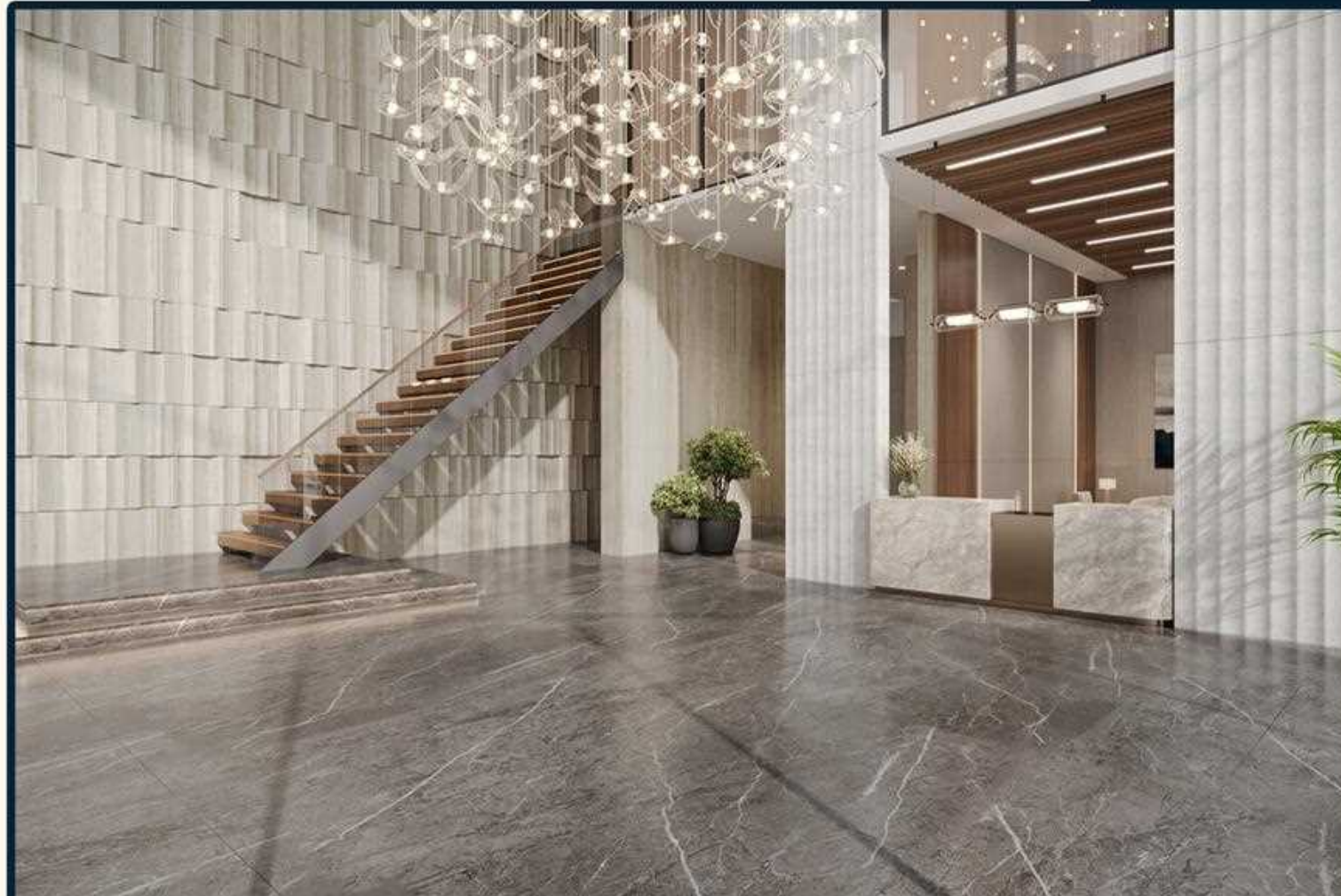


Where Elegance Meets Leisure

The Grand Waiting Lounge offers residents and guests a space that is both luxurious and comforting.

Created as the first point of welcome, the lounge blends refined interiors, warm lighting, and inviting seating to create an atmosphere of calm sophistication. Every detail is crafted to make arriving home feel effortless.

Positioned along the pathway to the lift lobby, this beautifully designed lounge enhances the arrival experience, offering a serene pause before residents move towards their private spaces. The Grand Waiting Lounge stands as the social and aesthetic heart of the building, a space to meet, wait, or simply unwind in an ambience that feels truly elevated.





HOME

More than walls and windows,
this is where your family's most joyful
memories are made.

Our homes are designed as sanctuaries
of warmth and laughter, providing
the perfect backdrop for your best life.



Apartment Features

- **SPACIOUS 5BHK LAYOUTS**

Large living & dining areas, modular kitchens and utility space.

- **VASTU-COMPLIANT DESIGN**

Planned for well-being and energy harmony.

- **ATTACHED BATHROOMS**

Modern, private bathrooms for all bedrooms.

- **POWDER ROOM**

Elegant, guest-friendly and private.

- **BALCONIES AND NATURAL LIGHT**

Expansive terraces ensuring excellent ventilation.







Living Dining

Step into a living and dining space bathed in natural light, where expansive glass windows invite the sun in and elevate every moment.

Thoughtfully planned layouts, refined finishes, and elegant detailing come together to create a setting that is both luxurious and effortlessly welcoming, perfect for quiet evenings and refined gatherings alike.







An Active Life, Designed Into Your Every Day

Your home brings you the rare privilege of choosing how you wish to rejuvenate—strengthen, stretch, play, or simply breathe. The state-of-the-art fitness studio gym is designed for focused workouts, complete with advanced equipment and a motivating, energised ambience.

Step outside the gym and the experience continues. Dedicated zones for cricket, badminton, table tennis, and open-air fitness ensure movement feels effortless and enjoyable. Children's play areas add vibrancy, while thoughtfully crafted activity spaces invite residents of all ages to unwind, engage, and stay active.

Here, wellness is not a routine, it's a lifestyle. Every day offers the chance to sharpen your body, refresh your mind, and recharge your spirit, right within the comfort of your community.



Farm To Table

FRESHNESS YOU CAN TRUST

We're going beyond sourcing, we're building our own farm to ensure uncompromised quality and freshness in every delivery. With our specifically integrated Farm to Table approach, we deliver:

PREMIUM DAIRY PRODUCTS

Fresh cow milk from **organic fully automated** dairy to take care of daily cow milk need exclusively for ozar 96 community.

SEASONAL FRUITS & VEGETABLES

Harvested at peak ripeness and delivered the same day.

By controlling every step of the process, from soil to shelf, we ensure:

Higher quality
Greater transparency
Farm-fresh taste, every single time

A large, dark blue, stylized letter 'S' is positioned on the left side of the page, partially cut off by the edge. It is set against a background of light beige wavy lines.

With State-of-the-Art Safety Features,

you and your loved ones will always feel safe and secure here.

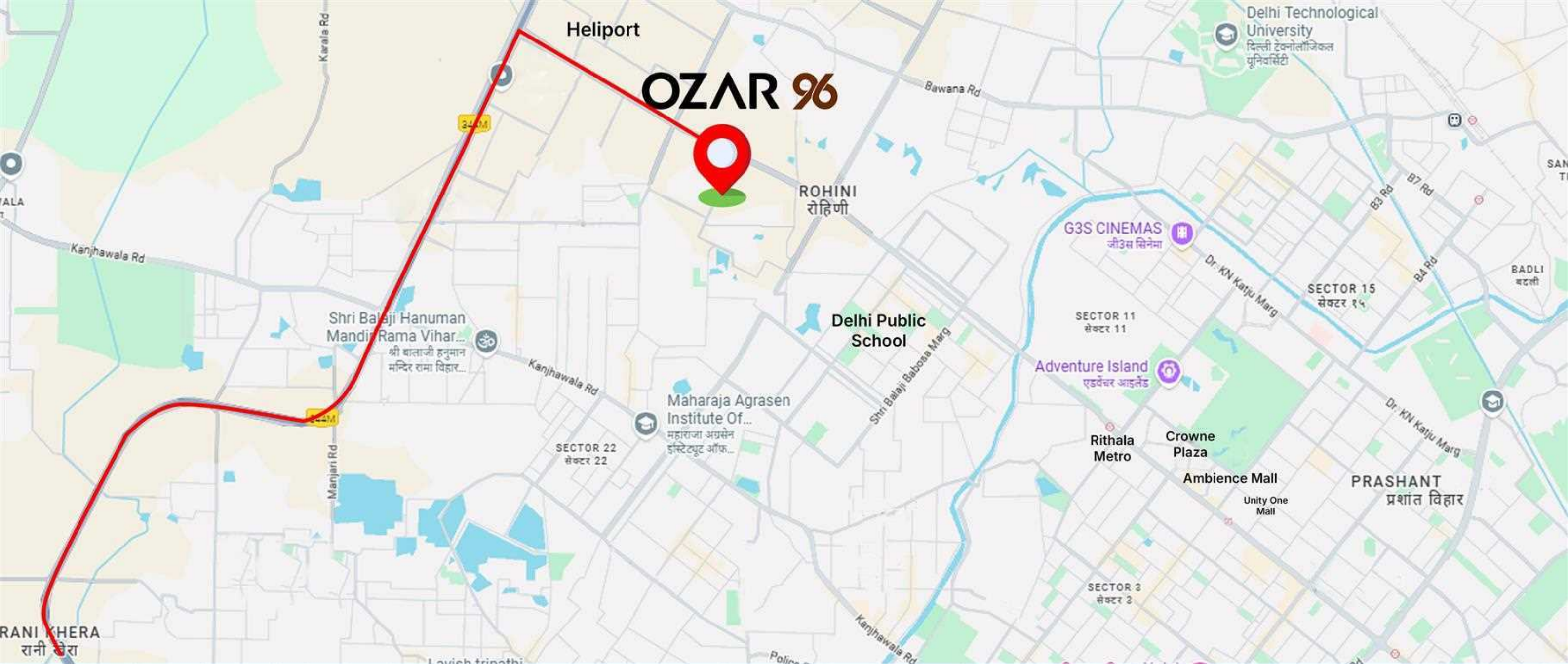
SECURITY & SAFETY

Top tier security
Access controlled gated community

SMART & MODERN CONVENIENCES

EV charging points in parking area
DTH & high-speed internet ready
Power backup for apartments & common areas





SEAMLESS CONNECTIVITY ROHINI STAYS EFFORTLESSLY CONNECTED, ACCESSIBLE & WITHIN REACH.



-  G.D. Goenka School : 5 min (Approx)
-  Delhi Public School : 5 Min (Approx)
-  St. Xavier's School : 15 Min (Approx)
-  The Heritage School : 5 Min (Approx)
-  Ryan International School : 10 Min (Approx)
-  Delhi Technical University : 15 Min (Approx)

-  Crowne Plaza : 8 min (Approx)
-  Ambience Mall (Rohini) : 10 Min (Approx)
-  Unity Mall : 10 Min (Approx)
-  Rohini DDA Sports Complex Sec 33 : 5 Min (Approx)
-  Rohini DDA Sports Complex Sec 34 (Upcoming) : 5 Min (Approx)

-  Rithala Metro Station : 8 min (Approx)
-  Heliport Rohini Sec 36 : 5 Min (Approx)
-  Iskcon Temple : 10 Min (Approx)
-  Maharaja Agrasen Hospital: 5 Min (Approx)
-  Upcoming Rohini Sec 31 Metro Station : Walking Distance 5 Min (Approx)



Designed by

DESIGN FORUM INDIA

An Iconic Legacy comes to Rohini.
Creators of timeless landmarks now bring you an iconic address.

Limited to only 96 families

Milestones & Impact

Named among India's
Top 30 Architects

500+ residential
projects completed

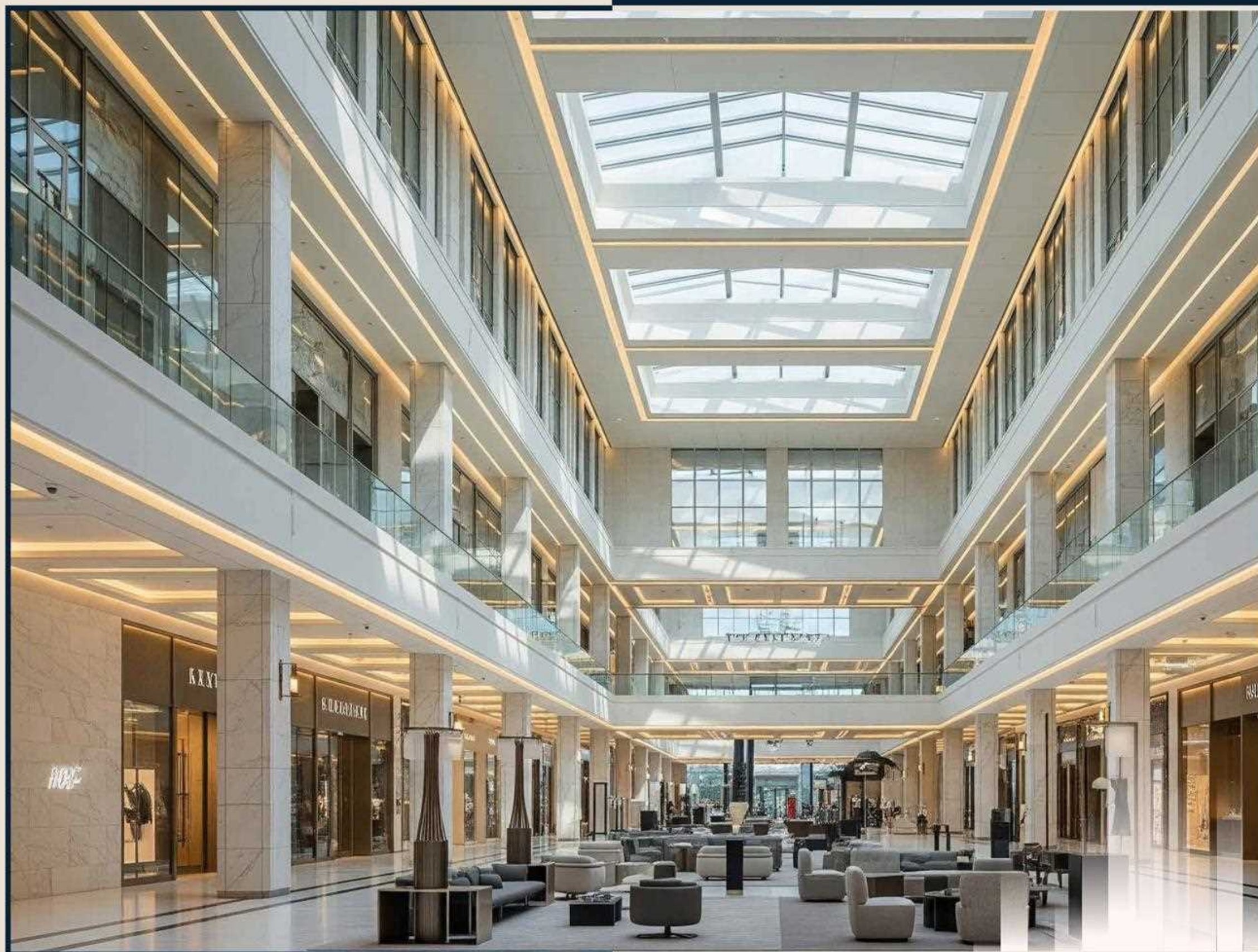
Key Projects

Select CITYWALK, New Delhi

City Centre, Guwahati

City Centre, Guwahati

Dlf Privana



The site plan illustrates a residential development with two main towers, Tower-A and Tower-B, and a central service area. Tower-B is located on the left side of the plan, and Tower-A is on the right. Both towers contain units and service apartments. The central area features a swimming pool, a tennis court, and a playground. The plan also shows various fire tender paths, a 30m wide road, and a north arrow.

Key Features and Labels:

- 30M. WIDE ROAD:** Located on the left and bottom edges of the site.
- TOWER-B:** The left tower, containing UNIT-1, UNIT-2, and SERVICE APARTMENTS.
- TOWER-A:** The right tower, containing UNIT-1 and UNIT-2.
- 9.0M WIDE FIRE TENDER PATH:** Multiple paths are shown, including one along the top, one along the bottom, and one along the right side.
- Swimming Pool:** A large blue pool with a diving board and lounge area.
- Tennis Court:** A green court with orange and blue markings.
- Playground:** A colorful area with a red and yellow slide.
- Service Apartments:** Located near the top of Tower-B.
- Units:** UNIT-1 and UNIT-2 are labeled in both towers. UNIT-1 specifications: S + 25 + REFUGE + P, TERRACE TOS. +111450 LVL., TOTAL UNIT - 50 NOS.
- Basement Entry/Exit:** Located near the bottom of Tower-B and Tower-A.
- Guard Room:** Located near the bottom left and bottom right of the site.
- MEETER & HT B. RM:** Located near the bottom right of the site.
- North Arrow:** Located in the bottom right corner.

TOWER-A

Typical Floor Plan



TOWER-A

UNIT -1

BALCONY AREA : 731 SQFT

BUILD UP AREA : 3460 SQFT

SALEABLE AREA : 4890 SQFT



TOWER-A

UNIT -2

BALCONY AREA : 601 SQFT

BUILD UP AREA : 3220 SQFT

SALEABLE AREA : 4460 SQFT



TOWER-B

Typical Floor Plan



TOWER-B

UNIT -1

BALCONY AREA : 687 SQFT
BUILD UP AREA : 3424 SQFT
SALEABLE AREA : 4865 SQFT



TOWER-B

UNIT -2

BALCONY AREA : 636 SQFT
BUILD UP AREA : 3302 SQFT
SALEABLE AREA : 4555 SQFT

