



## THE PIVOT

*Architectural Design for a Commercial High Rise*

Client:	Stalwart Realities
Site Location:	FP 38/1, Besides Shanti Niketan, Opp. Jolly party plot, University Airport Road, Surat - 395007
Plot Size:	3800 sq m   4544 sq yards
Construction Area:	25,641 sq m
Cost of Project:	Confidential
Year of Completion:	2025
Services:	Masterplan, Architecture, Interior Design, MEP Integration, Landscape,
Firms Involved:	Essteam

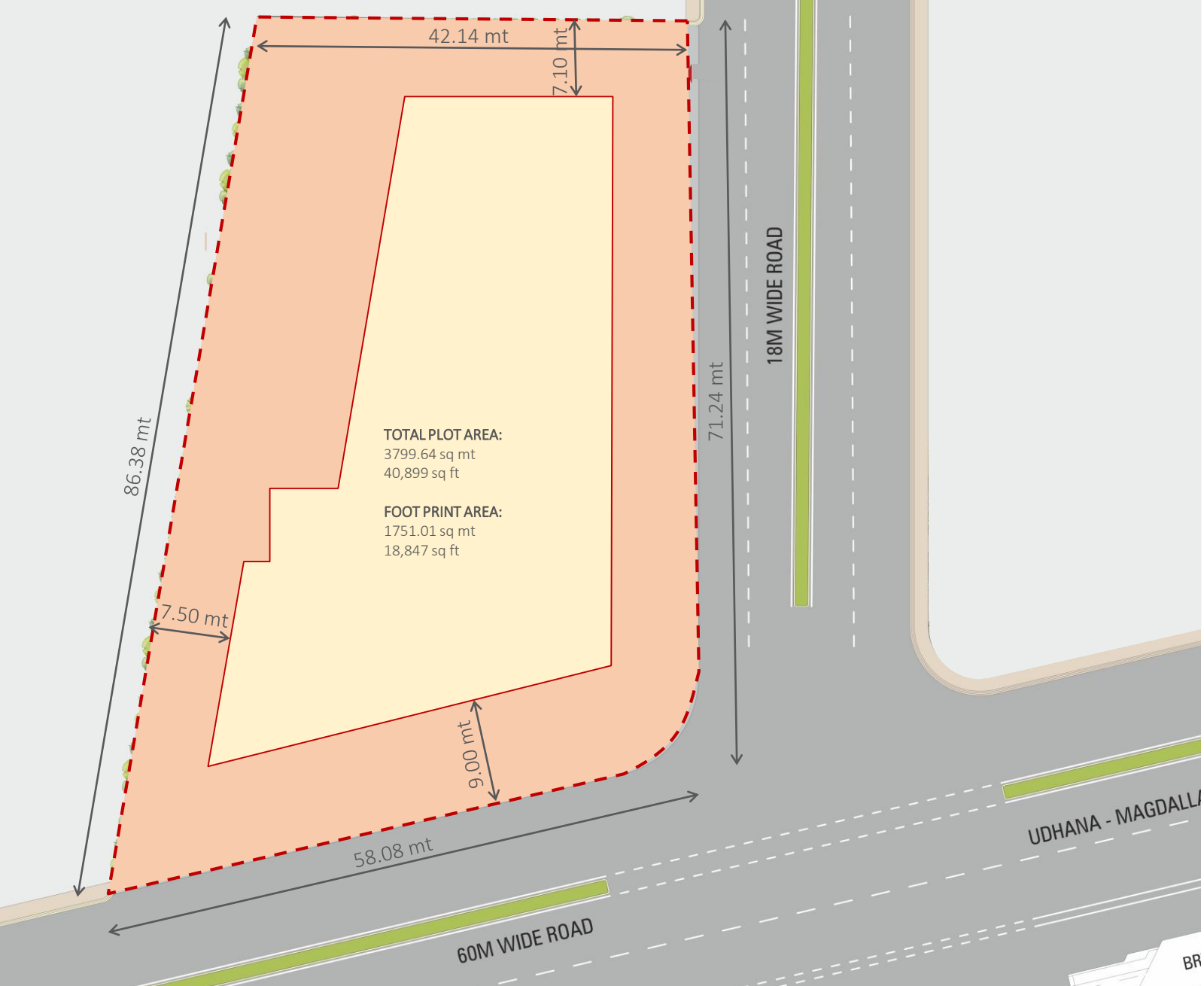


## THE PROJECT:

Stalwart Insignia is a G+11 mixed-use commercial development located at a prime corner site in Surat, offering high visibility and direct access from two roads. The lower three floors are dedicated to high-street retail, while offices above are planned for efficient layouts, ample daylight, and clear road views. As the developer's maiden project, the design is driven by market research and competitive positioning, balancing strong visual identity with functional efficiency. Positioned among established developments, it emerges as a distinct, future-ready commercial address.

## THE SITE:

The building lies in an established industrial zone with strong regional connectivity. The existing layout offered a clear framework to reorganize circulation and strengthen the entry sequence, while accommodating new built interventions alongside open green areas.



- Max. Permissible F.S.I : 4.00
- Max. Permissible Height : 45 mt
- Required COP area – 10% of Plot Area
- Required Parking area – 50% of utilized F.S.I.
- Client Brief: 3 floors of retail spaces, with offices above.
- Corner plot with dual road exposure (East + South)
- Non-orthogonal plot shaped by surrounding road geometry, with strong connectivity due to nearby BRTS corridor.



<b>PLOT AREA</b>	<b>3799.64 SQ MT</b> <b>40,899 SQ FT</b> <b>4544.36 SQ YARDS</b>
<b>TOTAL CONSTRUCTION AREA</b>	<b>2,76,000 SQ FT</b>
<b>TOTAL BUILDING HEIGHT</b>	<b>143.5 FT (43.74 MT)</b>

**SITE & DEVELOPMENT POTENTIAL**

PLOT AREA	4,544.36	SQ YARDS
	3,799.64	SQ MT
	40,899	SQ FT
MAX. FAR AVAILABLE	163,597	SQ FT
COP required	4,090	SQ FT
COP provided	5,876	SQ FT
MAX. PERMISSIBLE HEIGHT	44.6	MT
	146.288	FT

	TOTAL AREA (Sq ft)	UNIT AREA (Sq ft)	TERRACE AREA (Sq ft)
<b>TOTAL OF SHOWROOM FLOORS (GF TO 2ND FLOOR)</b>	<b>71,577</b>	<b>35,788</b>	<b>0</b>
<b>TOTAL OF OFFICE FLOORS (3RD TO 11TH)</b>	<b>194,528</b>	<b>97,264</b>	<b>5272</b>
<b>TOTAL</b>	<b>266,104</b>	<b>1,33,052</b>	<b>5272</b>
<b>TOTAL SALEABLE AREA WITH TERRACE</b>			<b>271,376</b>

SALEABLE AREA ACHIEVED = 59.72 SQ FT / SQ YARDS OF LAND

#### Heights

- Offices: 3.20 m (10'-6")
- Showrooms: 4.27 m (14'-0")

#### Parking

- **Basement Parking**  
175 Cars & 550 Two-Wheelers (across 3 basements)
- **Ground Floor Parking**  
27 Cars

#### Program Distribution

- **33 Showrooms**  
Saleable Area: 1,427 – 4,273 sq ft
- **99 Offices**  
Majority sizes: 1,256 – 3,688 sq ft
- **30 Offices with Terraces**  
Terrace sizes: 67 – 257 sq ft

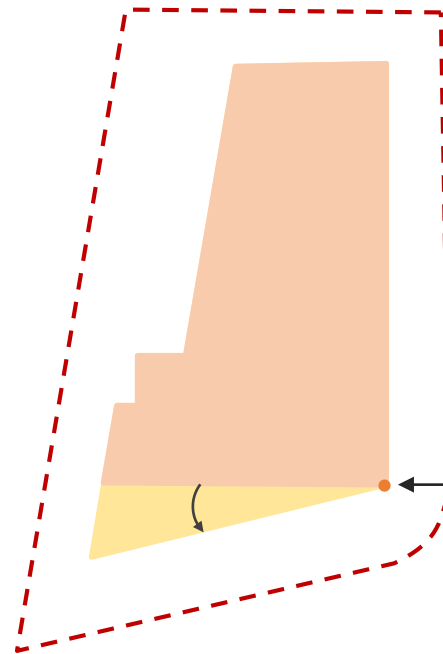




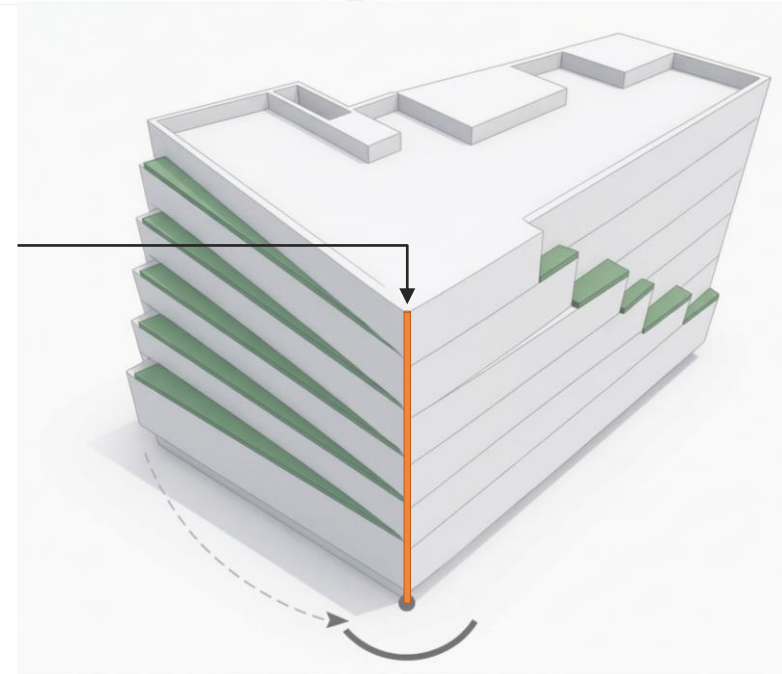


The building originates from an irregular corner plot, resolved into efficient rectangular floor plates. Each level rotates subtly around a fixed pivot, creating triangular facade edges used as balconies. This transforms a geometric constraint into functional outdoor space while shaping a distinct identity

- GROUND FLOOR PLATE
- FINAL FLOOR PLATE



PIVOT

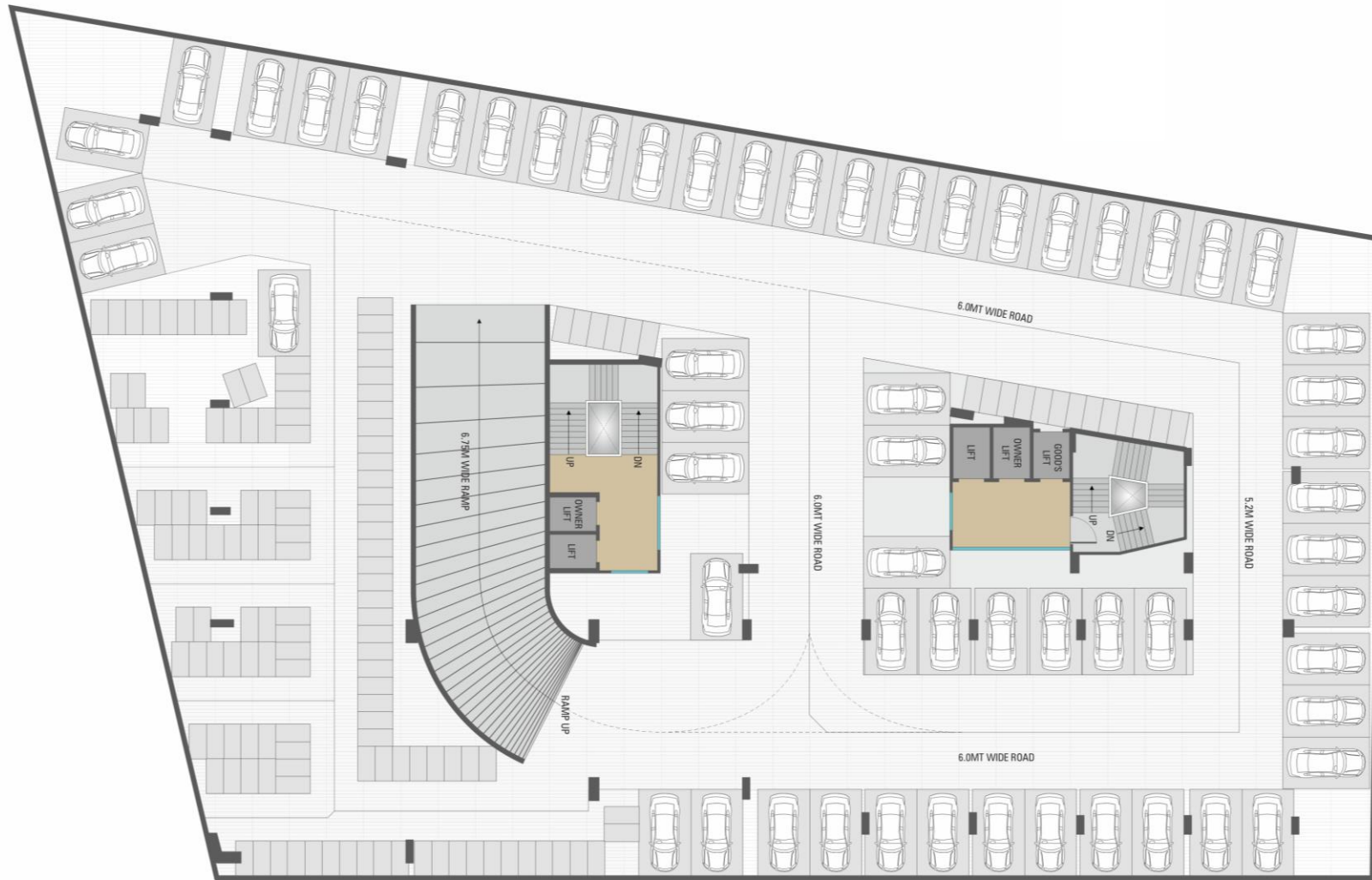


30 out of 99 Offices in the project get decent sized terraces along with the offices to break out from the closed environment of the office, when needed.

## FORM DERIVATION



TOTAL BASEMENT PARKING:  
2 WHEEL PARKING - 550  
4 WHEEL PARKING - 175



- 3 basement levels optimized for maximum parking capacity
- PT slab system reduces depth and improves efficiency in high water table conditions
- Clear circulation for cars and two-wheelers
- Fire-fighting and services integrated without compromising parking
- Designed for efficiency, safety, and long-term adaptability





## TYPICAL RETAIL FLOOR PLAN

Total:  
33 Showrooms  
Saleable Area: 1,427 – 4,273 sq ft



## TYPICAL OFFICE FLOOR PLAN

Total:  
99 Offices  
Majority sizes: 1,256 – 3,688 sq ft  
30 Offices with Terraces  
Terrace sizes: 67 – 257 sq ft





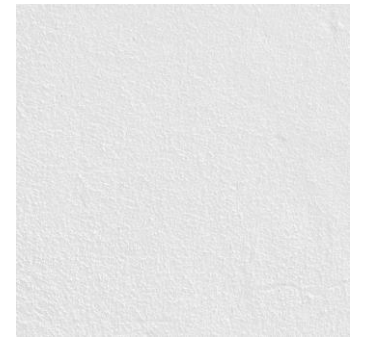
ACP SHEET



DOUBLE GLAZED UNIT



DARK GREY ACP



WHITE ACP

- Double Glazed Glass with Low U Value, and High Transmittance Value have been used.
- They combine with the layer of ACP sheets which reduce the heating of the civil structure because of direct sunlight on it.



CLIMATICALLY SENSITIVE ARCHITECTURE - DEEP SEATED & OPENABLE WINDOWS



**CLIMATICALLY SENSITIVE ARCHITECTURE - DEEP SEATED & OPENABLE WINDOWS**

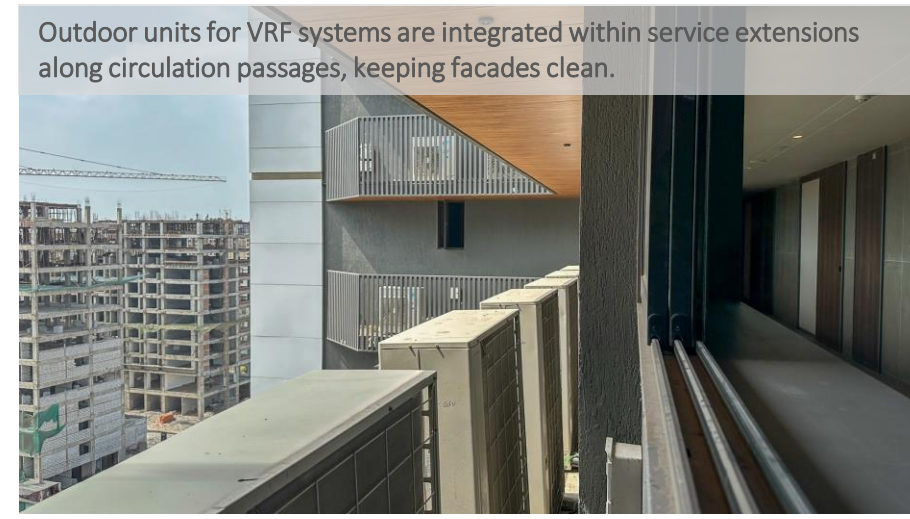
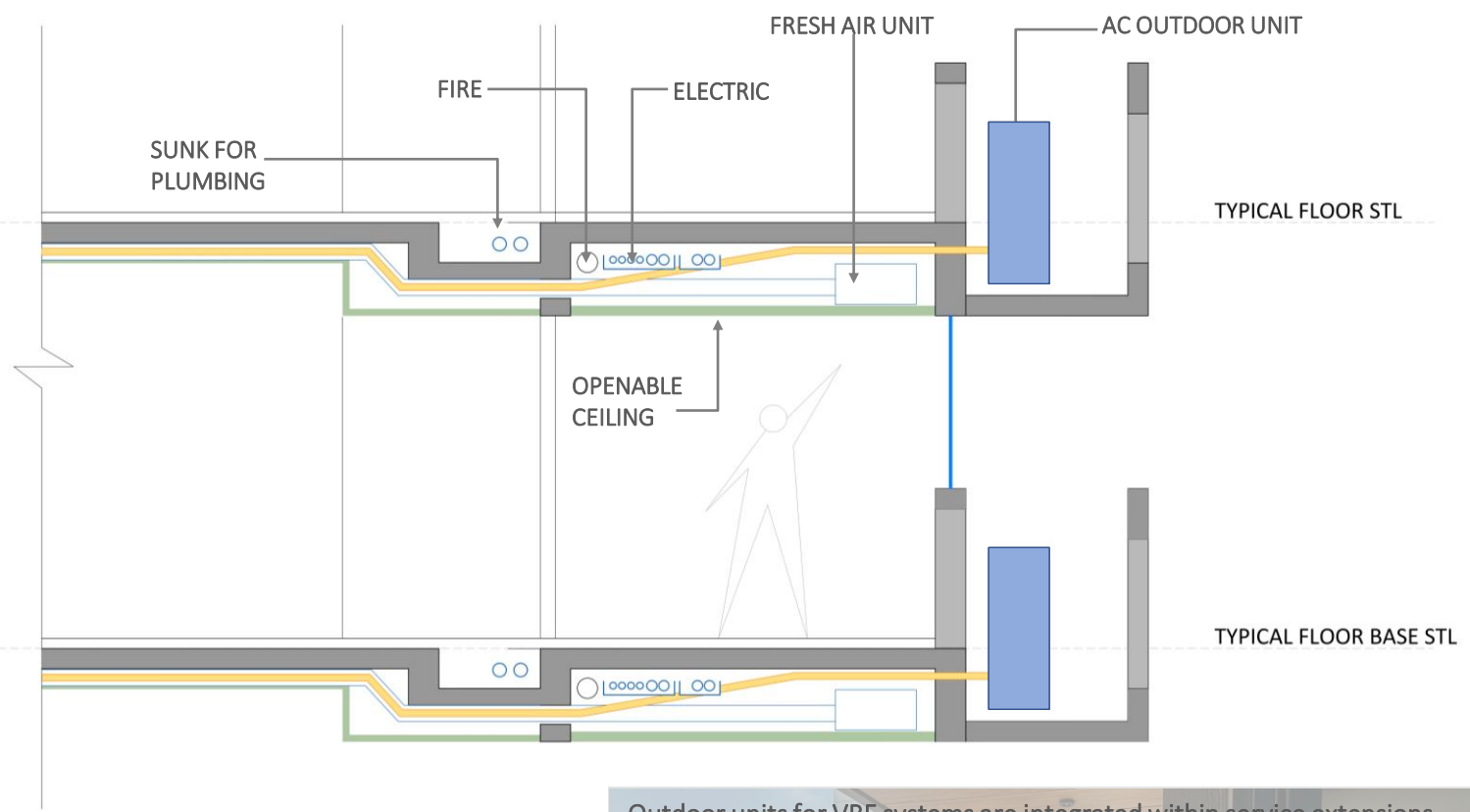
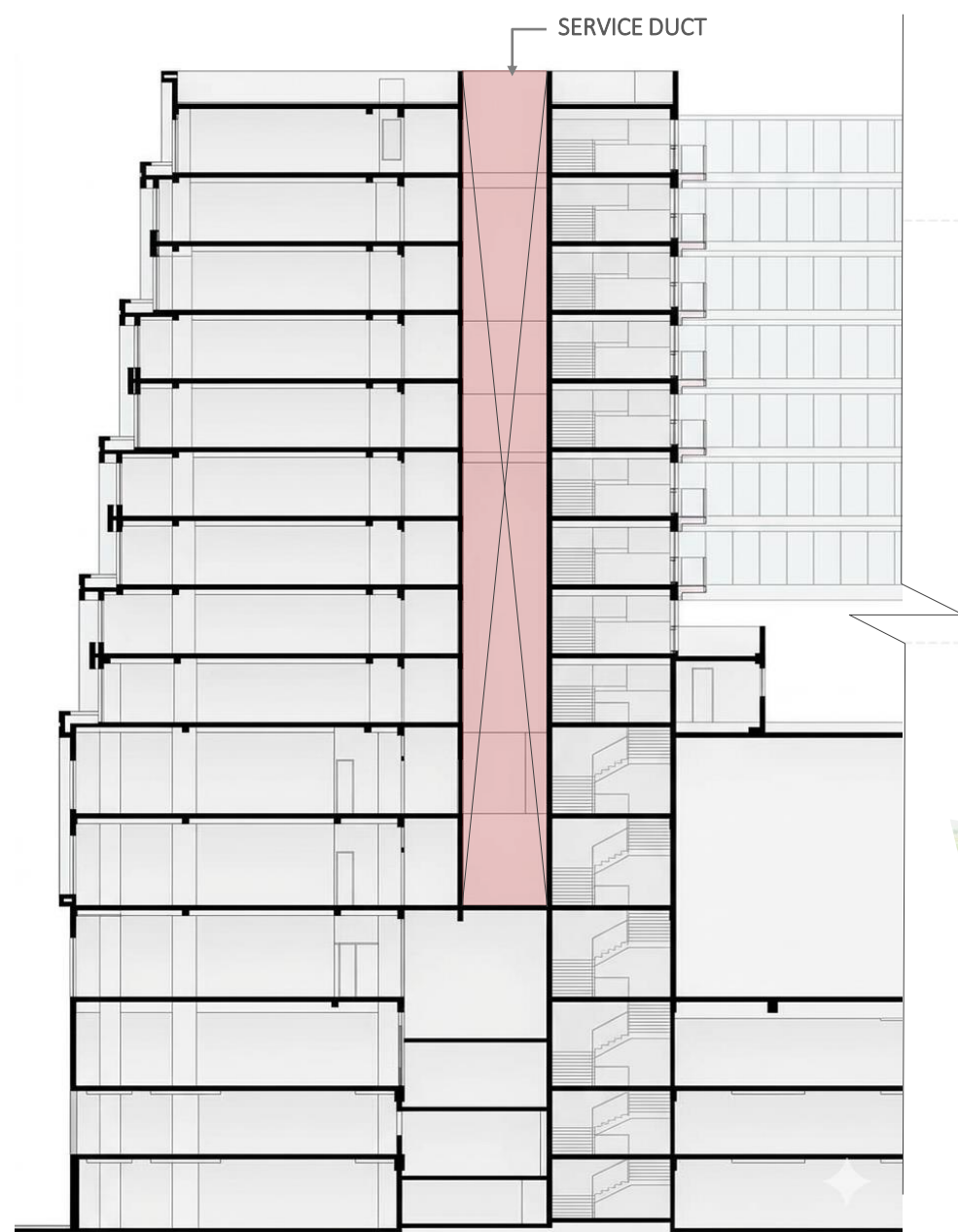




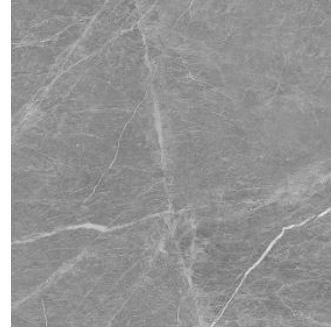
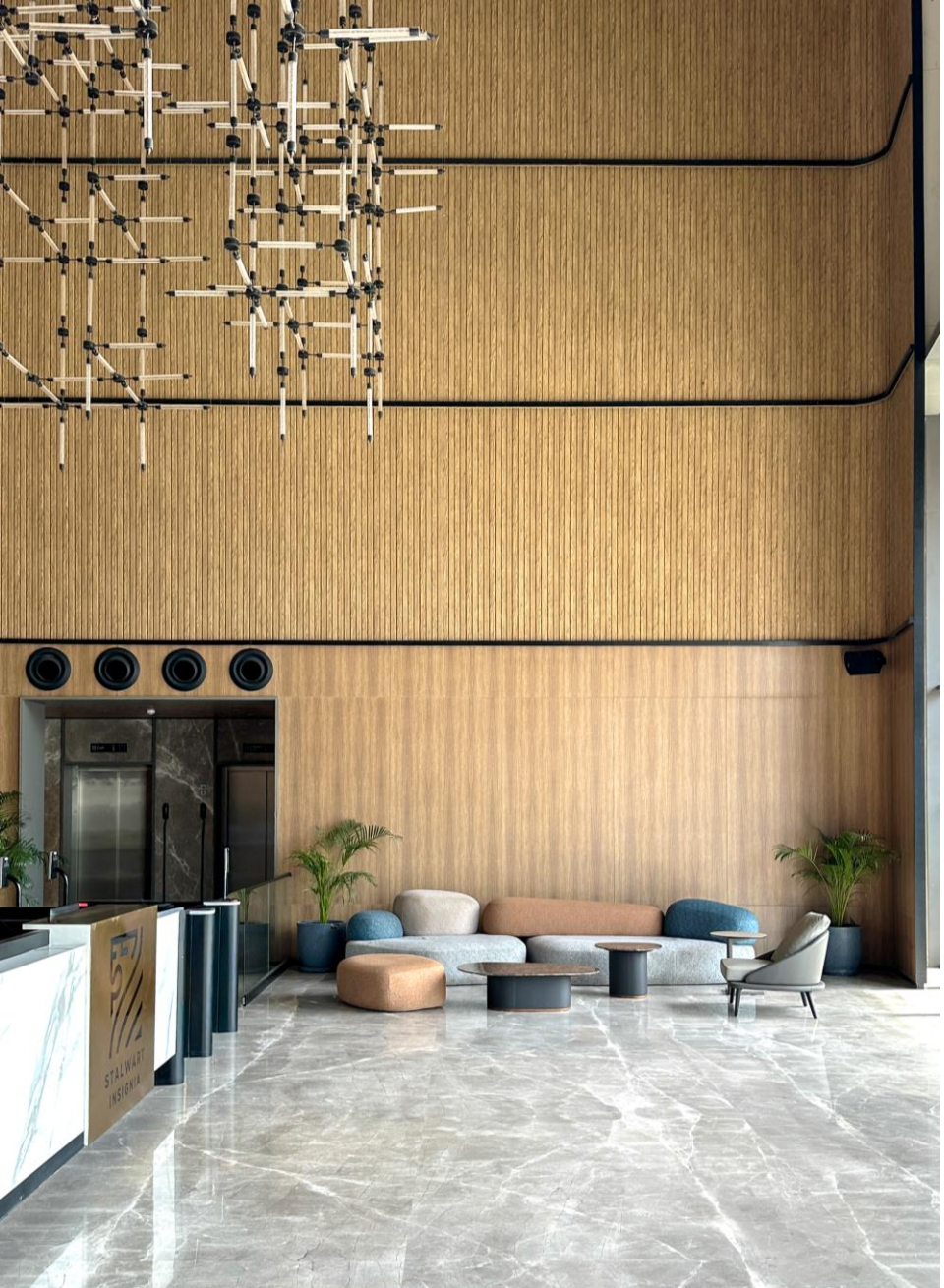
**HUMAN CENTRIC DESIGN - BREAKOUT BALCONIES**



**HUMAN CENTRIC DESIGN - TERRACE GARDEN**



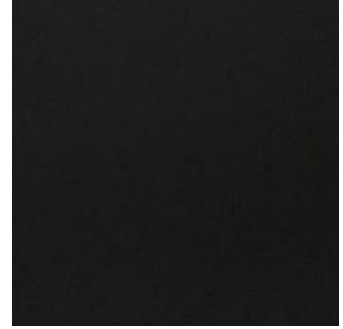
**SERVICABLE UTILITY DESIGN - HVAC SYSTEM**



MARBLE - ICEBERG



LAMINATE



BLACK ANODISED  
ALUMINIUM



ACCENT CRAPET



WALL PAINT



BRUSHED ANTIQUE  
BRASS

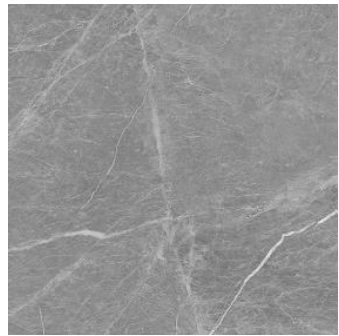


ACCENT QUARTZ

## OFFICE ENTRANCE ATRIUM MATERIAL PALETTE



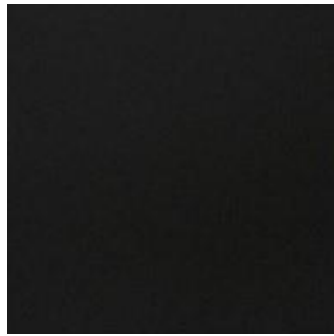
OFFICE ENTRANCE ATRIUM



ITALIAN MARBLE



LAMINATE



BLACK ANODISED  
ALUMINIUM



WALL PAINT



FULL RIGATO



ENDLESS GRIGO

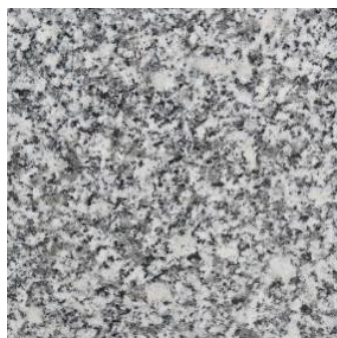


FLUTED PANEL

## RETAIL LOBBY MATERIAL PALETTE



RETAIL LOBBY



LEATHER FINISH WHITE & GREY GRANITE



LEATHER FINISH SILVER PEARL GRANITE



WPC SOLID PANELS



DECASTONE NEO PAVERS







SITE DEVELOPMENT - EVENING VIEW



**OVERALL EXPRESSION**



OVERALL EXPRESSION



## SALIENT FEATURES OF THE PROJECT:

1. Dynamic architectural massing with **shifting floor plates**, generating a **distinctive façade identity**, visual depth, and strong urban presence at a prominent two-road junction.
2. **Clear functional zoning and efficient planning**, with commercial floors forming an active public interface and flexible office floors above, ensuring optimal spatial performance.
3. **Well-defined circulation strategy**, with segregated showroom and office entries, intuitive movement paths, and strategically placed cores for seamless horizontal and vertical connectivity.
4. **High planning flexibility and adaptability**, enabling modular showroom and office configurations, accommodating evolving market and tenant requirements.
5. **Climate-responsive façade and material strategy**, optimizing daylight, controlling heat gain, and enhancing long-term energy efficiency and visual comfort.

**Win-Win for Developer & End User & the Planet**

**Project Video**

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