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Initiative By ठाणेवैभव

KYT

Know Your Town

Stellar Success

Mr. Swapnil Marathe,
YUVAN GROUP

KYTe FLYING!

Editor's Note



Best Wishes,

Miilind Ballal

Editor, Know Your Town

Unity in diversity is the most apt description of our country. As we usher into yet another new year of great hopes and aspirations, the country is already witnessing warmth emerging from vibrancy which will reach its zenith as we celebrate the ensuing Republic day on January 26. The mood starts building from the festivities of Makar Sankranti that the country will celebrate through its length and breadth.

Makar Sankranti marks the new beginning when the sun transitions into longer days. Makar Sankranti is also called the harvest festival. It is known by different names such as Magh Bihu in Assam, Maghi in Punjab, Maghi Saaji in Himachal Pradesh, Sakrat in Haryana, Sakraat in Rajasthan, Sukarat in central India, Pongal in Tamil Nadu, Uttarayana in Gujarat, and Uttar Pradesh, Ghughuti in Uttarakhand, Dahi Chura in Bihar, Makar Sankranti in Odisha, Karnataka, Maharashtra, and Goa, Sankranti in Andhra Pradesh and Telangana, to name a few.

As per legends, it is considered that Sankranti — after whom the celebration is named — was

a divinity who executed an evil called Sankarasur. The day next to Makar Sankranti is called Karidin or Kinkrant. On this day, Devi killed the villain Kinkarasur.

The nation is engulfed in blankets of fog, bringing down the mercury level to freezing point at some places. The chill in the air disappears as mouth-watering delicacies get ready in the kitchen, with each region bringing its flavour and speciality to be consumed for eternal happiness. There is a magical euphoria in the air, and Indians look forward to these enchanting times every year.

Anecdotal claims suggest that during the festival of Uttarayan, as it's called in Gujarat, the Gods awaken from their six-month-long slumber, and handmade kites are flown as an act of gratitude to them for bringing good luck and prosperity.

We at KYT wish our readers a very happy new year and hope that it brings good luck and health to all of us. We hope your kites fly to soaring heights where the sky becomes the limit. We at KYT will accompany you on the journey by engaging in our KYTe flying!

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STELLAR SUCCESS

Niikhil Ballal and Juili Kulkarni

Dr. A. P. J. Abdul Kalam once said, "Dream is not the thing that you see in sleep but is that thing that doesn't let you sleep". This quote is a perfect testimony to Swapnil Marathe's journey of becoming one of Thane's best real estate developers.

Hailing from a typical middle-class Marathi family in Kalwa, Swapnil broke the shackles when he envisioned becoming a businessman. With no business background whatsoever, he decided to become an entrepreneur and defy the typical 9-5 trend that was followed in his family for generations.

With a zeal to create his legacy and a strong desire to be a businessman, he embarked on an entrepreneurial adventure at the age of just 21 years. While people his age were still figuring out what to do in life and spent most of their time enjoying their youthful days, Swapnil was determined to carve a niche for himself.

An engineer by qualification, Swapnil has indeed come a long way, going through the ebbs and flows over the last decade and a half. From starting a computer hardware store in his first year of engineering to setting up an Airtel

Seeking inspiration from Mr. Hiranandani, Swapnil is set to be one of the youngest real estate developers to launch a skyscraper called "Stellar" one of his latest and most awaited projects is a majestic 51-storeyed tower. A residential-commercial project located in the heart of Thane at Panchpakhadi offers luxurious 2 and 3 Bed residences. Swapnil states, "This is a Slum Redevelopment Project and my honest endeavour to make Thane slum-free. Every space designed in Stellar is meticulously crafted to offer the best views of Thane city. Stellar's foundation stone laying ceremony will be held on January 26, 2023. The USP of this project is

the space and amenities it has to offer. Stellar stands out because of the design and layout, which offer six flats per floor, and a home with a large balcony, which is rare in a city like Thane. It also includes Ganesh Temple, which will be built on a rooftop terrace (approx. located on the 20th floor from ground level). It will be one of the first temples in Thane to be made at such height. There will be an indoor swimming pool, seven high-speed lifts and many more amenities that one will ever need to have a luxurious lifestyle. Stellar, a project registered under RERA, will be built using Mivan technology to ensure quality construction in a reasonable time."





distribution agency, from managing a restaurant in Airoli to owning one of Thane's best Property Consultant Firms and Real Estate Development Companies, he has experienced it all. He has never shied away from fishing in troubled waters, and the success that he has achieved today is evidence of his strong willpower.

Swapnil became a real estate developer not by chance but by choice. He recalls and shares an incident that made him dream of becoming a 'Developer', "I was around eight years old when one day, my mother and I were strolling down the street, and we came across a building named Bharti Raj, whose unique name caught my attention. I questioned my mother why the building was named so. She replied that the developer named the building after his parents (Bharti and Rajaram). On hearing what my mother said, I was prompt in replying that one day even, I will construct a building and name it after my parents JayRaj (Jayashree and Yuvraj)". As destiny would have it, Swapnil turned his childhood dream of gifting his parents a residential tower named after them into reality.

He adds, "From my experience over the years, the real estate business is not anyone and everyone's cup of tea. Though it looks very lucrative from the outside, from within, it is incredibly demanding. If you aim to have a prominent place in the real estate business, let me tell you, it will take away every ounce of your energy."

Yuvan Group is an umbrella organisation formed by Swapnil Marathe, which handles multiple real estate verticals. Projects related to Development, Redevelopment and SRA (Slum Rehabilitation Authority) are included in the rich repertoire of Yuvan Group. As of today, under the banner of Ashwa Realtors (founded in 2014), Swapnil and his team have sold over 1000 flats, and under the construction wing, he has delivered homes to more than 100 families in Thane, Mulund and nearby areas.

The enterprising entrepreneur did not settle with just providing shelter to the people. Still, he has expanded his horizons and diversified them by entering various ventures that offer services related to the Real Estate sector. Be it MARKAR



LOBBY



- a vertical that provides automated parking systems or Yuvan Foundation - a philanthropic wing of Yuvan Group which was formed to provide assistance and support to myriad social activities.

The young entrepreneur has already taken some giant strides in the real estate business and looks up to Mr. Niranjan Hiranandani for inspiration. Swapnil avers, "Mr. Hiranandani is not just in the business of building homes but creating class and providing one of the world's best lifestyles to the clients. One day, I see myself doing the kind of work Mr. Hiranandani has been doing for many decades".

Seeking inspiration from Mr. Hiranandani, Swapnil is set to be one of the youngest real estate developers to launch a skyscraper called "Stellar" one of his latest and most awaited projects is a majestic 51-storeyed tower. A residential-commercial project located in the heart of Thane at Panchpakhadi offers luxurious 2 and 3 Bed residences. Swapnil states, "This is a Slum Redevelopment Project and my honest endeavour to make Thane slum-free. Every space designed in Stellar is meticulously crafted to offer the best views of Thane city. Stellar's foundation stone laying ceremony will be held on January 26, 2023. The USP of this project is the space and amenities it has to offer. Stellar stands out because of the design and layout, which offer six flats per floor, and a home with a large balcony, which is rare in a city like Thane. It also includes Ganesh Temple, which will be built on a rooftop terrace (approx. located on the 20th floor from ground level). It will be one of the first temples in Thane to be made at such height. There will be an indoor swimming pool, seven high-speed lifts and many more amenities that one will ever need to have a luxurious lifestyle. Stellar, a project registered under RERA, will be built using Mivan technology to ensure quality construction in a reasonable time."

Being the youngest real estate developer with a niche of expertise in SRA projects in Thane, he further shares, "People have a lot of misconceptions about homes under the SRA scheme, which makes them reluctant to buy homes in SRA projects. With the experience of



SWIMMING POOL



working in Sales, I have had the opportunity of being on both sides; being a customer as well as a developer. It has helped me tailor my Project Stellar to perfection. Coming from a humble background, I can very well relate to and understand the importance of quality homes at affordable prices. From my own experience, I would like to point out that people generally are not aware that SRA projects are



way different from normal real estate projects. As a lot goes into building SRA projects apart from the time-consuming process and rent obligations, the pressure is extreme as there are dual responsibilities to cater to the client's expectations and also to fulfil the promises you have made to the slum dwellers who have entrusted a lot of hope in you for providing them better living. I have been in this industry for the last 15 years, and the goodwill I have earned has been my only support throughout the journey. I hope the same will be extended to my dream project, Stellar."

Be it business or life, Swapnil is a perfectionist



BEDROOM



Swapnil became a real estate developer not by chance but by choice. He recalls and shares an incident that made him dream of becoming a 'Developer', "I was around eight years old when one day, my mother and I were strolling down the street, and we came across a building named Bharti Raj, whose unique name caught my attention. I questioned my mother why the building was named so. She replied that the developer named the building after his parents (Bharti and Rajaram). On hearing what my mother said, I was prompt in replying that one day even, I will construct a building and name it after my parents JayRaj (Jayashree and Yuvraj)". As destiny would have it, Swapnil turned his childhood dream of gifting his parents a residential tower named after them into reality.



GYMNASIUM

and a fitness enthusiast. He hits the gym and performs yoga daily. He believes that being FIT, FIERCE and FABULOUS keeps you going. He believes in the constant pursuit of excellence and firmly believes, "It is within yourself that you will find the strength". As a visionary entrepreneur, in the next five years, he plans to expand the Yuvan Group beyond real estate and into sectors that serve as a platform for the formation of better human beings, especially the Education and Health Care sectors. What started as a dream should empower others to achieve their own. One of its upcoming ventures, Yuvan Production, will produce films and web series encouraging hidden talents in the pipeline for Yuvan Group.

He signs off by saying, "No amount of motivation, money or contacts will work unless you have a strong will and an unwavering desire to achieve your goals more than even your need to breathe".

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Regain your lost confidence at Infinity Aesthetics Clinic

KYT Team

In a candid chat with KYT, Dr. Narendra Nikumbh of Infinity Aesthetics Clinic talks about his journey in the field of Dermatology, how the clinic has brought smiles to its patients, and many more.

Tell us something about your childhood. What inspired you to become a doctor?

I was born and brought up in a middle-class family. My father, a Navy personnel, always insisted on good education and discipline. He went out of his way to make me and my brother get the best possible education. As a child, I was always fascinated by how doctors treat illnesses and help people. Doctors know something that not many people do, and this curiosity made me more interested in becoming one.

What made you choose the field of dermatology?

During my MBBS from the prestigious Grant Medical College and Sir J.J. Hospital, Mumbai, I saw many cases of Skin and Hair issues. Every time my batchmates and even seniors mocked that Dermatology was a COOL branch and that no action was happening there. Later, during my internship, when I joined the Dermatology department, I saw even though, in most cases, people don't die or have significant morbidities, the majority of Skin and Hair diseases and problems cause severe mental stress and trauma. Treating an ailing mind without even touching it is what fascinated me in the field of Dermatology. Later I did my post-graduation in Dermatology. I got fellowships and earned experience from various reputed hospitals, including Indira Gandhi Government Hospital, Pondicherry, Sir J.J. Hospital, Mumbai, Dr. Ambedkar Hospital, Mumbai, Bhabha Hospital, Mumbai, Bhagwati Hospital, Mumbai, and G. T. Hospital, Mumbai. I see many people getting stressed, losing their night's sleep and severely depressed just because of the lesions on their skin and hair. These things make them feel awkward in public, which causes severe degradation in their performance despite their ability to deliver the best. I love helping people regain their confidence and bouncing back to life with extra vigour.

You have worked as a Dermatologist, Trichologist and Hair Transplant Surgeon. How has your experience been?

My experience has been very satisfying. I have been of help to those in dire situations, like young guys getting rejected for having baldness and young guys and girls feeling very low because of skin lesions, e.g. Psoriasis. Hair Transplant Surgery is an essential surgery in this respect. People take Hair Transplants casually and don't do their due diligence while choosing a doctor or clinic. There are so many intricacies and crucial details in this surgery that require specialists' attention; unfortunately, many people don't even realise them. From complication



Dr. Narendra Nikumbh

handling to the natural-looking hair pattern, Hair Transplant surgery requires as many surgery skills and clinical judgements to make it safe as much as an artistic approach to natural-looking hair. I have seen many positive changes in young guys' outlook and attitude towards life and regaining their lost confidence after a Hair Transplant. I also spread authentic skin and hair care knowledge on my Instagram handle via videos.

What are the services you provide at your clinic?

Clinical Dermatology - Treatment of all Skin and Hair issues

Aesthetics Dermatology - Botox, Fillers, Dermato Surgeries

Hair Treatments - PRP, PGFRP, Meso Treatment, Lasers, etc.

Hair Transplant Surgery - Bio FUE Technique

Laser Treatments - Laser Hair Reduction, Acne Scars Treatment, Pigmentation and Uneven Skin Tone Lasers, Hydrafacial Treatments, Part

Dental Solutions - Braces, Root Canals, Smile Correction, Implants, etc.

Obesity Solutions - Non-Surgical Fat Reduction, Non-Surgical Weight Reduction, Diabetology, etc.

Cosmetic Gynaecology - Vaginal Tightening, Hymen Reconstruction, Vaginal Lightening, etc.

Any interesting cases that you would like

to share?

We had one curious case of a Hair Transplant where the patient did a Hair Transplant from a clinic in Mumbai which offered the treatment at a low price. The hairline looked like a wig. He felt so embarrassed by the looks that he stopped going out and couldn't even meet his friends because they would make fun of him. He came to us for the correction, and we did the needful.

How is your clinic unique from others? How has this field evolved over the years?

At our centre, we have all the board-certified doctors in all fields, like Dermatologists, Trichologists, Hair Transplant surgeons, Orthodontists, Dental surgeons, Physician and Obesity experts, Gynaecologists, and Plastic surgeons. The facility is well-equipped with the latest and the best infrastructure and treatment. We believe in providing quality healthcare at affordable prices.

How has Infinity Aesthetics Clinic helped patients to build confidence?

There have been hundreds of incidents, but here I would like to highlight a couple of them. The first one is about a young guy who was very depressed about early baldness. His father brought him to us and told us he avoids gatherings because he fears people calling him bald and feels ashamed. We decided to do a Hair Transplant for him about a year ago. After just seven months, he had a head full of hair, became more confident, posted photos on Instagram, and actively participated in gatherings and events. The father-son duo was delighted; they are our well-wishers to this day.

The second incident was of a girl who got sidelined many times for the flight crew job because she had severe acne and scarring. She was shattered when she was told that she was rejected for her looks even though she outperformed many other candidates. She was worried about the treatment. We started treating her with our specialised treatment for Acne and Acne Scars. She started having significant results in acne in three months, and then we started with our unique treatment. After six sessions, she started having clear and much smoother skin. We continued the treatment. After about eight sessions, she again opted for another international airline and got selected based on merit, with looks not getting in the way of her ambitions. She now serves as a senior staff crew in an international airline. She is a part of our Infinity Aesthetics Clinic family and visits us whenever she is in India.

What tips will you give people to maintain good health for their skin?

The most important tip I would like everybody to follow for better skin is using sunscreen daily to protect from sun damage and applying a retinol cream at night to avoid skin ageing.

Most impressive NEXT at Thane – Yuvan Group's Tower 'Stellar' : Ar. Sachin Charpe

KYT Team

Nestled next to Mumbai, Thane is now a sprawling destination for impressive residential and commercial spaces. The city has seen eminent creative souls using their talents and creativity in various areas.

Architecture has been one of them, and with creativity in his blood and many from the family in the art world, Sachin Charpe grew up in an environment of vision and promise. The same found appreciation and support from his drawing teacher, who suggested he go for architecture. Support from family was natural, and Sachin from Akola in Vidarbha eagerly searched for prospects in architecture education at Nagpur.

Armed with a coveted degree in Architecture, Sachin moved to Pune. This was the start of learning the trade from within. He reminisces, "With a short stint with Pethkar Associates, I worked with Ravi Patwardhan, which provided me with the necessary skills to launch myself in Mumbai."

He adds, "Moving to Mumbai was like a dream and with conviction to prove myself, I wished I could work with some famous names. The opportunity came my way, and

for myself in Mumbai."

While Mumbai was a dream that came true for Charpe, this youngster from Akola was attracted by the then futuristic city of Thane, next to Mumbai and with all the signs of making it big in every sense of the word.

The year was 2008 when Charpe arrived in Thane. For almost five years, he worked with other stalwarts in the field, including Pravin Jadhav and Dinesh Warade. After this stint, it was time for him to roll up his sleeves and start his practice.

He avers, "As Thane had already been assessing my work for five years, it was not difficult for me to find projects. My first assignment was with Samarth Developers, followed by a mega township project Hatkesh Heights on Mira Road. One after the other, I bagged the projects, and my work fully satisfied my clients. Then there was a prestigious project for Mauli College of Engineering, Shegaon, from Dnyaneshwar Dada Patil."

As a witness to Sachin Charpe's architectural feats at Thane, KYT found that he has seen a lot of success over the years. This has come from his adherence to the basic principles of



I started my humble innings with the most notable Architects and those known for their eminence in designing skyscrapers in India. I also worked with Jimmy Mistry, the man behind the iconic Della Adventure Park. These precious experiences gave me a wealth of experience to stand on my own and carve a niche

architecture, business and ethics. He explains, "My focus has always been on zero wastage. I believe in the best and maximum utilisation of space in terms of FSI to favour buyers and sellers. Being cost-effective is the key. Apart from this, I concentrate on aesthetics and amenities."

Comparing today's real estate



Charpe says about his work on some prominent projects completed:
"Prominence arrives from expertise and experience. My education in architecture and liaison background helped me during the early period of my independent work. Some of my notable works include Bellamonte and Mukta Laxuria at Shilphata, DZ City and Central Park, which has a sky garden. I also have interior designing in my repertoire as an added expertise."



Especially after the pandemic, people's choices with respect to homes underwent paradigm changes. Now, they want everything in the society premises, whether it is a garden, play area or gymnasium."

Currently, Charpe has been involved in some 50+ projects. The much-awaited One India Bulls in Thane is under him too. It is a sprawling project spread across a whopping 15 lakh square feet. Then there is a 30-acre township – Mittal Ground in progress. Apart from these, he is working with Yuvan Group.

Swapnil Marathe, the founder of Yuvan Group, is coming up with a magnificent 51-storeyed building in the heart of Thane. Sachin Charpe, the chief architect for the project, "Stellar" exclaims, "It is exciting to work on a skyscraper. This Yuvan Group project is huge. It is blessed with an excellent location, adequate parking, spacious homes and amenities, multi-purpose halls and a library, to name a few. This will be one of Thane's biggest and best projects."

market to that of earlier times, Charpe shares, "There has been vertical growth over time. Builders today are not afraid to construct 30+ storeyed buildings. Thane has also seen many high-rise buildings. People have started preferring Thane over Mumbai because of the relatively spacious homes and a better standard of living.

Experience the *Magna* nimous food, drinks, and many more at the Thane Club

City's first roof-top brunch-café-bar

KYT Team

Celebrating its first anniversary, Magna Bar and Café has become a household name in Thane. Magna, a word-play for magnificent, creates a desire to create larger-than-life experiences in the hospitality sector. The place has left no stone unturned in offering a magnanimous experience to its customers. Situated at the Thane Club, it is the fourth venture of the restaurateur Niketa Sharma, who has been the Club's CEO for nearly a decade.

Magna Bar and Café fills in a visible gap in the market of Thane restaurants by providing a unique affair of one-of-a-kind food courses, espresso variants, and cocktail recipes. The 120-seater coffee to cocktail all-day-café offers private dining victorias and dome dining for the perfect dates, romantic proposals, swing seating for casual catch ups, office meetings, and families to have intimate gatherings.

Magna is a place to grab your coffee and clink your glasses. It is a versatile bar and café with a chic, feminine, Instagram-able vibe and a global palette for all taste buds. Expect multi-cuisine with an all-ingredients-made-fresh-in-the-kitchen menu consisting of Asian, Mediterranean, Continental, and fusion Indian. Add to this the delicious and mouth-watering freaky shakes featuring cassata, lotus biscoff, pink tiramisu, a variety of savoury and sweet waffles, brunch

eggs and adaptable and innovative food choices like paneer tikka croissant sandwich, and thecha hummus, California crab stick sushis, hand-rolled pastas and raviolis, wafer-thin pizzas, Victoria pancakes and much more for all taste palettes. This menu transitions to bubble blaster cocktails, bar nibbles, a mezze station and more delicious food dishes by sunset. Magna also offers a separate Jain food menu.

Each day is different here at Magna. On Sundays, you get brunch with champagne; on Mondays, you have acoustic music and premium alcohol being offered; and on Wednesdays, there is the Sangria saga, wherein unlimited wine is provided to the women.

Refining and uplifting their carte du jour are Magna's espresso variants like blue pea coffee. Cold pressed dark chocolate with orange peels and black coffee in a margarita glass is an espresso variant, better together mocktail - a fusion of fruits infused with ginger ale, bubble bursting cocktail infused with rose and a variety of tequila and vodka shots for all - that's how extraordinary and unparalleled is Magna Bar and Café.

The bar menu at Magna also has craft beers, cocktails like float on, that's amore and Gin and Tonic to sangria for all. Every three months, the cocktail menu is revamped.



Sharma says, "I have almost a decade's experience in hospitality, and now this is my fourth restaurant launch in one year. I want to create a great sensory and culinary experience at an accessible price point with Magna in a neighbourhood with immense growth potential."



Structural engineering is a hallmark of endurance : Ajay Mahale

KYT Team

When the children of his age were busy playing outdoor games like cricket in the gullies, Ajay Mahale, born in a confined residential space in Thane's Charai, spent his time making forts in a nearby construction site. Ajay made forts from the cement and sand scattered all around the area and kept his eyes and ears open to what was going around him. Ajay shares, "Sometimes, I saw a bunch of people reporting to a gentleman who would take stock of things on construction sites. As a child, I was impressed with that man's job, which I later understood was that of a structural engineer." Though the job profile would have been out of Ajay's dictionary, he was determined to become one when he grew up.

Ajay did not have an engineering background. His father was a factory worker, and his mother was a teacher at a municipal school in Mumbai. Hailing from a humble financial background, Ajay spent his childhood in a 10x15 room. Since his parents wanted him to have a bright future, they encouraged him to study hard. Ajay respected his parents' advice and studied hard. In the meantime, he also started developing a keen interest in the construction business, thanks to his regular visits to the construction site in his area. Ajay vividly recalls, "I was about nine years old when I started getting inquisitive about buildings and how they are constructed. I also had the construction maps with me. Whenever I went to the construction site, I made sure that I casually interacted with the workers. We became friends, and they allowed me to go on every slab which I climbed barefoot to observe the structure from close quarters." So, the Structural Engineering profession came to him as a choice and not by a chance.

After completing his schooling, Ajay pursued a Diploma. He was the topper and secured admission to the prestigious VJTI in Mumbai. While he had acquired a lot of practical



Ajay concludes, "Just like we have a doctor to maintain the health of our body in which we live, it is essential to have a good structural engineer for a building where we are also going to live. Maintaining the structural health of a building is of paramount significance. One small mistake can result in irreversible damage."

knowledge about the construction industry while growing up, getting an educational degree added to the theoretical aspect of the business.

Once he was a qualified engineer, Ajay went out into the job market. He says, "My first job was with Mukund Iron and Steel. I worked on the wire rod mill expansion project at Kalwa. Though it was a great learning experience, I realised that I was drifting away from my goal of becoming a structural consultant. I earned Rs. 5000 per month at Mukund. However, to get the right experience, I moved to a new job where I barely made Rs. 1800 per month, which was against the wishes of my family members."

Ajay joined Epicons Consultants, where Mr. Jayant Kulkarni, a renowned structural consultant, was his mentor. He avers, "I did all kinds of work at Epicons. One who is willing to do



anything and everything on the job understands the business better. I worked there for a couple of years. Additionally, I worked with Mr. Nitin Randive to be well-versed with the software knowledge required in this business."

After gaining experience working with different companies, Ajay decided to start his independent practice. He established his setup at home in May 1995, when he was 25. Ajay elucidates, "I am grateful to my family for being supportive. My first project was Rangashree, opposite Lokmanya Society in Thane. I gained a lot of confidence after completing my first project. Slowly and steadily, I was getting more and more projects under my belt. Often a layman is confused between an architect's and a structural engineer's roles. In simple words, an architect is responsible for the functional planning, while

structural engineering looks after getting the skeleton, including slabs, columns, beams, etc., ready."

Over the years, Ajay has completed an array of projects in India and overseas. In the last 27 years, he has a whopping sum of nearly 800 buildings to his name. His notable works include Auralis, Giriraj Heights, Srushti Prime, Shahs Avenue, and Bethany Hospital Phase 2. He states, "In addition to the residential and commercial projects in and around Thane, I have worked on a building

in South Africa. We used the British code designing for that building. Apart from this, I have also worked on two buildings in Nairobi."

Ajay is currently working with Yuvan Group, which is coming up with a grand 51-storeyed building "Stellar" in the heart of Thane. He says, "The 180-metre tall, beautiful structure will be designed with utmost finesse and perfection. We have put together great designs which are strong. In view of the rising cases of collapsing buildings, it is important to have a stable foundation and healthy slab construction. For instance, potable water in concrete mixing should be the norm. Just like in Macau, we have used advanced lighting that will give a different look to the building during the day and night. Also, we have added blast resistance to the lower storey columns."



Blessings of buyers is the right foundation : Girish Sanjay Yadav

KYT Team

The bug of entrepreneurship bit Girish Sanjay Yadav at a very young age. Hailing from a family of cricketers, Girish wanted to carve a niche for himself outside the field of sport. While his family business involved running a dairy, Girish was more inclined to do something in the real estate space. Girish says, "We have been staying in Thane for a long time. I am the third generation who was raised in the city. As a family, we owned a dairy, and our milk was supplied to areas outside Thane. My father was a bank employee, but I was never fond of the stereotypical 9-to-5 setup. I was always interested in doing something of my own."

Following his heart and taking a step towards achieving his dream of becoming a businessman, Girish started his entrepreneurial journey by being a material supplier. Girish recalls, "I supplied the construction material required for developing buildings. My focus has always been on supplying the best quality materials to the builders. For instance, I only deal with branded concrete and aluminium with trademarks, ISI marks, etc. Our core business is ready mixed concrete. By supplying the requisite construction material, I gained a lot of experience and earned goodwill for the quality I delivered and my turnaround time. Gradually, as my business scale expanded, I became a contractor."

Girish started his company in the name of his friend, Shivesh, who played a pivotal part in helping Girish set up his business. As a contractor, his first project was the Shivanand building in Thane. He states, "From the day I started my business to date, I



have come a long way. Today, I run three companies: Shivesh Enterprises, Vitesh Infra, and Ajesh Infra. While Ajesh Infra handles work in Mumbai, the other two cater to Thane."

Human resource is the paramount asset in any company. Girish understands the importance of having the right people under his wings. He shares, "I have a team of 20 people.

Girish mentions, "I am working on a 50-storeyed building in Girgaon. I am also helping MMRCL (Mumbai Metro Rail Corporation Limited)." Besides this, he is closely working with Yuvan Group, which will develop a magnificent 51-storeyed building "Stellar" in the heart of Thane. Girish is confident about the Yuvan Group project, offering luxurious two and three-BHK flats. In addition to the beautiful flats, the building will have a host of state-of-the-art amenities, including an area for stargazing and an indoor swimming pool, to name a few.

They are all highly experienced and qualified. Some of them have been in the business for 25 years. We may not be publicly listed, but our turnaround time matches sophisticated corporate standards. For this, we employ the most advanced technology, a case in point being the use of Mivan technology that helps in seamlessly completing two slabs in a month." Girish adds, "I believe in seeking the blessings of home buyers more than the builders." Some of his past work includes the development of the VVIP area at Peddar road and SBUT cluster-1 near Chor Bazaar.

Apart from being a full-fledged contractor, Girish continues to maintain his family's sporting tradition as he organises football and cricket events in the name of the Legend Sports League.



Went back to sports when most think of retirement: Mitalee Kamble

KYT Team

When most of the athletes are inching closer to their retirement age, Thane's Mitalee Kamble decided to pursue a career in sports. In 2019, at the age of 26, when Mitalee was working as a full-time Zumba trainer at Nitro Sports Centre, she decided to go back to pistol shooting, the game she played in her college. What transpired Mitalee to take this leap of faith? In a heartfelt conversation with the editorial team of KYT, Mitalee talks about her childhood, the unwavering support of her family in realising her dream, and many more.

In the last three years, you have taken giant strides in pistol shooting. Tell us about how it all started for you.

In 2019, when I was working as a Zumba trainer at Nitro Sports Centre, I got the opportunity to manage Nitrothon, a marathon event. Many international and national players participated in the marathon. Seeing them, I was inspired to do something in sports and represent the country. Back in Joshi Bedekar College of Arts and Commerce, I was a part of the NCC battalion. I was a rifle shooter. However, after completing my BA in Geography and MA in Political Science, I started working full-time. Thanks to Pratiksha Pandhare, an executive manager at Nitro Sports Centre, I got the opportunity to work there. She had seen me managing different sporting events at the college and approached me, asking whether I would like to join their team. I accepted the offer. With a full-time job in hand, sports took a back seat. It surprisingly returned to my life, thanks to the Nitrothon event. I quit my job after working for close to three years. I took up pistol shooting, similar to the rifle I did during my NCC days. Pistol shooting is one of the few sports which has no age barrier. Even a 50-year-old lady can play this sport and represent her country.

How were your early days in pistol shooting?

I practised at Dombivali and Thane in the beginning. In Thane, I had Ujjwala ma'am as my coach. Seeing my skill and a keen interest in the sport, she advised me to go to Pune for better prospects. There are only two locations in Maharashtra

with a 25m pistol shooting range. One is in Worli, and the other is in Pune. I went to Pune in December 2020. I stay as a PG with a few other shooters. I selected Pune because I found it challenging to travel daily to Worli from Thane for practice. Also, the COVID-19 imposed lockdown restrictions were more stringent in Mumbai, which meant that weapon sharing was not much possible. Therefore, my only choice was to shift my base to Pune. I joined Gun for Glory academy in Balewadi. I completed my foundation course under Sushma Nibre ma'am. Manoj Kumar Kanojia sir is my current coach. We also have mental trainers, physiotherapists, and physical trainers, who help us with our game.

What was your practice schedule, and how has it changed over time?

In the beginning, I practised for two hours every day. I did holding and lifting exercises to strengthen my muscles. Meditation also forms an important part of training. Pistol shooting is a 99 percent



event after suffering from an injury. Since then, I have been working on 25m pistol shooting. Unlike for 10m, we use actual arms, ammunition, and bullet powder for 25m events.

Who has been your role model?

When I was in junior college, I got a chance to meet Anjali Bhagwat and Tejaswini Sawant.

while growing up?

In Bedekar school, I played kho-kho at the state level. Besides this, during my college days, when I was a part of the NCC, I played various timing-based sports that are a part of Army training. I have also played the shot put. The fact that my mother played dodgeball at the district level during her younger days may have inspired me to choose a career in sports.

Do you follow any particular diet?

Swati ma'am, one of my colleagues at Nitro, has suggested a diet plan. I stick to that. Having a balanced diet is vital for any athlete. Besides this, I make dietary changes in line with the weather. For instance, I consume more non-vegetarian food in winter than in summer.

In these three years, has there been any challenging phase?

Yes, there have been a few times when I have felt like quitting the sport altogether and coming back home. There was a period when I had some poor performances. I used to call up my parents and discuss my feelings. However, they always gave me confidence and motivated me to do well in future competitions. Alongside my parents, my younger brother, who is also in Pune, has been my pillar of strength.

What is your ultimate dream?

I want to represent India at the Olympics. However, I want to focus on the trials, which will begin in January 2023. If I do well in the trials, I have a strong chance of making it to the India squad composed of the top 10 players in the country.



Achievements

2022: Selected for Maharashtra state Olympics games 2022-23

2022: Silver medal at the 20th Kumar Surendra Singh Shooting Championship (team Maharashtra)

2022: Bronze medal at the 65th National Shooting Championship (team Maharashtra)

2021: Silver medal at the 24 Captain Ezekiel Memorial Maharashtra State Shooting Championship

2021: 4th position at the 8th West Zone Shooting Championship

2021: Bronze medal at the 30th All India GV Mavalankar Shooting Championship

2021: 19th position at the 64th National Shooting Championship When I was in junior college, I got a chance to meet Anjali Bhagwat and Tejaswini Sawant. As a part of the NCC battalion, we performed in front of them. Both of them have great personalities. They also started their journeys from NCC and went all the way up to winning medals for India at the Commonwealth Games.

mental game, so mental training is paramount. Besides this, every Sunday, we have yoga sessions. At present, I train for three hours. In 2021, trained for six hours when I used to participate in both 10m and 25m events. However, my doctor advised me to focus on only one

As a part of the NCC battalion, we performed in front of them. Both of them have great personalities. They also started their journeys from NCC and went all the way up to winning medals for India at the Commonwealth Games.

Did you play any other sports

The Grandmaster of Basketball

ISHA KOLI

Manisha Satyajit Daange, 44, is a resident of Thane. She is a former basketball player who represented India at the international level. Her adventure started in fourth grade when her mother encouraged her to play basketball as her height was less than other girls her age. After years of utmost practice and dedication, she played her first National Basketball match in 10th grade.

Manisha began taking part in Indian Basketball camps as her skill level rose. She joined the women's basketball squad for Indian Railway and served as team captain in 2006. Mrs. Daange represented India in the Asian Basketball Championship (ABC) in 2006. ABC is a tournament which is played every two years by Asian countries. She faced a lot of hardships and criticism during her journey, and sometimes she used to get substituted as well. But she kept pushing herself with the undying support of her husband, Mr. Satyajit Daange. Finally, in 2013,



she got a chance to play a 3x3 court event in the ABC, and the team won the gold medal. This was the turning point in Mrs. Daange's life. She played her last match in 2014, and it was difficult for her to leave this sport altogether.

After a gap of a few years, she travelled to Patiala in 2016 to pursue a diploma in basketball coaching. It was very strenuous for her as she had to leave her family

behind to complete this diploma. "My husband strongly stood by my side, and my in-laws supported me throughout," says Manisha. She cleared all of her exams with flying colours and topped her batch. Subsequently, she became the coach of the Indian Railway team and the Indian women's basketball team.

Later, she transitioned from a basketball player to a coach. Mrs.



Daange was awarded the Shiv Chhatrapati Award for contributing to the basketball field in 2017. She respectively holds a prestigious record for throwing the longest one-hand ball shot. The shot sailed through the air and landed perfectly in the basket at a distance of 22 meters (66 feet), and she was titled "Grandmaster". Mrs. Daange is truly an inspiration for all the sportswomen out there.

Businessman turned Corporate Kirtankar

ISHA KOLI

Businessman Sameer Limaye, 47, commonly known as the "corporate kirtankar", is a trailblazer who developed Corporate Kirtan in 2015. A mechanical engineer by qualification, he writes plays and acts in them. Corporate Kirtan organises events and seminars for the general public.

In 2011, Mr. Limaye began reading the books and teachings of Ramdas Swami. Ramdas Swami's writings, which focused on concepts like "network," "communication," and "time management" 400 years ago, greatly influenced him. The glorious saint Ramdas Swami was the disciple of Lord Rama, son of Dasharatha. Ramdas Swami spread Lord Rama's philosophy and teachings throughout the populace. Ramdas Swami established eleven hundred maths throughout India and wrote novels, poems, and songs.

Following thorough reading and research, Mr. Limaye and his business partner Mrs. Dhanashree Nanivadekar established Corporate Kirtan, where they hold seminars and provide a PowerPoint presentation (ppt) on Ramdas Swami's life's work. They read his poems in front of the



crowd and perform kirtans.

Ramdas Swami talked about work-life balance, stress, depression, etc. as well. Mr. Limaye plays the role of a mediator to transcribe the teachings of Ramdas Swami to students, office workers, business aspirants, etc. "Every psychology student should learn about Ramdas Swami's work", says Mr. Limaye.

Corporate Kirtan has hosted events in Dubai, Singapore, and Switzerland. The Ram Ganesh Gadkari Rangayatan was packed when he presented his 200th presentation there. "Gadkari was packed that day, and Thanekars were quite interested in and supportive of the lecture," recalls Mr. Limaye.

Women go through many problems daily, and they have a lot of responsibilities on their shoulders. Samarth Kalin Super Woman is a women-focused programme that Corporate Kirtan has also started. This programme empowers women on a very large scale.

Corporate Kirtan has its own office called Samarthayan, located in Ishaan arcade, Gokhale road, Thane. People from different walks of life congregate to discuss their problems with Mr. Limaye, and he tries to solve their problems by keeping Samarth Ramdas Swami's teachings at his core. He empowers and encourages people to read "Dasbodh", a counsel offered by Ramdas Swami over a nice cup of tea.

SCHOOL(s) of 2030

Uniform, Time-table, Calendar, Morning Assembly, Recess, Tiffin-box, Last Period, Rough Book, Home-work, Monitor, Last Bench, Kneel down, Call-your-parents, Annual Day, Picnic and above all – Principal, Class Teacher, Friends and 'just Friends!' Every word shall make everyone nostalgic and remind us of arguably the best days of our life – THE SCHOOL DAYS! Human civilisation over centuries has been moulded by this prodigious temple of knowledge called SCHOOL(s)! Be it ancient Gurukul or modern-day SCHOOL(s), the foundation of most humans as 'beings' on planet earth has been laid at SCHOOL(s).

India has a mammoth 15 lakh schools with 97 lakh teachers catering to 265 lakh students! 12.50 lakh of the total schools of our country are in rural areas, from Lakhpat in Gujarat to Moreh in Manipur. 11 lakh Government and Aided Schools in 20+ diverse regional languages under the aegis of 30+ dynamic Boards makes India one of the largest and most versatile School Education ecosystems across the globe; indeed no mean feat to transform this colossal ecosystem. The ongoing post-pandemic NEP era (National Education Policy by GoI) propelled by SDG4 (Sustainable Development Goal 4 of the UN) will catalyse sweeping, significant and visibly tangible reforms. SCHOOL(s) from 2023 to SCHOOL(s) of 2030 are set to witness unprecedented revolution; as we march towards being a developed nation by 2047 in this ongoing revolutionary 'Amrit Kaal of India @ 100'. 'Offline to Online to Hybrid' - SCHOOL(s) of our country is poised to take pole-position, as India is all set to be a 'Global-knowledge-superpower' in the 2030s and beyond.

Hybrid / Blended learning, higher emphasis on soft skills, inclusive learning spaces, immersive learning, a greater focus on overall health (physical and mental), and increased emphasis on entrepreneurship shall be the hallmarks of SCHOOL(s) of 2030 along with the following key features:

School infrastructure shall consist of flexible seating, more like a co-working space. It shall feature creator places so that students can experiment and learn. SCHOOLS will be filled with VR/AR sets, voice-controlled gadgets and latest tech-enabled devices for students to garner engaging content through experiential pedagogy. SCHOOL(s) shall be a building with four walls with 'tomorrow' inside!

Specialised School for Sports, Music, etc., apart from Prep Schools, will come into existence, especially for Class IX-XII. With NEP offering wide-ranging subject choices, super-specialisation SCHOOLS will be sought-after.

Teacher / Coach / Mentor shall become a guide-by-the-side than a sage-on-the-stage. AI-enabled adaptive learning will reduce dependency on age-old direct instructional pedagogy. The usage of adaptive learning for teaching core content means teachers no longer have to be content experts; instead, they are a motivator and mentors



Credit goes to lakhs of teachers and non-teaching staff for their relentless efforts, exceptionally led by dynamic School Principal(s) along with leadership teams and management in each of the SCHOOL(s) across India. Hats off to their outstanding selfless approach towards nation-building, always in all ways. Dr APJ Abdul Kalam Ji has rightly said, "if you want to shine like a sun, first burn like a sun!" That's precisely what a SCHOOL is; it is like the Sun, an epicentre of the entire solar system of Education. The forms of SCHOOL may evolve, but the values and ethos of our age-old Guru-Shishya Parampara shall enshrine forever.



to students. 'Teaching what counts' will weigh more than 'teaching to count'!

Students will align to adaptive learning tools, leading to faster instructional delivery, thereby plummeting academic effort to almost half of today's duration (i.e. about 3 hours). The other half (balance 3 hours) of overall school duration (per day) shall be for life skills and for students to explore personal interest ventures. Learning-on-demand with deeper understanding shall result in students having more choices and bespoke personalised learning outcomes. 'Students in schools' shall be groomed to become 'learners for life'!

A **future-proof pedagogy** for learners shall prepare them for skills essential for future success – to adapt to unforeseen issues that aren't yet anticipated. Adapting to uncertainty, constantly evolving complex problem-solving, analytical thinking, creativity, innovation, emotional intelligence, and empathy will be a part of

pedagogy. Educators will have to allow students to engage at their own pace. Technology will enable students to work more intuitively at a pace that suits them. The best is yet to come!

Following emerging trends appear to be prerequisites for SCHOOL(s) of 2030:

Digital Learning as a Subject / Curriculum: As technology shall be an integral part of SCHOOL education, it is extremely critical to introduce Digital Learning as a Subject (with grades assigned) from Class VI onwards in the 5 + 3 + 3 + 4 structure of NEP. Digital Learning as a subject should be ideally embedded in mainstream subjects like Math and Science to overcome pandemic-induced learning loss. Hitherto unconventional curriculums like Deshbhakti and Happiness are rightly introduced by Govt of Delhi, 'Digital Learning' as a subject/curriculum is indeed a greater need of the hour for students across India in this post-pandemic NEP era.

QR-coded Books: SCHOOL books (textbooks, workbooks or any other study material) should ideally use QR-coded embedded pedagogy to ensure uniformity and seamlessness in pedagogy, in sync with NEP goals. The Government of Maharashtra's SCERT has already effectively started its on-ground implementation through their QR WorkBooks initiative.

Virtual (Hybrid) Schools: The Govt of Rajasthan has recently launched a path-breaking futuristic reform by formally allowing Virtual (Hybrid) Schools for IX to XII. While the teaching-learning process shall happen ONLINE (anytime, anywhere), annual exams (practicals and theory) of SSC / HSC shall have to be taken OFFLINE (in-person) at par with all students. Virtual Schools shall help popular schools in urban areas to provide their high-quality education to rural students at affordable fees, thereby reducing the urban-rural divide. It shall also give budding sports enthusiasts and vocational career aspirants flexibility to maintain a balance between academics and other pursuits.

State-level Command and Control Centre: To believe it, one must see it! The centralised Command and Control Centre (CCC) established by the Government of Gujarat is one of the most futuristic creations for digitising the School Education ecosystem; it is perhaps not done anywhere across the globe at such a massive scale. These centralised facilities shall be of immense help to bring standardisation of quality in School Education across rural hinterlands at par with urban conglomerates.

Be it the futuristic CCC / Schools of Excellence by Govt of Gujarat, the revolutionary Virtual (Hybrid) Schools along with Shiksha mein badhte kadam by the Government of Rajasthan, or the new-age QR WorkBooks by Govt of Maharashtra, or the Deshbhakti / Happiness curriculum by Govt of Delhi; it is incredibly heartening to witness such exceptional trends emerging due to NEP – ensuring 'Vasudhaiva Kutumbakam' in true sense!

SCHOOL(s) of 2030 – bring it on!

**Yours Educationally,
Dr Shrenik BK
Co-founder,
Education Ssabhi Ko**

This article is in continuation to my previous article titled COACHING – a CLASS apart! <http://knowyourtown.co.in/coaching-a-class-apart/>
I sincerely thank all mentors at my beloved Alma Mater - St Pius, R.A. Podar, and D.Y. Patil, for all their efforts in grooming me during my foundation years.
Do share your views and opinion at educationssabhiko@gmail.com



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