



Development of Camping & Glamping Grounds

Tourism
Government of Gujarat

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About Camping & Glamping Grounds

Camping & Glamping Grounds in the World

- Camping & Glamping grounds are increasingly gaining popularity across the world particularly in the aftermath of COVID-19 where adventure tourism and outdoor activities have seen an uptake
- International destinations like the range of National Parks in the US and Canada as well as lakeside camping spots in Europe have developed as leading camping & glamping destinations
- Below we can see sample pictures of camping & glamping facilities in USA and Western Europe:



Figure 1: Camping & Glamping sites in Arizona, United States



Camping & Glamping Grounds in India

- Different Indian states including, Gujarat state have development a number of Tent cities across the state on PPP basis to invite both domestic and international travellers.
- These tent cities have developed at iconic destinations like the Status of Unity in Kevadia as well at in the Rann of Kutch during the Rann Utsav every year
- Tent cities are a growing attraction in Rajasthan and Maharashtra as well with active state involvement and investments by the private sector



Figure 2: Tent city in Gujarat

Project Concept & Information

Camping and Glamping Grounds – An Overview

→ Camping and glamping Grounds, a portmanteau of “camping” and “glamour,” refers to a style of camping that emphasizes on luxurious and comfortable camping experience, blending modern amenities with the beauty of nature. Camping and glamping grounds are typically situated in picturesque locations such as national parks, forests, coastal areas, or remote countryside settings. Camping and glamping emphasizes glamour and comfort in well-appointed

tents or cabins, while glamping encompasses a wider range of unique accommodations like Yurts, treehouses, tipis, safari tents, domes, or other unique structures. They offer a modern twist on traditional camping, allowing the tourists to immerse themselves in the beauty of the outdoors while indulging in the comforts of a cozy retreat.

Activities in Camping & Glamping Grounds:



Nature walks and hiking:

Explore the surrounding natural landscapes, trails, and forests.



Wildlife spotting:

Look out for birds, animals, and other wildlife in their natural habitats.



Outdoor dining:

Enjoy alfresco meals in designated picnic areas or communal dining spaces.



Campfire gatherings:

Gather around a campfire for storytelling, roasting marshmallows, and stargazing.



Adventure sports:

Participate in activities like zip-lining, rock climbing, kayaking, or paddleboarding.



Cycling or mountain

biking: Take advantage of designated trails or rent bicycles to explore the area.



Photography:

Capture the scenic beauty of the surroundings and wildlife through photography.



Fishing:

Engage in fishing activities in nearby lakes, rivers, or designated fishing spots.



Yoga and meditation:

Practice mindfulness and relaxation techniques in serene natural settings.



Outdoor games:

Engage in activities like volleyball, badminton, or frisbee in designated recreational areas.



Nature workshops or

guided tours: Participate in educational workshops or guided tours to learn about the local flora, fauna, or conservation efforts.



Spa and wellness services:

Pamper yourself with spa treatments, massages, or yoga classes offered on-site.



Wine tasting and culinary

experiences: Indulge in local food and wine tasting events or cooking classes.



Star gazing:

Enjoy the clear night skies and learn about constellations through guided stargazing sessions.



Farm visits:

Explore nearby farms, participate in agricultural activities, or interact with farm animals.

Project Concept & Information

Site locations

→ On the basis of connectivity and the prospects the region offers, few locations have been identified as prospective wellness tourism sites.

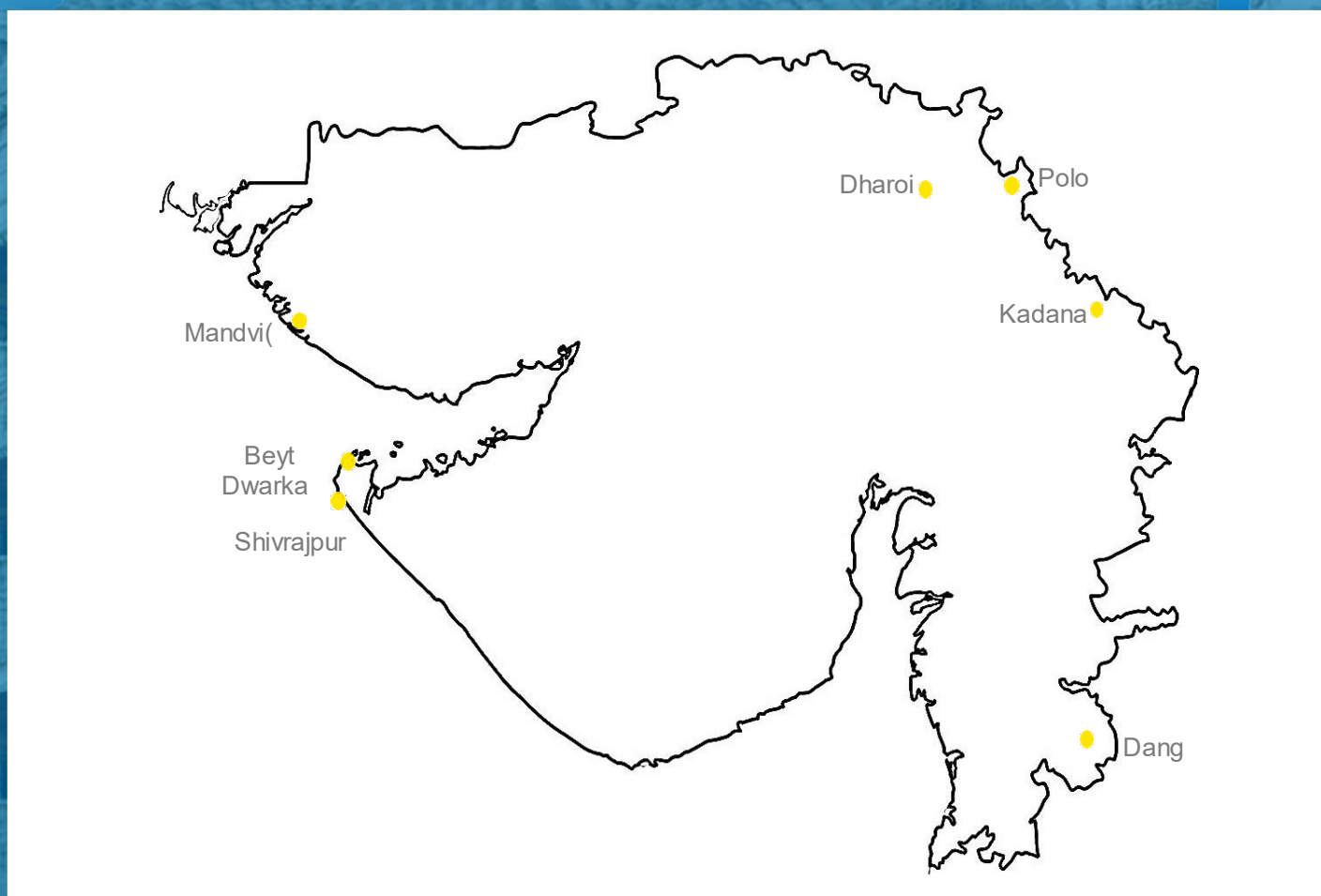
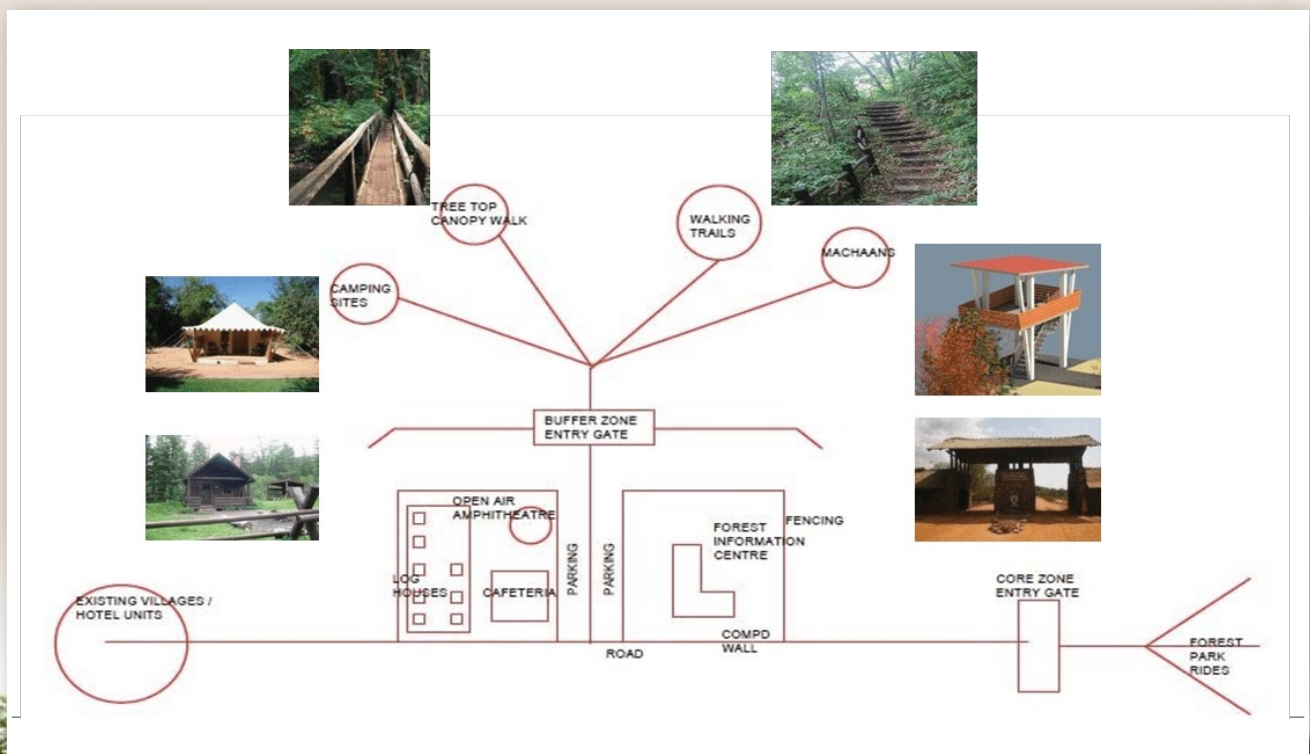


Figure 3: Camping & Glamping destinations in Gujarat

Project Concept & Information

Camping & Glamping Grounds shall comprise of the following components. The state Government shall facilitate in development of approach roads to the sites.

- Accommodations
- Communal Ares
- Dining & recreational facilities
- Development of forest walking trails
- Spa and wellness services
- Charging station
- Camp stores for essentials
- Playgrounds for children
- Camping site (gate, fencing, tented accommodation, compound development, office, toilets)
- Sustainable physical infrastructure: Solid waste management, Liquid waste management
- Provision of Wi-fi at location
- Signages



Logistics & Connectivity



Rail



Location: Polo

- Udaipur (120kms), Gandhinagar (140 kms), Ahmedabad (160 kms)



Location: Dharoi

- Mehsana Junction (81kms).



Location: Kadana

- Piplod (33kms),
- Modasa (36 kms),
- Mahudi (35 kms)



Location: Dang

- Vyara (15 kms),
- Waghai (24 kms)



Location: Mandvi

- Bhuj (60 kms),
- Gandhidham (70 kms)



Location: Shivrajpur

- Bhavnagar Terminus (20 kms)



Location: Beyt Dwarka

- Dwarka (30 kms),
- Okha (40 kms)



Road

- Udaipur (120kms), Ahmedabad (160 kms) both accessible by the NH-8

- Near State Highway No. 56 Vadali to Satlasana.

- There are private and public bus services from Ahmedabad to Kadana (165kms).

- Vyara bus stand
- Saputara bus stand (45 Kms)

- Mandvi bus stand
- Topanwada bus stand (8 Kms)

- Shivrajpur bus stand
- Bhavnagar bus stand (20 Kms)

- Dwarka bus stand (2.5 Kms)
- Dwarkadish temple bus stand (3 Kms) Okha-Mandvi Gate bus stand (4 Kms.)



Air

- Udaipur (120kms) and Ahmedabad (160 kms) Vadodara (260kms)

- The nearest one is Ahmedabad Airport (121km) to connect via flights.

- The nearest one is Ahmedabad Airport (162km) to connect via flights.

- The nearest one is Surat International Airport 130km)

- The nearest one is Bhuj Airport (BHU) (60 kms)

- The nearest one is Bhavnagar Airport (70 kms)

- The nearest one is Jamnagar Airport (150 kms)

Utility

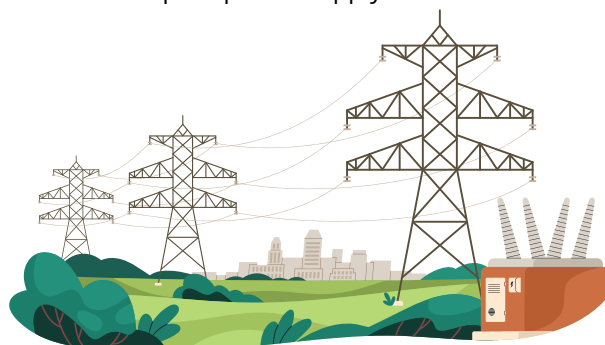
Water

- Gujarat has a statewide “water supply grid” spread across 1,20,769 km that aims to serve 75% of Gujarat’s population



Power

- Gujarat boasts of 24 hour - 3 phase uninterrupted power supply



Focus of State Government at Potential Destinations

1. Polo

- The Polo forest is nestled between hills and the jungles in the Sabarkantha district. The forest alone saw a footfall over 0.46 lakh tourists in FY23
- While the forest was not very known, it has recently gained traction as a popular tourist destination particularly for camping and eco tourist activities
- The aprx. 400 sq. kms. forest area is most lush between September and December (post monsoon) when the rivers are full, but it provides a rich wildlife experience throughout the year
- 50,000 sqm land available with the State government for development of tent city

Some of the key attractions in the Sabarkantha district near the Polo forest along with their footfall in FY23 can be seen below:

Sr. No.	Tourist Destinations	FY 23 Footfall
1	Himmatnagar	~5.92 lakhs
2	Khedbrahma Temple	~2.13 lakhs
2	Idar	~3.68 lakhs

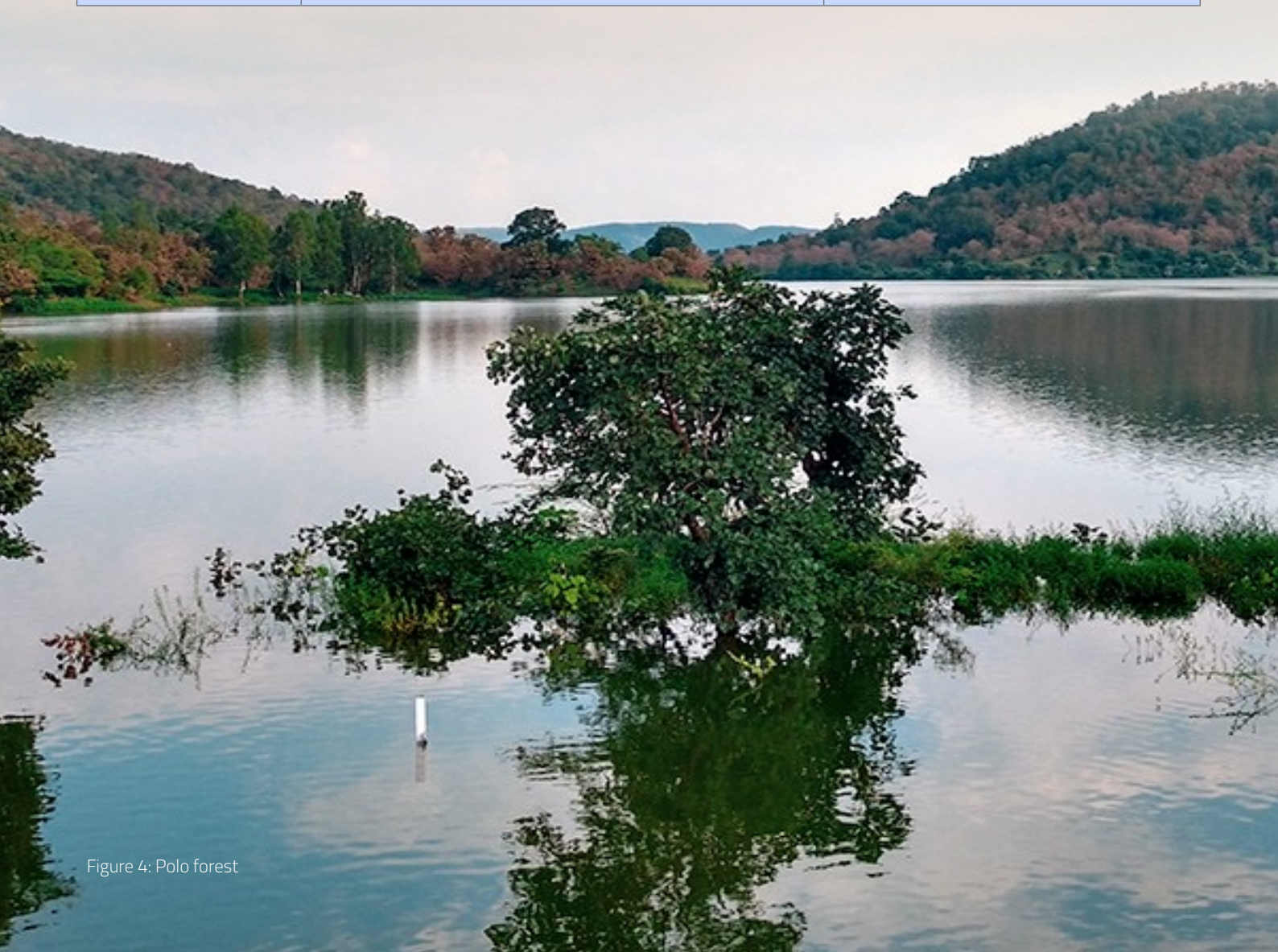


Figure 4: Polo forest

Project Concept & Information

2. Dharoi

- The Project Master plan is envisioned to be developed in 3 Packages.
- Package 1 – Road networks, public utilities & electricity, water sports arena, and ICT Package 2 –River Edge Development, Amphitheatre with laser show, river dredging & pedestrianization of existing bund
- Package 3 – Pancha tavta Park, Island Gateway & Jetty, and Open Green & Sculpture parks
- While the Work order has already been issued for Package 1, the final tender document is being floated for Packages 2



Figure 5: Project Master Plan

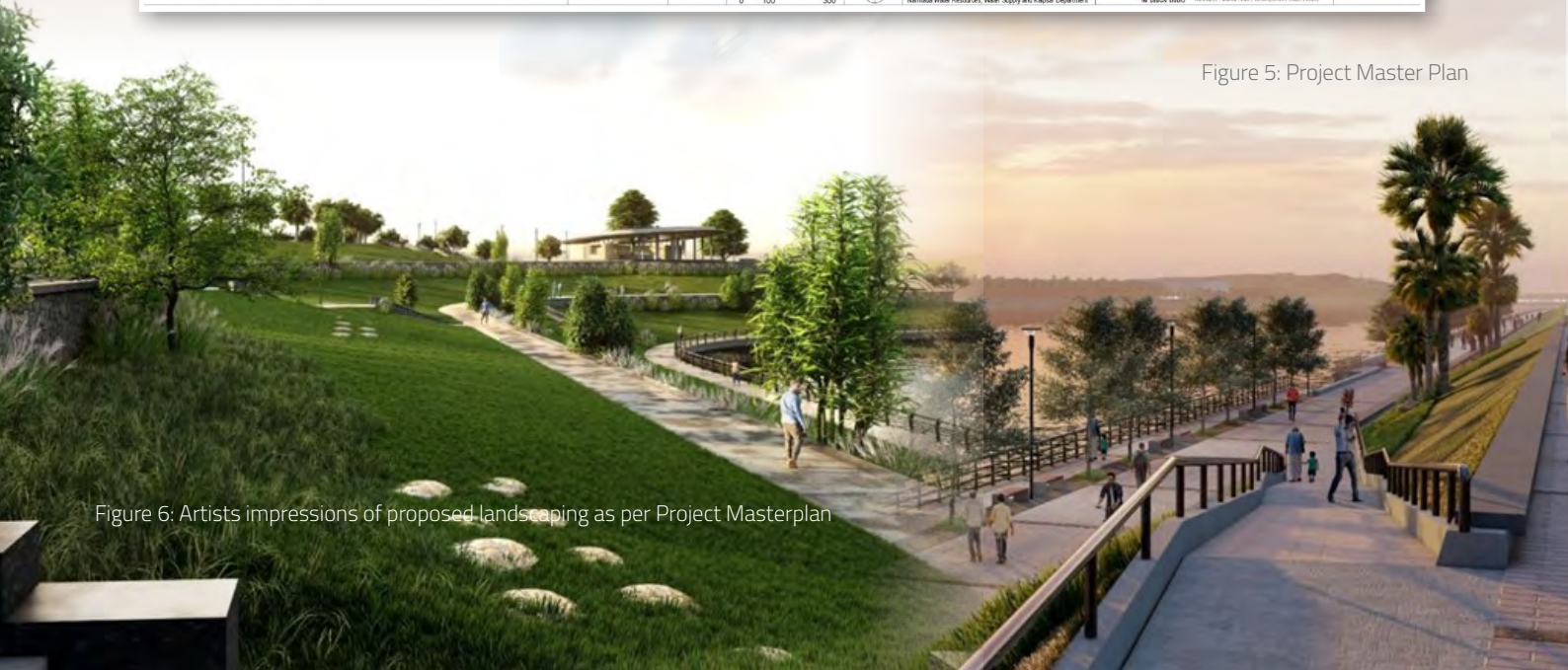


Figure 6: Artists impressions of proposed landscaping as per Project Masterplan

→ Dharoi is envisioned as an anchor tourist destination for the northern Gujarat circuit

→ It is envisioned to build a comprehensive tourist destination spread over 3 Packages to be at the a centre for spiritual, adventure, eco and recreational activities.

Sr. No.	Type of destination	Tourist destination	Proposed attractions / activities
1	Spiritual	Ambaji Taranga Hills	Creating circuits to link Ambaji, Tiranga hills and Dev Ni Mori Cycling track to Ambaji Wellness & Convention Centre
2	Cultural and Heritage	Vadnagar Modhera Siddpur Dev Ni Mori	Panch tatva park Amphitheatre with laser show Tribal Village Sculpture Park Polo Club
3	Eco & recreational	Polo forest Balaram Ambaji Sanctuary	Adventure Water Sports Area Boating / Cruising Island Adventure Cove Urban Forest Camping & Glamping sites Caravan parks and Floating 4 star cottages

→ Some of the other nearby tourist destinations to Dharoi and their major attractions have been mentioned in the table below along with annual footfall observed at those destinations:

Sr. No.	Nearby Tourist Destinations	Major Attractions	Distance from Dharoi	FY 23 Footfall
1	Ambaji	Ambaji Temple	47 kms	98.25 lakhs
2	Vadnagar	Rani ni Vav	43 kms	~2. 44lakhs



3. Kadana

→ Kadana is a village in Mahisagar district of Gujarat located on the banks of Mahi River and is easily accessible by train, bus and flight from Ahmedabad and Baroda.

→ The state government has prepared a Tourism Master Plan for the village which can be seen below:

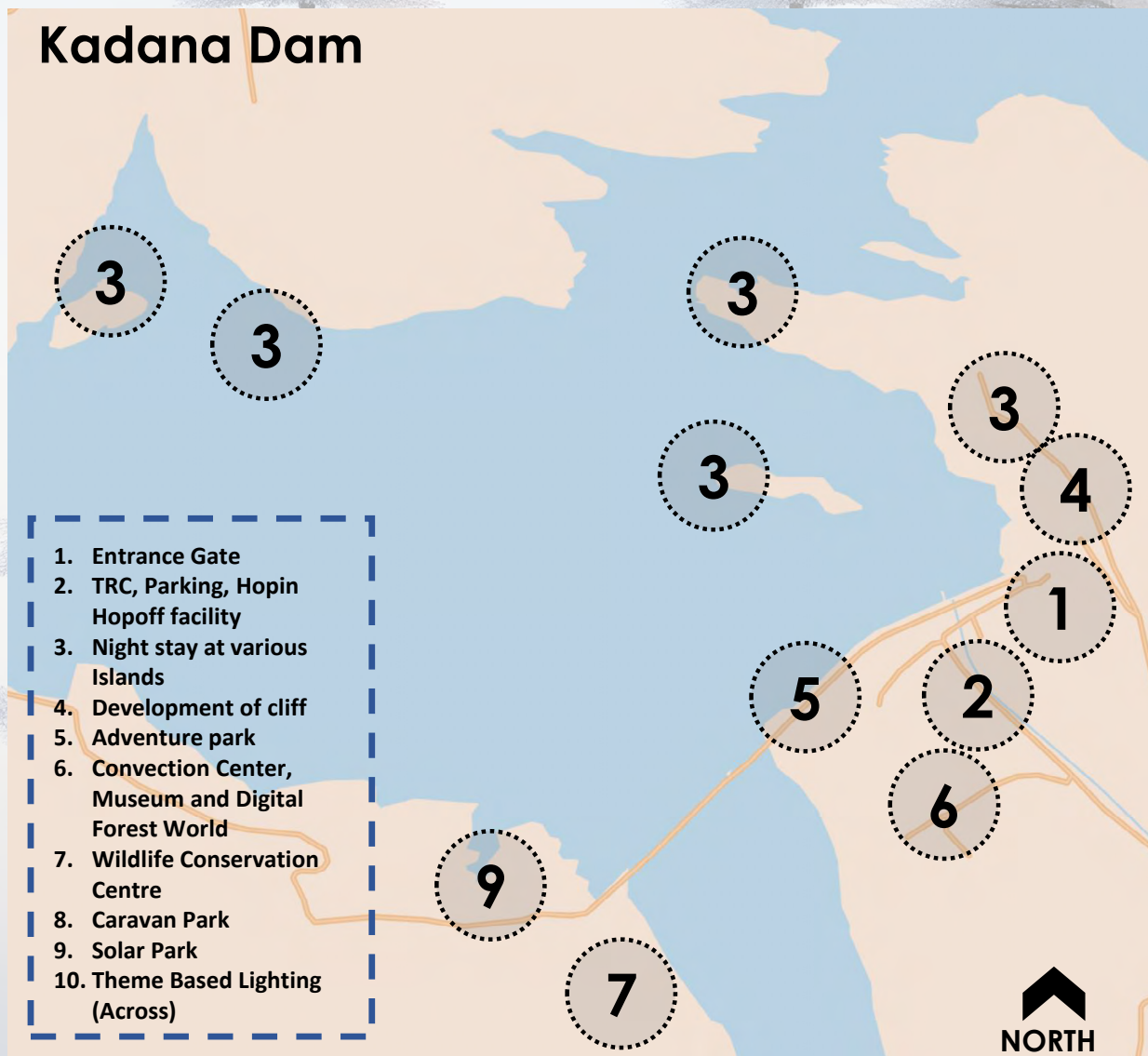


Figure 7 : Proposed Master Plan for Kadana development

- Entrance Gate and Beautification of Approach Road (15 Cr)
- TRC, Parking, Hopin Hopoff facility & Tourist facilities along the Road towards dam (75Cr)
- Development of Night stay & other facilities at various Islands. (100Cr)
- Development of cliff above the dam location (near the Nadinath Mahadev temple)(40 Cr.)
- Development of Adventure park. (50 Cr.)
- Convection Center, Museum development & Digital Forest World (75 Cr)
- Wildlife Conservation Centre & Sculptures along the Road(50 Cr)
- Development of Caravan Park (20 Cr)
- Solar Park. (15 Cr.)
- Permanent Theme Based Lighting (10 Cr.)



Figure 8 : Images of Kadana Dam from the cliff and proposed entrance gate

→ Some of the other nearby tourist destinations to Kadana and their major attractions have been mentioned in the table below along with annual footfall observed at those destinations:

Sr. No.	Nearby Tourist Destinations	Major Attractions	Distance from Kadana	FY 23 Footfall
1	Ahmedabad	Sabarmati riverfront & Ashram, Kankaria lakefront	160 kms	341.40 lakhs
2	Vadodra	Laxmi Vilas Palace, Kirti Mandir	157 kms	~51.47 lakhs

Project Concept & Information

4. Dang

- Dang district is located in the south-eastern part of the state of Gujarat. The district is the least populated district in the state making it an ideal location for clamping & glamping sites.
- The district is nestled between the Aravalli hills with waterfalls and lush vegetation spread throughout the district.
- Dang is home to local tribal heritage, intriguing culture and local cuisine offering tourists an off-beat experience.
- The state has prepared a Masterplan for the development / redevelopment of camping sites at Kilad Eco tourism camp site, Gira dhodh, Botanical garden Vaghai, Vansda National Park, Kalam Dungar, Devina Mal, Anjan Kund, Step Garden Saputara, Ambika Darshan Van Chetna Kendra Saputara.

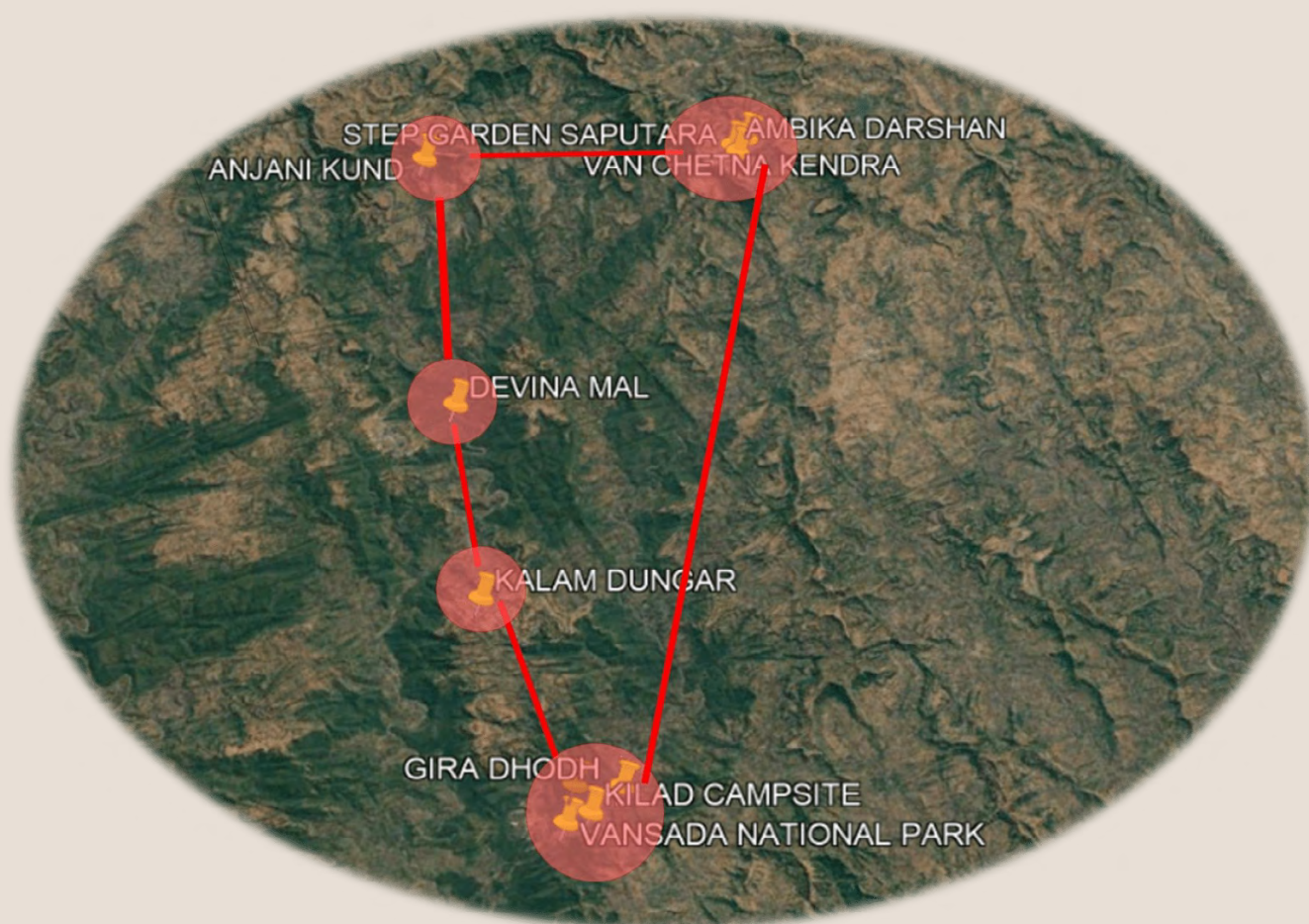


Figure 9: Dang Campsite circuit

Some of the key destinations in Dang with their FY 23 footfall can be seen below:

Sr. No.	Tourist Destinations	FY 23 Footfall
1	Saputara	~8.03 lakhs
2	Shabhari dham and Pampaasarovar	~2.40 lakhs
2	Don	~1.35 lakhs

Focus of State Government at Potential Destinations

5. Mandvi

- Mandvi is a beach town located along the Arabian Sea in the western part of Gujarat. Mandvi is known for its historical significance with an ancient Fortress of Mandi, maritime heritage, and vibrant local culture.
- The Mandvi beach is characterized by its soft golden sands, clear blue waters, and picturesque views of the Arabian Sea. The tranquil and serene atmosphere of Mandvi Beach makes it an ideal place for relaxation, leisurely strolls, and enjoying the natural beauty of the coastline.
- Mandvi Beach offers options for water sports such as jet skiing, banana boat rides, and parasailing. These activities provide an adventurous and adrenaline-filled experience for those seeking more action-oriented entertainment.
- In order to boost tourism at Mandvi Beach, State Government initiated the celebration of 2 month long Beach Festival during the months of February, March and April since 2020.
- Along with 50 beach-side tents of different categories, Beach Festival also features cultural performances, adventure sports and sporting activities
- Further, to improve the connectivity to Mandvi, the State Government has also taken an initiative to develop the air-strip at Mandvi and a consultant is already engaged by the State Government for the same.
- Additionally, State Government is also planning to prepare a holistic Tourism Master Plan for Mandvi Beach with an objective to identify tourism related infrastructure requirements thereby attracting tourists to the town.
- 10,000 sqm land available with State department for potential development

Some of the other nearby tourist destinations to Mandvi and their major attractions has been mentioned in the table below along with annual footfall observed at those destinations:

Sr. No.	Nearby Tourist Destinations	Major Attractions	Distance from Mandvi	FY 23 Footfall
1	Bhuj	Aina Mahal, Hamirsar Lake, Shri Swaminarayan Temple	58 kms	12.1 lakhs
2	Dhordo	Rann of Kutch (Rann Utsav)	140 kms	3.4 lakhs

Figure 10: Glimpses of Mandvi Beach Festival



6. Shivrajpur

- Based on the proposal submitted to Ministry of Tourism (MoT) by the State Government, MoT included Dwarka as a destination under its flagship Scheme of Swadesh Darshan 2.0, which includes Shivrajpur region
- Shivrajpur Beach was awarded the prestigious Blue Flag beach certification in October 2020 by the Denmark based international agency known as the Foundation for Environment Education; which is a Denmark-based voluntary organisation. It is a white sand beach with azure clear water.
- State Government of Gujarat took special initiative to conserve the natural beauty of Shivrajpur, including its beaches, flora, and fauna and also develop the tourist infrastructure to enhance the overall experience of the tourists.
- Overall Tourism Master Plan has been prepared for Shivrajpur by the State Government with total capital outlay of more than INR 500 Crores to develop the tourist infrastructure.

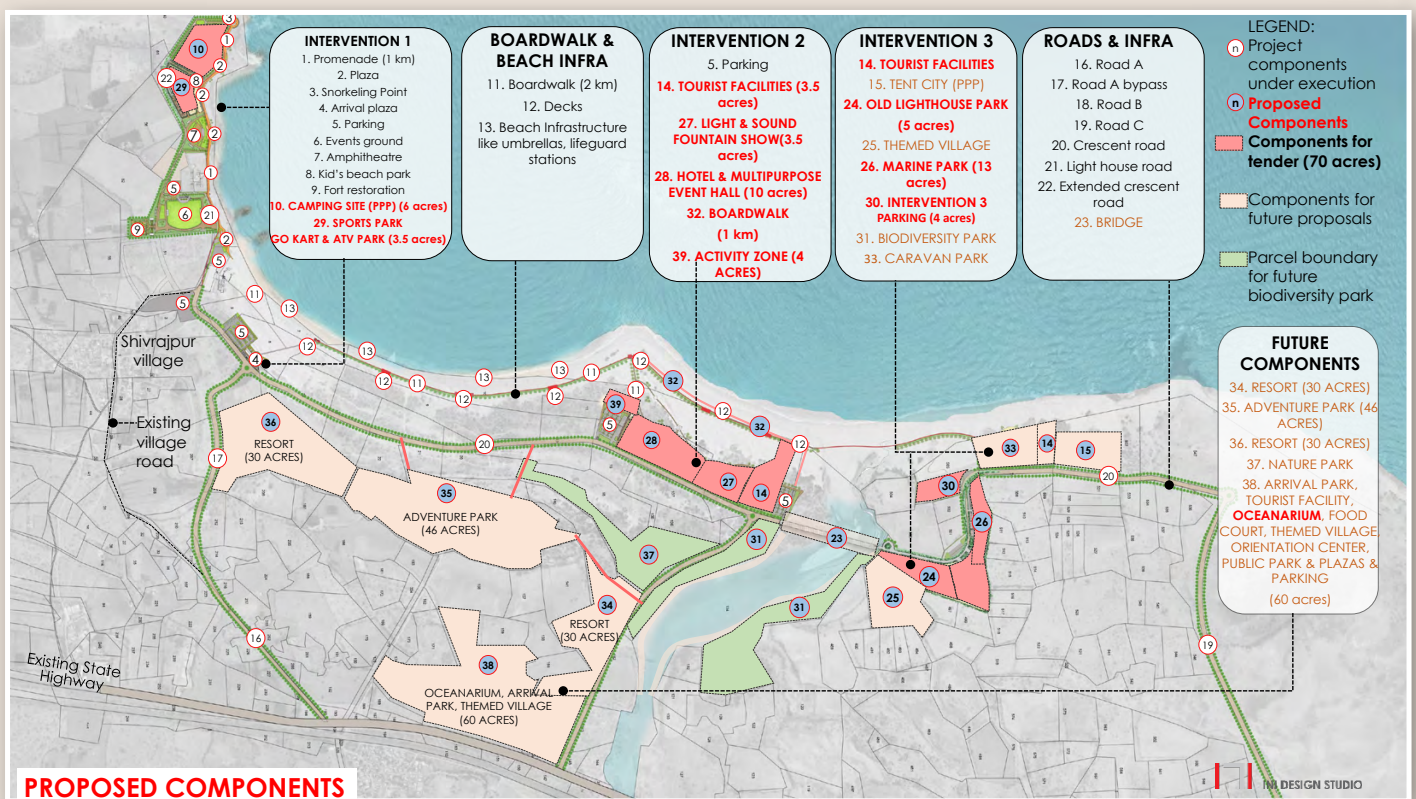


Figure 11: Overall Tourism Master Plan for Shivrajpur

- Project development can be undertaken within the proposed master plan designed for Shivrajpur development
- Tourist infrastructure projects (identified as Package 2 & Package 3) amounting to approx. INR 105 Crores is already under implementation by the State Government with more than 60% work physically completed

→ Tourist infrastructure projects amounting to approx. INR 105 Crores is already under implementation by the State Government with more than 60% work physically completed including components such as:

- ↔ Arrival Plaza & Tourist Facilitation Centre
- ↔ 1km long promenade including boardwalk
- ↔ Parking facility
- ↔ Utility buildings (including toilet blocks, drinking water facility, changing rooms, etc.)
- ↔ Seating pavilion
- ↔ Food Court
- ↔ Children Play Area
- ↔ Fort Restoration
- ↔ Amphitheatre
- ↔ Landscaping and other allied components

→ Some of the other nearby tourist destinations to Shivrajpur and their major attractions has been mentioned in the table below along with annual footfall observed at those destinations:

Sr. No.	Nearby Tourist Destinations	Major Attractions	Distance from Shivrajpur	FY 23 Footfall
1	Dwarka	Dwarkadish Temple, Rukshmani Temple, Gomti Ghat	11 kms	72.2 lakhs
2	Beyt Dwarka	Shri Beyt Dwarkadhish Temple	26 kms	15.8 lakhs
3	Nageshwar Jyotirlinga	Lord Mahadev Temple	17 kms	~30 lakhs



Figure 12: Implementation Work under progress for Arrival Plaza and other tourist infrastructure at Shivrajpur (August 2023)

Project Concept & Information

7. Beyt Dwarka

- As per mythological studies, Lord Krishna had his kingdom at Dwarka, while Beyt Dwarka's Dwarkadhish temple is said to have been the residence of Lord Krishna during his ruling years at Dwarka.
- With the Vision to develop Beyt Dwarka as a prominent religious tourism destination & unlock the

hidden tourism potentials of the place through eco-sensitive & sustainable design and strategies, State Government took an initiative to prepare the Holistic Master Plan for Beyt Dwarka and identified the projects amounting to more than INR 200 Crores to enhance the overall experience of the tourist visiting Beyt Dwarka.

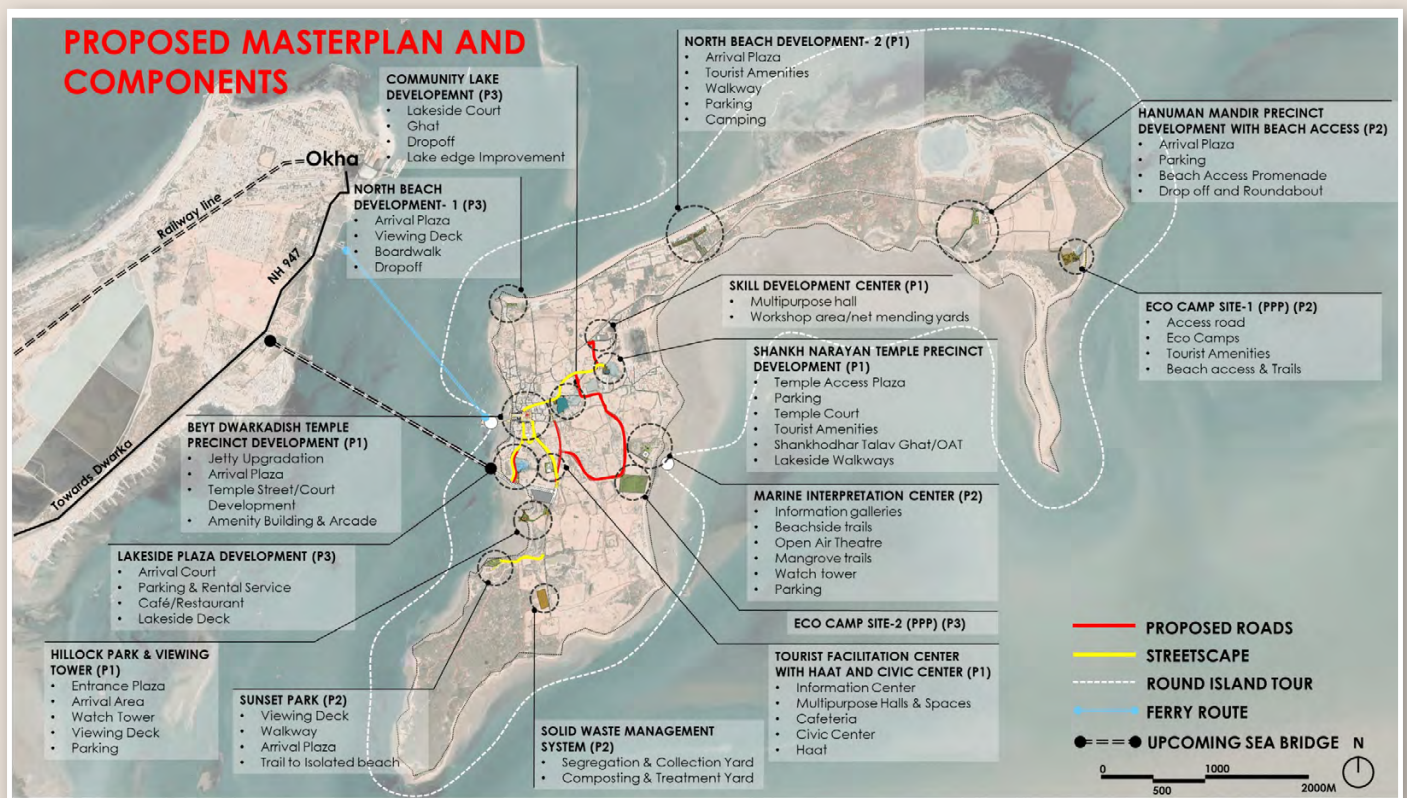


Figure 13: Overall Tourism Master Plan for Beyt Dwarka

- Currently, the tourist visiting Beyt Dwarka, access Beyt Dwarka using ferry services from Okha. With the new Signature Bridge over the sea connecting Okha with Beyt Dwarka Island having length of about 2.3 kms under implementation by the State Government, the overall connectivity to Beyt Dwarka island will improve and tourist will be able to access the Island in their own

vehicles and hence, more number of tourist will be able to visit Beyt Dwarka island.

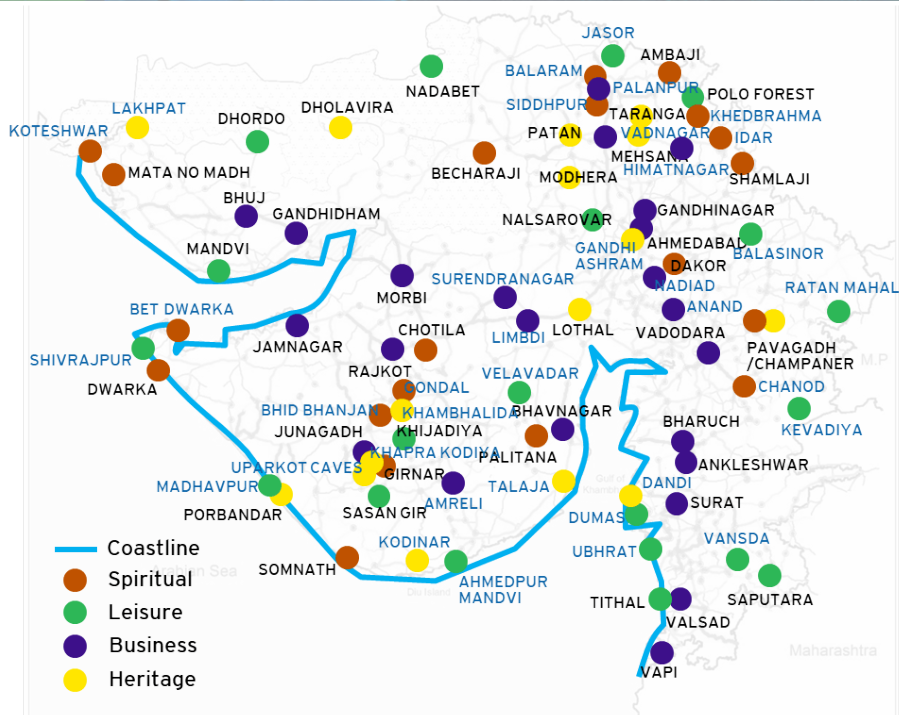
- Some of the other nearby tourist destinations to Beyt Dwarka and their major attractions has been mentioned in the table below along with annual footfall observed at those destinations:

Sr. No.	Nearby Tourist Destinations	Major Attractions	Distance from Beyt Dwarka	FY 23 Footfall
1	Dwarka	Dwarkadhish Temple, Rukshmani Temple, Gomti Ghat	34 kms	72.2 lakhs
2	Shivrajpur	Blue Flag Beach, Water Adventure Activities	26 kms	8.3 lakhs
3	Nageshwar Jyotirlinga	Lord Mahadev Temple	23 kms	~30 lakhs

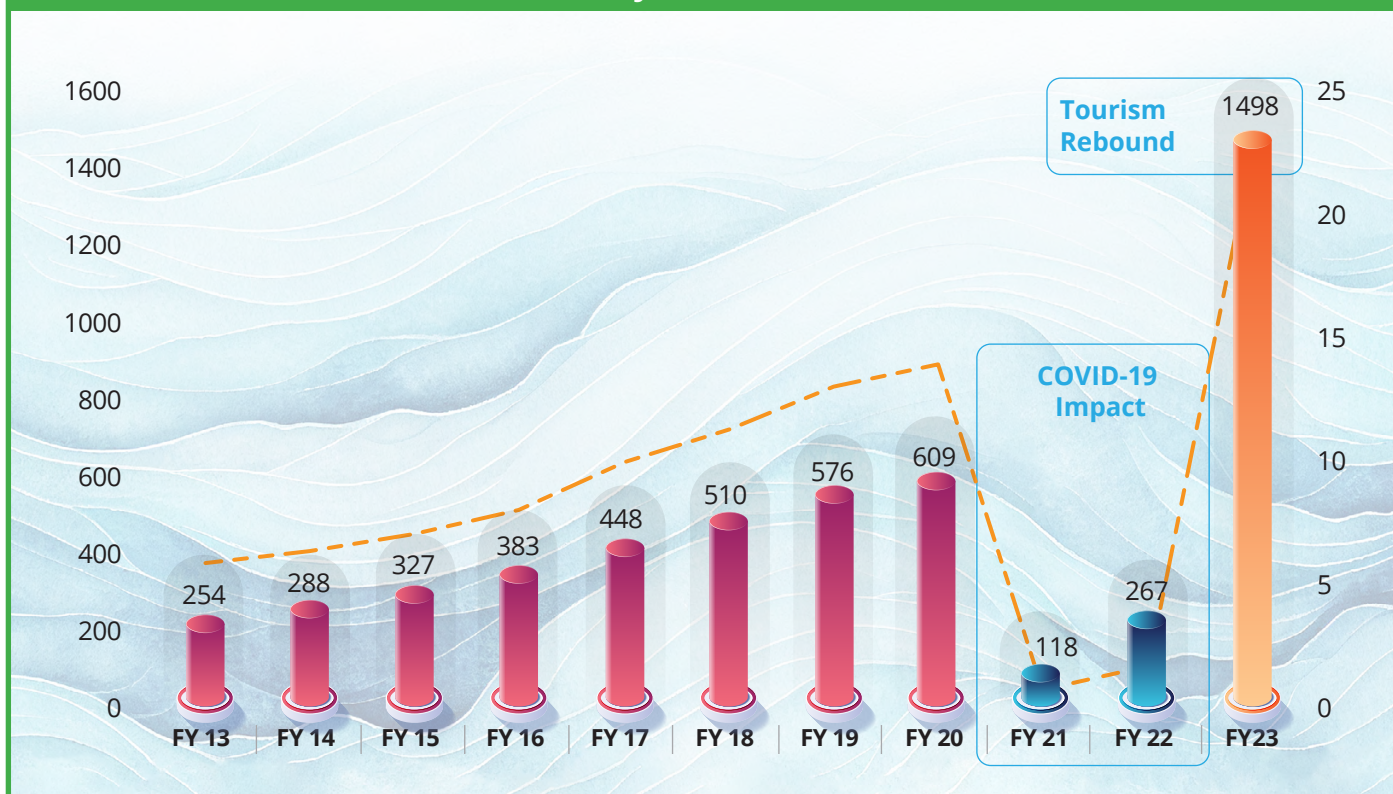
Tourism Scenario in Gujarat

- WORLD'S TALLEST STATUE** Statue of Unity (Kevadiya)
- WORLD'S ONLY HOME FOR ASIATIC LIONS** Gir Forest
- ASIA'S LONGEST ROPEWAY** Girnar Ropeway
- INDIA'S 1ST UNESCO WORLD HERITAGE CITY** Ahmedabad City
- WORLD'S OLDEST DOCK & INDIA'S 1ST PORT CITY** Lothal
- ANCIENT INDUS VALLEY CIVILIZATION** Dholavira
- BLUE FLAG CERTIFIED BEACHES IN INDIA** Shivrajpur beach (Dwarka)
- INDIA'S FIRST SEAPLANE SERVICE** Sabarmati Riverfront to Statue of Unity

- 1st** Rank for foreign tourist arrival in 2022
- 5th** Rank for domestic tourist arrival in 2022
- 18%** Gujarat's tourism industry growth per year
- ~270%** Increase in State's tourism budget
- ~15 Cr** Tourist Footfall in FY 23
- ~6%** GSDP contribution of tourism to Gujarat's economy
- Emerging Market MICE, Adventure & Eco-tourism Hotspot for Business, Spiritual, Heritage and Leisure

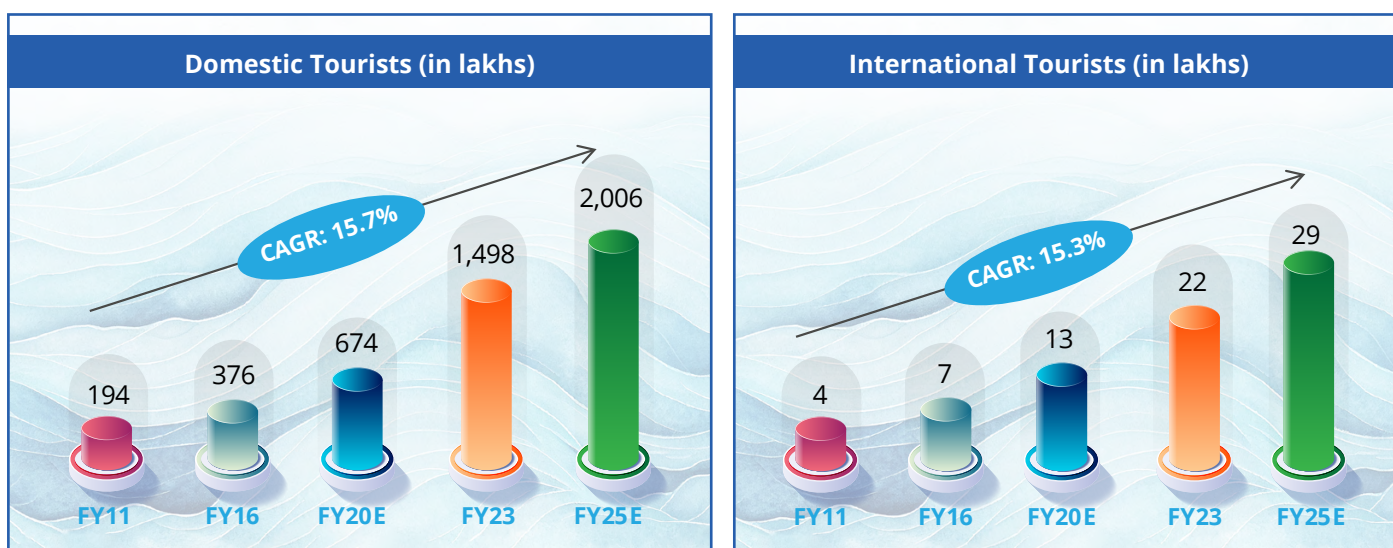


Tourist Flow in Gujarat FY 13 to FY 23 (in lacs)



Source : Tourist Flow in Gujarat prepared by GITCO, EY Analysis (FY23)

Gujarat stands at an excellent business opportunity for domestic and international tourists



Source: Tourist Flow Information System- Annual Report 2015-16

- The total flow of tourist is expected to record an increase over the years
- This is attributed to the growing prominence of the state as a major business hub.
- Gujarat contributes 6% to the total GSDP in FY23 and is expected to grow by ~6 CAGR till FY25.
- The business is expanding both in terms of turnover and boundaries and therefore contributions total investments by Gujarat are expected to increase.
- Gujarat is expected to generate 3 million+ jobs in tourism by 2025.

Incentives offered by the state

Approvals Required

- Coastal Regulation Zone (CRZ) approval
- Acquisition of land from concerned office /owner
- No objection certificate from Gujarat Pollution Control Board
- Environmental clearance from Ministry of Environment and Forest and Government of Gujarat (State Impact Assessment Committee)
- Arrangement of power with zonal distribution company
- Arrangement of water with concerned municipal corporations
- Local body clearances/ Any other clearances required

Government of Gujarat has granted Industry status to Tourism sector to boost the industry.

Quantum of Capital Subsidy to the Eligible Tourism Units	
For Eligible Tourism Units	Percentage of Eligible Capital investment
Hotel & Resort	20%
Theme/ Amusement Park & Integrated tourism destination theme park, Wellness Resort, Convention centre, Tourism hospitality & training institute, Apartment hotels, tented/ container accommodation	15%
For Tour Operator/ Hotels/ Wellness Resorts & Others	
Purchase of adventure tourism equipment	15% up to INR 15 lakhs
Purchase of river cruise/ boat	15% up to INR 25 lakh
Purchase of Caravan	15% up to INR 10 lakhs
Purchase of E-vehicles	15% up to INR 2 lakhs
Setting up of new offices in Municipal Corporation areas, Other than Municipal corporation areas	5% up to 3 lakhs/ annum 7% up to 5 lakhs/ annum

Interest subsidy to the eligible tourism units & Service Providers

- @5% of the loan amount with maximum amount or INR3 lakh per annum for a period of 5 years, whichever is lower in Municipal Corporation areas for eligible tourism units
- @7% of the loan amount with maximum amount or INR5 lakh per annum for a period of 5 years, whichever is lower in the areas other than mentioned above.

Other Exemptions

- Luxury Tax - 5 years from the date of commencement of commercial operation
- Entertainment Tax - 5 years from the date of commencement of commercial operation
- 100% exemption from electricity duty for a period of 5 years (New Tourism Projects).
- 100% reimbursement of stamp duty and registration fee shall be provided to New Tourism Units

Support for Sustainable Tourism

- Assistance to eligible tourism units up to 50% of the certification fees paid or INR10 Lakh whichever is lower for Green Building Certification to Tourism Project/Units and for Global Sustainable tourism certification it is 50% of the certification fees paid or INR5 lakh whichever is lower.

Special Incentives

Private Player:

- Capital subsidy of 25% on eligible capital investment for setting up public charging stations for EV, up to 10 lakh

Rural Tourism Fair Organiser:

- Assistance of INR 5 lakh/ annum for rural fair organising
- Exhibition outside India- 60% of space rent up to INR 5 lakh, round trip airfare up to INR 40,000









Key Contacts

CELEBRATING



Tourism Corporation of Gujarat Limited

 <http://www.gujarattourism.com/>

Department of Tourism, Gujarat

 <http://www.gujarattourism.com/>


Industries and Mines Department, Gujarat

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This project profile is based on preliminary study to facilitate prospective entrepreneurs to assess a prima facie scope. It is, however, advisable to get a detailed feasibility study prepared before taking a final investment decision.