



DEVELOPMENT OF GLASS VIEWING DECK

Tourism

GOVERNMENT OF GUJARAT



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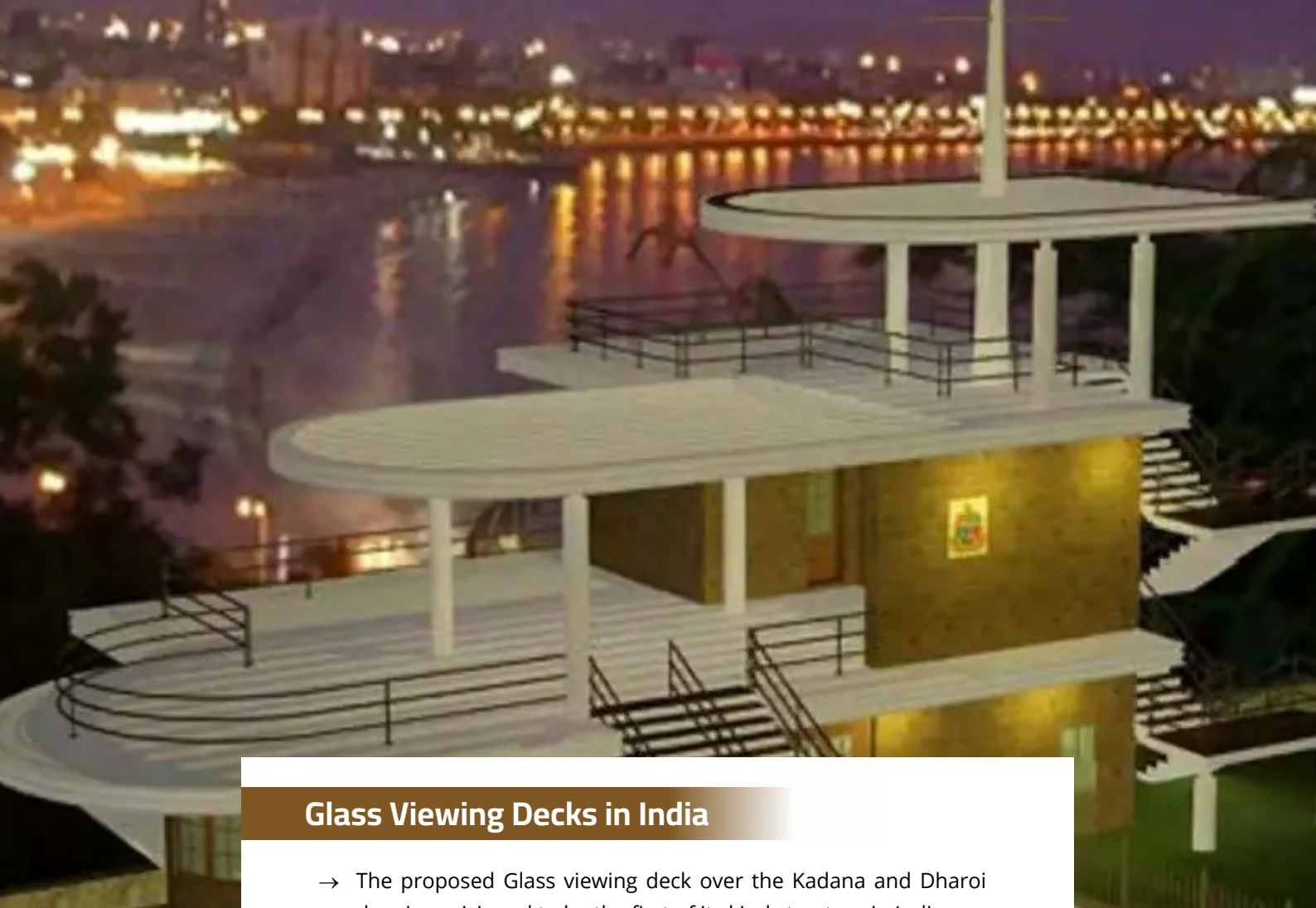
About Glass Viewing Deck

Glass Viewing decks in the World

- Glass viewing or observation decks act as an elevated observation platform to enjoy panoramic views of mountain ranges, water bodies / rivers, and natural habitats.
- Such glass viewing decks are seen across major international tourist attractions, like at the Grand Canyon in USA, Skylon Towers overlooking the Niagara Falls in Canada, the TK Elevator Test Tower overlooking the Black Forest in Germany among others.



Figure 1: Glass viewing deck overlooking the Grand Canyon in Arizona, USA (top) and Skylon Tower overlooking Niagara falls in Canada (bottom)



Glass Viewing Decks in India

- The proposed Glass viewing deck over the Kadana and Dharoi dam is envisioned to be the first of its kind structure in India
- While India has a few of observations decks / hilltops for panoramic views of rivers and valleys, an uninterrupted glass viewing deck would be a novel addition to Gujarat and India's growing tourist attractions.

Figure 2: : Proposed viewing deck overlooking Mumbai (MCGM)
(Top) and Viewpoint over the Sardar Sarovar Dam, Kevadia



Project Concept & Information

Glass Viewing Decks in Gujarat

- The Gujarat Tourism Ministry and Tourism Corporation of Gujarat (TCGL) have undertaken numerous measures to increase the state's tourism attractiveness and gain a competitive edge over other states.
- The Gujarat government has taken special initiatives for enhancing Kadana and Dharoi village for Glass Viewing Deck Tourism.
- Kadana and Dharoi are two villages in Gujarat that are located on the banks of the Mahi and Sabarmati rivers, respectively. Both communities have dams that provide breathtaking panoramas of the surroundings.
- The dams are ideal for a project to build a glass viewing deck because they are significant historical and cultural landmarks.
- A glass viewing platform at Kadana or Dharoi would provide guests with breathtaking views of the dams and the region, as well as the chance to learn about the history and culture of the area. Along with increasing tourists, the initiative would also provide employment.
- Kadana and Dharoi as a birding location: The region is home to a variety of bird species, making it a fantastic location for birdwatchers.

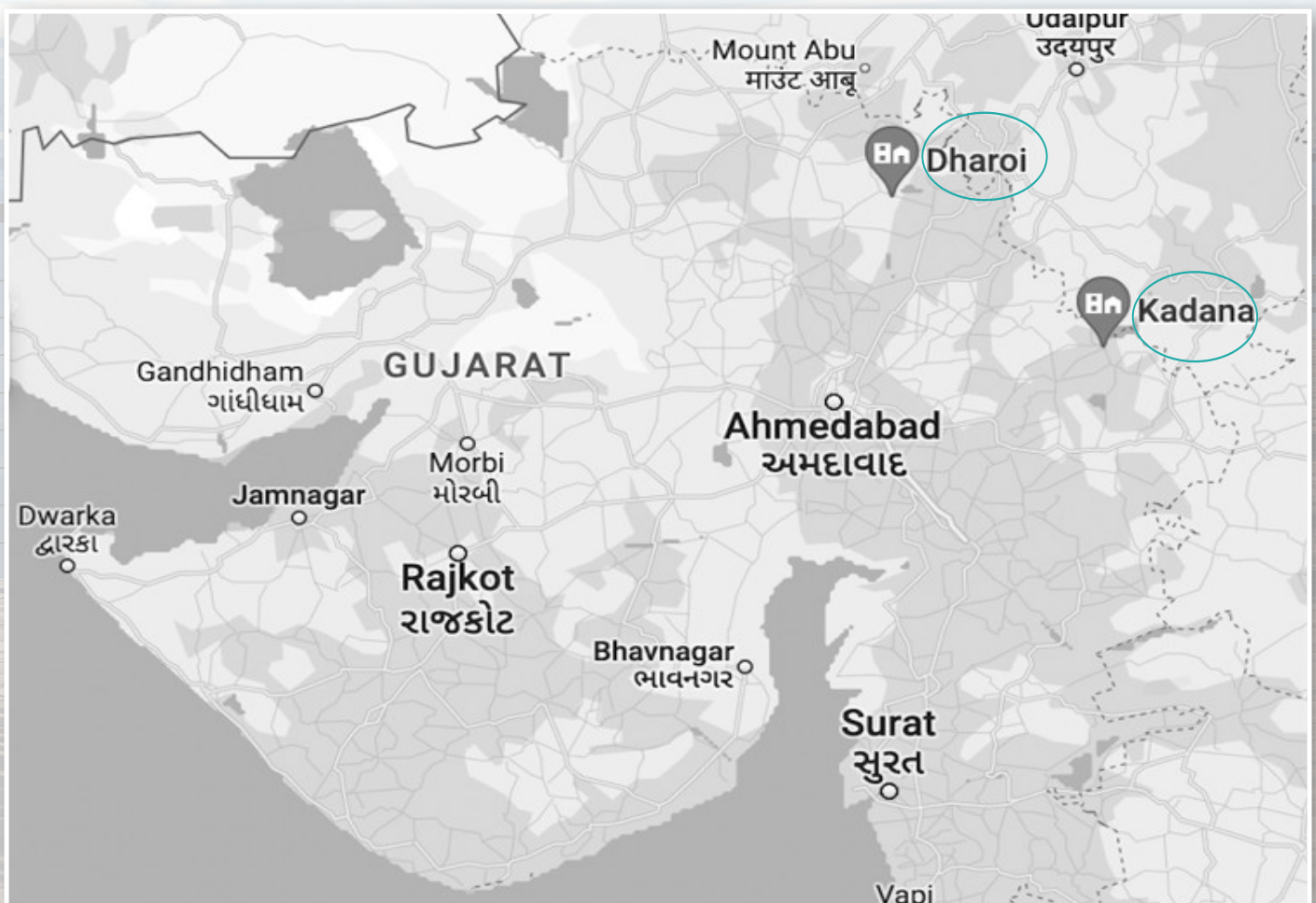


Figure 3: Proposed glass viewing deck in Gujarat

Logistics & Connectivity



Rail



Road



Air

Location: Kadana

Kadana has a railway station connected to the Indian Railways network. This makes it easy to reach Kadana by train from all over India.

Kadana is located on National Highway 8, which connects it to Ahmedabad, Vadodara, and Mumbai. Several state highways and major roads also serve the town.

Kadana does not have an airport. However, the nearest airport is 100 kilometers from Kadana. This airport is served by several domestic and international airlines.

The closest railway station to Dharoi is Unjha Railway Station, located about 30 kilometers (18.6 miles) away. It is well-connected to various cities in Gujarat and other parts of India.

Dharoi is accessible by road through the State Highway SH-24, which connects it to nearby towns and cities. The village can be reached by private vehicles, taxis, or buses.

The nearest airport to Dharoi is Sardar Vallabhbhai Patel International Airport in Ahmedabad, which is approximately 100 kilometers (62 miles) away. The airport offers domestic and international flights connecting to major cities in India and abroad.

Utility

Location: Kadana

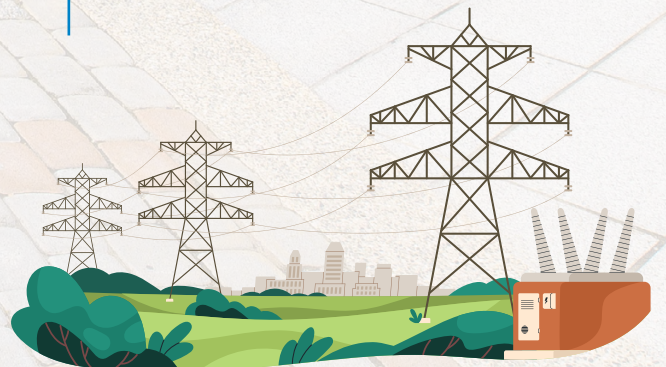
Water

Kadana has a reliable water supply from the Kadana River. The town also has several water treatment plants that ensure the water is safe to drink and use.



Power

Kadana has a reliable electricity supply from the Gujarat State Electricity Board. The town also has a number of backup generators in case of power outages. The town has 10 backup generators that



Utility

 **Location:** Dharoi

Water

Gujarat has successfully interlinked 27 rivers across the State and has in place a state-wide water grid across 120,000 km enhancing the quality of life and growth prospects of the state



Power

The state is self-sufficient in power with its present generating capacity of 23,973 MW (including about 4,385 MW of renewable energy).



Nearby attractions

 **Location:** Kadana

- Kadana Dam: this dam is popular spot for boating, fishing and picnicking.
- Virasat Van: This nature park is home to a variety of plant and animal species, including peacocks, deers and monkeys.
- Hathni Mata Waterfalls: This waterfall is a popular spot for swimming and hiking
- Pavagah Hill: This hill is home to a number of temples and shrines, including the Kailka Mata Temple and dada Hariji Temple.

 **Location:** Dharoi

- Dharoi Dam: The Dharoi Dam, located on the Dharoi River, is a popular attraction known for its scenic beauty and water sports activities. It offers boating, water skiing, and other recreational options.
- Shamlaji Temple: Shamlaji Temple, dedicated to Lord Vishnu, is located approximately 40 kilometers (25 miles) from Dharoi. It is a significant pilgrimage site and architectural marvel.
- Patan: The historic town of Patan, known for its Patola silk sarees and the Rani ki Vav stepwell (UNESCO World Heritage Site), is around 60 kilometers (37 miles) from Dharoi.

Project Concept & Information

1. Kadana

- Kadana dam is located on the Mahi river in the Mahisagar district in Gujarat and is accessible by train, bus and flight from Ahmedabad and Baroda.
- A comprehensive Master Plan is prepared for the development Kadana dam peripheral region which can be seen below:

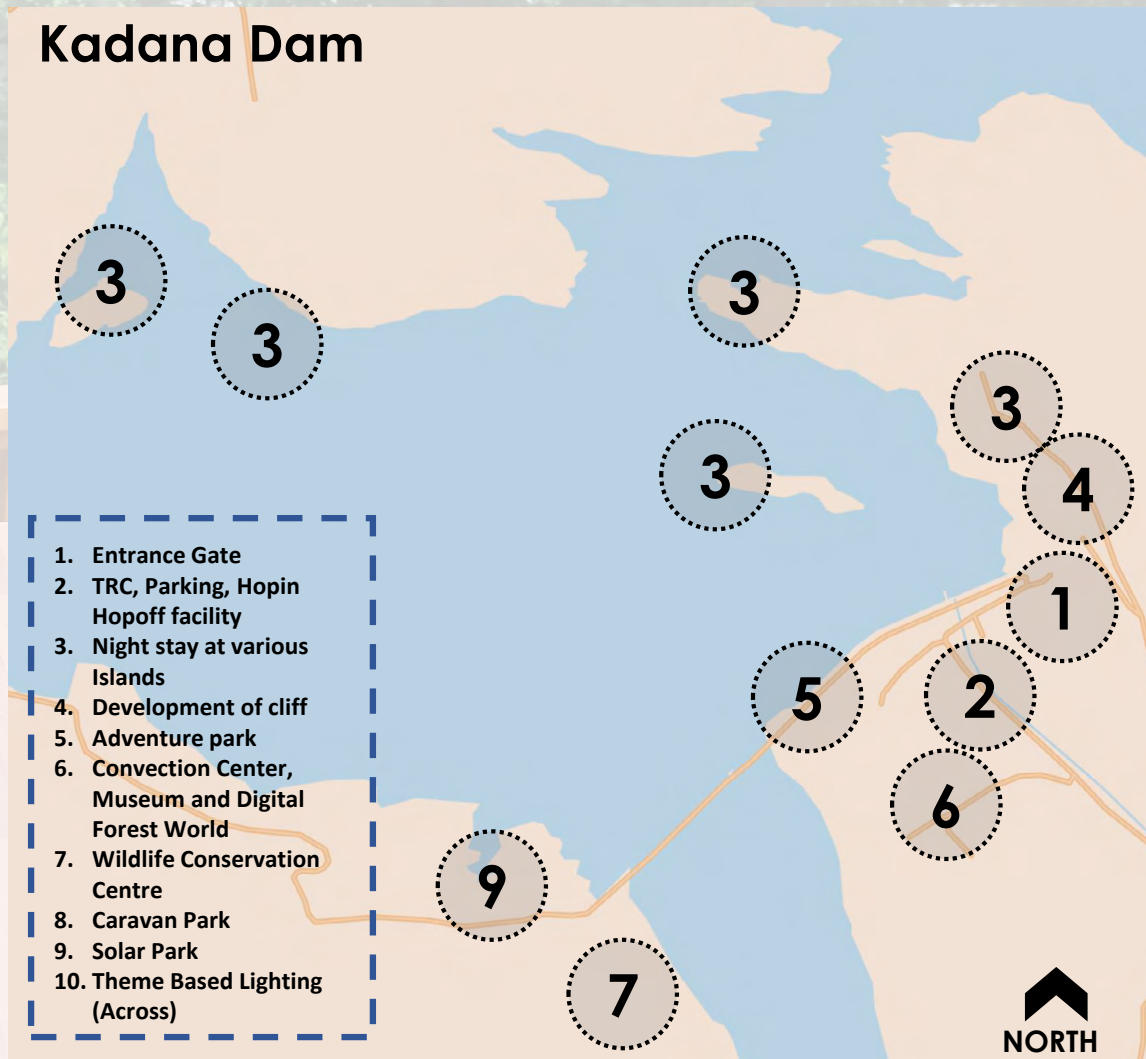


Figure 4 : Proposed Master Plan for Kadana development

- 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.)

Project Concept & Information



Figure 5 : Images on 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

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 6: Project Master Plan



Figure 7: 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 Madhavpur 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 Dharoi	FY 23 Footfall
1	Ambaji	Ambaji Temple	47 kms	98.25 lakhs
2	Vadnagar	Rani ni Vav	43 kms	~2.44 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

Rank for domestic tourist arrival in 2022

5th

18%

Gujarat's tourism industry growth per year

Increase in State's tourism budget

~270%

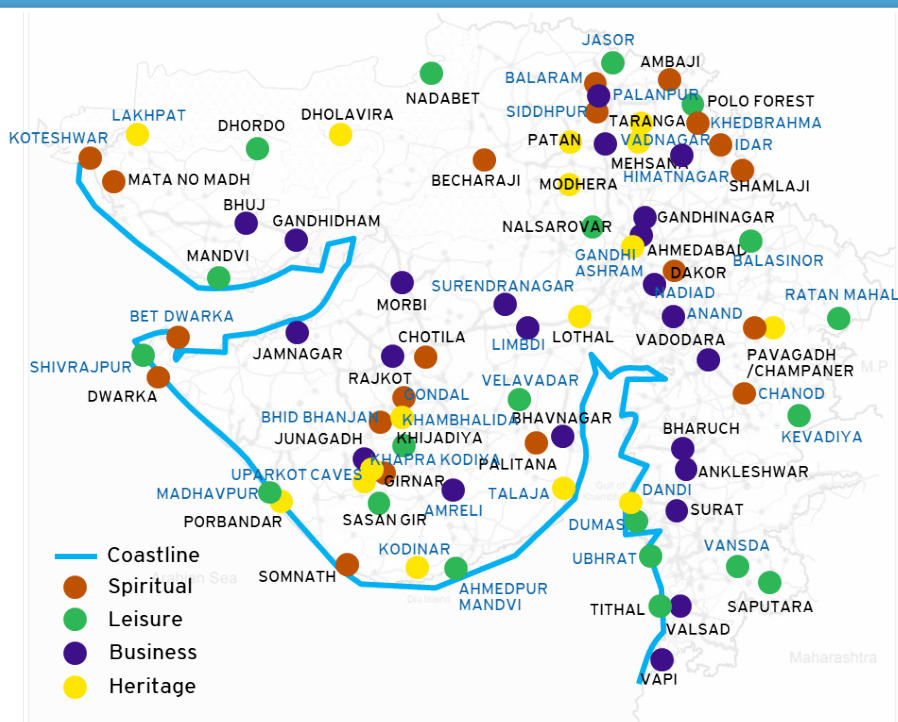
~15 Cr

Tourist Footfall in FY 23

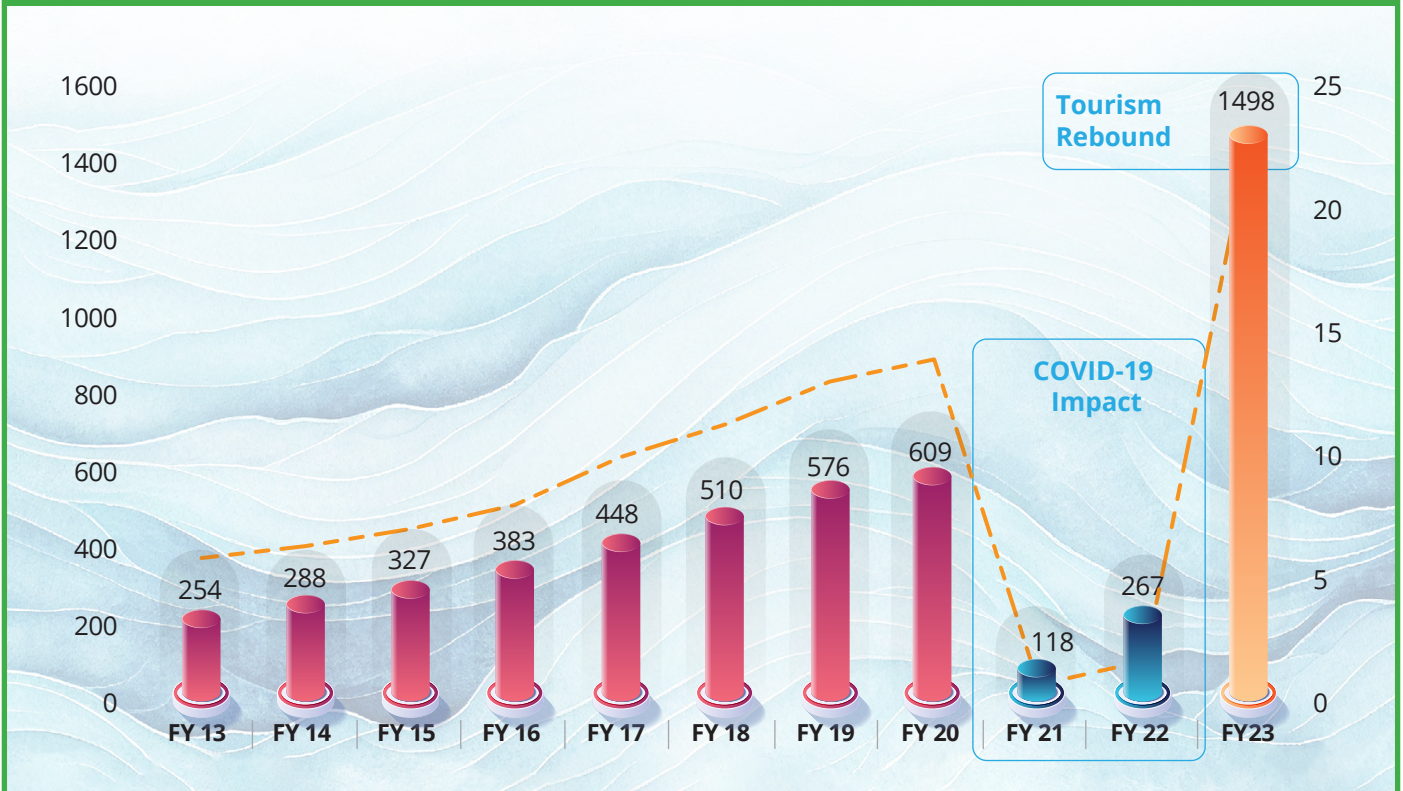
GSDP contribution of tourism to Gujarat's economy

~6%

Emerging Market MICE, Adventure & Eco-tourism Hotspot for Business, Spiritual, Heritage and Leisure

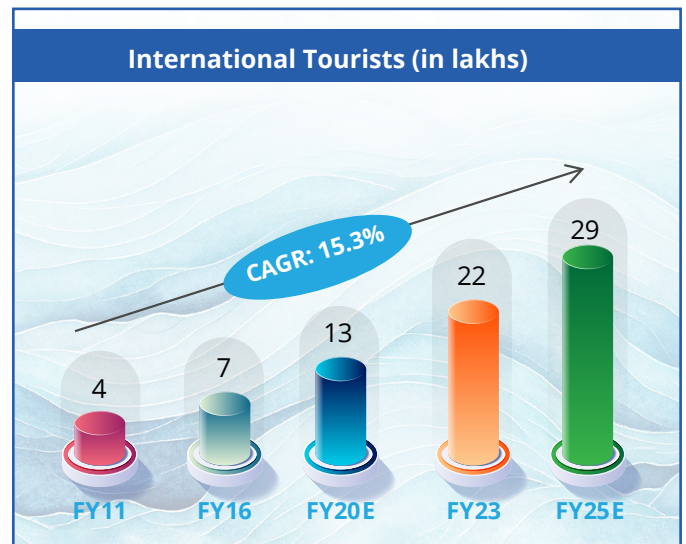
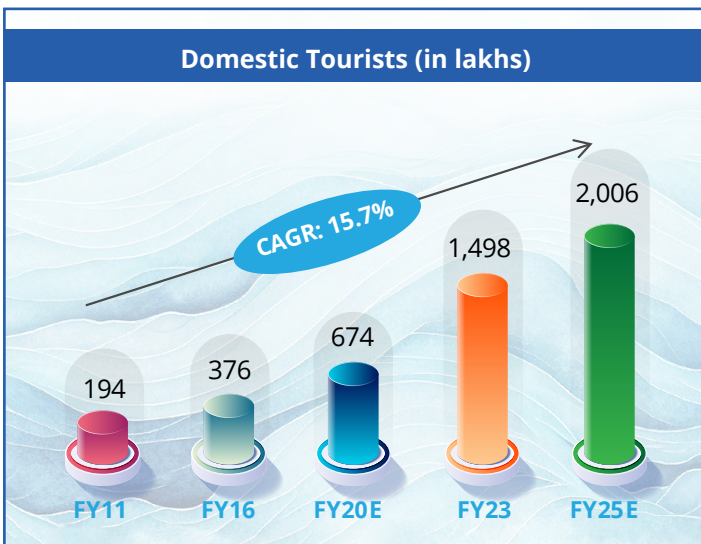


Tourist Flow in Gujarat FY 13 to FY 23 (in lacs)



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 15lakhs
Purchase of river cruise/ boat	15% up to INR 25 lakh
Purchase of Caravan	15% up to INR 10lakhs
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



Incentives offered by the state

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

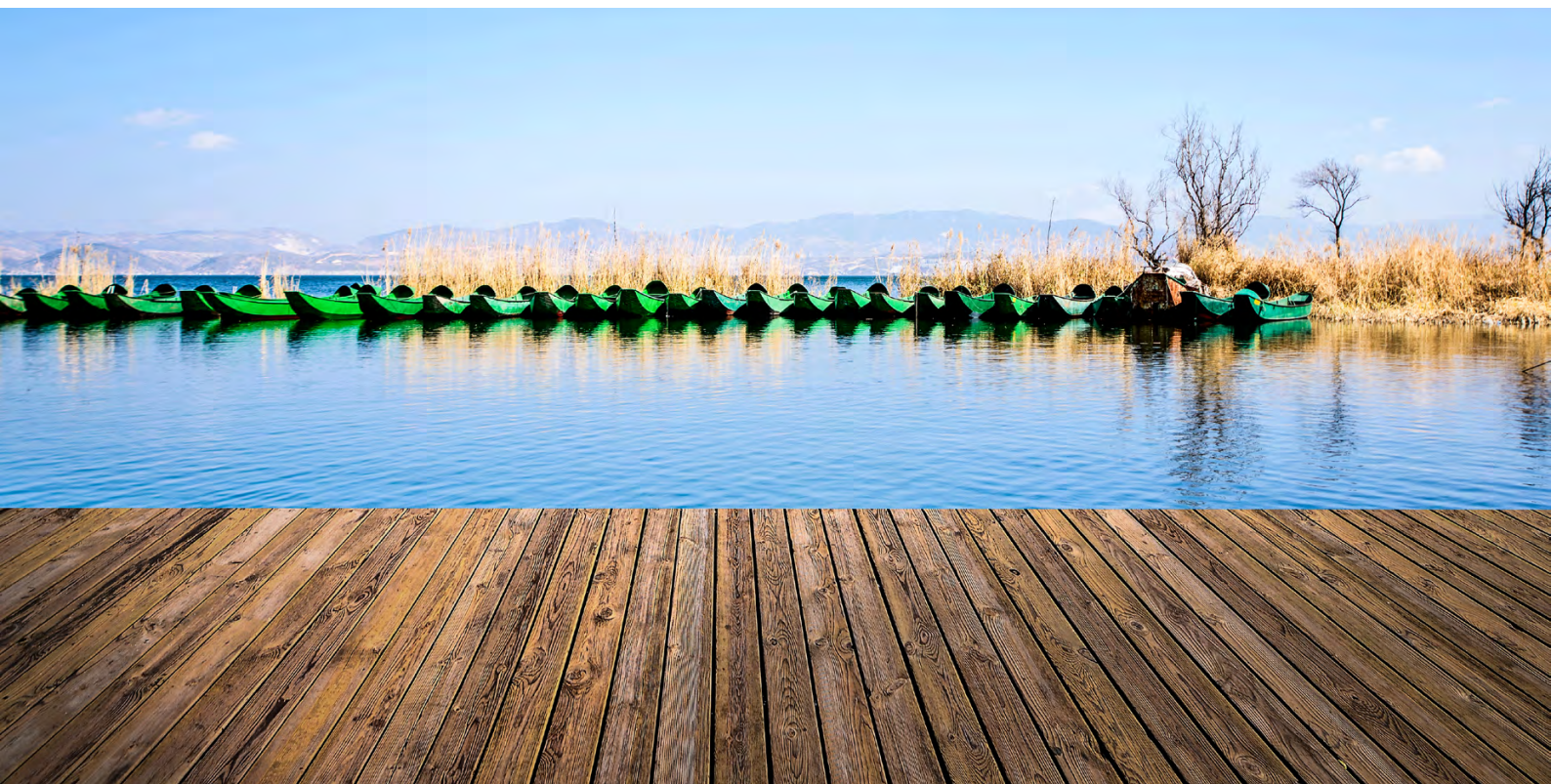
Support for Sustainable Tourism

- 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







Key Contacts

C E L E B R A T I N G



VIBRANT GUJARAT

Tourism Corporation of Gujarat Limited

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

Department of Tourism, Gujarat

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

Industries and Mines Department, Gujarat


 www.imd-gujarat.gov.in/

iNDEXTb - Industrial Extension Bureau

 www.indextb.com


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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.