No.: GIDC/ENG/CE/ 18

Date: 22-09-2026

Subject: Facilitation of Infrastructure Development through Public–Private Partnership (PPP) in GIDC Industrial Areas

1. Preamble

In reference to the recommendations issued by the Deregulation Cell, Department for Promotion of Industry and Internal Trade (DPIIT), Government of India, on promotion of infrastructure development through Public–Private Partnership (PPP) in industrial areas to facilitate private sector participation in the creation, augmentation, upgradation and operation of common infrastructure within GIDC's existing and upcoming industrial estates.

GIDC recognizes that a growing number of common infrastructure and utility requirements within its estates can be more efficiently created, financed and operated through structured partnership with private entrepreneurs, industry associations and developers, while GIDC continues to retain overall ownership, statutory oversight and quality control over such infrastructure.

2. Scope of Infrastructure Eligible under PPP projects

GIDC may evaluate the need for taking up projects in PPP mode, based on feasibility and demonstrated demand, for sector-specific or general-purpose industrial estates and for the following categories of infrastructure works:

- Sector-specific and sector-agnostic industrial parks
- Common Effluent Treatment Plants (CETP/ETP)
- Water Treatment Plants
- Sewage Treatment Plants and industrial wastewater management systems
- Solid and hazardous waste management facilities
- Worker welfare amenities (hostels, canteens, health facilities)
- Desalination Plants
- Smart industrial estate infrastructure (CCTV, ICT, digital monitoring/command centres)
- Common Steam distribution networks
- Tank farms
- Any other common utility or infrastructure that the PPP Committee considers suitable for partnership mode

This list is illustrative and not exhaustive. Inclusion of a category above does not bind GIDC to take up a project in PPP mode; each proposal shall be evaluated independently on its own feasibility and merit.

3. **Mechanism and Operational Flow**

Stage I: Project Identification & Need Assessment

- Regional Offices, estate-level industry associations, or the entrepreneur/user base of an estate may identify gaps or requirements for common infrastructure.
- Needs may relate to utilities, smart infrastructure, worker welfare amenities or any other common infrastructure.
- A preliminary concept note shall be prepared describing the requirement, the estate(s) it serves, expected outcomes, and its alignment with this policy.

Stage II: Preliminary Screening

- GIDC shall assess whether the scale, complexity and nature of the proposed project justify adoption under the PPP framework, as against execution through GIDC's own funds or normal contracting route.

Stage III: Detailed Feasibility Study (DFS) & Structuring

- A Detailed Feasibility Study covering technical specifications, cost estimates, the risk-allocation framework, financial viability and revenue model, and environmental/statutory compliance will have to be submitted to GIDC.

Stage IV: Review & Approval of Project Proposal

- After internal vetting, the project proposal shall be put up for GIDC Board's approval.

Stage V: Bid Process & Project Award

- Upon approval, GIDC shall initiate the selection process for the private partner, comprising preparation of bid/agreement documents, issuance of RFP/EOI as applicable, evaluation of responses on technical and financial criteria, and final selection of the partner.
- The concession/partnership agreement shall be signed and project implementation shall commence under GIDC's supervision.

4. **Effective Date:** This circular comes into effect immediately and remains valid until further orders.

sd/-

Vice Chairperson & Managing Director

GIDC Gandhinagar

To,

All Concerned Officers,

Copy to:-

Manager (S&A), GIDC, Gandhinagar, to upload this circular on GIDC's website

Issued by

General Manager Gr-1(E&A)

GIDC Gandhinagar