

Gimisis + Associates

Planning Consultants



Corporate Presentation

November 2022

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1. The Company



1.1. Mission

We lay the foundations for tangible + positive change

With 60 years of experience and accumulated expertise, and a team of thinkers, planners and consultants, we opt for a transparent, comprehensive, and interdisciplinary approach that simplifies complexity and delivers human-led and tech-powered solutions that withstand scrutiny and create shared and sustained benefits for the investors of projects and developments, the local communities and the environment.

1.2. Brief profile description

G+A, is a leading company on comprehensive advisory services in technical and town-planning legislation and support, with extensive and wide experience, towards addressing all issues related to property development. Starting as an expert technical consultant, the company evolved to a comprehensive organization for major developments.

In particular, our portfolio consists of more than 2000 cases, covering 60 years of experience and accumulated expertise, spanning the country's length and breadth, as well as the full spectrum of technical legislation. Furthermore, we are established as a one-stop expert firm in addressing complex legal and town-planning issues and ultimately ensuring the optimal, timely and secure property development, through working closely with the Administration and Administrative Courts.

The main advantage of G+A is the hybrid combination of legal (analysis) and technical (synthesis) approach that is unparalleled in Greece. The company's values consist of

Passion – Curiosity – Devotion – Balance

showcasing the spirit of innovation and cooperation, supported by experience and knowledge. Our vision is the

Co-Evolution

of associates, through challenging projects, whilst developing close ties with administration and society.

Our working methodology is based on constant research and study of Country, Urban, Street Planning, Environmental, Habitational, Building etc., Legislation and Court Decisions. Through this ethos, we constantly remain up to date with every necessary for property development, special legal sector, namely, Tourist, Forestry, Archaeological, Environmental, Unauthorized Constructions etc. Moreover, we are informed on a daily basis, of Court Decisions relevant to the former issues – specializing in Council of State (CoS) case law and administrative legislation – thus ensuring a fruitful cooperation with appointed legal firms.

In conclusion, through our accumulated know-how and the full use of our archives through GIS based applications, we are able to apply a standardized methodology, from data gathering and primary research, to tactical design and overall coordination actions, resulting in a comprehensive planning and legal support before the Administration and the Administrative Courts. In any case, the former methodology, combined with our full perspective of technical legislation and case law, ensures, the validity of our conclusions and the applicability of our proposals. In other words, according to our motto, we try to SIMPLIFY COMPLEXITY.

1.3. Services

- Providing individualized and comprehensive consulting services and technical-scientific project's support, either individually or in cooperation with external Technical Consultants: i.e. Architect, Surveyor, Environmentalist, Geologist, Hydro-Geologist, Marine Expert, Business Consultant etc. – One-stop-shop services.
- Technical Due Diligence and developmental capacities examination.
- Project's technical maturity processes – Forestry, Archeological, Streams, Road Identification, Settlement boundaries etc. via research and drafting of Technical Reports, Photo Interpretations etc.
- Spatial Planning Studies conduct and support – Special/Regional Frameworks, TPS etc.
- Conduct and support of Special Spatial Development Plans – ESHASE, ESHADA, EPS, POTA, POAPD etc.
- Complex Tourist (STK) development, with or without ESHASE/ESHADA/EPS/POTA/POAD.
- Out of city plan licensing and support.
- Forest intervention licensing and support.
- Strategic/ Major Investments, strategy shaping and support.
- Masterplan drafting and support.
- Urban regeneration projects.
- Carrying capacity (tourist-landscape) studies.
- Permitting processes for complex projects.
- Support on interpreting and ameliorating town planning framework.
- Checking the legality of administrative actions.
- Drafting of town-planning framework amendments or special provisions, for specific spatial problems.
- Resolving complex legal issues before the Administration (YPEN etc) and Administrative Courts (CoS etc).
- Project Management and Co-ordination of the Technical Team.
- Policy making and support on, out of plan and urban tourist development, climate change mitigation, urban regeneration, environmentally sustainable development, cultural heritage preservation etc.

1.4. Experience

1.4.1. History

1966	Private office established by Panagiotis Gimisis and Maro Malliotaki-Gimisi
1974	Panagiotis Gimisis assumes the position of ADVISOR to the Minister of Public Works and Infrastructures E. Kouloumpis as well as Office Director in his Settlements Service
1975	Panagiotis Gimisis focuses exclusively in URBAN LEGISLATION
1982-1985	Participation of Panagiotis Gimisis in the General Building Regulation/1985 (GOK/1985) drafting committee
1988-1989	Participation of Panagiotis Gimisis in the drafting committee for BUILDING REGULATIONS (Ktiriodomikos) as well as FIRE PROTECTION REGULATION
1989	Participation of Panagiotis Gimisis in the OLYMPIC VILLAGE Selection Committee for "Athens 1996" Olympic Games, where he suggested the selected site in Acharnes Lekanes area, later developed for Athens 2004 OG
1999	Foundation of P GIMISIS & ASSOCIATES S.A.
2006	Study for Tourism's country-planning-legal framework
2010	Study for XENIA - CASINO Parnithas
2017	Participation of Vasilis Gimisis in L. 4495/2017 lawmaking committee, specifically for Section C: ENVIRONMENTAL EQUILIBRIUM AND TRANSFER DEVELOPMENT RIGHTS
	Technical support for the approval of the INTEGRATED DEVELOPMENT PLAN of M.P. ELLINIKO - AGIOS KOSMAS
2018	TECHNICAL ADVISOR for an ESHASE investment (Tourism-Recreation), with a budget of 55 million €
	TECHNICAL ADVISOR for ALDI, before a Court of Law
2019	OVERALL STUDY AND COORDINATION of a major ESHASE investment plan (Tourism-Recreation) in Mykonos, with a budget of 120 mil €
2020	PLANNING CONSULTANT for the Hellenic Chamber of Hotels on the issues of the upcoming new Special National Framework for Tourism, AirBnB and Glamping
2021	REGENERATION PLAN (EPS) for the M. of Istiaia-Aedipsos after the mega-fire of August 2021
	PLANNING CONSULTANT for the licensing and development procedures for Ellinikon Metropolitan Park
2022	REGENERATION STRATEGIC MASTERPLAN for the spa city of Aedipsos
	PLANNING CONSULTANT for the amendment of Ellinikon MP JMD

1.4.2. Metrics

60	years of experience
100%	of Greece's 74 Regional units covered by our projects
2.000+	cases in our archive
500.000+	sq.m. studied
1.000.000.000+	euros active projects' budget

1.4.3. Portfolio (Indicative Projects)

PROJECTS RELATED TO TOURIST OR URBAN DEVELOPMENT

PERIOD	TITLE	BRIEF DESCRIPTION	CLIENT
2022-present	AEDIPSOS STRATEGIC MASTERPLAN	Urban regeneration study of Aedispos Baths in Northern Evia	DIAZOMA
2021 - present	NORTHERN EVIA'S EPS	EPS - Development of a Special Town Planning proposal for the Municipality of Istiea – Edipsos	DIAZOMA
2020-present	PIREOS STR. 252	ESHASE Mixed urban development/ Regeneration of a brownfield between Athens and Pireaus	NOVAL PROPERTY
2020-present	VARKO BAY RESORT	ESHASE Complex Touristic Development in Vonitsa	RND INVESTMENTS GREECE
2020-present	MYKONOS RESORT	ESHASE Complex Touristic Development in Mykonos Island	WHITE MULBERRY
2020-present	EPS LIMNOS	EPS Complex Tourist-Residential-Resort Development in Limnos Island	UNDISCLOSED <i>*NDA restriction until submission</i>
2017-2019	ESHASE ELIA MYKONOS	Comprehensive legal-technical support for the issuance of ESHASE's PD, regarding 3 new 5* hotels of 225 rooms/450 beds in Mykonos's Elia Beach.	MITSIS HOTELS GROUP
2017	SKORPIOS ISLET	Preparation of a Study for Residential - Tourist Development through ESHASE.	MYCENAI
2016	BLUE PALACE	Golf Residencies. Research on the Hotel extension potentials.	SBOKOS HOTEL GROUP

OTHER PROJECTS

PERIOD	TITLE / DESCRIPTION	BRIEF DESCRIPTION	CLIENT
2022- present	ELLINIKON PROJECT	Advisory support during the rigorous development of the Ellinikon project	LAMDA DEVELOPMENT
2019	CLUB MEDITERRANEE	Research for the forest or non-forest nature of the area.	CLUB MEDITERRANEE HELLAS
2017	ELLINIKO-SAINT KOSMAS M.P.	Technical Advisory Services for Support Studies for the Approval of the Integrated Development Plan (SOA).	LAMDA DEVELOPMENT
2012 (since 2004)	AVENUE MALL COMMERCIAL CENTER	Research for the constitutionality of Transfer Development Rights and postulation of Interventions before the Council of State.	SANYO HELLAS
2010	PARNITHA XENIA-CASINO	Research for the legality of existing structures.	CITIZEN'S FOR PARNITHA'S PROTECTION
2006-2007	TOURISM'S COUNTRY-PLANNING-LEGAL FRAMEWORK	Research for the legality and constitutionality, of the draft Joint Ministerial Decision on the above issue.	HELLENIC CHAMBER OF HOTELS
2005	GOLDEN HALL COMMERCIAL CENT. (FORM. IBC ATHENS 2004 O.G.)	Investigation for the legality of urban-planning regulations under which, the Olympic Games Athens 2004 International Broadcasting Center (IBC) was erected, and research for its change of uses potentials.	LAMDA DEVELOPMENT
2003	IKEA KIFISSOS COMMERCIAL CENTRE	Investigation for the validity of ownership certificates, building potentials, building restrictions, building permits prospect, and research for the legality of Ag. Ioannis Rentis G.P.S. and Min Decision for Building Permits Suspension.	HOUSE MARKET - FOURLIS GROUP

2. Team

2.1. Founder – CEO

Panagiotis Gimisis

Civil Engineer



60 years of professional experience - 48 exclusively in technical legislation. Civil Engineer (NTUA, 1963). Holds licenses in Regional Planning (01C) and Town-Planning (02C). Special Secretary and Office Dir. to Minister of Environment K. Liaskas (1989-1990) – Councilor to Internal Affairs Min. N. Konstantopoulos (1989). Councilor to Min. of Public Works (1984-1985 & 1974) E. Kouloumpis. Technical Advisor to Aigaleo Mun (2014-2019) Galatsiou Mun (1995-2002) OEK (1983-1990) EETAA (1983-1988) and DEPOS (1985). Participation in various lawmaking and technical committees and boards: PEHODE, TEE, SPME etc. and key member for GOK/1985. Alderman (1979-1988) and Chairman of Council of the Municipality of Aigaleo (1987-1988).

2.2. Co-Founder – Director

Vasilis P. Gimisis

Architect - Urban + Regional Planner (MSc) Co-Founder - Director



20 years of professional experience. Architect- Urban+ Regional Planner (AUTH Magna Cum Laude 2001– UCL MSc in Urban Design 2002). Licensed Regional (01A) and Urban Planner (02B). Head of major development projects in tourism and urban regeneration. Special Consultant to the Dpt Minister of Environment (2018-2019). Pro-bono/volunteer work on law-making committees for the Min of Environment (L. 4495/2017, revision of L. 2508/1997 etc), and NGOs: ELLET, WWF Hellas, EEDIPOX etc. Author of articles and lecturer on climate change mitigation and resilience, urban regeneration, sustainable tourist development, disaster/crisis management through planning.

2.3. Associates

Christiana Tzamou

Architect - Urban Planner (MSc-PhD cand) Senior Associate – PM



Architect Engineer (NTUA) with expertise in urban planning. PhD thesis on protection of peri-urban rural space of metropolises. Participation in Research Projects of Urban Planning Research Lab (NTUA). Participation in conferences, active in attending seminars and workshops. 4 years of professional experience in urban planning (theory/ legislative framework/ implementation) through projects in G+A and through collaboration with Ministry of Environment and Energy and "Elliniki Etairia - Society for the Environment and Cultural Heritage".

Thanasis Senteles

Urban + Regional Planner - GIS Analyst (MSc) / Senior Associate – PM



Urban and Regional Planner with expertise in wind power project management and Geographical Information Systems. Academic and research interests, primarily focused on the spatial impacts of RES projects in mountainous areas, public consultation, participation in spatial/urban planning through the utilization of PPGIS, and spatial analysis of urban phenomena.

Daphne Delfaki

Urban + Regional Planner (MSc) / Senior Associate



Urban and Regional Planner with a postgraduate degree in Development and Migration studies. Professional experience in stakeholder engagement, spatial analysis, placemaking and project permitting. Academic and research interests focus on social engagement in planning processes, the production and consumption of urban space, and developmental geography.

Thanasis Kouretas

Urban + Regional Planner (MSc) / Senior Associate



5 years of professional experience. Licensed Urban and Regional Planner (Department of Planning and Regional Development of the University of Thessaly). Research field: Urban and Regional planning studies using Geographic Information Systems (GIS). Special interest: Developing GIS databases, Spatial analysis for decision - making, Cartography.

Vasiliki Gavra

Architect – Urban + Regional Planner (MSc) / Associate



Professional experience with projects in design and buildings' energy efficiency. Licensed Architect – Engineer with post-graduate degree in Regional and Urban Planning (NTUA). Participation in national and international conferences and publications on: urban seafronts' development, urban regeneration and socio-economic precarity's effect in urban environments.

Maria Latinopoulou

Architect – Urban + Regional Planner (MSc) / Associate



Professional experience in building construction design and permitting. Licensed Architect Engineer (AUPh) with post-graduate degree in Urban and Regional Planning (NTUA). Participation in conferences and publications on: spatial analysis, urban acoustics and space syntax.

Prokopis Tsoukarelis

Urban + Regional Planner (MSc) / Associate



Graduate of the Department of Planning and Regional Development of the University of Thessaly, and a student on the MSc Urban and Regional Planning program at the University of Birmingham. His research field extends to the issues of spatial and functional organization of Regional and Local Authorities, as well as to the achievement of sustainability in urban areas through ecological neighborhoods (Eco-Districts). Participation in the International Joint Workshop 2021 Indonesia in Jakarta on "Sustainability-Pandemic-Ecological Cities".

Theofanis - Christos Keramidas

Urban + Regional Planner / Associate



Graduate of the Department of Planning and Regional Development of the University of Thessaly in Volos. The field of his research and interest concerns the development of urban planning and spatial planning tools/plans, as well as the study of the institutional framework and jurisprudence. Finally, he has prepared a diploma thesis on "Urban Planning Legislation: From the N.D. of 1923 up to Law 4447/2016", in which all the urban planning legislation of the country was analyzed and presented.

Anna Maniou

Urban + Regional Planner / Associate



Graduate of the Department of Spatial Planning and Development Engineering of Aristotle University of Thessaloniki. The field of her interest extends to the issues of livability, subjective well-being, walkability and transport systems in the urban environment, while has excellent GIS Data Analysis and Map Production skills. Participated in the International Competition "Students Reinventing Cities - Athens" about the urban regeneration and social revitalization of the neighborhood of Fokionos Negri (Kypseli), where her team was distinguished (Special Mention). Volunteering since 2019 in projects about human rights and environmental projects.

2.4. External Associates

Dimitris Lioumis (Sabbatical)

Urban + Regional Planner / Associate

Graduate of the Department of Planning and Regional Development with specialization in Geographical Information Systems and spatial analysis. Participation in conferences for geoinformatics and publications on "Methodological approach to the assessment of the landscape directions of the Regional Spatial Frameworks". His academic and research interests focus on spatial analysis methods with geographic information systems, automation, geoinformatics and cartography.

Thanos Panagos

Urban + Regional Planner (MSc)

Local development expert with extensive planning studies and 25 years of private sector experience in local economic regeneration, ranging from policy and strategy advice to program monitoring and evaluation. Licensed Regional (01A) and Urban Planner (02A). Participated in and managed multi-disciplinary teams working for public sector clients on major integrated regeneration interventions (IRIs) and economic revitalization programs.

Dr. Panagiotis Manetos

Dr. Rural, Surveying and Geoinformatics Engineer / Senior Associate

He has 18+ years of experience in Geoinformatics. He is an EDIP member of the University of Thessaly and has participated in a significant number of national and international research programs with the object of designing and implementing spatial databases, cartographic processing, and visualization of large volumes of data and implementation of geographic information systems for decision-making. He has 4000+ teaching hours and 170+ citations from his scientific publications.

Dr. Harry Coccossis

Dr. Architect - Urban Planner (MSc-PhD) / Honorary Member of UTH / Senior Associate

Emeritus professor of Urban and Spatial Planning in the Department of Planning and Regional Development, University of Thessaly. Greek and international research activity and publications in books and scientific journals on environmental issues planning and tourism development, integrated management of coastal areas and island development. Scientific consultant for environmental planning and tourism development issues.