

1. PROBLEM

Construction is the last major industry without a digital backbone. 400,000+ planning applications get stuck annually in UK councils. Architects spend 60% of their time on documentation, not design. The average planning submission takes 8 to 12 weeks. Homeowners wait months. Councils are understaffed. The process is broken, and nobody has fixed it because compliance is hard.

2. SOLUTION

PlanPass AI is an agentic construction design system. A homeowner or architect describes a project in natural language, sketch, or photo, and the AI builds a complete council-ready drawing set in minutes, not weeks.

Two Primary Users: (1) Homeowners doing extensions, lofts, and small applications who currently pay architects £2K to £5K for basic drawings. We deliver at 1/10th the cost. (2) Architects who spend 60% of their time on documentation. We cut that to 20%.	Key Features: • 100+ field structured compliance model • 7 drawing types (floor plan, elevation, section, roof, site) • DXF / PDF / SVG multi-format export • Interactive 3D viewer (IFC-native) • Graph-to-massing parametric pipeline • Direct council submission layer (Q4 2026)
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3. TRACTION

Hackathon Origin & Traction: We built the first demo in 24 hours and showed it to a room of ~600 developers, architects, and founders at MongoDB.local London 2026 Hackathon. A public voting system let attendees pick their favourite project. We received ~400 votes (two-thirds of the room felt this pain personally). Right after the demo, architects in the audience shared their contact details and signed up to become our first Design Partners. The hackathon was customer discovery at scale.	Key Stats & Partners: ✓ ~400 votes from ~600 attendees at MongoDB.local London 2026 ✓ Accepted into Residency USA Program ✓ 10+ firms became Design Partners
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"The council-ready output is what generic CAD tools miss. This actually understands UK planning compliance."
— RIBA Architect, Manchester Studio

4. TEAM

Three UK-based co-founders who won MongoDB.local London 2026 together and committed to building PlanPass AI full-time after funding.

Daud Ibrahim CEO / CTO Product vision, AI/ML layer, design engine architecture, investor relations. LinkedIn: https://www.linkedin.com/in/dav-id-7b6160222/	Rostam Sodagari Engineering Lead / Platform Backend infrastructure, cloud, DevOps, API layer, scaling. LinkedIn: https://www.linkedin.com/in/rostan-sodagari/	Rekha Mathew Design / Growth UX, architect onboarding, design partner program, traction and ops. LinkedIn: https://www.linkedin.com/in/rekha-mathew-81646846/
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5. ASK

Raising £150,000 to £500,000 pre-seed / grant funding for 18 to 24 month runway. Validated by ~400 votes from 600 hackathon attendees and 10+ architects who became design partners on the spot.

Core Ask: £150K to £250K • 3 founder stipends (12 to 15 months) • Production cloud stack (VPS, DB, Redis, storage) • LLM APIs + Claude / AI tooling for fast development • Design Partner Program with 10 firms (stipends + travel)	Extended Ask: up to £500K • Larger design partner cohort (20 firms) • Homeowner direct marketing + council API integrations • First hire (BIM / compliance specialist) • 24-month runway to revenue across 4 lanes
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