

BUILT IN THE UK FOR UK PLANNING

PlanPass AI

The AI Operating System for Residential Construction

From first sketch to council approval, and beyond.

Hackathon-Winning Team of 3

Pre-seed / Grant Stage

planpasshq.com

Daud Ibrahim · Rostam Sodagari · Rekha Mathew

THE PROBLEM

Construction has no digital backbone



400,000+

Planning applications stuck annually
in UK councils



8-12 wks

Average planning submission
timeline



60%

Of architect time spent on
documentation, not design

Homeowners wait months. Architects drown in paperwork. Councils are understaffed.

The process is broken, and nobody has fixed it because compliance is hard.

THE SOLUTION

Four layers. One platform. End-to-end.

01



Design Engine

Coming Soon

AI-generated council-ready planning documents. 100+ field compliance model. DXF / PDF / SVG export. 3D models.

02



Submission OS

Q4 2026

Direct council API integration. Submit, track, auto-correct, and resubmit, without a single email.

03



Architect Studio

Q1 2027

Client 3D review, structured feedback, revision tracking, and sign-off.

04



Build-Ready Engine

Q3 2027

Building regs, MEP plans, structural packages, contractor-ready documentation.

Describe a project. Get a drawing set. Submit to council.



1. Describe

Conversation, sketch, or photo



2. Generate

AI builds the full drawing set



3. Submit

One-click council submission

Council-Ready Output

100+ Field Compliance Model

Hackathon Validated

planpasshq.com

TRACTION

The market voted before we asked for money.



~400 votes

From ~600 attendees at
MongoDB.local London 2026



Accepted

Into Residency USA Program



10+ firms

Became Design Partners

HACKATHON ORIGIN STORY

We built the first demo in 24 hours and showed it to a room of ~600 developers, architects, and founders. A public voting system let attendees pick their favourite project. We received ~400 votes, two-thirds of the room. Right after the demo, architects in the audience shared their contact details and signed up to become our first Design Partners. The hackathon wasn't a trophy, it was customer discovery at scale.



I showed the generated drawing set to our planning officer. They said it was clearer than most manual submissions.

TEAM

Hackathon-born. UK-based. Committed full-time after funding.



Daud Ibrahim

CEO / CTO

Product vision, AI/ML layer, design engine architecture, investor relations.



Rostam Sodagari

Engineering Lead / Platform

Backend infrastructure, cloud, DevOps, API layer, scaling.



Rekha Mathew

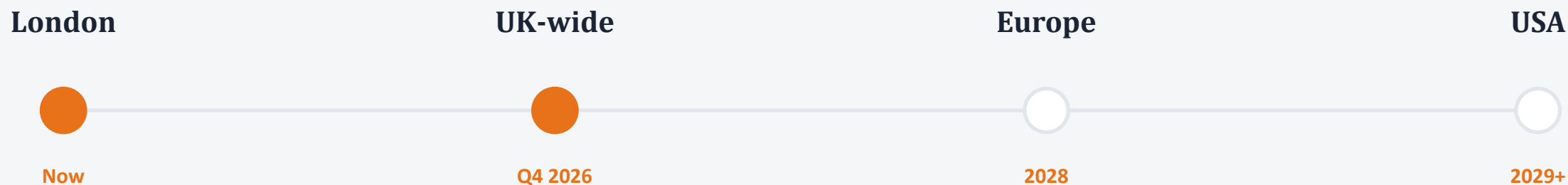
Design / Growth

UX, architect onboarding, design partner program, traction and ops.

All three UK-based. Currently part-time while securing funding. Will transition to full-time upon closing this round.

MARKET

UK first. Then Europe. Then the world.



The UK planning market alone processes 400,000+ applications annually. Each application currently requires weeks of manual drafting. PlanPass AI reduces this to hours, creating a massive efficiency arbitrage for architects and homeowners.

BUSINESS MODEL

Four lanes. One flywheel.

Homeowners drive demand. Architects drive revenue. Councils drive lock-in.



Homeowner Direct

£200–500 / project

Extensions, lofts, and small applications. Homeowners currently pay £2K–5K for basic drawings. We deliver council-ready output at 1/10th the cost.



Architect SaaS

£100–300 / mo

Per-seat or per-project pricing for drawing generation, 3D viewer, and compliance checks. Saves 60% of documentation time.



Design Partners

Paid pilots → SaaS

Stipend-based co-design program with early firms. Partners become advocates, case studies, and paid subscribers.



Council APIs

Transaction fees

Direct submission, tracking, and auto-correction loop fees per application processed. High switching cost once integrated.

The homeowner market alone is 400,000+ UK applications annually. Capturing 1% at £300/project = £1.2M revenue.

Why we win, and why copycats fail.



Structured Data Model

100+ compliance fields mapped to real UK council requirements. Not just pretty drawings, legally valid ones.



Graph-to-Massing Pipeline

Parametric geometry engine that converts a design graph into exact IFC, DXF, PDF, and 3D meshes.



Compliance Rules Engine

Brent rules, Article 4, conservation areas, PD calculators, encoded as executable constraints.



Proprietary Drawing Generation

Council-ready dimensions, hatch patterns, symbols, cross-referencing, and drawing indexes, all automated.

What we ship, and when.



Q3 2026

Beta Launch

10-firm pilot, feedback loop, drawing polish



Q4 2026

Submission OS

Direct council APIs, tracking, auto-correction



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Client 3D review, structured feedback, sign-off



Q3 2027

Build-Ready Engine

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THE ASK

£150K – £500K pre-seed / grant

for 18–24 month runway

CORE ASK

£150K – £250K

- 3 founder stipends (12-15 months)
- Production cloud stack (VPS, DB, Redis, storage)
- LLM APIs + Claude / AI dev tools
- Design Partner Program (10 firms)
- Legal, admin, visa compliance

EXTENDED

Up to £500K

- Larger design partner cohort (20 firms)
- Accelerated council API integrations
- First hire (BIM / compliance advisor)
- 24-month runway to revenue
- US market exploration via Residency

ibrahimdaud03@gmail.com

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