fidelra.africa@fidelra.ai
fidelra.ai
linkedin.com/company/fidelra

NAIROBI CITY TWIN / CONSTRUCTION

Construction

Domain Guide

Compare project dates, planned units and costs with the completion fields represented in the public sample.

City	Nairobi
Coverage	Public sample available
List price	$4,995 USD - standalone domain
Guide edition	Striped Donkey V5.89 - 7 September 2026

Use this guide

Read the documented coverage and limitations alongside the published sample and release evidence. Model counts and sample distributions describe their stated source and period. The final accepted order specifies licensed scope, usage rights, duration and delivery.

Useful questions

- Inspect planned and completed units
- Compare project dates and status
- Review budget and actual cost coverage

Scope and limitations

Synthetic projects, permits and occupancy certificates do not correspond to actual developments or regulatory approvals unless explicitly documented otherwise (the two real, named infrastructure projects above).

CORENLicenseRef, ARCONLicenseRef, NCALicenseRef and EBKLicenseRef are real-shaped reference fields, not registrations against any real engineer, architect or contractor.

Project and AffordableHousingProject link are plain nullable fields with no relationship today. Don't assume every construction project currently creates a Housing Unit - that linkage isn't implemented yet.

The public model has one pre-decision pending phase. The plain-English “Application” and “Review” labels describe that same phase rather than separate production states.

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01 How Construction fits the City Twin.

FCTE models construction as a lifecycle, not a static inventory of buildings. A synthetic project moves through planning, permitting, professional oversight, site inspection and completion - within the same City Twin™ as land, business, employment and housing.

A building should not appear overnight - and in FCTE, it doesn't.

Nairobi City Twin™ · 1940-2026

02 Known and possible relationships.

Connections follow the published domain scope. Optional, contextual and planned relationships retain their stated limits below.

Domain or context	Relationship and published scope
Land	Project, a documented relationship to Parcel (added this graduation)
Business	BuildingPermit / Project, relationship integrity checked
Geography	Ward on every Project, BuildingPermit, SiteInspection and OccupancyCertificate row
Housing	Project / AffordableHousingProject are plain nullable fields, no relationship enforced today
Employment / Economy	a contractor Business participates in Employment and the Economic Modifier the same way any other business does, but no direct direct behavioral link is implemented
Infrastructure	planned. The current public release does not assert direct project-to-infrastructure-asset traversal

Supporting links

Land

Housing

Employment

Economy

Business

Infrastructure

03 From development intent to a completed project.

Every capability below is backed by release evidence or certification. The public page presents the data model rather than the physical design. Construction does not claim a physical-building (BIM/architectural) model it doesn't have - it models the administrative and regulatory process a development goes through.

the Project record family - synthetic construction and development projects, each with a sector, type, ward, status (Planned/Active/Suspended/Completed), budget and actual cost.

the Building Permit record family - application, approval, fee and expiry dates, permit type (new-construction, extension, renovation, change-of-use, demolition, temporary) and issuing authority.

Projects carry synthetic professional-license references and regulator/inspection context aligned to Nairobi institutions such as county government, NCA and EBK. No record represents an actual professional or approval.

the Site Inspection record family - structural, electrical, plumbing, fire-safety, environmental, final and remedial inspection types, each with a real PASS/CONDITIONAL/FAIL/PENDING outcome.

Every project progresses through four tracked phases - Foundation, Structure, MEP, Finishing - rather than appearing instantly as a completed structure.

the Occupancy Certificate record family - issued only against a project whose own status is Completed, a real, checked invariant (certification check), not an assumption.

Synthetic by design: FCTE construction projects, permits, professional-license references and inspections are analytical representations of a plausible development process. They do not represent actual developments, regulatory approvals, or identifiable real engineers, architects or contractors.

Construction models how the physical city comes into existence - not simply what buildings exist today.

- Parcel
- OwnershipHistory
- TitleStatus
- DisputeRiskProfile
- MarketValueIndex
- Project
- BuildingPermit
- ProjectPhase
- SiteInspection
- OccupancyCertificate
- HousingUnit
- Tenancy
- UrbanDevelopmentProject
- (residential occupancy)

04 A building should not appear overnight.

FCTE preserves the process that created the synthetic built environment - not only the final state.

Representative public release example - exact live identities and run-level values are intentionally not published. Explore the release-backed analysis examples in City Twin™ for current data.

The public lifecycle uses one pre-decision pending phase. “Application” and “Review” are human-readable views of that phase rather than claims of two separate production states.

All status values above (PENDING/APPROVED/REJECTED/EXPIRED/REVOKED/SUSPENDED; PASS/CONDITIONAL/FAIL/PENDING; ACTIVE/EXPIRED/REVOKED/SUSPENDED) are the governed public status vocabulary in the current release.

Supporting links

City Twin™

05 The architecture is shared. The regulatory environment is not.

Construction's public semantic entity coverage is aligned across Nairobi. The issuing authorities, inspecting departments and professional license references are genuinely different real institutions - no integrity rule in Core, each jurisdiction's own extension enforces its own vocabulary.

County government has been the primary building-plan approval authority since the real 2013 devolution transferred that power from local authorities. NCA (National Construction Authority Act No. 41 of 2011) separately registers and regulates contractors and levies a real 0.5% cess on contracts above KES 5M.

FCTE reuses common construction architecture while allowing Nairobi to implement its own regulatory rules, institutions and evidence - not the acronyms themselves, but the fact that the model genuinely diverges where the real cities do.

All 8 events are real, dated rows in the shared historical-event record, category-tagged for Construction, and feed ConstructionEventIndex - the same per-year modifier mechanism every graduated domain uses to perturb permit-approval-rate and inspection-outcome via the shared event-modifier function.

Phase 1 (Mombasa-Nairobi, main construction Dec 2014 - May 2017) and Phase 2A (Nairobi-Naivasha, Oct 2016 - Oct 2019), contracted to China Road and Bridge Corporation (CRBC). Both rows are marked Completed with real dates and an approximate KES-converted budget.

Both contractor records are marked DORMANT, not ACTIVE or LIQUIDATED - CRBC and CCECC are real, active, globally-operating contractors; only their local project engagement has concluded. This is a deliberate, disclosed distinction, not a claim that either company itself is defunct.

Open Construction Evidence Catalogue →

Event	Country	Date	Severity	What it represents
RONALD-NGALA-COLLAPSE-2006	Kenya	2006-01-25	0.45	5-storey building under construction collapses in Nairobi CBD, 14 deaths - began sustained pressure for regulation
NCA-ACT-2011	Kenya	2011-01-01	0.55	National Construction Authority Act establishes contractor registration and a 0.5% cess
MLOLONGO-COLLAPSE-2012	Kenya	2012-06-15	0.35	Building collapse, 3 deaths - one of several early-2010s collapses building the case for the NBI
NATIONAL-BUILDING-INSPECTORATE-2015	Kenya	2015-06-01	0.60	NBI formed directly in response to the growing number of collapsed buildings

Supporting links

Open Construction Evidence Catalogue →

06 From project to completion.

Representative public release rows - exact run-level values are intentionally not published. Explore the release-backed analysis-ready examples in City Twin™ for current data.

Explore Construction Data →

Public entity family	Represents	Disclosure boundary
Project context	Synthetic construction projects, geography and sector context	Physical project fields and identifiers are controlled
Permit & approval context	Lifecycle approvals and regulatory milestones	Exact workflow and dependencies are controlled
Project phases	Construction progress through time	Transition sequencing and timing rules are controlled
Built-environment links	Land, housing and area context	Complete physical relationship graph is controlled

Table columns 1, 2, 3, 4, 5 (first column repeated)

ProjectCode	Permit	Inspections	Passed	Project Status
CPJ/0028419	APPROVED	4	4	Completed
CPJ/0041207	APPROVED	2	1 (1 remediation)	Active
CPJ/0009981	REJECTED	0	-	Planned

Table columns 1, 6 (first column repeated)

ProjectCode	Timeline
CPJ/0028419	2021 → 2024
CPJ/0041207	2023 → -
CPJ/0009981	- → -

Supporting links

City Twin™

Explore Construction Data →

07 A project cannot complete a lifecycle that never happened.

Construction carries some of the clearest lifecycle invariants on this site: a permit can't approve before it's applied for, an inspection can't predate the project it inspects, and an occupancy certificate can't exist against a project that isn't actually Completed.

Open Construction Realism Report →

The published construction certification set covers volume sufficiency, relationship integrity, temporal ordering, lifecycle completeness and realism checks for schedule and cost behavior. Internal rule expressions remain controlled.

C13-C15 were added for the two genuinely new capabilities this graduation introduced; C16 is a regression guard added after a real external audit found unbounded inspection dates.

Explore Every Construction Check →

• C05 - BuildingPermit temporal order (ApprovalDate ≥ ApplicationDate)

• C07 - completed-unit count within [0, PlannedUnits]

• C09 - permit/contractor-business reference integrity

• C11 - planned completion date > StartDate

• C12 - Permit approval rate plausible (30-80%)

• C13 - Every phased project has exactly 4 phases

• C14 - historical construction index populated

• C15 - OccupancyCertificate only issued against Completed projects

• C16 - inspection date not before linked Project/Permit dates

• C10 - SiteInspection PASS rate plausible (30-90%)

Supporting links

Open Construction Realism Report →

Explore Every Construction Check →

08 A synthetic project is not a planning record.

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The public model has one pre-decision pending phase. The plain-English “Application” and “Review” labels describe that same phase rather than separate production states.

Unless represented elsewhere, a construction project is not a Building Information Model (BIM) or detailed architectural drawing set - it is an administrative and regulatory-lifecycle record.

The remaining ~100,000+ generated projects per city are fully synthetic, real-shaped records, not disguised real developments.

View All Construction Limitations →

Supporting links

View All Construction Limitations →

09 From land to city.

A real Construction Project, started 1998-10-27.

Real ProjectPhase and SiteInspection rows track the build against this real, dated project.

A Building Permit enters the applicable approval process with its own jurisdiction's authority.

A real OccupancyCertificate, issued by COUNTY-GOVT - the completed development entering the synthetic built environment.

Land → Project → Permit → Build → Inspect → Complete → City.

Available as Standalone Domain · Multi-Domain Bundle · Full City Twin™

Supporting links

Explore This Record →

View the analysis example →

See the Evidence →

Review licensing & delivery details →

View Pricing & Licensing →

Browse Construction Data →

Explore Multi-Domain Access →