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NAIROBI CITY TWIN / LAND

Land

Domain Guide

Inspect land use, zoning, tenure and servicing context before considering the limits of synthetic parcel values.

City	Nairobi
Coverage	Public sample available
List price	$5,995 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

- Compare land use and zoning
- Inspect title and servicing status
- Review parcel size and valuation fields

Scope and limitations

Parcel carries a Ward link, not a latitude/longitude or polygon. Every "location" claim on this page is ward-level differentiation, not a mapped cadastral parcel - there is no interactive map because there is no real geospatial geometry behind it.

No separate Nairobi dispute-risk mechanism is asserted in this release. The model avoids inventing city parity where equivalent calibrated evidence and design are not present.

Subdivision, consolidation and compulsory-acquisition concepts are recognized in the public model, but the current synthetic ownership history does not yet represent those event types. Catalogue scope is not presented as evidence of populated behavior.

Kenya's citywide +425%-since-2000 figure is directly cited.

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01 How Land fits the City Twin.

FCTE models land as more than location - every Parcel carries a supported tenure, title status, land use, market value and (where the evidence supports it) a dispute-risk profile, inside the same connected City Twin™ as Housing , Construction and Households.

Land provides the spatial and economic foundation beneath housing, construction and business activity. Those domains can be analyzed against shared parcel and geography context; the physical relationship graph is controlled.

Nairobi City Twin™ · 1940-2026

Supporting links

Housing

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
Ward placement	85 Nairobi wards
Citizen	Parcel (documented relationship, mutually exclusive with BusinessOwner)
Business	Parcel (documented relationship)
Housing	HousingUnit
Construction	Project
Finance	TaxAssessment (references Parcel; NO_ACTION, no cascade)
Infrastructure	planned. The current public release does not assert direct parcel-to-infrastructure-asset traversal
Insurance, Utilities and Transport	contextual comparison only; the current public release does not assert an enforced Parcel dependency

Supporting links

Housing

Construction

Taxation

Business

Finance

Insurance

Infrastructure

Transport

03 Land has a legal, economic and urban life.

FCTE Land represents the ground itself - a synthetic parcel's tenure, title, use, value and (where the evidence supports it) dispute risk - not a mapped cadastral survey. Every fact below is grounded in the deployed domain release and its certification evidence, not a marketing simplification.

Parcel: ParcelCode, WardId, PlotSizeSqM - 200,000 synthetic parcels across Nairobi, ward-keyed, not geo-coordinate-keyed.

A converged 10-value LandUseTypeCatalog (Residential, Commercial, Industrial, MixedUse, Public, Agricultural, Recreational, Institutional, Government, Wetland) shared by Nairobi.

Nairobi uses Kenya's title-status framing: Freehold, Leasehold, Informal, and Disputed. The release keeps that local legal vocabulary rather than forcing a generic cross-city taxonomy.

OwnershipTypeCatalog: Individual, Business, Government, Community - enforced directly by the data environment itself, tying ownership type to which owner field is populated.

Long-run market evidence, citywide value context and area-level calibration bands create a sourced longitudinal valuation context rather than a static parcel number.

DisputeRiskProfile provides a ward-keyed modeled risk signal for land-title and ownership-dispute analysis in Nairobi.

Synthetic by design: FCTE land records are analytical representations. They are not cadastral records, legal titles, property searches, or representations of actual land ownership. If a capability isn't in the data structure below, this page doesn't claim it exists.

Land models the underlying urban asset and its supported legal/economic characteristics. Housing models the household's relationship with a dwelling. These are not two names for the same table.

Domain	Core Question	Key Objects
Land	What land exists, and under what tenure?	Parcel, TitleStatus, OwnershipHistory, DisputeRiskProfile
Construction	What gets built on it?	Project, Permit, Inspection
Housing	Where does a household live?	HousingUnit, Tenancy, Occupancy
Households	Who lives there?	Head, Spouse, Children, Other members

Supporting links

Housing

Households

04 Two land units in the same city can have very different realities.

Established areas can carry formal tenure and premium market context without implying a real cadastral record.

Informal-tenure and servicing context can differ materially from established formal areas. Nairobi does not add a separate city-specific dispute-risk mechanism in this release.

Prevalence and servicing distributions are city-calibrated. Exact probability bands, locality coefficients and generation model weights are not public.

View Rule Documentation →

The public model distinguishes established formal areas, informal-tenure contexts and rapid-growth areas using evidence-backed categories. Exact ward-level weights and absence/baseline conventions are controlled.

Nairobi land context	Public treatment
Established formal tenure	Baseline / lower-risk context

Nairobi land context	Public treatment
Informal or uncertain tenure	Elevated tenure-risk context
Rapid-growth corridor	Growth context only; no separate dispute score
Disputed title state	Modeled as a title/tenure condition

Supporting links

View Rule Documentation →

05 Land value changes as the city changes.

FCTE represents land-value change as a longitudinal index calibrated to available market evidence - not as a professional appraisal of any individual parcel. Public pages expose direction, period and evidence class while exact index formulas and locality multipliers remain controlled.

Nairobi land-rate and valuation-roll history provides fiscal context for longitudinal land analytics. Exact adjustment mechanics remain controlled.

Legal, planning and tenure evidence anchors the public land-status model.

Published market and historical evidence anchor direction and relative area context.

Open Land Evidence Catalogue →

Area context	Public value band	Basis
Established premium area	Premium	Observed market / qualitative evidence
Rapid-growth area	Growth-sensitive	Observed market direction
City baseline	Baseline	Citywide longitudinal context

Supporting links

Open Land Evidence Catalogue →

06 From city to ward to land.

Representative public records illustrate land-use, tenure and value context. Physical identifiers, exact live counts and calibration mechanics are not published; these are not cadastral or legal property records.

Explore Land Data →

Public entity family	Represents	Disclosure boundary
Parcel context	Synthetic land unit, use and geography context	Physical parcel identifiers and geometry fields are controlled
Ownership & title	Ownership history and title-status context	Physical ownership keys and transition mechanics are controlled

Public entity family	Represents	Disclosure boundary
Valuation & tax context	Longitudinal market-value and land-tax context	Exact index formulas and calibration parameters are controlled
Risk & dispute context	Encumbrance and dispute-risk context	Exact risk assignment rules are controlled

ParcelCode	LandUseType	TitleStatus	MarketValueLocal
NRB/016/00842	Residential	Freehold	KES 24,500,000
NRB/041/03110	Commercial	Leasehold	KES 61,200,000

Supporting links

Explore Land Data →

07 Does the synthetic land system resemble the city?

Land is one of the cleanest domains in FCTE today - 10/10 structural checks and 7/7 realism checks pass in Nairobi, 0 FAIL, 0 WARN. That clean result took several real, disclosed bug fixes to reach (see Limitations for what's still out of scope, not what's broken).

Open Land Realism Report →

The full 10-check structural battery plus a 7-check realism battery run live against the Nairobi release. Kenya legitimately marks the initial-land-grant coverage check N/A rather than forcing a false PASS - Kenya's own land-transfer taxonomy has no "initial grant" reason at all, disclosed, not hidden.

10 structural checks run live in Nairobi, 0 FAIL. A separate 7-check realism suite passes fully - one realism check is informational (cross-city encumbrance parity), not a PASS/FAIL gate.

Explore Every Land Check →

• certification check - resident/business owner reference integrity: 0 violations, Nairobi

• certification check - no parcel has both owner types set: 0 violations, Nairobi

• certification check - no parcel still owned by a deceased citizen: 0 violations, Nairobi

• certification check - MarketValueLocal ≥ 0 where populated: 0 violations

• certification check - land-tax bill amount > 0: 0 violations, Nairobi

• certification check - value-affluence correlation: PASS, Nairobi

• certification check - land-use mix non-degeneracy (≥4 distinct types, largest ≤70%): PASS, Nairobi

• certification check - formal tenure serviced more than informal: PASS, Nairobi

• certification check - InitialGrant coverage: N/A on Kenya (no such TransferReason)

• certification check - ownership transaction date within epoch-NowDate: 0 violations, Nairobi

• certification check - OwnershipHistory chronological consistency: 0 violations, Nairobi

• certification check - ward coverage ≥95%: PASS, Nairobi

Supporting links

Open Land Realism Report →

Explore Every Land Check →

08 Synthetic land is not a cadastral register.

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No separate Nairobi dispute-risk mechanism is asserted in this release. The model avoids inventing city parity where equivalent calibrated evidence and design are not present.

Subdivision, consolidation and compulsory-acquisition concepts are recognized in the public model, but the current synthetic ownership history does not yet represent those event types. Catalogue scope is not presented as evidence of populated behavior.

Kenya's citywide +425%-since-2000 figure is directly cited.

An earlier release showed an implausible encumbrance distribution. The release was corrected and retained as a disclosed, resolved issue; internal reconciliation mechanics are controlled.

No synthetic land unit corresponds to a real registered parcel, title or property unless explicitly documented otherwise. Title status, dispute risk and market value are all modeled analytical characteristics, not legal facts about any real place.

View All Land Limitations →

Supporting links

View All Land Limitations →

09 From empty ground to urban life.

A real Commercial parcel, ZC1 zoning, 1,079 sqm - currently live on Nairobi.

Real OwnershipHistory rows: Citizen 2744067 held it by Inheritance from 2010-11-30, then Citizen 2744068 acquired it by Purchase on 2022-05-05 - two dated, real transfers on the same parcel.

Parcel value context changes with the city and area through time; exact adjustment mechanics are controlled.

project-to-land relationship and certification check relationship link real built stock back to this ground.

A household occupies the dwelling; citizens live their lives on top of what land made possible.

Land → Building → Home → Household → Citizen.

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

Supporting links

Open Land Lifecycle Demo →

Explore This Record →

View the analysis example →

See the Evidence →

Review licensing & delivery details →

View Pricing & Licensing →

Browse Land Data →

Explore Multi-Domain Access →