

Preface

In the rapidly evolving construction and development sector, having access to current data on building material prices and construction labour wages is essential. Department of Economics and Statistics (DES), collects data on building materials and wages of construction labourers at the end of every quarter of a financial year .The data is then compiled at the state level, with reports published quarterly and annually. The fluctuations in costs related to construction projects are influenced by the flexibility of market conditions, the effects of global events and the continuous advancement of technology. These factors all play a role in the ever-changing landscape of construction costs.

As we present this report, I would like to place on record my appreciation for the collaborative efforts of the Statistical Investigators in all districts who collected data from selected retail shops and construction sites. I am also grateful to the Deputy Directors, Research Officers, and other district-level officers for their careful scrutiny of the data and effective coordination of the fieldwork. My sincere appreciation goes to the Labour and Housing Division, led by Shri Sijith K.S., Assistant Director, under the guidance of Shri Premarajan E.V., Deputy Director (Vital Statistics) and the supervision of Smt. Salini P.K., Additional Director (State Income), Directorate of Economics and Statistics. I also gratefully acknowledge the dedicated contributions of the team members of the Labour and Housing Division—Statistical Assistants Shri Abhilash V.R. and Smt. Sindhu S., Research Assistant Smt. Anithakumari A., and Research Officer Smt. Amrutha E.S.—for their committed efforts in the preparation of this report.

This report is designed to serve as an essential resource for gaining a deeper understanding of the construction landscape in Kerala. It is expected to be highly beneficial to stakeholders in the construction sector by providing valuable insights and information to support and guide their work. Any suggestions for improvement of the report are welcome.

Thiruvananthapuram,

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Source and method of data collection

Data regarding the market price of building materials are collected from two shops in the district headquarters (HQ) of all 14 districts at the end of each quarter of a financial year and quarterly reports are publishing on computing the average. From these quarterly reports, an average is taken and annual reports are prepared after the end of each financial year. The annual average price of an item (building material) in a district is the average of all 4 quarterly average price of that item in the district. The state annual average price of an item is the average of district annual averages. The price collected is the price paid by the final customer, encompassing the entire retail price, including tax, cess, etc.

The sampling technique adopted here is a combination of purposive sampling and quota sampling. A market from all districts HQ, where the sales of building materials are more prevalent, is selected. Purposive sampling involves deliberately selecting specific participants or elements from a population that possess particular characteristics or meet certain criteria. In this case, the market selected is chosen purposefully because it is known to have a higher prevalence of sales of building materials indicating a purposive sampling approach. The selection of the market is based on the purpose of study.

Again, two shops having more retail sales are selected. Prices of items are collected from these two shops and average is taken. This can be done by quota sampling method because it involves setting a quota or predetermined number of shops to be selected based on a specific criterion (in this case, the most retail selling). Quota sampling involves selecting a predetermined number of participants from various subgroups or categories within the population based on certain characteristics. In this case, the subgroups are the 14 markets located in each district HQ of Kerala state and from each HQ, two shops with higher retail activity are selected. A few more retail shops are selected as reserve shops in the order of sales occurring there. If an item is not available in the selected shops, then its price is collected from reserve shops. Including reserve shops in the sampling process ensures price availability for items not found in the initially selected shops, adding a pragmatic element to the sampling approach. This pragmatic selection is driven by the necessity to collect data effectively rather than by strict adherence to a specific sampling methodology.

If the price of an item is unavailable in the reserve shops, it is collected from any shop within that market. If this also fails, then any shop in the district HQ will be chosen and

finally any shop in the district is selected for collecting the price of that particular item. If no shop in a district sells the item, then price of the same need not be reported. These steps involve a hierarchical fall back approach, moving from higher administrative levels (district HQs) to lower administrative levels and finally to any shop within the district. The same building material item, variety, quantity, unit and specification are used in all districts. Labourers' wage rates are also collected from the district HQ itself. All required data are collected by the Statistical investigators of DES in each district.

Highlights

The construction sector in India experienced significant growth and transformation during 2023-24. At the national level, the sector was the 6th largest recipient of Foreign Direct Investment (FDI), with inflows totalling USD 33.91 billion between April 2000 and March 2024. This influx of investment has bolstered the sector, which now contributes 9% to India's overall GDP and employs over 51 million people. Major infrastructure projects including smart cities, industrial corridors and transportation hubs have been initiated to revolutionize the country's urban and rural landscapes. The Mumbai-Ahmedabad bullet train corridor is one of the flagship projects. Additionally, the National Infrastructure Pipeline (NIP) has allocated a budget of \$1.4 trillion for various infrastructure projects, including renewable energy, roads, highways, urban infrastructure and railways. Urban development schemes like the Smart City Mission and the Technology Sub-Mission under PMAY-U have been launched to modernize urban centers.

At the state level, Kerala has seen substantial investments in urban transformation and infrastructure development during 2023-2024. The state government has focused on enhancing transportation networks, affordable housing projects and industrial growth. The Kerala Industrial Policy 2023 aims to attract more investments to the industrial sector and create job opportunities. The state has also prioritized the development of enabling infrastructure, skill development and the promotion of priority sectors such as ayurveda, electric vehicles and renewable energy. The Kerala Infrastructure Investment Fund Board (KIIFB) has played a crucial role in financing various infrastructure projects across the state.

These developments highlight the dynamic and evolving nature of India's construction sector, driven by both national initiatives and state-specific projects in Kerala. Overall, at both level, the construction sector has played a crucial role in meeting the demands of the growing population and expanding urban areas. Kerala in particular has experienced substantial urbanization and infrastructure development over the years. The housing sector has been a major focus in Kerala, with a considerable demand for residential properties. In this context, the report titled 'Annual average Market price of Building Materials and Labour Wage rates' for the year 2023-24 reveals the following insights.

- The report contains the market price of 179 building material items and the wage rates of 10 types of labourers involved in construction sector.
- The major heads of the building material items include
 - Bricks
 - River Sand
 - Granite
 - Lime
 - Timber Scantling
 - Timber Planks
 - Cement
 - Steel
 - Electrical item
 - Stone slab for flooring
 - Roofing Sheet
 - Roofing Tiles
 - Flooring Tile sand Others
 - Paint, Varnish
 - Sheet Glass
 - Square Pipe
 - Sanitary ware
- The ten types of construction labourers considered are
 - Mason- class I and class II
 - Carpenter- class I and class II
 - Plumber- class I and class II
 - Wireman, Wireman- assistant
 - Unskilled worker- male and female
- The price of country burnt brick increased by 0.094 % compared to FY 2022-23, while laterite stone is increased by 2.42%.
- The price of hollow bricks (burnt) increased by 12.77 % compared to FY 2022-23.
- The price of fine sand decreased by 1.57% compared to the previous year, while other types of sand (medium sand -12.77%, coarse - 0.97 %, quarry dust- 5.36% and M-sand- 4.45%) increased.
- Stone ballast (including rubble) prices increased by 4.62%.
- The price of slaked lime decreased by 3.41%, while unslake lime increased by 5.27%. The price of ordinary grey cement decreased by 5.49%.

- Timber plank prices increased by an average of 2.26% compared to 2022-23.
- The price variation was not uniform among timber varieties. The price of malasian teak (Pincoda) increased by 7.42% while others price increased with teakwood and burma iron wood (Irool) showing the lowest increase - (0.45% and 1.48% respectively) and the average of wild jack (Anjili), jackwood and indian kino tree (Vengai) being decreased by 1.35%.
- Granite slab for flooring decreased by 1.76%. Granite tiles for flooring, wall tiles and design tiles decreased compared to previous year (3.3%,4.47%,1.04% respectively) .
- Comparing the prices of roofing sheets for the FY 2023-24 and 2022-23, it's seen that the prices of corrugated asbestos cement sheets and PVC sheets increased by an average of 4.65% while corrugated row moulded plastic and GI sheets increased by an average of 14.1%.
- Roofing tiles prices decreased by 1.14%.
- Prices for all materials under the head 'paint and varnishes' increased ranging between 0.27 and 9.61%. The average decrease in price of glass items is 3.56%.
- Among sanitary wares prices of some items decreased and while others increased. The price of Indian style closets increase by 1.48 %, whereas European style closets Decreased by 5.26%.
- The electrical items showed both increases and decreases in average costs between 2022-23 and 2023-24. Wires and switches saw modest price rises, with wires increasing by about 1.79–3.35% and switches by 5.89%. However, some items like holders and metal boxes experienced slight to significant price reductions, with holders decreasing by 0.47% and metal boxes dropping by 12.11%. A notable rise occurred with three-pin plugs (13.93%) and 100W bulbs (14.38%). Overall, the trends vary depending on the item.
- Wages of all workers have increased over the previous year. The highest percentage increase was seen in the wages of unskilled female workers (4.59%) and the lowest is for unskilled male workers (1.97%).
- Percentage increase in wages of other labourers is as follows: Mason class I- (4.17%), Mason class II- (2.49%), Carpenter class I- (3.83%), Carpenter class II- (2.17%),

Plumber class I- (2.68%), Plumber class II- (3.22%), Wireman- (2.7%) and Wireman assistant-(3.02%).

The prices of the materials depend on various factors including labour wages, raw material costs and fluctuation in construction activity, transportation cost, production levels, market conditions, import duties, government regulations and international events etc. In 2023-24, this report included several new building materials in the construction sector, reflecting Kerala's dynamic and evolving nature. Here is a brief report on these additional items:

✚ **Bricks:** Concrete solid blocks (12"x8"x6") and wire cut bricks (9"x4"x3") were introduced, with new variants of AAC blocks in sizes 4"x8"x24", 6"x8"x24" and 8"x8"x24".

✚ **River Sand:** P-sand was added as a new substitute for river sand available by cubic meter with state average price 2531.

✚ **Roofing Sheets:** Polycarbonate sheets in sizes 8'x4' were introduced with thickness options of 2mm, 3mm and 4mm with combined state average price of 139704.

✚ **Flooring Tiles and Others:**

- Gypsum boards (6x4ft) and multi wood sheets in sizes 6x4ft (10mm thickness) and 8x4ft (18mm thickness) were also included.
- Baby metal variants in sizes 6mm, 12mm and 20mm per cubic meter were added with state average price of 1908.

✚ **Paint and Varnishes:** Wall putty was introduced in 20 kg and 40 kg options.

✚ **Square Pipes:** New square pipes in sizes 15mmx15mm, 20 mmx20mm and 25mmx25mm (each 6 meters in length) were included with combined state average of 411.

✚ **Sanitary Wares:** PVC septic tanks with 40 flush and 50 flush capacities were added with state average of 31580.5

✚ **Electricals:**

- New items such as 1.5mm finolex wire (90m), main switch (32A x 240V), ELCB (40A x 30mA x 2 pole) and isolator (40A x 2 pole) were introduced.
- LED bulbs in 5W, 9W and 12W variants per dozen were introduced.
- PVC boxes in sizes 6"x4" and 8"x4" with state average 41 and modular boxes in 2 modular, 3 modular and 4 modular configurations with state average 76 were added to the electrical category.

These additions reflect the state's commitment to continuously enhancing its construction sector with new and diverse materials.

Chapter 1

Price of Building Materials- Analysis and Findings

1.1. Concrete solid blocks

Concrete solid blocks are commonly used to build walls for homes, gardens and commercial buildings. These blocks offer sufficient strength to support loads and provide robust protection against heavy rainfall and strong winds. They are durable and long-lasting, ensuring no concerns about cracks or leaks.



Figure 1: Concrete solid

Table A 1: Price of 16"x8"x8" concrete solid blocks (in Rs.)

Year	Price (in Rs.) of hollow bricks (concrete solid blocks- 16"x8"x8")
2017-18	32476.8
2018-19	33789
2019-20	34910.4
2020-21	35195.2
2021-22	36904.2
2022-23	38447.9
2023-24	44583

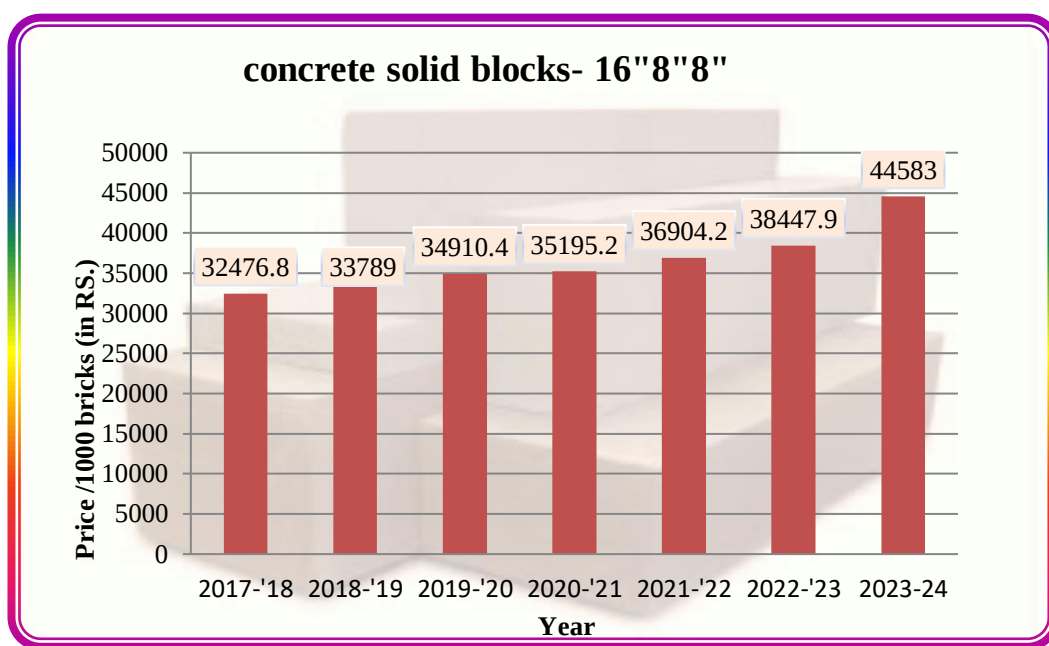


Chart 1: Price of concrete solid blocks- 16"x8"x8" for 7 years

Over the course of the seven years, there has been a consistent increase in the prices of hollow bricks. This trend reflects the general inflation and increase in production costs. While the previous years show a gradual increase in prices, the year 2023-24 exhibits a significant jump in price to Rs.44583. This could be attributed to factors such as increased demand, shortage of materials, or other economic impacts. The significant rise in prices, especially in 2023-24, suggests potential economic implications for the construction industry, possibly leading to increased costs for projects and budget adjustments. In conclusion, the price trend of solid hollow bricks over the years indicates a steady increase with a notable price surge in the most recent year. The price of hollow bricks showed moderate fluctuations over the years. In 2018-19, the price increased by 4.04% compared to 2017-18, followed by a 3.32% rise in 2019-20. A marginal growth of 0.82% was recorded in 2020-21, after which the rate of increase strengthened to 4.86% in 2021-22. The upward trend continued in 2022-23 with a 4.18% rise. A significant surge of 15.95% was observed in 2023-24, marking the highest annual increase during the period under study.

1.2. M- Sand (Manufactured sand)

M-sand, or manufactured sand, is an artificial sand produced by crushing large, hard stones



Figure 2: M-sand

such as rocks or granite sourced from quarries into fine, sand-sized particles. It serves as an alternative to river sand and is widely used in the construction industry for purposes like concrete production, plastering and as a base material for road construction. Data also indicates that M-sand is a reliable

substitute for river sand, as only a few districts report river sand prices, while M-sand prices are reported across all districts.

Table A 2: Price of M-sand/cubic metre (in Rs.)

Year	Price (in Rs.) of M-sand/cubic metre
2017-18	2383.4
2018-19	2451
2019-20	2363.5
2020-21	2289
2021-22	2183.6
2022-23	2230.7
2023-24	2330

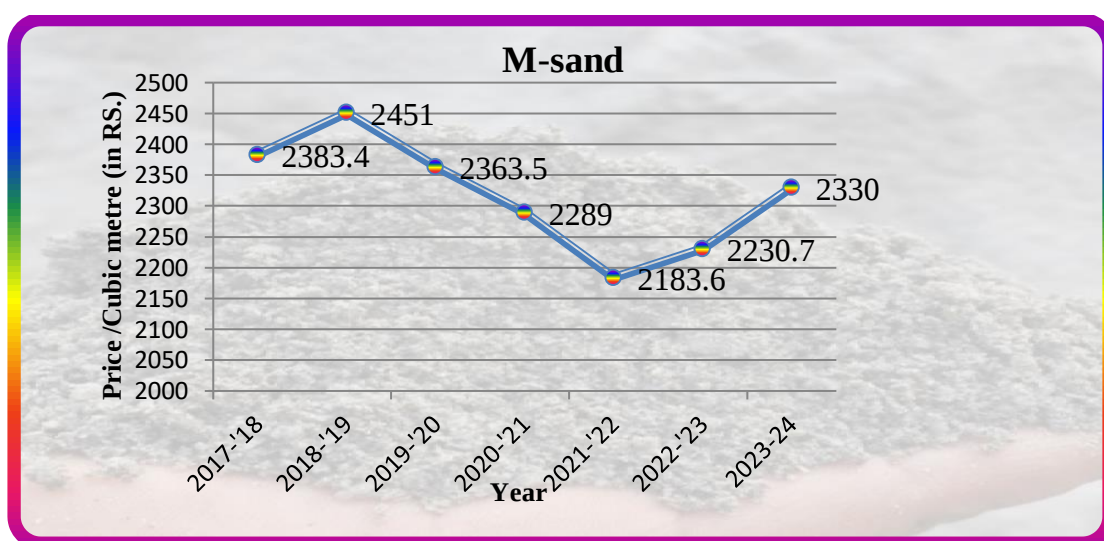


Chart 1: Price of M-sand for 7 years

Unlike the previous dataset on concrete solid blocks, the prices of M-sand exhibit a fluctuating trend. While there are periods of increase, there are also years where the price has decreased. The general trend over the seven years indicates a decline in the price of M-sand, particularly from 2018-19 to 2021-22. In the most recent years, 2022-23 and 2023-24, there has been a moderate recovery in the price of M-sand, indicating potential stabilization or a slight upward trend. The fluctuation in M-sand prices could be attributed to various economic factors such as changes in supply and demand, production costs, transportation expenses and market conditions. Continuous monitoring of these prices is crucial for making informed decisions in the construction industry.

The price of M-sand showed alternating trends over the years. In 2018-19, the price registered a moderate increase of 2.84% over 2017-18, followed by a decline of 3.57% in 2019-20. The downward trend continued in 2020-21 and 2021-22 with decreases of 3.15% and 4.61% respectively. However, prices picked up again in 2022-23, recording a 2.16% rise, and further increased by 4.45% in 2023-24, indicating a partial recovery in the later years.

1.3. Rubble

Rubble generally refers to irregularly shaped and sized stones or pieces of broken masonry that are used to fill gaps or create a base. Rubble are rough, broken pieces of stone, brick, or concrete used to construct walls, foundations, or as a filler material .Rubble consists of undressed, rough stone blocks or fragments commonly used for building walls or filling gaps. Rubble masonry is often more cost-effective than using precisely cut and shaped stones. Some builders also appreciate the rustic and natural look of rubble masonry. However, extra care is required to ensure the structural stability of walls made with irregularly shaped stones. Additionally, the uneven surfaces and joints may lead to increased weathering over time compared to more tightly fitted, dressed masonry.



Figure 3:

Table A 3: Price of rubble/cubic metre (in Rs.)

Year	Price (in Rs.) of rubble/cubic metre
2017-18	1471.7
2018-19	1610
2019-20	1595.4

2020-21	1563.8
2021-22	1452
2022-23	1538.9
2023-24	1597

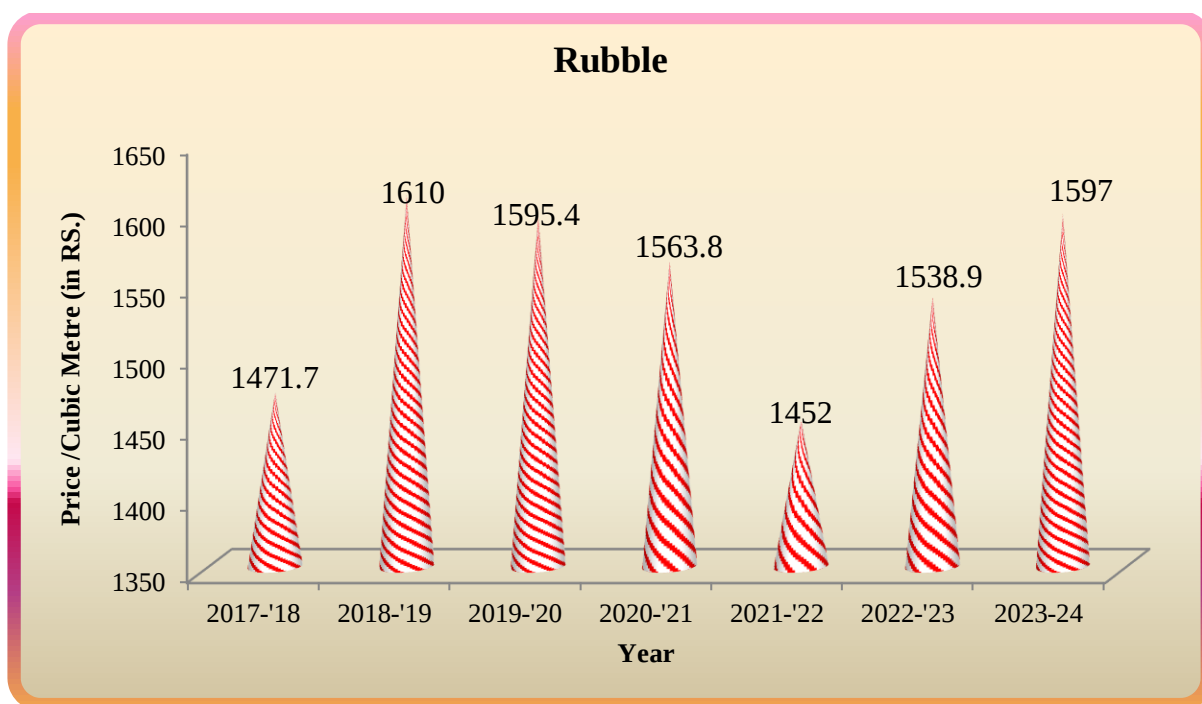


Chart 2: Price of Rubble for 7 years

The prices of rubble have fluctuated over the seven years, showing both increases and decreases in different periods. The price peaked in 2018-19 at Rs. 1610, followed by a slight decline in the subsequent years. The prices have shown a recovery in the years 2022-23 and 2023-24, suggesting a possible stabilization or upward trend. Initially during 2018-19 the price of rubble increased by 9.4% and then it decreased at rates of 0.91%, 1.98% and 7.15% respectively during the years 2019-20, 2020-21 and 2021-22 respectively. It increased by 5.98% and 3.77% during the years 2022-23 and 2023-24 respectively. The recent recovery in prices indicates a potential stabilization in the market. “The price of rubble reached its lowest level in 2021-22 at ₹1452 per cubic metre, representing the minimum price recorded during the period under study.”

1.4. Timber

Timber is widely used in building construction due to its unique combination of properties that meet various industry needs. As a renewable and sustainable alternative to non-renewable materials like concrete and steel, timber promotes environmentally friendly construction practices. Its strength, durability and versatility make it ideal for structural framing, flooring, roofing and other applications, enhancing the stability and lifespan of buildings. Additionally, timber's aesthetic appeal adds value to architectural designs, creating visually attractive and inviting spaces. Its carbon-sequestering properties further contribute to reducing carbon emissions. The prices of six types of timber—Teakwood, Wild Jack, Jack wood, Indian Kino Tree, Burma Iron Wood and Malaysian Teak (Pincoda)—have been collected across two categories: timber scantling and timber planks.



Figure 4: Timber

Teak commands the highest price among timber species due to its exceptional quality and global demand. Known for its durability, resistance to decay and moisture and attractive grain patterns, teak is highly prized in industries like furniture manufacturing, boat building and luxury construction. Additionally, teak's longevity and ability to retain value further boost its market price, making it a preferred choice for high-end wood products. In contrast, wild jack and jackwood, which are abundantly available in the home gardens of Kerala, are priced lower than the other three varieties. While the Indian Kino tree is valued for its strength and durability, it is not as highly sought after for premium uses such as furniture-making or decorative finishes, compared to more prestigious timber species. Its aesthetic appeal and workability may also be limited when compared to higher-priced alternatives, resulting in a lower market value than the other five timber varieties.

1.4.1. Timber Scantling

The term 'timber scantling' denotes a moderately sized, rectangular timber beam utilized in construction, typically for framing and offering structural reinforcement. Scantlings are offered in diverse dimensions to suit the particular needs of the



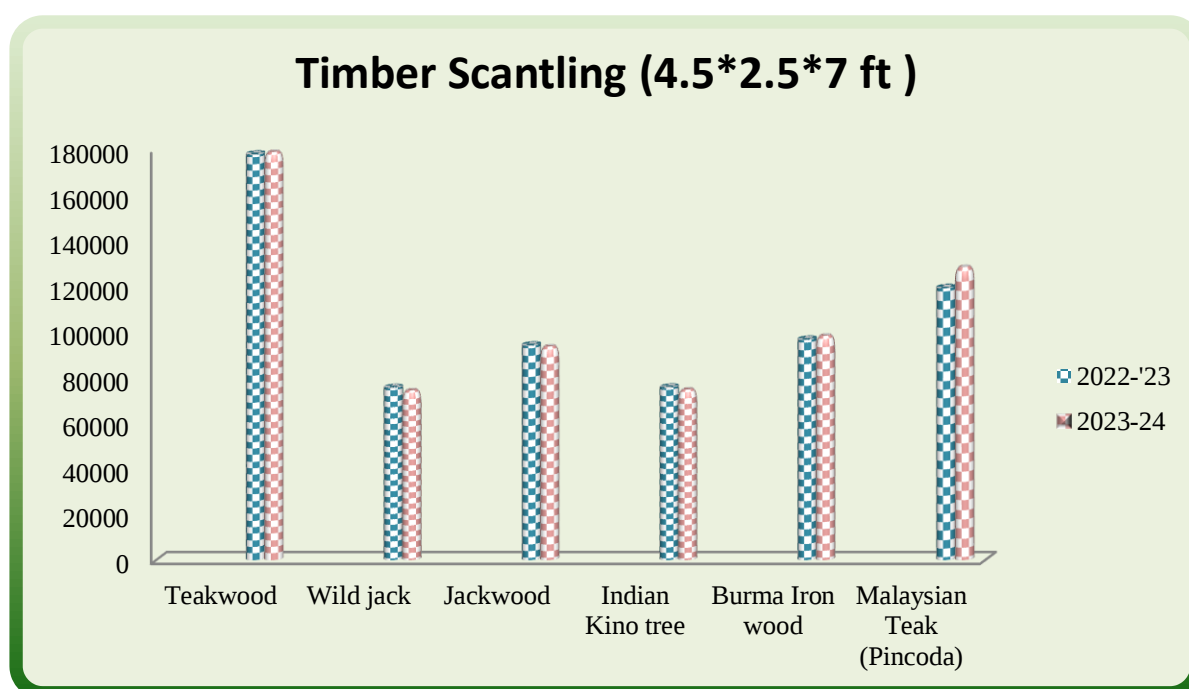
Figure5:Timber Scantling

construction endeavor. In this context, the cost (per cubic meter) of a timber piece measuring $4\frac{1}{2} \times 2\frac{1}{2} \times 7$ ft. is documented. Among the 6 varieties, only the prices of teakwood, wild jack and Jack wood are consistently reported across all districts. The cost of the Indian Kino tree has obtained from 10 districts, Burma iron wood from 7 and Pincoda from only 4 districts.

Table A 4: Price of 6 varieties of 4.5x2.5x7 ft. timber scantling/ cubic metre (in Rs.)-2 years

Timber scantling variety	Teakwood	Wild jack	Jackwood	Indian Kino tree	Burma Iron wood	Malaysian Teak (Pincoda)
Year						
2022-23	177681.3	75706.5	94238.1	75831.3	96770.1	119374.2
2023-24	178494	74308	93500	74649	98205	128239

Chart 3: Price of 6 different timber's scantling of size 4.5ft.x2.5ft.x7ft. for 2 years



The prices of all scantlings except teakwood, burma ironwood and malaysian teak (Pincoda) decreased during 2023-24. The prices of teakwood prices have shown a slight increase from Rs. 177681.3 in 2022-23 to Rs. 178494 in 2023-24. This suggests a stable demand for teakwood. The prices for burma iron wood have increased from Rs. 96770.1 in 2022-23 to Rs. 98205 in 2023-24, indicating a rise in demand or scarcity of supply. The price

of malaysian teak has shown a significant increase from Rs. 119374.2 in 2022-23 to Rs. 128239 in 2023-24. This could be due to high demand or limited availability.

1.4.2. Timber Planks



Figure 6: Timber Planks

been compiled.

A plank is defined as a flat, elongated, rectangular piece of wood, generally characterized by its thickness and weight. Planks are frequently utilized in construction for various purposes, including doors, window frames, flooring, decking and the creation of furniture. The pricing (per cubic meter) for a timber plank measuring 15”x1”x7 ft. has been documented. In a manner similar to timber scantlings, prices for six distinct types of timber plank varieties have

Table A 5: Price of 6 varieties of 15”x1”x7 ft. Timber planks/ cubic metre (in Rs.)- 2 years

Timber plank variety	Teakwood	Wild jack	Jackwood	Indian Kino tree	Malaysian Teak (Pincoda)
Year					
2022-23	206210.1	91002.3	109355.0	88256.8	127542.7
2023-24	207807	89263	108647	87818	142893

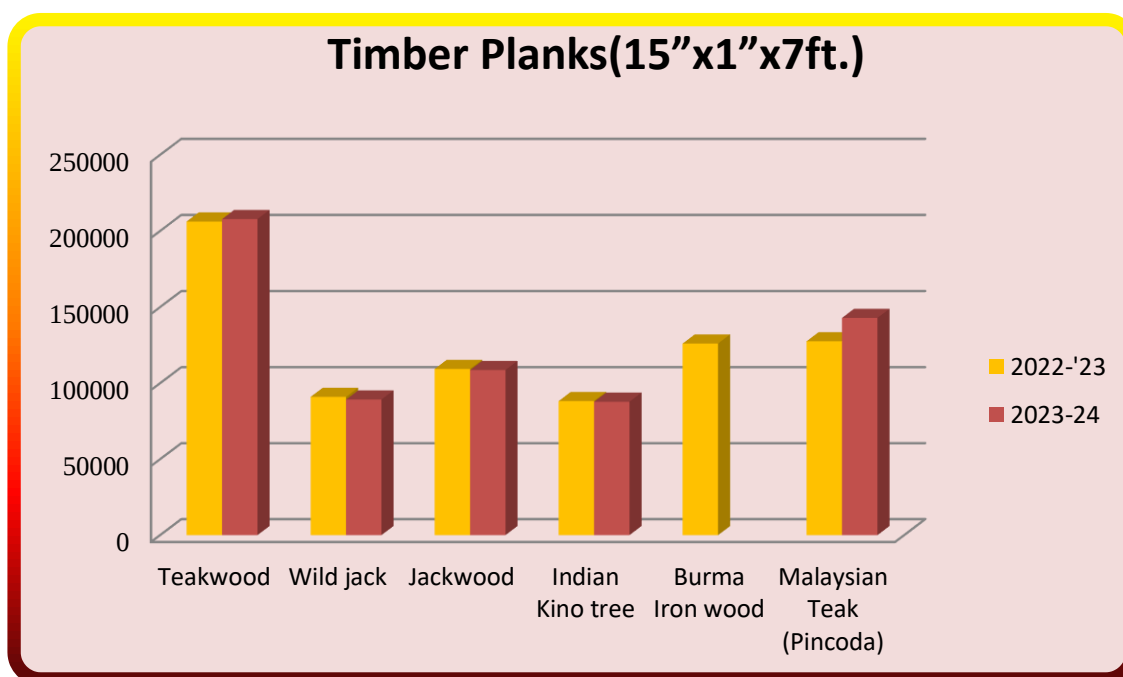


Chart 4: Price of planks (15''x1''x7ft.) of 6 different timber varieties for 2 years

In conclusion, the timber price trend over the years 2022-23 and 2023-24 exhibits a mix of increases and decreases, reflecting the varying market conditions for different types of timber. Monitoring these trends helps in making informed decisions in the construction and furniture industries. The highest increase in price was reported for plank of malaysian teak (Pincoda) Rs. 15350.3 i.e. 12.05% more than that of previous year. The lowest increase was reported for teakwood with an increase of Rs.1596.9 (0.77%). The price decrease rates of other planks are as follows; wild jack - 1.91%, jackwood- 0.65%, Indian Kino tree- 0.50%.

1.4.3. Timber Scantling and Planks - 7 year price comparison

The period analysed shown an overall increase in the prices of most timber varieties. Notably, jackwood timber plank experienced the highest percentage increase of approximately 8.92%, while wild jack timber scantling and timber plank exhibited relatively stable or slight decreases in price. While some types of timber show price stability, others exhibit significant increases or decreases, making it crucial for continuous monitoring, forecasting and planning. The price of teakwood timber scantling increased from Rs. 171,256.8 in 2017-18 to Rs.178,494 in 2023-24. This represents a percentage increase of approximately 4.23%. The price of teakwood timber plank increased from Rs. 197,346.8 in 2017-18 to Rs. 207,807 in 2023-24. This represents a percentage increase of approximately

5.3%. “During the period under review, teakwood recorded the highest prices in both timber scantling and plank categories, with peak values of ₹180,452.8 (2019-20) for scantling and ₹207,807 (2023-24) for planks. The lowest prices were observed in wild jack, where scantling reached a minimum of ₹73,198.9 in 2021-22 and planks fell to ₹89,242.1 in the same year. Jackwood maintained moderate price levels throughout, remaining between the extremes of teakwood and wild jack.”

Table A 6: Price of 3 varieties of timber scantling (4.5x2.5x7 ft.) and timber planks (15”x1”7ft.) (In Rs./cubic metre)

Year	Price (in Rs) of Timber Scantling Variety/ cubic metre			Price (in Rs.) of Timber Plank Variety/ cubic metre		
	Teakwood	Wild jack	Jackwood	Teakwood	Wild jack	Jackwood
2017-18	171256.8	74308.8	87291.7	197346.8	91070	99791.4
2018-19	178279	75735	89476	203418	92097	102607
2019-20	180452.8	77345	88563	206082.3	92082.2	99634.2
2020-21	180218.7	75134.6	90509.1	206832.7	89768.9	105248
2021-22	175993.2	73198.9	90624.9	201417.2	89242.1	105424.8
2022-23	177681.3	75706.5	94238.1	206210.1	91002.3	109355
2023-24	178494	74308	93500	207807	89263	108647

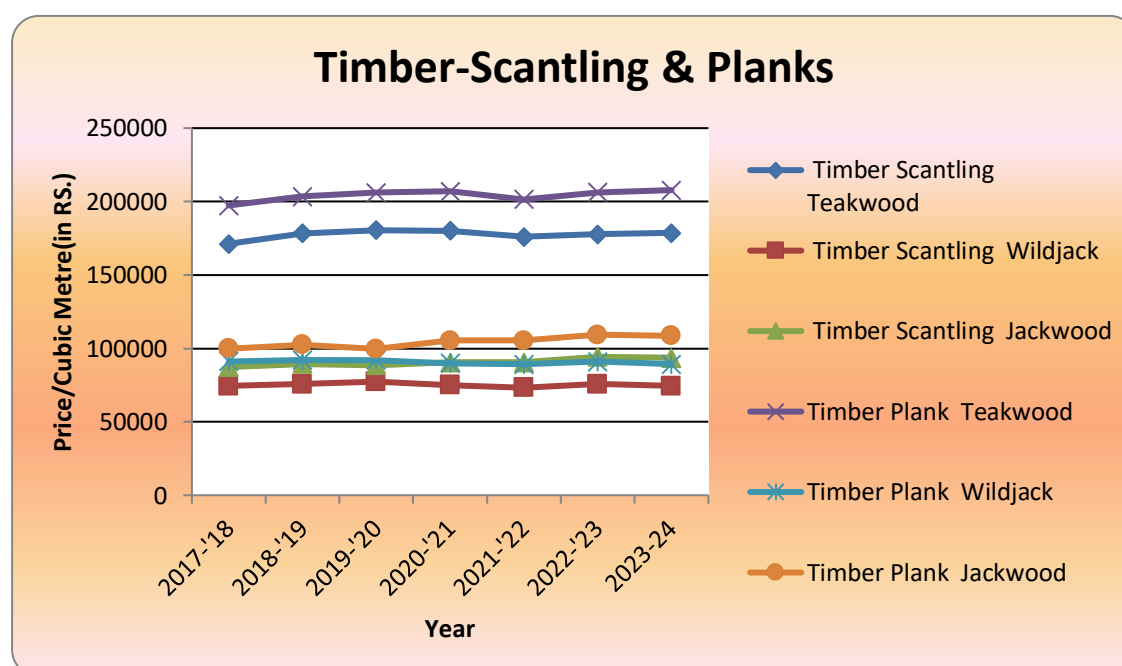


Chart 5: Price of timber (both scantling and planks of 3 varieties) for 7 years

1.5. Cement

There are two varieties of cement: white and grey, which are primarily differentiated by their colour. The colour variation is mainly attributed to the presence of iron in grey cement, which is absent in white cement. Grey cement is extensively utilized in various construction projects, including the creation of concrete for residential, commercial and industrial buildings. In contrast, white cement is frequently employed in architectural projects where the colour of the cement plays a crucial role in achieving a desired aesthetic. It is typically used in applications such as decorative concrete, precast concrete products and tile grouts. Grey cement is the more prevalent and cost-effective option for general construction needs.

There are two categories of grey cement: high strength and low strength. High strength cement is formulated to provide superior compressive strength in comparison to standard strength cement. Conversely, low strength cement is intended for use in applications that do not require high strength. High strength cement is frequently utilized in construction projects that necessitate enhanced structural integrity, such as in skyscrapers and bridges. In contrast, low strength cement is more appropriate for projects with reduced structural load requirements, commonly employed in plastering, masonry and various general construction tasks.

Table A 7: Price of 50kg ordinary grey high strength and low strength cement (in Rs.)

Year	Price (in Rs.) of 50kg ordinary grey Cement	
	High Strength	Low Strength
2017-18	395	375.5
2018-19	397	377
2019-20	392.8	371.1
2020-21	424.7	393.3
2021-22	427.5	395.5
2022-23	418.4	387.2
2023-24	390	367

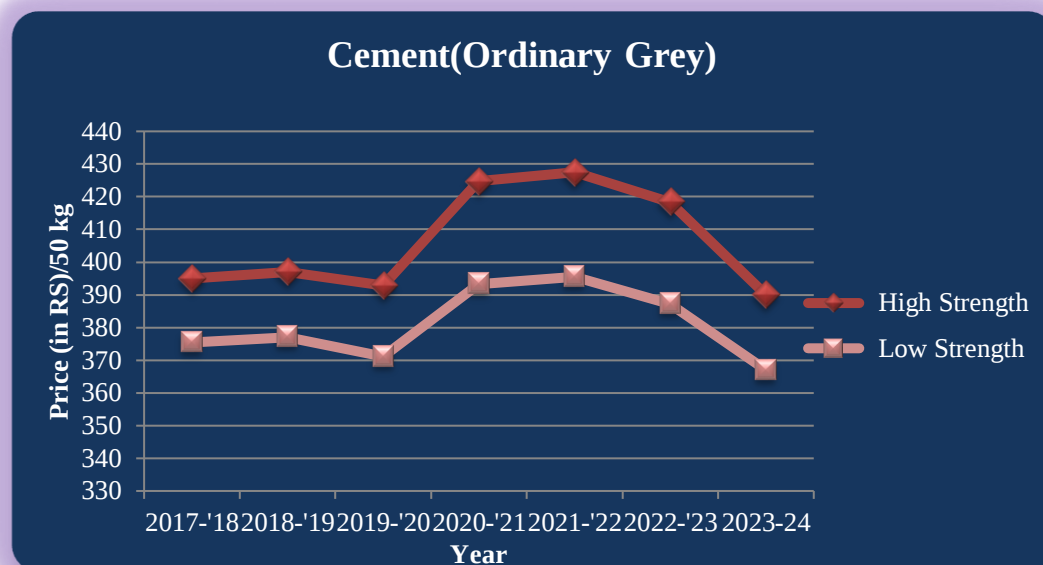


Chart 7: The price of high strength and low strength Ordinary Grey Cement for 7 Years

High Strength Cement Prices have fluctuated over the years, peaking in 2021-22 at Rs. 427.5 before declining to Rs. 390 in 2023-24. Similarly, **Low Strength Cement** prices have fluctuated, peaking in 2021-22 at Rs. 395.5 before declining to Rs. 367 in 2023-24. Cement prices in India and Kerala have seen a downward trend after 2021-2022 onwards. India has huge capacity expansion by major companies. Cement manufacturers, including major players like UltraTech and Adani (Ambuja/ACC), added substantial capacity. This oversupply, coupled with a market share battle (competition), forced companies to lower prices to push volume. The primary reasons for this decline include a supply glut from capacity expansions, intense competition and reduced input costs.

1.6. Steel

The price of MS steel have shown significant fluctuations over the years. After a peak in 2022-23 at Rs 72524.6, the prices dropped to Rs. 68119 in 2023-24. The price of TMT steel also fluctuated, reaching Rs. 75940.1 in 2022-23 and then decreasing to Rs. 70741 in 2023-24. During 2018-19 both MS and TMT prices saw a significant increase, with MS increasing by 13.74% and TMT by 12.48%. This could be due to rising raw material costs and increased demand in the construction sector. Both MS and TMT prices experienced a decline during 2019-20 with MS decreasing by 8.26% and TMT by 7.51%. This decrease might be linked to market corrections and stabilization after the previous year's price surge. Prices surged again for both MS and TMT, during 2020-21 with increases of 13.09% and

13.88% respectively. This could be attributed to the recovery phase post-economic downturn, leading to increased construction activities and demand for steel. The highest increase is observed in the year 2021-22, with MS prices rising by 24.90% and TMT by 22.84%. Prices continued to increase during 2022-23, but at a slower rate, with MS prices rising by 5.48% and TMT by 4.70%. During 2023-24 both MS and TMT prices saw a decrease, with MS decreasing by 6.07% and TMT by 6.85%. The Russia-Ukraine war, which began in the fourth quarter of 2021-22, led to a surge in export demand for steel from India during that period, contributing significantly to the steep price increase in 2021-22. In 2023-24, steel production in India increased, indicating sustained improvement in the industry's performance. During 2023-24 both MS and TMT prices saw a decrease, with MS decreasing by 6.07% and TMT by 6.85%.



Figure 7: MS round bars



Figure 8: TMT round bars

As per the Annual report 2023-24 of Ministry of steel GoI, production of crude steel in 2022-23 and 2023-24 are 127.97 and 144.299 in Million Tonnes respectively. Indian companies expanded production capacity. More supply in market in 2023-24 than 2022-23 and oversupply caused downward pressure on prices. In 2022, India imposed export duty on steel. This reduced export caused excess supply inside India. Later, government removed export duty. But by then, Global demand was weak, so exports didn't fully recover. That resulted domestic market remained oversupplied and price of steel reduced in 2023-24.

Table A8: Price of 12mm MS and TMT round bar steel (in Rs.)

Year	Price (in Rs.) of Steel (12mm round bars)	
	MS	TMT
2017-18	46648.6	49844.3
2018-19	53056	56067
2019-20	48673.8	51852.7
2020-21	55047	59047.8
2021-22	68757.7	72534.3

2022-23	72524.6	75940.1
2023-24	68119	70741

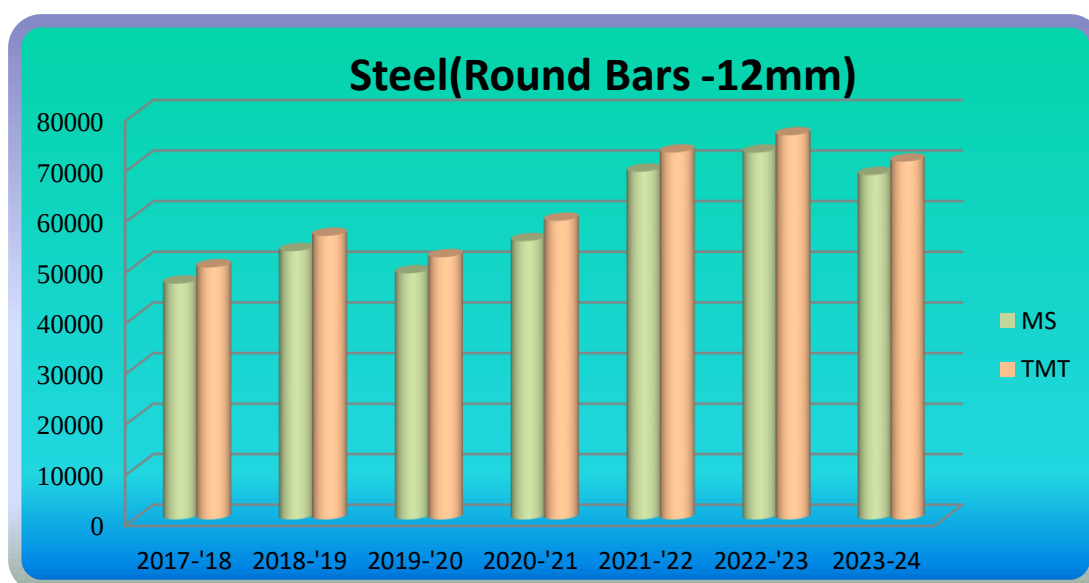


Chart 8: Price of 12mm steel round bars for 7 years (MS and TMT)

1.7. Vitrified Tiles

Vitrified tiles stand out as the sole category of "**stone slabs for flooring**" for which pricing data has been collected from all districts, reflecting their greater popularity among consumers. It is noteworthy that the price of vitrified tiles has declined compared to the previous year, whereas the prices of all other types have risen. These other types encompass various forms and specifications of granite slabs, granite tiles, wall tiles, design tiles, ceramic tiles , gypsum Board , baby metal and multiwood. In contrast, granite tiles, wall tiles, design tiles, gypsum Board, baby metal and ceramic tiles have been reported in the majority of districts. Vitrified tiles, a specific type of ceramic tile, are produced through a unique manufacturing process that renders them non-porous and glass-like. This process confers several benefits over alternative flooring options, including exceptional durability, minimal water absorption and resistance to scratches and stains.



Fig 9: Marble



Fig 10: Ceramic



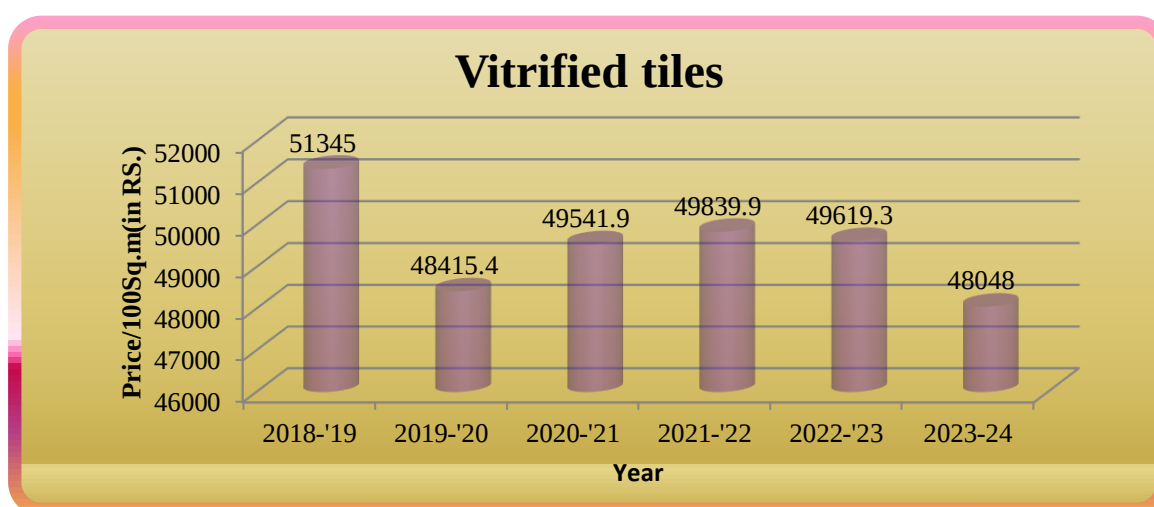
Fig 11: Granite



Fig 12: Mosaic

Table A 9: Price of vitrified tiles/ 100 square metre (in Rs.)

Year	Price (in Rs.) of Vitrified tiles/ 100 square metre
2018-19	51345
2019-20	48415.4
2020-21	49541.9
2021-22	49839.9
2022-23	49619.3
2023-24	48048

**Chart 9: Price of vitrified tiles for 6 years**

The prices of vitrified tiles have shown fluctuations over the years, with a general downward trend from 2018-19 to 2023-24. The fluctuations in vitrified tile prices could be influenced by various economic factors, such as changes in raw material costs, transportation expenses, demand and supply dynamics and market conditions. The total change in the price of vitrified tiles during the period 2018-19 to 2023-24 is 6.42% less. “The price of vitrified tiles showed a declining trend during the period, with the highest price of ₹51,345 recorded in 2018-19 and the lowest price of ₹48,048 observed in 2023-24.” India’s tile production increased significantly in recent years. After COVID, factories resumed production, leading to an increased supply of tiles in the market and resulting in downward pressure on prices. The entry of many new tile companies, especially from the Gujarat cluster such as Morbi, increased competition in the market, leading to price wars and ultimately a reduction in tile prices.

Chapter 2

Wage Rate of Labourers- Analysis and Findings

Wages are gathered for ten categories of labourers, encompassing both skilled and unskilled workers. Skilled labour necessitates specialized training, while unskilled labour does not. Skilled workers are divided into two classifications: class I and class II. Class I labourers possess greater experience and are capable of performing their tasks independently. Conversely, class II workers often require guidance to complete their responsibilities due to their relative inexperience. This distinction is also evident in their wage structures.

2.1. Comparison with previous year

The wage trend for various worker categories over the years from 2022-23 to 2023-24 shows a general increase, reflecting economic adjustments and labour market conditions. The wage changes reflect the varying levels of demand and appreciation for different worker classes. The highest increase was observed for unskilled worker-women with an increase of Rs.34.1 (4.60%) indicating positive movement towards wage equality while the least increase was for unskilled male workers with an increase of Rs. 16.5 (1.97%) which is also the lowest rate of increase. Indicating a stable but less dynamic market for unskilled male workers. Skilled workers such as mason class I and carpenter class I also saw significant increases, reflecting their high demand and the value placed on their expertise.

Table A 10: Wages of 10 type of construction labourers (in Rs.)

Worker	Mason Class I	Mason Class II	Carpenter Class I	Carpenter Class II	Plumber Class I	Plumber Class II	Wireman	Wireman- Assistant	Unskilled Worker- Man	Unskilled Worker- Woman
Year										
2022-23	1112.5	989.3	1102.7	976.8	1031.3	889.3	1010.7	880.4	837.5	742.9
2023-24	1159	1014	1145	998	1059	918	1038	907	854	777

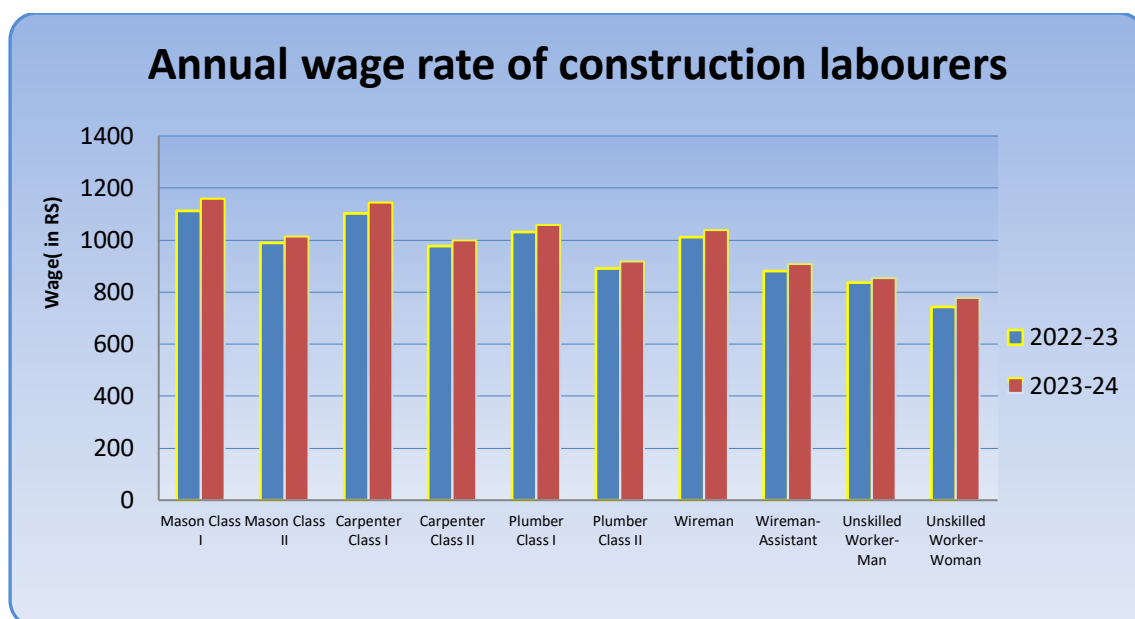


Chart10: Wage rates of construction labourers during 2022-23 and 2023-24

2.2. Wages over 6 years

The wages of Class I skilled labourers and unskilled labourers for the six-year period from 2018–19 to 2023–24 are depicted in the graph above. Continuous monitoring of these wages is essential for making informed decisions in labour and employment sectors. The general increase in wages can be attributed to various economic factors, including inflation, changes in the cost of living and labour market dynamics. These factors necessitate wage adjustments to ensure workers' earnings keep pace with rising costs. The wages for all worker classes have shown a positive trend over the years, with consistent increases reflecting the rising demand for skilled and unskilled labour. The data indicates that efforts to improve wages, especially for unskilled female workers, have been effective. The steady wage growth for skilled workers like masons, carpenters, plumbers and wiremen indicates a healthy market demand for these professions.

Table A11: Wages of 6 type of construction labourers (in Rs.)

Worker Year	Mason Class I	Carpenter Class I	Plumber Class I	Wireman	Unskilled worker- man	Unskilled worker- woman
2018-19	936	915	863	852	713	624
2019-20	964.29	953.57	905.36	886.61	746.43	654.46
2020-21	1000.9	989.3	930.4	917.9	773.2	669.6
2021-22	1058.9	1043.8	983.9	962.1	803.6	701.8
2022-23	1112.5	1102.7	1031.3	1010.7	837.5	742.9
2023-24	1159	1145	1059	1038	854	777

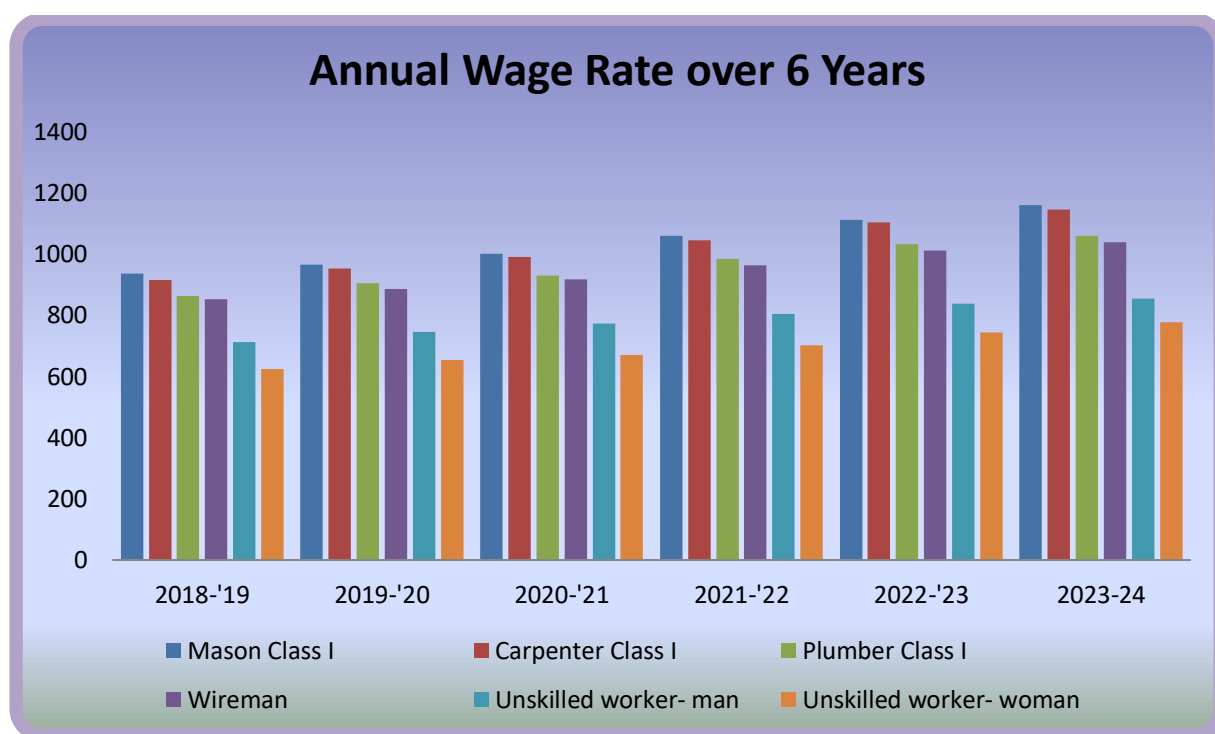


Chart11: Wages of 6 type of construction labourers for 6 years

The difference between wages of male and female (unskilled worker) during these years and the percentage difference is as follows:

Year	Difference (in Rs.)	Percentage difference
2018-'19	89	12.48
2019-'20	91.97	12.32
2020-'21	103.6	13.4
2021-'22	101.8	12.67
2022-'23	94.6	11.30
2023-24	77	9.02

Table 1: Difference between wages of unskilled male and female worker for 6 years

The analysis of yearly differences over the years from 2018-19 to 2023-24 shows notable fluctuations with a peak in 2020-21 followed by a gradual decline. Continuous monitoring of these values is essential for understanding and forecasting trends. The highest difference is observed in 2020-21, with a value of Rs. 103.6. This corresponds to the highest percentage difference of 13.4%. The general trend shows a

peak in differences and percentage differences around 2020-21, followed by a gradual decline in subsequent years. For the year 2023-24 the difference between wages of male and female workers is Rs. 77 and the wage of female worker is 9.02% less than that of her male counterpart.

2.3. Comparison with National Average

The Labour Bureau of the Government of India releases the national wage rate in its monthly publication, the Indian Labour Journal (ILJ). It is important to note that the ILJ does not provide separate wage figures for class I and class II labourers. Since the ILJ report has no labour classification, Kerala's Class I labourers were used for comparison, so the following charts show Class I labours wages. The wages reported for the states in the Indian Labour Journal (ILJ) are based on the calendar year. The comparison provided here is based on data from the 2023-24 financial year.

Table A 12: District wise wages of 4 type of construction labours with state and national average (in Rs.)

Name of Centres	Mason I Class	Carpenter I Class	Plumber I Class	Wire Man
Kasargod	1100	1100	1000	1000
Kannur	1225	1225	1100	1100
Wayanad	1200	1200	950	950
Kozhikode	1100	1100	1100	1100
Malappuram	1200	1200	1150	1100
Palakkad	1000	1000	900	900

Thrissur	1100	1150	1000	950
Ernakulam	1200	1000	1125	1025
Idukki	1200	1100	1000	1000
Kottayam	1200	1200	1000	1000
Alappuzha	1200	1250	1100	1100
Pathanamthitta	1200	1200	1100	1100
Kollam	1200	1100	1100	1100
Thiruvananthapuram	1100	1200	1200	1100
State average	1159	1145	1059	1038
National average	592	533	538	526

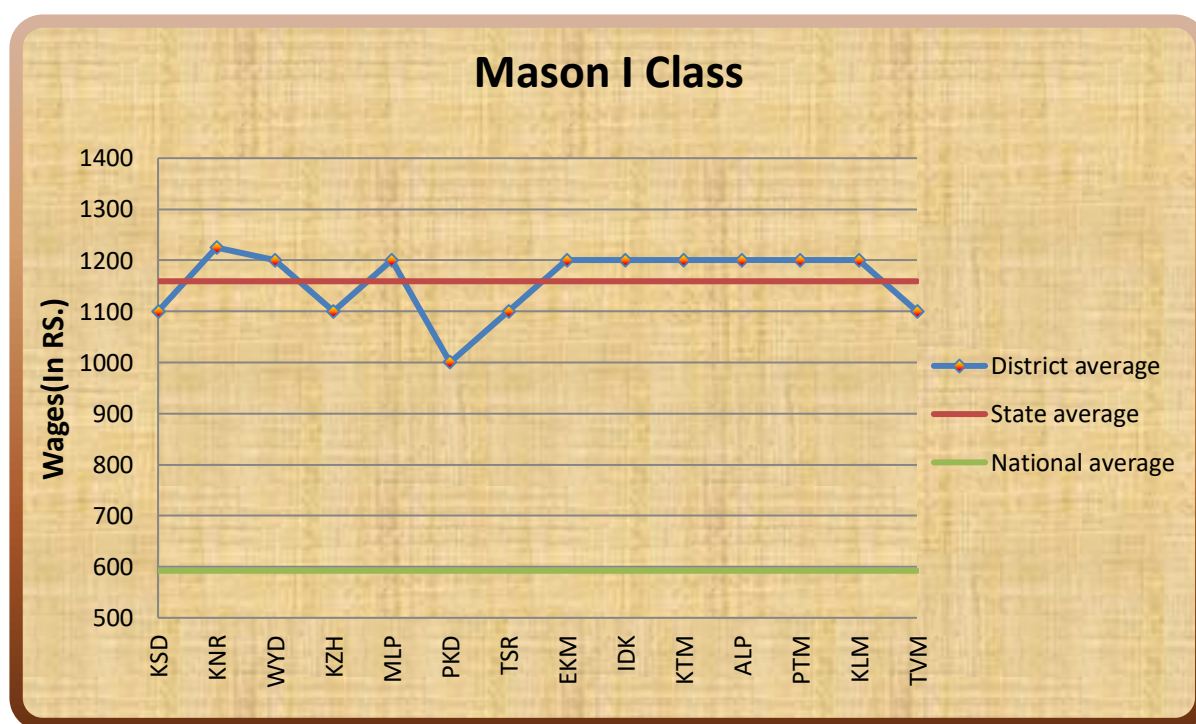


Chart 12: Wage of mason I class during 2023-24.

The wages of Mason Class I workers in different districts of Kerala are mostly similar. In most districts, the daily wage is between ₹1100 and ₹1200. The highest wage is seen in **Kannur (₹1225)** and the lowest in **Palakkad (₹1000)**.

The average wage for the state is ₹1159, which is close to the wages in most districts. This shows that there is not much difference in wages across districts. When compared to the

national average (₹592.17), Kerala wages are much higher. In fact, workers in Kerala earn almost double the national average.

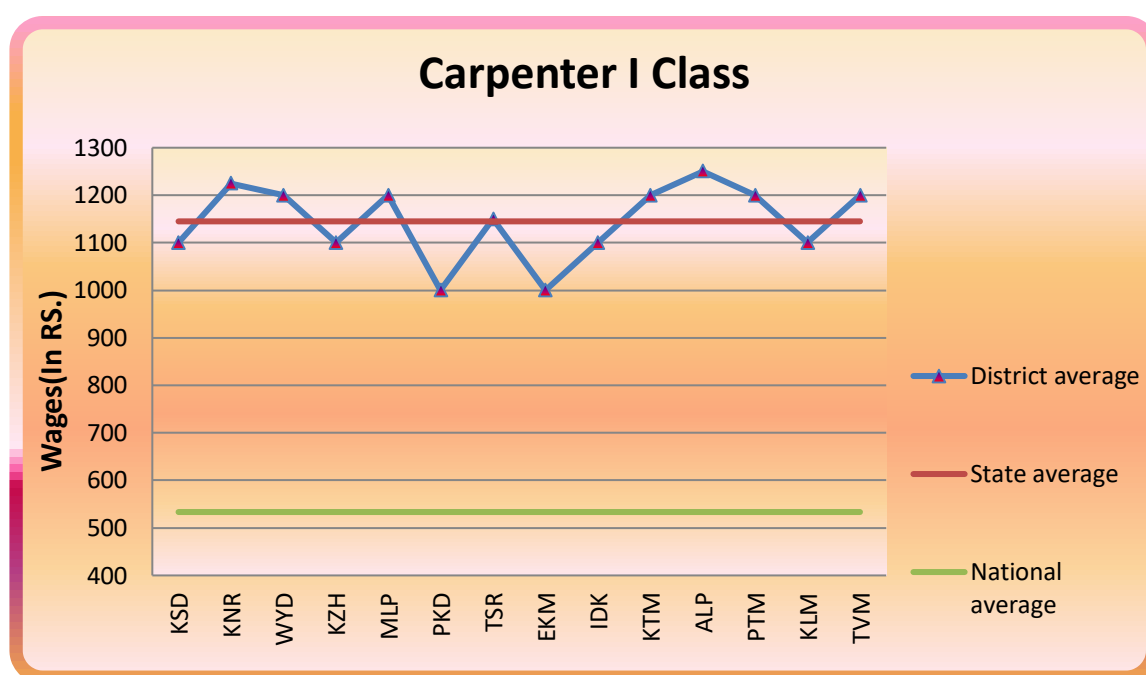


Chart 13: Wage of Carpenter I class during 2023-24.

Most districts report daily wages in the range of ₹1100 to ₹1200. The highest wage is recorded in Alappuzha at ₹1250, while the lowest wages are seen in Palakkad and Ernakulam at ₹1000. The state average wage is ₹1145, which is close to the wages observed in many districts. This indicates that wage levels are fairly uniform across the state.

Compared to the national average of ₹533.44, wages in Kerala are much higher. This clearly shows that Carpenter Class I workers in Kerala receive significantly better wages than the national level.

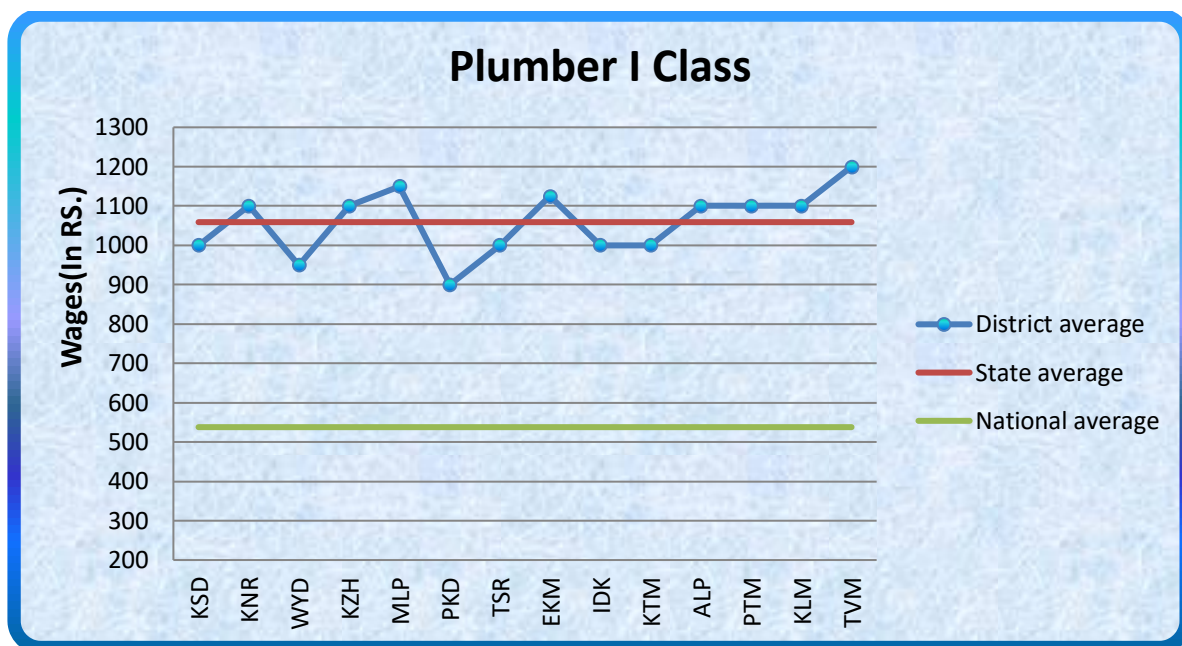


Chart 14: Wage of Plumber I class during 2023-24.

Plumber Class I wages in Kerala vary slightly across districts, but overall they follow a similar pattern. Most districts report daily wages between ₹1000 and ₹1100. The highest wage is recorded in Thiruvananthapuram at ₹1200, while the lowest wage is seen in Palakkad at ₹900. Wayanad also shows a relatively lower wage of ₹950.

When compared to the national average of ₹537.79, wages in Kerala are much higher. This indicates that Plumber Class I workers in Kerala earn nearly double the national average.

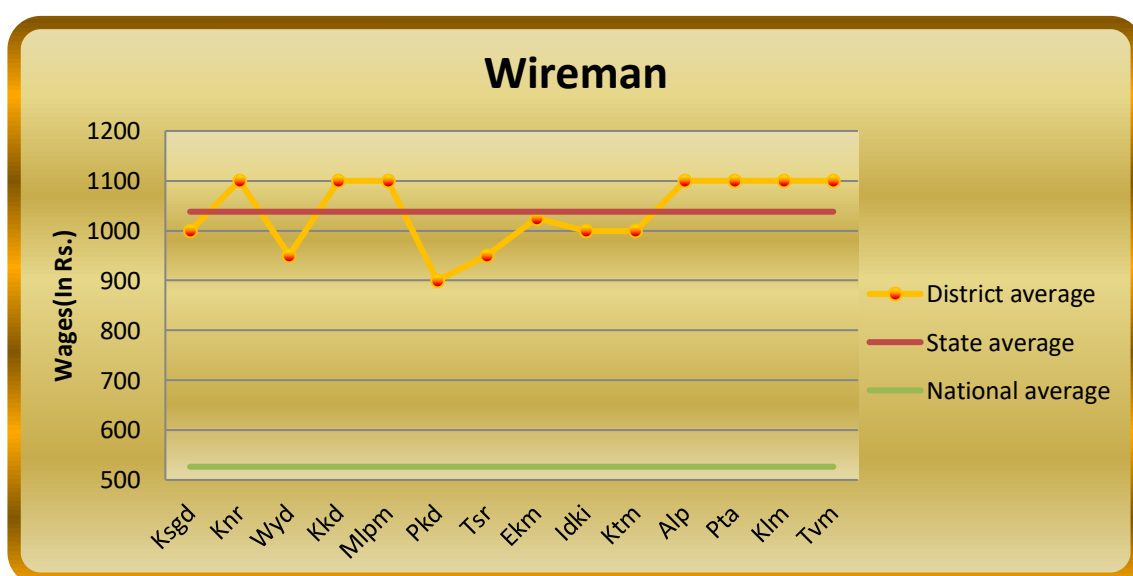


Chart 15: Wage of wireman during 2023-24

Note that the national average taken is for ‘electrician’ but in Kerala state average is taken for wireman. Wireman wages in Kerala show slight variation across districts, but overall they remain within a similar range. Most districts report daily wages between ₹1000 and ₹1100. The highest wage is ₹1100, seen in several districts such as Kannur, Kozhikode, Malappuram, Alappuzha, Pathanamthitta, Kollam, and Thiruvananthapuram. The lowest wage is observed in Palakkad at ₹900, followed by Wayanad and Thrissur at ₹950.

The annual average labour wage rates for the year 2023–24 show that wages in Kerala are relatively high across all categories of workers. While there are only small differences between districts, the state averages remain consistently higher than the national averages. Overall, Kerala labourers earn significantly.

2.4. Comparison with certain Other States

Kerala is the best state for skilled labourers in terms of wages, consistently surpassing both national averages and other states. Kerala stands out as the state with the highest wages across all categories, exceeding the national average in each case. Uttar Pradesh and Karnataka show significantly lower wages, which might indicate economic disparities for skilled labour in these regions. National Averages provide a useful benchmark and Tamil Nadu and J&K hover closer to these figures, indicating a relatively balanced wage environment. UP consistently shows the lowest wages across all categories. Karnataka wages are slightly better than UP's except for wireman assistant, but still below the national average.

Table A 13: Wages of 4 type of workers in Kerala, Tamil Nadu (TN), Jammu & Kashmir (J & K) Uttar Pradesh(UP) ,Karnataka and the national average during 2023-24 (in Rs.)

	Carpenter Class II	Mason Class II	Plumber Class II	Wireman- Assistant
Kerala	973.49	968.33	905.45	910.25
TN	748.92	797.05	685.50	689.32
J&K	750.28	742.29	702.94	696.36
UP	536.53	591.45	497.08	488.23
Karnataka	539.38	611.125	498.62	473.36

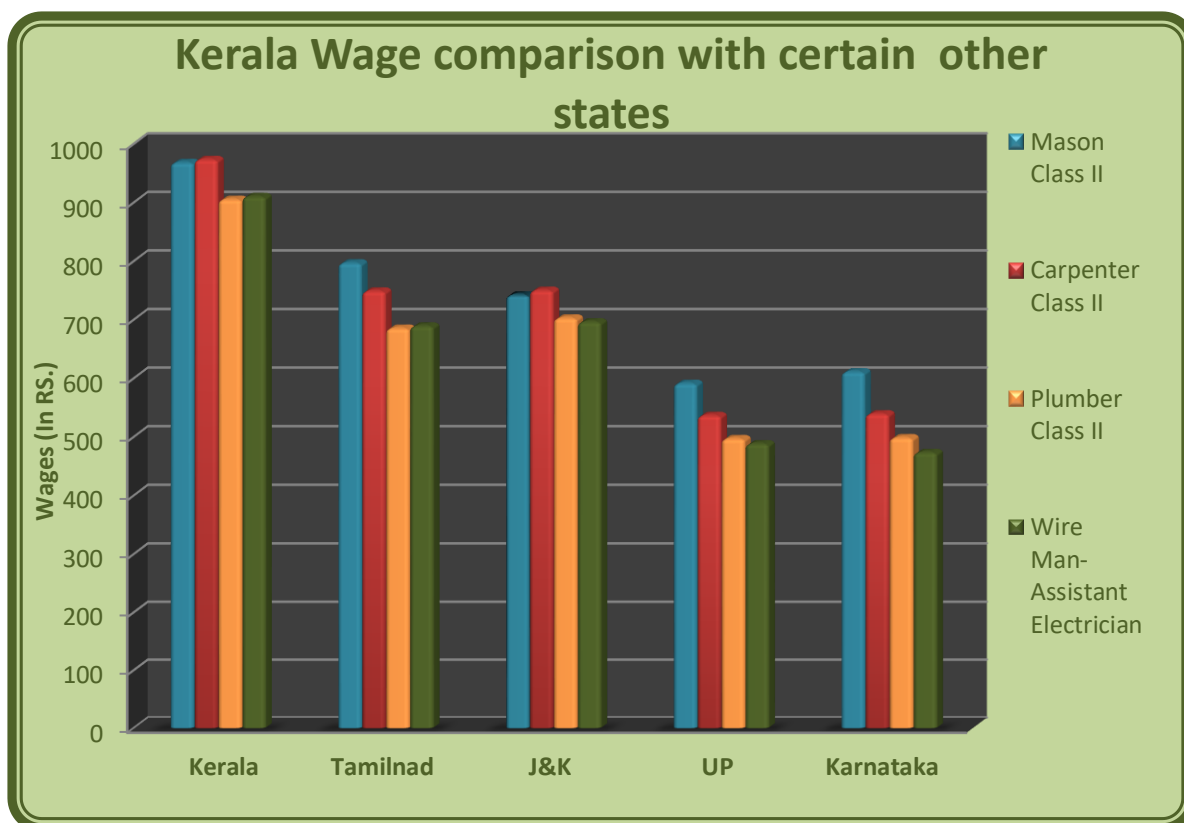


Chart 6: Wages of skilled labourers in Kerala, Tamil Nadu Jammu & Kashmir, UP and Karnataka

2.5. Wages of unskilled workers

The wage trend for unskilled male workers across various districts shows notable variations. The state average wage for male unskilled labourer is Rs.854 while that for female counterpart it is Rs.777. Alappuzha district offers the highest wages for unskilled male workers at Rs.1000 per day, which is significantly above the state average. Wayanad district has the lowest wages at Rs.650 per day, which is well below the state average. Districts such as Kannur, Kozhikode, Malappuram, Thrissur, Ernakulum, Kottayam, Kollam and Thiruvananthapuram all offer wages at or above the state average of Rs.854 per day. Districts such as Kasaragod, Wayanad, Palakkad, Ernakulum, Idukki and Pathanamthitta offer wages below the state average. Alappuzha district offers the highest wages for unskilled female workers at Rs.950 per day, which is significantly above the state average. Wayanad district has the lowest wages for woman Unskilled worker at Rs.550 per day, which is well below the state average. Districts such as Kannur, Kozhikode, Malappuram, Thrissur, Idukki, Kottayam, Kollam and Thiruvananthapuram offer wages above the state average of Rs.777 per day for

woman Unskilled worker. Districts such as Kasaragod, Wayanad, Palakkad, Ernakulam and Pathanamthitta offer wages below the state average for woman Unskilled worker.

Table A 14: District wise wages of unskilled workers in construction sector (in Rs.)

District	Unskilled Worker - Man	Unskilled Worker - Woman
Kasaragod	750	650
Kannur	900	800
Wayanad	650	550
Kozhikode	900	800
Malappuram	950	900
Palakkad	700	575
Thrissur	900	850
Ernakulam	863	750
Idukki	850	800
Kottayam	900	850
Alappuzha	1000	950
Pathanamthitta	800	700
Kollam	900	800
Thiruvananthapuram	900	900
State average	854	777

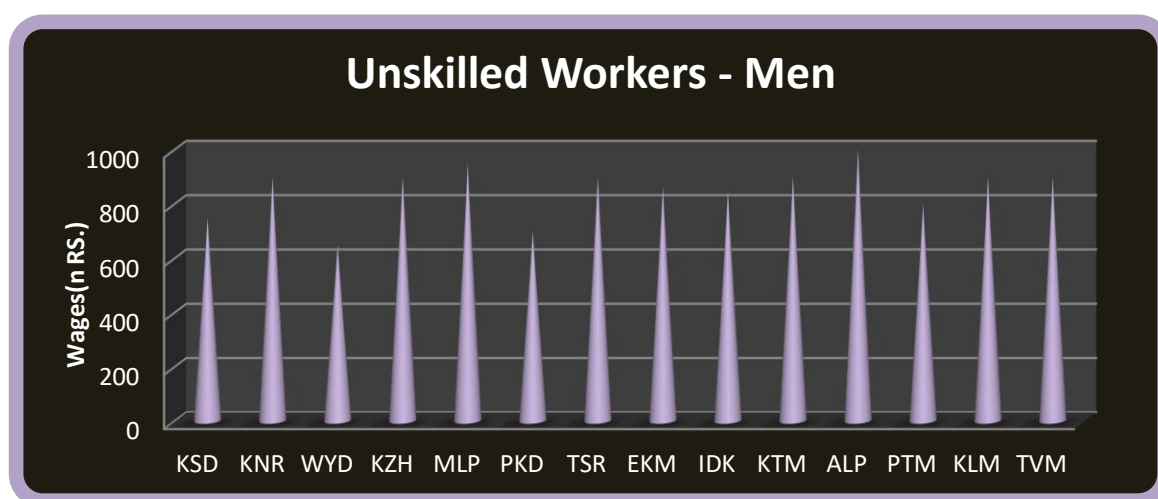


Chart 17:Wages of unskilled worker –Man in all districts

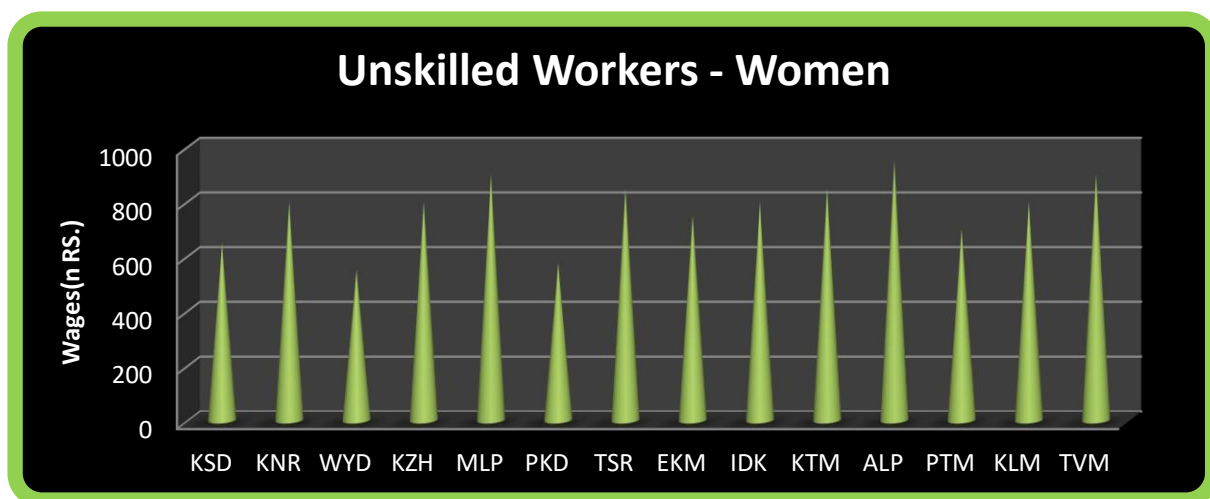


Chart 18: Wages of unskilled worker – Woman in all districts

Detailed Tables

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Annual Average Market Price of Building Materials for the year 2023-24

Sl. No.	Item	Dist	KSD	KNR	WYD	KZH	MLP	PKD	TSR	EKM	IDK	KTM	ALP	PTA	KLM	TVM	State Avg 2023-24
1. Bricks																	
1	1)Bricks 1a) Bricks Class A (Country Burnt) (8"4"4")(high quality)/1000 Nos		15000	NA	8750	11750	NA	9350	10250	10250	12500	12000	10750	NA	NA	11950	11255
2	1b) Bricks Class B (Country Burnt) (8"4"4")(low quality)/1000 Nos		8500	11500	8250	10500	NA	NA	NA	9150	10250	NA	10000	NA	NA	10450	9825
3	2) Laterite Stone (16"8"8")/1000 Nos		25250	44000	56250	55000	NA	NA	NA	64875	NA	39500	43500	40000	87500	NA	50653
4	3) Hollow Bricks (Burnt) (16"8"8)/1000 Nos		75250	79250	70000	64750	79625	NA	NA	NA	NA	100000	NA	NA	NA	NA	78146
5	4) Concrete Bricks- 4a) Concrete hollow blocks(16"8"6")/1000 Nos		27750	31250	40750	40750	40750	NA	NA	NA	NA	31000	NA	37000	NA	NA	35607
6	4b) Concrete solid blocks(16"8"8")/1000 Nos		31750	50000	42625	43000	55750	46000	NA	44167	37500	40250	NA	40950	NA	58425	44583
7	4c) Concrete solid blocks(12"8"6")/1000 Nos		NA	35000	37667	39000	41000	34875	36500	44500	41250	42125	46500	43750	43125	NA	40441
8	5) Wire Cut Bricks. 5a) (8"4"4")/1000 Nos		12000	21000	21500	23750	NA	NA	23563	NA	NA	19500	13000	12000	11063	NA	17486
9	5b) (9"4"3")/1000 Nos		17000	24750	21000	24250	NA	9800	36300	NA	NA	NA	11000	12000	12031	13450	18158
10	6)AAC Block- 6a) 4"8"24"/1000 Nos		59000	64813	67000	73750	67750	71040	68400	80000	69000	67500	71500	70500	67625	61250	68509
11	6b) 6"8"24"/1000 Nos		89750	94500	88500	97500	97875	104005	100625	120000	98750	98750	102750	98500	101000	91000	98822
12	6c) 8"8"24"/1000 Nos		122500	124500	115500	122500	128750	136845	132125	160000	142000	125750	128125	129500	127000	112000	129078

2. River Sand																
13	1) Coarse/Cubic Metre	NA	2606	NA	4760	NA	NA	NA	NA	NA	3989	4558	NA	NA	NA	3978
14	2)Medium/Cubic Metre	NA	2606	NA	4760	NA	NA	NA	NA	NA	3989	4770	NA	NA	NA	4031
15	3) Fine/Cubic Metre	NA	2606	NA	4760	NA	NA	NA	NA	NA	4220	5185	NA	NA	NA	4193
16	4) Quarry Dust/Cubic Metre	1600	1713	1654	1975	1196	1400	1875	2057	1678	1854	2385	2450	2083	1875	1842
17	5) M sand/Cubic Metre	2100	2365	1988	2380	2021	1673	2463	2295	1995	2326	2650	3000	2869	2493	2330
18	6)P-Sand/Cubic Metre	2288	2650	2163	2530	2256	1898	2517	2463	2110	2544	2792	3525	3107	2600	2531
3. Granite																
19	1) Rubble/Cubic Metre	1250	1555	1431	1530	1083	1285	1675	1713	1627	1589	2438	1625	2226	1329	1597
20	2)Stone Ballast- a)15mm Gauge(1/2)"/Cubic Metre	NA	1767	1738	1766	1421	1567	1714	2119	1838	2083	2527	2250	2275	1793	1912
21	b)20mm Gauge(3/4)"/Cubic Metre	1700	1767	1738	1766	1414	1567	1669	2040	1713	2061	2473	2175	2275	1793	1868
22	c)40mm Gauge(1 1/2)"/Cubic Metre	1638	1767	1738	1840	1419	1567	1631	2040	1766	1977	2527	2100	2275	1750	1860
4. Lime																
23	1)Slaked Lime/Metric Ton	14250	14250	NA	18250	18750	24375	NA	20250	20000	16156	14500	NA	NA	16075	17686
24	2)Unslaked Lime/Metric Ton	NA	28000	16000	20250	20010	27500	18313	23000	23000	19500	17572	NA	NA	19900	21186
25	3)Cem(janatha)/Metric Ton	16000	16250	14250	14250	13500	14688	13150	13000	9944	14500	15500	NA	13150	13650	13987
5. Timber Scantling																
26	1) Teak Wood(Medium Pure wood)(4 1/2 x 2 1/2 x 7ft)/Cubic Metre	210500	147750	187375	182250	185023	124751	164750	186287	146780	141256	160777	175250	238379	247788	178494
27	2) Anjili(Wild Jack)(4 1/2 x 2 1/2 x 7ft)/Cubic Metre	91250	77471	72750	83100	88272	67567	74750	60919	73923	62241	60071	68925	75055	84013	74308
28	3)Jack Wood(4 1/2 x 2 1/2 x 7ft)/Cubic Metre	120000	93773	91625	125465	113075	66002	79375	75928	83332	88285	80389	72000	110805	108950	93500
29	4)Vengai(Indian Kino Wood)(4 1/2 x 2 1/2 x 7ft)/Cubic Metre	NA	85517	71750	65750	81246	59153	91500	58491	72633	NA	NA	NA	57422	103025	74649

30	5)Irool(Burma Iron Wood)(4 1/2 x 2 1/2 x 7ft)/Cubic Metre	NA	128622	111100	118850	84263	55178	NA	NA	NA	NA	NA	NA	81422	108000	98205
31	6)Malaysian Teak (Pincoda)(4 1/2 x 2 1/2 x 7ft)/Cubic Metre	NA	NA	NA	112273	NA	145847	137198	NA	NA	NA	NA	NA	NA	117638	128239
6. Timber Plank																
32	1)Teak Wood(Medium Pure wood)(15"x1"x7ft)/Cubic Metre	221250	172071	258250	211950	202990	146889	176500	197764	186173	165976	231449	194875	270222	272938	207807
33	2) Anjili(Wild Jack)(15"x1"x7ft)/Cubic Metre	111250	87272	111250	106400	98838	79316	81250	72396	93032	72835	77739	73850	96909	87350	89263
34	3)Jack Wood(15"x1"x7ft)/Cubic Metre	140000	110915	111900	143980	129785	78053	85875	89171	104934	102478	95406	94850	120330	113388	108647
35	4)Vengai(Indian Kino Wood)(15"x1"x7ft)/Cubic Metre	NA	98165	97000	88850	NA	68355	94000	66436	94172	NA	NA	NA	78612	104775	87818
36	5)Malaysian Teak(Pincoda)(15"x1"x7ft)/Cubic Metre	NA	NA	119500	125853	NA	187517	160230	NA	NA	NA	NA	NA	NA	121363	142893
7. Cement																
37	1)White/5 Kg Bag	150	148	140	145	139	139	127	126	135	161	135	133	162	170	144
38	2)Ordinary Grey- a)High Strength (53 grade)/50 Kg	405	385	408	400	380	393	386	390	383	410	383	371	383	388	390
39	b)Low Strength /50 Kg	348	349	403	385	346	371	357	371	355	395	370	341	366	378	367
8. Steel																
40	1.1)Ms Round Bars- a)6mm diametre/MetricTon	67250	68000	63125	75500	68625	63813	68938	66125	66438	72000	70000	69875	67938	68330	68283
41	b)10mm/Metric Ton	67250	65500	63125	75500	68625	64250	68938	66063	67188	71500	70000	69813	67250	69940	68210
42	c)12mm/Metric Ton	66250	65500	63125	76500	68625	63625	68938	65938	67438	71500	70000	70013	67375	68845	68119
43	d)16mm/Metric Ton	67250	65813	63125	76500	68625	64500	68938	65775	68000	70500	70750	70063	67938	69390	68369
44	e)20mm/Metric Ton	68750	66125	63125	76500	68625	64875	68938	68825	70188	70625	71000	70000	70138	70050	69126

45	1.2)TMT Round Bars- a)6mm diametre/Metric Ton	67000	67750	63938	85500	89625	83000	68500	66890	67625	71938	73437	70313	70563	68445	72466
46	b)10mm/Metric Ton	66500	65375	63938	85500	79125	78250	68500	66353	65375	71750	73429	68188	70125	68500	70779
47	c)12mm/Metric Ton	65750	65375	63938	85500	78625	78250	68500	66353	65375	71625	73708	68125	70250	69000	70741
48	d)16mm/Metric Ton	66500	65375	63938	85500	78625	78250	68500	66353	65375	71063	73480	67813	70250	69600	70759
49	e)20mm/Metric Ton	67500	65375	63938	85500	78625	78250	68500	66353	65375	70750	71864	69375	70438	69765	70829
50	2)MS Flat Iron- a)30x12mm/Metric Ton	69250	67625	66500	71500	67688	66250	NA	65895	69125	69875	74688	69438	72750	69000	69199
51	b)40x12mm/Metric Ton	69250	67875	66500	71500	67688	66250	67813	65895	69375	70125	74688	69375	NA	68935	68867
52	3)Angle Iron- a)25x25x5mm/Metric Ton	67500	66125	67750	76000	68875	64375	64688	66238	72050	75250	75063	67875	69688	65175	69046
53	b)40x40x6mm/Metric Ton	66250	65625	67750	76000	68875	64375	64688	66238	70863	75125	75063	67625	68944	65300	68766
54	c)45x45x6mm/Metric Ton	66250	65750	67750	76000	68875	64625	64688	66238	70863	74875	75063	67750	67388	65000	68651
55	d)50x50x6mm/Metric Ton	66250	65750	67750	76000	68875	64500	64938	66238	69588	74563	75063	68250	69125	64325	68658
56	e)65x65x6mm/Metric Ton	66250	66313	67750	76000	68875	66625	65188	66238	71213	74125	75063	68000	68969	64450	68933
57	f)75x75x6mm/Metric Ton	66500	66750	67750	76000	68875	66625	65188	66288	71563	74063	75063	67875	69624	64460	69044
58	4)M.S Galvanised sheet- 4.1)Plane sheet - a)1.00mm thickness/Metric Ton	82500	112000	72500	93500	95625	86875	92313	83875	84163	86250	90938	93188	91000	84375	89221
59	b)1.25mm thickness/Metric Ton	82500	112000	72500	93500	95625	86875	92313	83875	84163	86750	90938	92625	91000	84820	89249
60	c)1.60 thickness/Metric Ton	82000	112000	72500	93500	95625	86250	87000	83875	84163	86125	90938	93125	91000	85430	88824
61	4.2)Corrugated(0.63mm)/Metric Ton	110000	NA	NA	106000	137344	NA	NA	90000	NA	91500	86500	92750	88500	86350	98772
62	5)Ms Tees-a)40x40x6mm/Metric Ton	80000	79500	79313	75750	80000	77500	76000	NA	NA	NA	80000	72000	NA	NA	77785
63	b)50x50x6mm/Metric Ton	NA	79500	79313	75750	NA	NA	NA	NA	NA	NA	80000	73000	NA	NA	77513
64	c)60x60x6mm/Metric Ton	NA	79500	79313	75750	NA	NA	NA	NA	NA	NA	80000	72750	NA	NA	77463
65	d)80x80x6mm/Metric Ton	NA	79500	79313	75750	NA	NA	NA	NA	NA	NA	80000	73000	NA	NA	77513
66	6)Ms Channels- a)120x65mm/Metric Ton	71500	72625	70250	75750	70000	67000	NA	65933	73238	76125	74000	69063	71500	75853	71757

67	b)125x65mm/Metric Ton	71750	73188	70250	75750	70000	67000	68188	65933	72750	74625	74000	69000	71500	75718	71404
68	c)150x75mm/Metric Ton	72000	73125	70250	75750	70000	67750	68188	65933	72750	74250	74000	68000	71500	75698	71371
69	d)200x75mm/Metric Ton	72000	73625	70250	75750	70000	68625	70125	67881	72750	73750	74000	69375	71750	75863	71839
70	e)220x75mm/Metric Ton	72000	NA	70250	76500	70000	68625	NA	67881	72750	73750	74000	69500	72250	75743	71937
71	7)Girders- a)100x50mm/Metric Ton	NA	73438	NA	76500	70688	69250	69500	69175	79300	77250	74000	72000	71313	NA	72947
72	b)125x75mm/Metric Ton	NA	70438	NA	76500	70688	68500	70125	69175	80750	77250	74000	71500	71000	NA	72720
73	c)600x210mm/Metric Ton	NA	70438	NA	76500	70688	NA	69500	74238	NA	76500	74000	72000	NA	NA	72983

9. Stone Slab for Flooring

74	Granite slab- a)Black Galaxy(16mm)/100 Sq.M	203500	240755	NA	251810	272163	252012	262106	200190	239461	262642	207721	228050	226246	235710	237105
75	a2)Black Plane(16mm)/100 Sq.M	171750	248018	NA	215450	277413	191600	244366	178664	218220	220662	153819	215550	207848	219340	212515
76	b1)Black Galaxy(18mm)/100 Sq.M	233000	256357	266275	256550	291896	268693	262106	228173	215530	271118	214829	215550	237520	233069	246476
77	b2)Black Plane(18mm)/100 Sq.M	210250	262006	183125	256773	296688	197251	244366	192118	205922	225506	193982	191025	206758	220759	220466
78	c)Rosy Pink (16mm)/100 Sq.M	125250	NA	134000	168643	164006	139935	155870	130769	160364	172224	116271	160838	175945	171780	151992
79	d)Rosy Pink(18mm)/100 Sq.M	152500	NA	140000	172671	171419	150699	173861	148528	161709	176799	132045	170950	160566	172868	160355

10. Roofing Sheet

80	1)Asbestos Cement Sheet- a)Corrugated/100 Sq.M	20000	22500	18000	23813	20126	20625	20990	27750	19858	19039	20000	19550	21273	20500	21002
81	b)Plane/100 Sq.M	22500	21900	NA	19525	22000	NA	NA	23750	22303	NA	NA	NA	23656	17700	21667
82	2)Row molded plastic (RMP)- a)Corrugated/100 Sq.M	29000	32250	NA	27800	31125	25838	35250	36500	18925	35790	64250	NA	31752	23071	32629
83	b)Plane/100 Sq.M	30000	NA	NA	NA	NA	NA	35250	36500	NA	NA	64250	NA	28600	24088	36448
84	3)PVC Sheet- a)Corrugated/100 Sq.M	33000	35500	26000	29350	33813	26064	40975	42500	41000	39019	64250	23250	32419	24400	35110
85	b)Plane/100 Sq.M	31000	NA	NA	NA	NA	NA	41500	42500	40196	29063	64250	NA	28592	22500	37450

86	4)GI Sheet (Powder coated 0.5mm)/100 Sq.M	54363	31342	29750	50350	55125	47362	43500	49106	48561	31350	56497	28225	28250	27739	41537
87	5)Poly carbonate sheet-8*4ft a)2mm/100 Sq.M	88793	87761	85550	91395	98100	82748	92950	77825	90144	79519	78041	94625	78481	80550	86177
88	b)3mm/100 Sq.M	143166	136464	142193	147875	144511	140336	152046	132101	145300	134685	145318	136950	129144	123350	139531
89	c)4mm/100 Sq.M	196158	201347	200100	211320	197152	177606	NA	173316	199115	204247	196448	187750	176449	193250	193404
11. Roofing Tiles																
90	1)Country Tiles/1000 Nos	22000	NA	NA	NA	NA	NA	30500	NA	25875	41625	47500	24188	36000	25250	31617
91	2)Mangalore Tiles/1000 Nos	30000	30500	40438	31688	37938	38000	32100	35500	22250	30500	31500	24413	36875	24750	31889
92	3)Glazed Tiles/1000 Nos	NA	77500	68125	62000	62375	69125	79000	91500	81375	61375	68750	84400	66500	55455	71345
12. Flooring Tiles and Others																
93	1)Granite Tiles 18 mm - a)black Galaxy/100 Sq.M	124500	95764	NA	94094	128500	174330	100138	116232	119455	123517	85576	129313	122626	129000	118696
94	b)black Plane/100 Sq.M	139500	90904	86555	90902	149863	94725	94125	83137	101963	116251	NA	113750	102909	117087	106282
95	c)Rosy Pink/100 Sq.M	91000	NA	NA	75062	94219	86114	84500	76411	81952	84632	96190	109113	115875	98015	91090
96	2)Wall Tiles(medium)10mm/100 Sq.M	41000	32818	34300	38535	46881	36328	34563	35784	38060	43325	29326	37875	36644	30500	36853
97	3)Design Tiles (medium)/100 Sq.M	42250	38198	33875	41467	48856	51264	46425	47892	41839	47900	39964	40894	44255	41053	43295
98	4)Vitrified Tiles (2x2 stainfree premium ivory colour)/100 Sq.M	47000	43309	51025	53480	43813	44200	45600	39823	54488	45612	34865	58650	59162	51652	48048
99	5)Ceramic Floor Tiles(ivy)/100 Sq.M	39000	36046	44915	46977	44738	40029	59212	48433	47561	48035	36643	38988	44750	47794	44508
100	Gypsum Board-6*4 ft/100Sq.M	18275	25336	21138	21775	23258	21723	22221	21486	22638	22323	21814	23575	21388	21675	22045
101	Multiwood- a)6*4 feet-10mm (thickness)/Sq.feet	NA	89	NA	78	NA	68	NA	66	NA	89	NA	125	121	127	95
102	b)8*4 feet, 18mm (thickness)/Sq.feet	136	182	114	135	137	157	161	137	140	119	256	169	172	170	156

103	Baby metal- a)6mm/Cubic meter	863	1767	1800	1778	1424	1620	1900	2234	1695	2097	2721	2725	1956	1855	1888
104	b)12mm/Cubic meter	1255	1767	1788	1778	1409	1620	2332	2234	1695	2065	2721	2625	2010	1855	1939
105	c)20mm/Cubic meter	1048	1767	1788	1778	1409	1620	2243	2155	1695	1999	2650	2525	2006	1855	1895
13. Paint and Varnishes																
106	1)Primer- a)Wood/Ltrs	240	246	231	234	258	229	242	222	248	224	223	211	256	263	238
107	b)Steel/Ltrs	260	390	215	219	316	214	291	213	317	214	213	205	270	293	259
108	c)Cement/Ltrs	210	185	193	191	183	181	175	213	181	180	178	163	191	193	187
109	2)Varnishes- a)Gopal Varnish/Ltrs	195	269	248	262	NA	283	223	229	NA	283	290	169	260	268	248
110	b)Touch Wood/Ltrs	350	313	307	293	335	312	334	293	335	358	313	263	321	293	316
111	3)Distemper/20 Kg	1350	1359	1074	1177	1250	1163	1145	1241	1200	1125	1068	1725	1222	1240	1238
112	4)Paints- a)Paint(Shalimar/Asian)/Ltrs	320	345	324	279	300	293	309	296	315	260	298	300	334	284	304
113	b)Synthetic Enamel Paint/Ltrs	320	325	334	282	303	268	309	293	326	276	299	280	305	303	302
114	c)Plastic emulsion Paint/Ltrs	375	355	354	292	338	334	360	349	345	360	352	301	357	332	343
115	d)Exterior paint (weather proof)/Ltrs	400	345	485	350	392	335	365	347	444	365	371	383	366	350	378
116	e)Thinner(Turpentine)/Ltrs	169	130	129	119	128	105	147	153	157	179	163	135	155	150	144
117	5)Powders- a)Black Oxide Powder Ist quality/Kg	190	145	164	144	176	153	154	129	138	156	150	150	184	168	157
118	b)Red Oxide Powder Ist quality/Kg	210	185	208	171	231	173	180	151	158	174	208	170	195	173	185
119	6)Mansion Polish/Ltrs	400	473	383	396	NA	449	449	433	472	455	493	324	485	485	438
120	7)Wall Putty - a)20 kg	600	644	593	613	598	619	480	591	559	561	525	545	558	589	577
121	b)40 kg	900	843	823	880	834	740	882	825	875	744	758	840	843	850	831

14. Sheet Glass																
122	1)Window Glass-3mm thickness/Sq.M	400	403	403	450	383	468	377	443	357	460	414	419	461	393	416
123	2)Plane Glass-3mm thickness/Sq.M	460	475	425	435	402	482	399	528	358	480	457	415	497	413	445
124	3)Window Glass-4mm thickness/Sq.M	480	497	585	503	494	514	497	549	426	502	560	505	528	435	505
125	4)Plane Glass-4mm thickness/Sq.M	575	556	555	535	523	550	464	631	426	533	549	515	560	478	532
15. Square Pipe																
126	Square pipe-a)15mm*15mm(6m)	270	328	308	310	301	339	347	312	324	326	341	278	300	358	317
127	b)20mm*20mm(6m)	326	437	446	375	432	378	431	354	414	442	429	388	374	451	406
128	c)25mm*25mm(6m)	402	549	540	554	528	467	557	436	532	523	462	570	454	554	509
16. Sanitary Wares																
129	1)AC Pipe-a)100 mm diameter/Each (5 m)	559	NA	300	509	531	500	NA	345	339	350	NA	283	335	428	407
130	b)150 mm diameter/Each (5 m)	884	NA	450	556	706	667	NA	678	389	450	NA	383	635	625	584
131	2)PVC Pipe-a)(4"(4kg/m2,ISI)/Each (5 m)	1469	1150	1231	1345	1054	973	964	1200	1176	1123	948	1018	1178	1533	1169
132	b)(4")(6Kg/m2,ISI)/Each (5 m)	2185	1697	1868	1518	1748	1637	2155	1797	1711	1626	1672	1505	1734	2153	1786
133	c)(3/4")(4Kg/m2,ISI)/Each (5 m)	NA	NA	200	130	NA	140	NA	164	180	NA	262	193	166	233	185
134	d)(3/4")(10Kg/m2,ISI)/Each (5 m)	196	219	NA	226	158	258	160	326	196	147	143	188	249	248	209
135	3)PVC Pipe for wiring/Each (5 m)	84	74	54	81	55	48	63	104	118	64	123	63	94	78	79
136	4)PVC Pipe thread-a)15mm /Each (5 m)	NA	187	390	214	240	211	200	NA	279	180	NA	171	223	203	227
137	b)20 mm /Each (5 m)	197	265	388	291	344	289	290	242	236	224	196	244	255	225	263

138	c)32mm/Each (5 m)	384	397	495	366	505	428	400	482	406	324	259	432	380	290	396
139	d)40mm/Each (5 m)	513	530	693	509	650	560	520	347	578	453	NA	535	503	422	524
140	5) GI Pipe(Medium 1/2") ISI/Metre	103	140	125	178	100	135	124	104	102	109	NA	83	155	150	124
141	6)Tap- a)Metallic(1/2")/1 No	480	568	278	549	564	460	266	405	302	639	330	443	581	288	439
142	b)Plastic(1/2")/1 No	60	75	68	76	62	60	84	75	33	79	55	55	71	73	66
143	7)Bent- a)Metallic(1/2")/1 No	49	55	50	47	33	34	44	22	29	27	28	29	28	34	36
144	b)Plastic(1/2")/1 No	9	11	15	10	10	9	15	9	8	11	10	7	10	12	10
145	8)Closet (White 20")- a) Parryware(Indianstyle)/1 No	2460	1745	1825	2031	1481	1881	1746	1667	1421	1721	1803	1975	2022	1725	1822
146	b) S Strap European Style/1 No	2875	1914	2075	1924	1583	3700	2688	1803	2131	3141	1812	3950	2338	2650	2470
147	9)PVC Septic Tank- a)40 Flush/1No	NA	20500	23500	26475	23400	43033	31949	20178	43656	24375	25588	22750	21606	18213	26556
148	b)50 Flush/1No	31200	25125	29500	35500	34225	66083	57075	29736	66925	28556	28022	24750	28350	27425	36605
149	10)Kitchen Sink steel with overflow hole(600mm 450mm 250mm)/1 No	3725	2438	2013	3044	2319	3863	3275	1980	1850	2114	3038	2950	2144	2175	2638
150	11)Wash basin(White without fittings Ceramic 20" (Specify brand)/1 No	1990	1200	1463	1506	1264	1638	1251	1365	1082	1475	1350	1325	1635	1085	1402
151	12)PVC Storage water tank(500 Ltr Capacity ISI)(Specify brand)/1 No	4100	3888	3425	3994	4181	4131	3381	4425	4228	3572	4238	3250	4120	5150	4006
17. Electricals																
152	1)Wire- a)(2.5mm)-Finolex(90m)/1 Coil	2748	2783	2628	2973	3113	2672	2752	2711	2619	3201	2709	2450	2640	2808	2772
153	b)(1 mm)- Flexible(90m)/1 Coil	1188	1250	1142	1293	1291	1159	1184	1161	1181	1368	1179	1091	1213	1209	1208

154	c(1.5mm)-Finolex(90m)/1 Coil	1748	1880	1654	1883	1894	1688	1723	1698	1718	1994	1689	1425	1656	1767	1744
155	2)Switch/Per Dozen	300	290	228	349	298	186	191	164	180	240	203	350	253	213	246
156	3)Plug(Anchor)(Three Pin)/Per Dozen	929	475	480	416	823	341	358	325	395	660	371	368	454	345	481
157	4)Holder/Per Dozen	468	535	402	386	439	452	229	213	338	480	338	450	299	225	375
158	5)Main Switch(32Ax240V)-KEL/1 No	1275	755	750	825	1141	1121	991	950	1398	900	848	1475	1043	1207	1048
159	6)ELCB(40A*30mA*2 pole)/1No	1601	2023	1750	1910	1769	1800	1861	1965	2148	2213	2113	2175	2239	1922	1963
160	7)Isolator(40A*2 pole)/1No	394	408	380	323	354	377	403	347	398	483	347	348	369	324	375
161	8)LED Bulb (a)5W/Per Dozen	993	750	1050	1005	1041	833	873	840	1095	1080	983	1050	972	960	966
162	(b)9W/Per Dozen	1065	960	1050	1135	1040	758	843	840	1140	1200	1013	990	975	1020	1002
163	(c)12W/Per Dozen	1825	1710	1470	2158	2235	1485	1803	1680	2233	2370	2190	2213	2029	1935	1952
164	9)Bulb- a)(40W)/Per Dozen	216	NA	222	190	184	188	204	184	198	216	215	180	185	192	198
165	b)(60W)/Per Dozen	234	NA	240	190	185	197	204	195	201	216	215	180	193	192	203
166	c)(100W)/Per Dozen	300	NA	NA	190	197	203	204	216	206	240	228	180	200	192	213
167	10) Tube(4' ,40W)/1 No	50	60	55	50	50	51	56	40	48	50	61	53	46	45	51
168	11)Ceiling Fan(48"ordinary ,Usha/Crompton)/1 No	2000	2123	1850	1971	1754	1995	2143	1869	2070	2263	2169	1825	1884	1710	1973
169	12)Ceiling Rose/Per Dozen	654	485	404	522	429	293	336	204	293	335	252	333	281	289	365
170	13)CFL Bulbs- a)15W/Per Dozen	NA	NA	1200	1110	NA	NA	NA	NA	NA	1770	NA	1025	NA	NA	1276
171	b)20W/Per Dozen	NA	NA	NA	1741	NA	NA	NA	NA	NA	2730	NA	2050	NA	NA	2174
172	14)Wooden Box(Teak)-4"x4" Size/1 No	35	30	NA	NA	NA	NA	NA	NA	NA	29	NA	NA	NA	30	31
173	15)PVC Box- a)4"x4" Size/1 No	31	26	40	25	19	14	14	15	30	44	39	41	31	31	28
174	b)6"x4" Size/1 No	41	35	30	36	19	18	17	14	42	64	62	35	33	41	35
175	c)8"x4"Size/1 No	53	41	60	57	25	25	21	18	49	83	79	54	37	62	47

176	16)Metal Box-4"x4" Size/1 No	NA	95	83	61	54	NA	56	39	78	60	NA	72	56	42	63
177	17)Modular box-a)2 modular/1No	86	75	46	47	56	49	66	47	90	69	43	71	60	69	62
178	b)3 modular/1No	100	86	69	56	88	64	81	56	93	88	57	79	65	71	75
179	c)4 modular/1No	113	106	83	67	97	77	96	69	119	113	69	98	82	91	91

NA - Not Available

Annual daily wage rates of construction labourers 2023-24

Dist																
Sl. No.	Category of Worker	KSD	KNR	WYD	KZH	MLP	PKD	TSR	EKM	IDK	KTM	ALP	PTM	KLM	TVM	State Avg
1	Mason I Class	1100	1225	1200	1100	1200	1000	1100	1200	1200	1200	1200	1200	1200	1100	1159
2	Mason II Class	900	1100	900	950	1100	800	1050	1100	1100	1000	1100	1000	1100	1000	1014
3	Carpenter I Class	1100	1225	1200	1100	1200	1000	1150	1000	1100	1200	1250	1200	1100	1200	1145
4	Carpenter II Class	900	1000	900	950	1100	850	1025	900	1000	1000	1200	1000	1100	1050	998
5	Plumber I Class	1000	1100	950	1100	1150	900	1000	1125	1000	1000	1100	1100	1100	1200	1059
6	Plumber II Class	800	900	850	950	950	800	900	900	900	950	1000	900	1000	1050	918
7	Wire Man	1000	1100	950	1100	1100	900	950	1025	1000	1000	1100	1100	1100	1100	1038
8	Wire Man - Assistant	800	900	800	950	950	750	850	850	900	950	1100	900	1000	1000	907
9	Unskilled Workers - Men	750	900	650	900	950	700	900	863	850	900	1000	800	900	900	854
10	Unskilled Workers - Women	650	800	550	800	900	575	850	750	800	850	950	700	800	900	777

Note: 'Year' mentioned in this report refers to the financial year unless otherwise stated.



**ANNUAL AVERAGE MARKET PRICE OF BUILDING MATERIALS AND
LABOUR WAGES 2023-24**

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