

Form 6 — *Tharam Mattam* (തരം മാറ്റം) documents checklist

Change of nature of land up to 20.23 ares (50 cents) under the Kerala Conservation of Paddy Land and Wetland Act, 2008. Filed on revenue.kerala.gov.in (Citizen Login) or at an Akshaya centre; decided by the Revenue Divisional Officer. Tick each item before you file — incomplete enclosures are the most common reason a file stalls.

BEFORE YOU FILE

- ☐ **Land is not in the Data Bank**
If it is, obtain the Form 5 removal order first and enclose it.
- ☐ **Extent is 20.23 ares (50 cents) or less**
Larger plots use Form 7, which also needs a water-conservation plan.
- ☐ **Applicant is the registered owner**
Or holds a Power of Attorney from the owner (see below).
- ☐ **Land tax is paid up to date in the owner's name**
A receipt in a previous owner's name means mutation (pokkuvaravu) is pending — fix that first.

OWNERSHIP & IDENTITY

- ☐ **Sale deed / title deed**
Original for verification and a copy to enclose.
- ☐ **Prior title documents — 30-year chain**
Previous deeds, partition deed, will or succession certificate as applicable.
- ☐ **Identity proof and photograph**
Aadhaar or passport; PAN if asked.
- ☐ **Power of Attorney, if filed by a representative**
NRIs: Special PoA executed at the Indian consulate or notarised + apostilled, then adjudicated and stamped in Kerala.

REVENUE RECORDS (VILLAGE OFFICE)

- ☐ **Current land-tax (basic tax) receipt**
- ☐ **Thandaper extract**
Shows the present classification — nilam / purayidam — and the thandaper number.
- ☐ **Possession certificate**
- ☐ **Location sketch and survey records**
Survey and sub-division numbers, village, taluk; FMB sketch if available.
- ☐ **Form 5 Data Bank removal order**
Only if the land was previously listed in the Data Bank.

PURPOSE & DECLARATIONS

- ☐ **Building plan or proposed-use sketch**
Approved by the Panchayat / Municipality where applicable; otherwise a sketch of the proposed use.
- ☐ **Sworn affidavit (sathyavangmoolam സത്യവാങ്മൂലം)**
Since 2025, plots up to 25 cents that are not in the Data Bank can be filed with an affidavit instead of a mandatory field inspection. A false affidavit cancels the conversion.
- ☐ **Application fee receipt**
Paid on the portal at the time of filing.
- ☐ **Copies of everything, self-attested**
Keep one full set; the acknowledgement carries your application number.

AFTER FILING — HOW TO TRACK IT

01

Open **revenue.kerala.gov.in** and wait for the "Please wait" screen to finish.

02

Click **Application Status** in the top menu — no login needed.

03

Choose the service **Tharam Mattam** and enter your application number (format **1/2022/1134**).

04

Press **Get**. The stage shown is Village Officer → Agricultural Officer → LLMC / RDO → order issued.

Your application number: _____

Date filed: _____

TYPICAL TIMELINE

Village Officer report (or affidavit check)	2–4 weeks
Agricultural Officer (Krishi Bhavan) report	2–4 weeks
LLMC recommendation, RDO hearing and order	4–8 weeks
Fee payment and record update after the order	1–3 weeks
Form 6 overall, from cases we handle	45–120 days

CONVERSION FEE AFTER THE ORDER (SECTION 27A)

Up to 25 cents (10.12 ares)	No fee
25 cents to 1 acre	10% of fair value
Above 1 acre	20% of fair value

Fair value is the Registration Department's notified value for the survey number. Slabs change by government order — confirm before budgeting.