

FIRST INFORMATION REPORT

TAMIL NADU POLICE
INTEGRATED INVESTIGATION FORM-I

முதல் தகவல் அறிக்கை

(Under Section 154 Cr.P.C.)

(குறிப்பிட்டுள்ள 154 இன் கீழ்)

UNDER SECTION 173 BNS

C 8213022

1. District : **Theni** PS: **V&Ac, Theni** Year: **2023** FIR No.: **01/2023** Date: **20/3/2023**
மாவட்டம் காவல்நிலையம் ஆண்டு மு.த.அ. எண் நாள்
2. (i) Act சட்டம்: **PC Act, 1988 as amended by the** Sections பிரிவுகள்: **7 and 13(2) r/w 13(1)(b)**
(ii) Act சட்டம்: **PC (Amendment) Act, 2018** Sections பிரிவுகள்:
(iii) Act சட்டம்: **Indian Penal Code** Sections பிரிவுகள்: **409**
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : **12/1/2023** Date to : **18/1/2023**
குற்ற நிகழ்வு நாள் நாள் முதல் நாள் வரை
Time Period : Time from : Time to :
நேர அளவு நேரம் முதல் நேரம் வரை
(b) Information Received at PS. Date : **20/3/2023** Time :
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்
(c) General Diary Reference : Entry No(s) **20/3/2023** Time : **11:30 Hrs**
பொது நாட்குறிப்பில் பதிவு விவரம் எண் நேரம்
4. Type of Information : Written/ Oral : **On the outcome of the Preliminary Enquiry**
தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக
5. Place of Occurrence (a) Direction and Distance from PS: **Sub-Registrar's office, Chinnamanur,**
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும் **about 25 kms South West**
Beat Number : (b) Address :
முறைக் காவல் எண் முகவரி
- (c) In case outside limit of this Police Station, then the Name of P.S : District :
இக்காவல் நிலைய எல்லைக்கப்பால் நடந்து இருக்குமாயின், அந்நிலையில் அந்த கா.நி.பெயர் மாவட்டம்
6. Complainant /Informant (a) Name : **C. Jeyapriya** (b) Father's/ Husband's Name **R. Chandrasekaran**
குற்றமுறையிட்டாளர்/ தகவல் தந்தவர் பெயர் தந்தை / கணவர் பெயர்
(c) Date / Year of Birth : **1975** (d) Nationality **Indian** (e) Passport No. :
நாள் / பிறந்த ஆண்டு நாட்டினம் வெளிநாட்டு கடவுச்சீட்டு எண்
Date of Issue : Place of Issue :
வழங்கப்பட்ட நாள் வழங்கப்பட்ட இடம்
(f) Occupation : **Inspector of Police** (g) Address : **Vigilance & Anti-Corruption,**
தொழில் முகவரி **Theni.**
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்
(தேவையெனில் தனித்தாள் இணைக்கவும்)
Tr. S. Saravanan, formerly Assistant, Ilc Sub-Registrar, Chinnamanur, Theni District, now working as Assistant, O/o the Sub-Registrar, Bodinayakanur, Theni District.
8. Reasons for delay in reporting by the complainant / Informant.
குற்றமுறையிட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்
Preliminary Enquiry has been conducted.

9. Particulars of properties stolen / involved (Attach separate sheet if necessary)
களவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் விவரம் (தேவையெனில் தனித் தாளில் இணைக்கவும்)

10. Total value of properties stolen / involved :
களவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் மொத்த மதிப்பு

11. Inquest Report / Un-natural death Case No. if any:
பிண விசாரணை அறிக்கை / இயற்கைக்கு மாறான இறப்பு எண் ஏதேனும் இருந்தால்

12. FIR Contents (Attach separate sheet, if required) :
முதல் தகவல் அறிக்கையின் சுருக்கம். (தேவையெனில் தனித்தாளில் இணைக்கவும்)

- Separate sheet enclosed -

13. Action taken : Since the above report reveals commission of offence(s) u/s as mentioned at item No.2 registered the case and took up the investigation / directed Rank to take up the investigation / Refused Investigation / transferred to PS.....on point of jurisdiction.

எடுக்கப்பட்ட நடவடிக்கை : மேலே குற்ற முறையிட்டில் உள்ளவை பிரிவு 2ல் கூறப்பட்ட சட்ட பிரிவுப்படியான குற்றமாக வழக்கு பதிவு செய்து புலனாய்வுக்கு எடுத்துக்கொள்ளப்பட்டது / பணிக்கப்படுதல் பதவி நிலை பணியாளரின் புலனாய்வுக்கு எடுத்துக்கொள்ள பணிக்கப்பட்டது / மறுக்கப்பட்டு எல்லையைக் கருதி புலனாய்வுக்கு காவல் நிலையத்திற்கு மாற்றப்படுகிறது.

FIR read over to the Complainant / Informant, admitted to be correctly recorded and a copy given to the Complainant / Informant free of cost.

மு.த.அ. குற்றமுறையிட்டாளருக்கு / தகவல் தந்தவருக்கு படித்துக்காட்டி, அது சரியாக எழுதப்பட்டு இருப்பதாக ஏற்றுக் கொள்ளப்பட்டு, அதன் படி நகல் ஒன்று இலவசமாக கொடுக்கப்பட்டது.

14. Signature / Thumb Impression of the Complainant / Informant
குற்றமுறையிட்டாளர் / தகவல் கொடுப்பவரின் ஒப்பம் /
பெருவிரல் இரேகைப் பதிவு

Signature of the Officer in-charge, Police Station
காவல் நிலைய பொறுப்பு அலுவலரின் ஒப்பம்

15. Date & Time of despatch to the court:

Name: பெயர்
Rank: நிலை No. எண்
Inspector of Police,
V x A r, Thenni.

நிமின்றத்திற்கு அனுப்பப்பட்ட நாளும், நேரமும்
20/03/2025 / 14.00hr.

12. F.I.R. contents (Attach separate sheet if required):

முதல் தகவல் அறிக்கையின் சுருக்கம். (தேவையெனில் தனித்தாளில் இணைக்கவும்)
தேனி, ஊழல் தடுப்பு மற்றும் கண்காணிப்பு பிரிவு குற்ற எண்.01/2025-ன் முதல் தகவல்
அறிக்கையின் தொடர்ச்சி.

Hon'ble sir, received the information on pertaining to the registration of FIR as per the instruction in Memorandum in No.PE.94/2023/REGN/TN, Dated: 06.03.2025 of the Director, Vigilance and Anti-Corruption, Chennai, I register a case in Theni V&AC, Cr.No.01/2025, u/s 7 and 13(2) r/w 13(1)(a) of the Prevention of Corruption Act, 1988, as amended by the PC (Amendment) Act, 2018 and 409 of IPC against the Accused Officer Tr.S.Saravanan, Formerly Assistant, I/C Sub-Registrar, Chinnamanur, Theni District on 20.03.2025. I submit the above said case as under.

Tr.S.Saravanan Formerly Assistant, I/C Sub-Registrar, Chinnamanur, Theni District now working as Assistant, O/o the Sub-Registrar, Bodinayakkanur, Theni District and as such he is a public servant within the definition of Section 2(c) of the Prevention of Corruption Act 1988.

Section 22-A of the Registration Act, 1908 (Central Act XVI of 1908) as inserted by Tamil Nadu Act 48 of 1997 empowers the Government to declare that the registration of any document or class of documents is opposed to public policy. The State Government has notified Section 22A of Registration Act which deals with refusal to register certain document. In sub clause (2) of Section 22A states that registering officer shall refuse to register "instrument relating to the transfer of ownership of lands converted as house sites without the permission for development of such land from planning authority concerned. Further, the Inspector General of Registration, Chennai vide the Circular No. 29945/C1/2015 dated 25.10.2018 also instructed with regard to the implementation of Section 22A of Registration act.

The Tamil Nadu Housing and Urban Development in its GO MS No. 78 dated 04.05.2017 implemented to regularize the plots in such unapproved layouts

or Sub-divisions so as to protect the interest of those innocent purchasers and to provide basic infrastructure facilities

Whenever a person applies for DTCP approval along with concerned revenue documents through online, the concerned Town and Country Planning authority will inspect the said land and after scrutinizing the documents and finds if all correct, will send message or mail to the applicant for remitting the charges like scrutiny charge, Centage charge and Open space Reservation (OSR) charge as stated in GO No. 18 dated 04.02.2019 of Municipal administration and Water Supply Department and after collecting the same, technically approved layout will be sent to the concerned local body. There at local body appropriate Development charge, Regularisation charge along with scrutiny fee will be collected from the applicant. Local body will accord the final approval.

The following fees should be collected as per the following rules stated in the G.O (Ms) No.18 of the Municipal Administration and Water Supply (MA1) Department, for getting approval from the Town and Country planning Department.

1) Scrutiny Fee for Layout / Sub-Division reconstitutions per Sq.mt of the land area is Rs.1.50.

2) Charges for Open Space Reservation (OSR) (Rule-47(6)): Between 3,000 Sq.ms and 10,000 Sq.ms, 10 per cent of the area excluding roads or in the alternative, he shall pay the guideline value of equivalent land and excluding the first 3,000 Square meter as per the valuation of the registration department. (the total area of the layouts of this case are more than 3,000 Sq.ms).

3) Centage Charge as per the G.O (Ms) No.138 Dated: 04.06.2004 of the housing and Urban Development (UD4.2) Department, the centage charge has enhanced for the layout/Sub-Division approval from Rs.200/- to Rs.300/- per plot.

4) Land use conversion charge: As per G.O.(MS)No.79, land use conversion charge at the rate of 3% of the market value fixed under section 47AA of the Indian Stamp Act 1899.

Hence, whenever a person approaches a Sub Registrar for registration of plot, he should get the concerned revenue documents including Encumbrance Certificate from him and he should scrutinize the same with the previous/parent documents and if the application is for registering an agriculture land into plot, then he should ensure that DTCP approval given by concerned local body are attached with the application, or a Sub Registrar should refuse the registration as said in the section 22 A of Registration Act and Circular No. 29945/C1/2015 dated 21.06.2017, 13.10.2017 and 25.10.2018 of the Inspector General of Registration, Chennai.

The Accused Officer Tr.S.Saravanan, Assistant, O/o the Sub-Registrar, Bodinayakkanur, Theni District served as Assistant (I/C) Sub-Registrar, O/o the Sub-Registrar, Chinnamanur Theni for the period from 12.01.2023 to 20.03.2023 through the order of the District Registrar, Periyakulam. As Sub-Registrar in charge, the Suspect Officer abused his official position registered 17 sale documents in respect of unapproved plots on 12.01.2023, 13.01.2023 and 18.01.2023, by disobeying the orders of the Government and instructions of the I.G. Registration, Chennai.

The following tabulation (Table 1) would reveal the fees to be collected by the Town and Country Planning Department from the promoters, in respect of the plots concerned in each and every sale deed which were registered on 12.01.2023, 13.01.2023 and 18.01.2023 at the Sub Registrar Office, Chinnamanur and bring out the revenue loss caused to the Government, by registering those plots located in the unapproved layouts by the Suspect Officer.

Sl. No	Document No. and Date	No. of Plots	Total Plot area Sq.m	Survey No.	Scrutiny fee	OSR fee	Centage charge	Land Conversion Charge	Land use Conversion charge rate of 3% of market value	Total
1.	174/2023 12.01.2023	1	142	63/3	220	1790	300	--	--	2310
2.	175/2023, 12.01.2023	1	142	63/3,	220	1790	300	--	--	2310
3.	176/2023, 12.01.2023	1	121	257/1	190	870	300	1000	270	2630

4.	177/2023, 12.01.2023	1	261	487/6 487/4 486/1A	400	3200	300	--	--	3900
5.	179/2023 12.01.2023	1	255	487/6 487/4 486/1A	390	3150	300	--	--	3840
6.	180/2023, 12.01.2023	1	251	487/6 487/4 486/1A	380	3100	300	--	--	3780
7.	181/2023, 12.01.2023	1	237	487/6 487/4 486/1A	360	2900	300	--	--	3560
8.	182/2023, 12.01.2023	1	268	487/6 487/4 486/1A	410	3300	300	--	--	4010
9.	183/2023, 12.01.2023	1	255	487/6 487/4 486/1A	390	3200	300	--	--	3890
10.	204/2023, 13.01.2023	1	141	332	220	50200	300	--	--	50720
11.	208/2023, 13.01.2023	1	244	387/3	370	1450	300	1000	450	3570
12.	209/2023, 13.01.2023	1	269	409/6A1	410	23600	300	1000	7100	32410
13.	210/2023, 13.01.2023	1	130	1084/3	200	2300	300	--	--	2800
14.	233/2023, 13.01.2023	1	122	282/3 282/4	190	10700	300	1000	3210	15400
15.	234/2023, 13.01.2023	1	122	282/3 282/4	190	10700	300	1000	3210	15400
16.	261/2023, 18.01.2023	1	138	485/2	210	49100	300	---	---	49610
17.	262/2023, 18.01.2023	1	122	338/2	190	43400	300	---	---	43890
TOTAL AMOUNT (Rs.)2,44,030/-										

The fees to be collected by the Town and Country Planning Department is Rs.2,44,030/-.

After getting in principle approval for the layout from the Town and Country Planning Department, the promoters have to pay the certain fees to the local bodies for getting final approval in respect of the plots involved in this case.

The following tabulation would reveal the fees to be collected by the Chinnamanur Municipality :

Sl.No	Document No. and Date	Survey No.	T.Survey Details	Extent (Sq.M)	Regularisation Charges	Development Charges	Scrutiny Charges
1.	174/2023 12.01.2023	63/3	D/10/15/8	141.36	14842	21204	283
2.	175/2023 12.01.2023	63/3	D/10/15/8	141.36	14842	21204	284
3.	177/2023, 12.01.2023	487/6 487/4 486/1A	A/3/29/8	261.18	27427	39181	522
4.	179/2023, 12.01.2023	487/6 487/4 486/1A	A/3/29/8	255.18	26793	38277	510
5.	180/2023, 12.01.2023	487/6 487/4 486/1A	A/3/29/8	251.13	26368	37669	502
6.	181/2023, 12.01.2023	487/6 487/4 486/1A	A/3/29/8	236.55	24837	35482	473
7.	182/2023, 12.01.2023	487/6 487/4 486/1A	A/3/29/8	267.74	28112	40161	535
8.	183/2023, 12.01.2023	487/6 487/4 486/1A	A/3/29/8	255.18	26835	38337	511
9.	204/2023, 12.01.2023	332	A/6/27/11	140.40	14742	21060	280
10.	210/2023, 13.01.2023	1084/3	B/7/68/35	129.60	13609	19441	259
11.	261/2023 13.01.2023	485/2	A/3/33/70 /71	137.81	14470	20671	275
12.	262/2023 18.01.2023	338/2	A/6/24/34	3 cent	12758	18226	243
TOTAL AMOUNT (Rs.)					245635	350913	4677

The fees to be collected by the Chinnamanur Municipality is Rs.6,01,225/-.

The following tabulation would reveal the fees to be collected by the Village Panchayats of Pulickkuthi and Seepalakkottai:

Sl. No	Document No. and Date	Extent (Sq.M)	T Survey Details	Village Name	Regulars ation Charges	Development Charges	Total
1.	176/2023, 12.01.2023	121	257/1	Pulikkuthi	5445	3025	8470
2.	208/2023, 13.01.2023	243.04	387/3	Seeppalakkottai	10,935	6075	17,010
3.	209/2023, 13.01.2023	268.41	409/6A1	Seeppalakkottai	12,060	6700	18,760
4.	233/2023, 13.01.2023	121.32	282/3 282/4	Seeppalakkottai	5,445	3,025	8,470
5.	234/2023, 13.01.2023	121.32	282/3 282/4	Seeppalakkottai	5,445	3,025	8,470
TOTAL AMOUNT (Rs.)							61,180

The fees to be collected by the Village Panchayats of Pulickkuthi and Seeppalakkottai is Rs.61,180/-

Hence, the Accused Officer Tr.Saravanan intentionally registered 17 sale deed by getting undue advantage, with intention to perform of his public duty improperly and dishonestly by abusing his power of registration of documents as a public servant and caused loss to the government to a tune of Rs.9,06,435/-.

Hence, the above said Accused Officer have committed offences u/s 7 and 13(2) r/w 13(1)(a) of the Prevention of Corruption Act, 1988, as amended by the PC (Amendment) Act, 2018 and 409 of IPC.

I therefore, today on 20.03.2025 at 11.30 hrs registered this Regular case in Vigilance and Anti Corruption, Theni Detachment in Crime.No.01/2025, Under sections 7 and 13(2) r/w 13(1)(a) of the Prevention of Corruption Act, 1988, as amended by the PC (Amendment) Act, 2018 and 409 of IPC against Tr.S.Saravanan Formerly Assistant, I/C Sub-Registrar, Chinnamanur, Theni District now working as Assistant, O/o the Sub Registrar, Bodinayakkanur, Theni District. The original FIR is submitted to the Chief Judicial Magistrate/Special Judge, Theni and the copies are submitted to the Officers concerned.

(C.JEYAPRIYA) 20/03/2025
Inspector of Police,
Vigilance and Anti-Corruption,
Theni Detachment.