

FIRST INFORMATION REPORT

முதல் தகவல் அறிக்கை
(Under Section 154 Cr.P.C.)
(கு.வி.தொ.பிரிவு 154 இன் கீழ்)

TAMIL NADU POLICE
INTEGRATED INVESTIGATION FORM-I

C 8040811

1. District : **Theni** PS: **V&AC, Theni** Year: **2022** FIR No.: **05/2022** Date: **04/05/2022**
மாவட்டம் : காவல்நிலையம் ஆண்டு மு.த.அ. எண் நாள்
2. (i) Act சட்டம்: **Indian Penal Code** Sections பிரிவுகள்: **409, 465, 468 and 471**
(ii) Act சட்டம்: **PC Act, 1988 as amended by the** Sections பிரிவுகள்: **7 and 13(2) r/w 13(1)(a)**
(iii) Act சட்டம்: **PC (Amendment) Act, 2018** Sections பிரிவுகள்:
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : **31/10/2020** Date to :
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 : **04/05/2022** Time : **17.00 hrs**
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்
(c) General Diary Reference : Entry No(s) **04/05/2022** Time : **18.00 hrs**
பொது நாட்குறிப்பில் பதிவு விவரம் எண் நேரம்
4. Type of Information : Written/ Oral : **Through Vigilance Report**
தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக
5. Place of Occurrence (a) Direction and Distance from PS: **Bodinayakkanur Sub Registrar office about 20 kms west.**
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும்
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**
குற்றமுறையீட்டாளர்/ தகவல் தந்தவர் பெயர் தந்தை / கணவர் பெயர்
(c) Date / Year of Birth **04/05/1975** (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, Theni.**
தொழில் முகவரி
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்
(தேவையெனில் தனித்தான் இணைக்கவும்)
Tr. R. Alagumalai, Formerly Assistant, Incharge Sub-Registrar, Sub-Registrar office, Bodinayakkanur, Theni District.
8. Reasons for delay in reporting by the complainant / Informant:
குற்றமுறையீட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்

- Nil -

9. Particulars of properties stolen / involved (Attach separate sheet if necessary)
கனவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் விவரம் (தேவையெனில் தனித் தாளில் இணைக்கவும்)
10. Total value of properties stolen / involved :
கனவாடப்பட்ட / 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 முறையீட்டில் உள்ளவை பிரிவு 2ல் கூறப்பட்ட சட்ட பிரிவுப்படியான குற்றமாக வழக்கு பதிவு செய்து புலனாய்வுக்கு எடுத்துக்கொள்ளப்பட்டது / பணிக்கப்படுதல் பதவி நிலை பணியாளரின் புலனாய்வுக்கு எடுத்துக்கொள்ள பணிக்கப்பட்டது / மறுக்கப்பட்டு எல்லைகளைக் 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. குற்றமுறையீட்டாளருக்கு / தகவல் தந்தவருக்கு படித்துக்காட்டி, அது சரியாக எழுதப்பட்டு இருப்பதாக ஏற்றுக் கொள்ளப்பட்டு, அதன் படி நகல் ஒன்று இலவசமாக கொடுக்கப்பட்டது.

14. Signature / Thumb Impression of the Complainant / Informant
குற்றமுறையீட்டாளர் / 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:

நீதிமன்றத்திற்கு அனுப்பப்பட்ட நாளும், நேரமும்
04.05.2022 , 18.30 hrs.

Name: பெயர்
Rank: நிலை No. எண்

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

Submitted:

Hon'ble sir, Received the information on pertaining to the registration of FIR as per the instruction in Memorandum in VR.No.4048/2021/REGN/TN, dated 11.04.2022 of the Director, Vigilance and Anti-Corruption, Chennai, I register a case in Theni V&AC, Cr.No.05/2022, w/s 409, 465, 468 and 471 of IPC and 7 and 13(2) r/w 13(1) (a) of the Prevention of Corruption Act 1988, As amended by the PC (Amendment) Act, 2018 on 04.05.2022. Prior approval as per the provision of 17(A)of PC Act, 1988 As amended by the PC (Amendment) Act, 2018 has been obtained from the Inspector General of Registration, Chennai, for registering a regular case against the Accused Officer Tr.R.Alagumalai, Formerly Assistant, Incharge Sub-Registrar, Sub-Registrar Office, Bodinayakkanur, Theni District on. I submit the above said case as under.

The Tamil Nadu Housing and Urban Development (UD4 (3)) Department in its G.O.Ms.No.78, dated:04.05.2017 notified that a large number of unapproved layouts and sub-divisions have developed all over the State in both urban and rural areas without adequate infrastructure and public amenities and most of the plots in such layouts and sub-divisions have been purchased by poor and innocent people and there is no way to convert these layouts and sub-divisions or plots back to their original use; and it is expedient to regularise the plots in such unapproved layouts or sub-divisions so as to protect the interests of those innocent purchasers and to provide basic infrastructure facilities.

It is also observed that regularisation of sold out plots alone without considering the layout or sub-division as a whole will result in discontinuous pockets of development, causing enormous difficulty to the local bodies to provide services to the regularised plots in isolation and therefore, it is considered necessary to regularise these unapproved layouts and sub-division in their entirety by insisting wide roads, improve

circulation, reserve areas for open space and public purpose to the extent feasible in each layout.

NOW THEREFORE, in exercise of the powers conferred by section 113 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby exempts all unapproved layouts, where any or all plots are sold and registered on or before the 20th October 2016 and all unapproved plots which are sold and registered on or before the 20th October 2016 from the operation of all the provisions of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and makes the following rules for regularization of such unauthorized layouts and plots under section 122 of the said Act.

As per the Tamil Nadu Regularisation of unapproved layouts, and plot rules 2017 sec 3 cut off date of considering regularisation of unapproved plots and layouts, only those unapproved layouts where a part or full number of plots have been sold through a registered sale deed as on 20th October 2016 shall be considered for regularisation under these rules. Similarly all plots including unsold ones are eligible for regularisation layout where at least a part of the total number of plots have been sold through a registered sale deed as on 20th October 2016 shall also be eligible for regularisation.

It shall be compulsory for all the individual plot owners and layout promoters eligible under rule 3 to file an application online in form-1 for regularisation to the competent authority. Any unapproved plot should not be registered by the registration department as per the Tamil Nadu Regularisation of unapproved layouts and plot rules 2017 and it should be regularised as per the rules.

For the regularisation of these unapproved plots, regularisation charge, development charge, scrutiny fee and open space reservation area charges to be collected by the competent authority.

As far as Bodinayakkanur is concerned, it is a municipal area. The following fees may be collected for regularisation of unapproved plot,

Regularisation charge of Rs.60 in Municipal area per sq.mt. of the plot area.

Development charge of Rs.250 in Municipal area per sq.mt. of the plot area.

Scrutiny fee of Rs.500 per plot to be collected by the competent authority.

Charges for Open Space Reservation (OSR) area- For regularisation of layout, Open Space Reservation Area shall be collected for 10% charges of the layout area as per the guideline value of the concerned plot or the 10% of the layout area may be remitted to the competent authority (Panchayat, Municipality or Commissionerate).

It came to notice that the Accused Officer Tr.R.Alagumalai, Assistant being the Sub-Registrar (incharge), Sub-Registrar Office, Bodinayakkanur, Theni District, in his official position, violated the circular vide C.No. 29945/#1/2015, dated 25.10.2018 of office of the IG Registration, Chennai in which it is clearly explains/ tells only approved plots should be registered. The approval of plot or layout will be given by the competent authority (Panchayat or Municipality or Commissionerate) after collecting Regularisation charge, Development charge, Scrutiny fee and Open Space Reservation (OSR) charge on 31.10.2020. The Accused Officer registered 14 documents of unapproved plots by violating the above said norms for his pecuniary gain and caused huge revenue loss to the Government.

The following tabulation regarding the registration of 14 forgery sale deeds at Bodi Registrar Office brings out the revenue loss to the Government, in which unapproved layouts were registered by the Accused Officer namely Tr.R.Alagumalai by received the sale deeds from the purchasers of the land on 31.10.2020.

S. No	Document No.	Seller	Buyer	Extension of area (Sq. ft)	Survey No.	Regularisation Charges (Rs.)	Development Charges (Rs.)	Scrutiny Fees (Rs.)	OSR	Total Amount (Rs.)
1.	5293/2020 Dtd: 31.10.2020	P. Shanthi	C.Mahalakshmi	1350	636/1 636/2 636/3	7,500	31,250	500	22.680	61.930
2.	5292/2020 Dtd: 31.10.2020	R.Palanikumar	S.Geyaulhaug	1827¼	636/1 636/2 636/3	10,200	42,500	500	30,744	83.944
3.	5291/2020 Dtd: 31.10.2020	P. Shanthi	Krishnakumar	1500	636/1 636/2 636/3	8,340	34,750	500	25.200	68.790
4.	5290/2020 Dtd: 31.10.2020	P. Shanthi	P.Muthuraja	1500	636/1 636/2 636/3	8,340	34,750	500	25,200	68.790
5.	5288/2020 Dtd: 31.10.2020	S. Meenatchi sundareswari	R.Mallikadevi	1821	4007/2	10,140	42,250	500	30,576	83.466
6.	5287/2020 Dtd: 31.10.2020	S. Meenatchi sundareswari	K.Kalaiselvi	2962	4007/2	16,500	68,790	500	49,728	1.35.478
7.	5286/2020 Dtd: 31.10.2020	S. Meenatchi sundareswari	R.Selvasundari	3259	4007/2	18,180	75,750	500	54.768	1.49.198
8.	5285/2020 Dtd: 31.10.2020	S. Meenatchi sundareswari	R.Selvasundari	3951.5	4007/2	22,020	91,750	500	66,360	1.80.630
9.	5284/2020 Dtd: 31.10.2020	S. Meenatchi sundareswari	J.Ranjith	3694	4007/2	20,580	85,750	500	61,992	1.68.822
10.	5283/2020 Dtd: 31.10.2020	S. Meenatchi sundareswari	J.Ranjith	5824	4007/2	32,460	1,35,250	500	97,776	2.65.986
11.	5281/2020 Dtd: 31.10.2020	P. Balasubra mani R.M.Ram kumar	S.Ramadevi	1772	639	9,900	41,250	500	29,680	81.386
12.	5296/2020 Dtd: 31.10.2020	R.Palanikumar	K.Sheeladevi	1350	636/1 636/2 636/3	7,500	31,250	500	22,680	61.930
13.	5295/2020 Dtd: 31.10.2020	P. Shanthi	S.Thamilarasi	1975	636/1 636/2 636/3	10,980	45,750	500	33,264	90.494
14.	5294/2020 Dtd: 31.10.2020	P. Shanthi	S.Gomathi.	1500	636/1 636/2 636/3	8,340	34,750	500	25,200	68.790
Total Amount (Rs.)						1,90,980	7,95,750	7,000	5,75,904	15.69.634

The Accused Officer Tr.R.Alagumalai, Assistant, Sub-Registrar (Incharge), O/o the Registrar Office, Bodinayakkanur, Theni District being the authorised officer in the registration of approved plots of the competent authority, registered unapproved plots by receiving the 14 forgery sale deeds from the buyers and caused huge revenue loss to

the Government to the tune of Rs.15,69,634/- (Rupees Fifteen lakhs sixty nine thousand six hundred and thirty four) on 31.10.2020 alone.

Unapproved plot may be registered if a house exists already there in the said plot. To make it correct, the Accused Officer without inspecting the plots and verified the documents which are presented before him and without reading the 14 forgery sale deeds mentioned in the content that the consist of 100 square feet house with Mud wall & Tin sheet and registered the said forgery 14 sale deed by getting an undue advantage, with intention to perform of public duty improperly or dishonestly. On our physical verification and the report received from the concerned Municipality, it is crystal clear that no approval was given by the Bodinayakkanur Municipality for construction of house and no Mud house and Tin sheet was found in the plot registered by the Accused Officer.

Hence, the accused officer planned and instructed the purchasers to mention in the sale deeds that a small mud house with tin-sheet for an extent of 100 sq. ft. as already exists in the plot. After preparation of the said 14 forged sale deeds, the accused officer received the said forged sale deeds as genuine and automatically registered the said 14 forged sale deeds and cheated the Government Fund ie Approved Plot Charges amount to a total of Rs. 15,69,634/- (Rupees Fifteen Lakhs Sixty Nine Thousand Six Hundred and Thirty Four Only).

Hence, the Accused Officer, in order to misappropriate the Government fund, dishonestly and fraudulently registered 14 unapproved plot sale deeds without collecting approved charges by misusing the power of registration of the documents as a public servant. And also he intentionally enriches himself illicitly during the period i.e., one day, as Sub-Registrar(incharge) and instructed the purchasers to manufacture 14 forged sale deeds describing a small mud house with tin-sheet for an extent of 100 sq. ft. is already existing in the plot.

Hence I am registering a case in Crime No.05/2022 in Vigilance and Anti-Corruption, Theni Detachment against Tr.R.Alagumalai, Formerly Assistant, Incharge Sub-Registrar, Sub-Registrar Office, Bodinayakkanur, Theni District, u/s 409, 465, 468 and 471 of IPC and 7 and 13(2) r/w 13(1)(a) of the Prevention of Corruption Act 1988, As amended by the PC (Amendment) Act, 2018. The original FIR has been sent to the Chief Judicial Magistrate/ Special Court for trial of cases under Prevention of Corruption Act and the copy of the FIR has been forwarded to the superior officers for further action.

C. S. S. S. S.
Inspector of Police, 4/10/2022
Vigilance and Anti-Corruption,
Theni Detachment.