

## FIRST INFORMATION REPORT

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

TAMIL NADU POLICE  
INTEGRATED INVESTIGATION FORM-I

C 8069036

1. District : *Chennai* PS: *DVAC - HARS* Year: *2024* FIR No.: *01* Date: *31.01.2024*  
மாவட்டம் காவல்நிலையம் ஆண்டு முத.அ. எண் நாள்
2. (i) Act சட்டம்: *IPC* Sections பிரிவுகள்: *7, 12 & 7, 13(2) & 13(1)(d) and 15(2) & 13(1)(d) of the prevention of corruption Act - 1988*  
(ii) Act சட்டம்: *The Prevention of Corruption Act - 1988* Sections பிரிவுகள்: *13(1)(d) and 15(2) & 13(1)(d) of the prevention of corruption Act - 1988*  
(iii) Act சட்டம்: *Act - 1988* Sections பிரிவுகள்: *13(1)(d) of the prevention of corruption Act - 1988*  
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : *2015* Date to : *2017*  
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 : *31.01.2024* Time : *17.00 hrs.*  
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்  
(c) General Diary Reference : Entry No(s) *31.01.2024* Time : *17.00 hrs*  
பொது நாட்குறிப்பில் பதிவு விவரம் எண் நேரம்
4. Type of Information : Written/ Oral : *Written*  
தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக
5. Place of Occurrence (a) Direction and Distance from PS:  
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும் *Binny Mill campus, perambur Barracks Road, perambur, Chennai - 12.*  
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 : *G.KARTHIK* (b) Father's/ Husband's Name : *R. Gunasekaran*  
குற்றமுறையீட்டாளர்/ தகவல் தந்தவர் பெயர் தந்தை / கணவர் பெயர்  
(c) Date / Year of Birth : *40* (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 : *Special Investigation Cell, Vigilance and Anti - Corruption, Chennai-12*  
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)  
*① Tr. T. Velayudhan, s/o Thudisingam (Private Individual) Managing Director M/s. Landmax Housing projects Limited, No. 27<sup>th</sup> Street, T. Nagar, Chennai-12*  
*② Tr. Sunil Khetpali & s/o Parasram Jethpalia (Private Individual), Director of M/s KLP Projects Private Limited Chennai.* *③ Tr. Maneesh purmar,*
8. Reasons for delay in reporting by the complainant / Informant: *s/o Kundanmai, Director of M/s KLP and Unknown Officials of Various Departments and People Representatives.*  
குற்றமுறையீட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்

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 கருக்கம். (தேவையெனில் தனித்தாளில் இணைக்கவும்)

*Given in separate sheet enclosed herewith*

13. Action taken : Since the above report reveals commission of offence(s) as mentioned at item No.2 registered the case and took up the investigation / directed *Ins. A. Saminathan, Insp. of Police* to take up the Investigation / Refused Investigation / transferred to PS *S.R. V.KAL. Chennai* 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 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. குற்றமுறையீட்டாளருக்கு / தகவல் தந்தவருக்கு படித்துக்காட்டி, அது சரியாக எழுதப்பட்டு இருப்பதாக ஏற்றுக் கொள்ளப்பட்டு, அதன் படி தகவல் 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: *31.01.2024 @*  
நீதிமன்றத்திற்கு அனுப்பப்பட்ட நாளும், நேரமும் *17.30 hrs*

Name: பெயர் *A. KARTHIK*  
Rank: நிலை *Insp. of Police*

*Special Investigation Cell  
Vigilance and Anti-corruption  
Mandir, Chennai - 16.*

**Continuation of Serial No.12 of the FIR in DVAC, Head Quarters Cr.NO. 01/2024 u/s U/s 7, 12 r/w 7, 13(2) r/w 13(1)(d) and 109 IPC r/w 13(2) r/w 13(1) (d) of the Prevention of Corruption Act, 1988.**

**ACCUSED**

**A.1** Thiru.T.Udhayakumar,  
S/o Thulsingam,  
Managing Director,  
M/s.Landmark Housing  
Projects Limited,  
No.27<sup>th</sup> Street, T-Nagar,  
Chenna-17.

**(Private Individual)**

**A-2** Thiru.Sunil Khetpalia  
S/o Parasmal Khetpalia  
Director of M/s.KLP  
Projects Private Limited,  
Chennai.

**(Private Individual)**

**A-3** Thiru.Maneesh Parmar  
S/o Kundanmal,  
Director of M/s.KLP,  
Projects Private Limited,  
Chennai.

**(Private Individual)**

**and Unknown Officials  
of Various Departments  
and People  
Representatives.**

The Complainant Thiru. Rajiv Naidu initiated legal proceedings against M/s.Landmark Housing Projects Private Limited in O.P.No.1052 of 2017 on the file of the Hon'ble High Court of Judicature at Madras. In response to the said Original Petition, Thiru T.Udayakumar the Managing Director of M/s.Landmark Housing Projects Private Limited filed documents before the Hon'ble High Court of Judicature at Madras in his support, which also included the sworn statement made by the said Thiru.T.Udayakumar before the Income Tax authorities u/s 132(4) of the Income Tax Act, 1961 on 15.12.2017 and 16.12.2017. The sworn statement and Annexure-A thereto discloses cash payments worth about **Rs.50,00,86,125/-** to

different public servants including MPs, MLAs, Councillors, officials of some Government departments, private individuals as mentioned in Annexure-A of his statement to get their help during execution of his project of proposed construction of multi storied apartments at Binny Mill Campus, Perambur Barracks Road, Perambur, Chennai during the period from 2015 to 2017. Hence the Petitioner requested registration of FIR and investigation over the episode.

2. The Hon'ble High Court of Judicature at Madras passed an order on the said Criminal Original Petition in Crl.O.P.No.27938/2018 dated 12.12.2018 with a direction to the Respondent to complete the Preliminary Enquiry within a period of four months. The petition as well as the Order of the Hon'ble High Court of Judicature at Madras delivered in the Criminal Original Petition was also communicated to the Competent Authority and the Competent Authority also accorded concurrence to conduct a Preliminary Enquiry on 28.05.2019. In continuation, a Preliminary Enquiry was registered in PE 29/2019/PUB/SIC on 29.05.2019 and taken up for enquiry.

3. The relevant documents concerned in the Preliminary Enquiry was received from the Assistant Director of Income Tax (Investigation), Chennai on 23.03.2020 and the same was scrutinised and found the following facts :

i. Thiru.T.Udayakumar, Managing Director of M/s.Landmark Housing Chennai Projects Private Limited deposed a sworn statement u/s 132(4) of the Income Tax Act, 1961 before Thiru P.SankarPandi, IRS., Deputy Director of Income Tax (Investigation), Unit-3(1), Chennai-34 on 15<sup>th</sup> and 16<sup>th</sup> December 2017. In the statement, while answering to a question about the expenses incurred in respect of the Perambur Barracks Road property purchased from M/s.Binny Limited, Thiru T.Udayakumar has produced a list of persons in the Annexure-A to whom cash payments were made and the amount paid to each one of them and other expenses incurred.

ii. Thiru.T.Udayakumar in his statement recorded on 15.12.2017 and 16.12.2017 by the IT official authorities stated that during the year 2015, A1 to A3 have purchased the property to an extent of 14.16 acres of land including old houses located at Perambur Barracks Road, Perambur, Chennai from M/s.Binny Limited. There were encroachments and squatters on this property and the road adjacent to the property was narrow and on account of this, there was problem in getting CMDA's approval for construction of multi storied apartments. So he had to incur unaccounted expenses and made payments to Government Officials / Public servants in cash as and when required. The cash expenditure for the above came to Rs.50,00,86,125/- which was submitted as in Annexure-A.

4. For the purpose of this enquiry and easy understanding, the 49 items given in Annexure-A is sub-classified as follows:-

**TABLE - 1**

<b>Sl.No.</b>	<b>Political Public Servants</b>	<b>Amount paid in cashRs.</b>
1	Balaganga MP	2300000.00
2	Jawahar / DMK	3300000.00
3	MLA Neelakandan	4000000.00
4	MP (Mayor Ref)	16700000.00
5	PKS - DMK	1000000.00
6	Venkatesan MP	2000000.00
7	Councillor Saroja	200000.00
	<b>TOTAL</b>	<b>2,95,00,000.00</b>

**TABLE - 2**

<b>Sl.No.</b>	<b>Government Servants</b>	<b>Amount paid in cash</b>
1	Tahsildar Expenses	225000.00
2	Subramanian VAO	15000.00
	<b>TOTAL</b>	<b>2,40,000.00</b>

**TABLE - 3**

<b>Sl.No.</b>	<b>Government Departments</b>	<b>Amount paid in cash Rs.</b>
1	CMDA Expenses	89933000.00
2	CMWSSB	1035000.00
3	Co-operative Society	157200.00
4	EB Misc	288000.00
5	Registration Expenses	992750.00
6	Road Work – Ministries	66123500.00
7	Sales Tax Misc	30000.00
8	Corporation Misc	210150.00
	<b>TOTAL</b>	<b>15,87,69,600.00</b>

**TABLE - 4**

<b>Sl.No.</b>	<b>Other Expenses</b>	<b>Amount in Rs.</b>
1	Launch Expenses	15038500.00
2	AC	7300000.00
3	Advocate Expenses	16450000.00
4	Anand Architects Private Limited	300000.00
5	Architect Sathish	500000.00
6	ArunBalaji	20000.00
7	Bharathi and Thyagu compensation	250000.00
8	Binny Settlement Misc	88835000.00
9	Commission – Krishnamoorthy	60000000.00
10	Container	1200000.00
11	Court Expenses	2655000.00
12	Donation	280000.00
13	Gift Expenses	220000.00
14	Gold Main Infotech Pvt Ltd	330000.00
15	IFCI Valuation	800000.00
16	KM Garden Expenses	60000.00
17	Manish Commission	2750000.00
18	Manish and Sunil Compensation	80000000.00
19	Manish and Sunil Road work Interest	6550000.00
20	Miscellaneous convention and Interest charges	22100000.00
21	Misc Expenses	1377175.00
22	Model House Expenses	320000.00
23	Narayana Rao	500000.00
24	Notary Expenses	3850.00
25	Ravi (Arul A/c)	1300000.00

26	Scaffolding Expenses	77000.00
27	Senthil labour Mettupalayam	10000.00
28	Sujith	200000.00
29	Temple Balalayam A/c	150000.00
30	Thirumavalavan	1500000.00
31	Venkatesh Labour	500000.00
	<b>TOTAL</b>	<b>31,15,76,525.00</b>

Thus it is clear that Thiru.T.Udayakumar paid Rs.50,00,86,125/- by the way of bribe to various officials and public servants.

5. A1 Thiru T.Udhayakumar had stated in his Sworn Statement that A1 to A3 entered into the agreement for the purchase of the property from M/s.Binny Limited for a consideration of Rs.490 Crores. They had paid to M/s.Binny Limited Rs.60 Crores which include Rs.20 Crores from his own accruals and balance of Rs.40 Crores was borrowed from Thiru Sunil Khetpalia and Thiru.Maneesh Parmar at Rs.20 Crore each. Later A1 to A3 have obtained a loan of Rs.365 Crores from M/s.Edelweiss, a NBFC Company. Further informally all the controls were with Thiru.Sunil Khetpalia and Thiru.Maneesh Parmar and they were taking all the decisions & reduced the consideration from Rs.490 Crores to Rs.370 Crores through a fresh agreement. The entire control of the project was handled by both A2 Thiru.Sunil Khetpalia and A3 Thiru.Maneesh Parmar. The difference amount of Rs.120 Crores was infact paid in cash to the land owner i.e., M/s.Binny Limited by A2 Thiru.Sunil Khetpalia and A3 Thiru.Maneesh Parmar.

6. A1 Thiru T.Udhayakumar had stated in his Sworn Statement that A1 to A3 have purchased the property from M/s.Binny Limited. As A1 Thiru T.Udhayakumar was born and brought up in the property, he undertook the responsibility of vacating the Ex-employees and their

families from the premises, by paying suitable compensation. A1 to A3 have also cleared the road-widening portion and removed the Park. The total expenditure for the above work i.e Rs.50,00,86,125/- was arranged by Thiru Sunil Khetpalia and Thiru.Maneesh Parmar and paid in cash.

7. In view of the facts mentioned above and also based on the oral and documentary evidence, there are grounds to believe that the marginally noted Accused A1-Thiru T.Udhayakumar, (Private Individual) Managing Director, M/s.Landmark Housing Projects, A2-Thiru Sunil Khetpalia and A3- Thiru.Maneesh Parmar Directors of M/s.KLP Projects Private Limited entered into criminal conspiracy to bribe the unknown officials of various departments and people representatives to get their help during execution of his project of proposed construction of multi storied apartments at Binny Mill Campus, Perambur Barracks Road, Perambur, Chennai. In pursuance of the said conspiracy an amount of Rs.50,00,86,125/- was paid by way of bribe to the unknown officials of various departments and people representatives, thereby the marginally noted accused A1 Thiru T.Udhayakumar, (Private Individual) Managing Director, M/s.Landmark Housing Projects, A2 Thiru Sunil Khetpalia and A3 Thiru. Maneesh Parmar Directors of M/s.KLP Projects Private Limited and unknown officials of various departments and people representatives appears to have committed offences punishable under section 7, 12 r/w 7, 13(2) r/w 13(1)(d) and 109 IPC r/w 13(2) r/w 13(1) (d) of the Prevention of Corruption Act, 1988.



8. Therefore, I register a case as per the memorandum of DVAC in PE. 29/2019/PUB/SIC, dt.19.12.2023 against the accused A1. Thiru T.Udhayakumar, (Private Individual) Managing Director, M/s.Landmark Housing Projects, A2. Thiru.Sunil Khetpalia and A3. Thiru.Maneesh Parmar and unknown officials of various departments and people representatives in DVAC, Headquarters Cr.No.01/2024, U/s 7, 12 r/w 7, 13(2) r/w 13(1)(d) and 109 IPC r/w 13(2) r/w 13(1) (d) of the Prevention of Corruption Act, 1988. On 31.01.2024 at 17.00 hrs. The original FIR is forwarded to the Court of Honourable Special Judge for Cases under Prevention of Corruption Act, Chennai and copies to the officers concerned.

  
31/01/2024  
(G.Karthik)

**INSPECTOR OF POLICE**  
Special Investigation Cell  
Vigilance & Anti Corruption,  
Chennai - 600 016.

