



COMMERCIAL TAXES AND REGISTRATION DEPARTMENT

DEMAND NO.11

STAMPS AND REGISTRATION

**POLICY NOTE
2023-2024**

P. MOORTHY
Minister for Commercial Taxes and
Registration

©
GOVERNMENT OF TAMIL NADU
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1. Introduction

The Registration Act provides the method of registration of property to inform the public about legal rights affecting the property. This also ensures that copies of registered documents are stored permanently to prevent fraud. The Government have taken several steps to improve the system of Registration, including passing of Tamil Nadu Act 41/2022 which amended the Registration Act, 1908 empowering the officials of the Department to cancel fraudulent documents. This innovative reform introduced by the Registration Department of Tamil Nadu has received attention from all other States and they

wish to visit our State to study this and to emulate the same. The Government have also introduced online registration system for certain documents such as Deposit of Title Deeds to banks, Receipt and Lease deed for residential purpose upto five years. This system eliminates the need for people to physically visit Sub Registrar offices for registration of all documents. Additionally, the Department has been reorganised to improve the monitoring of registering officers' work. Beyond property documents, the Registration Department registers marriages under various Acts, Societies, Chit Funds and Partnership Firms.

1.1 History of the Registration Department

Established in 1864, the Registration Department has grown exponentially in terms of documents' registration and revenue. The Department administers several Acts either partially or fully and is responsible for storing and

providing legal information to the public regarding property rights.

2. Acts administered by the Registration Department

Four Acts are administered fully and nine Acts are administered partially by the Registration Department.

2.1 Acts administered fully by the Registration Department

The various Acts administered by the Department fully are given below:

Sl. No.	Act	Functions
1.	The Registration Act, 1908	This Act consolidates the provisions relating to registration of documents. The Act elaborates what are the documents compulsorily registered and what are the documents optionally registered. This Act also provides for procedure to be followed during

		registration and various registers to be maintained.
2.	The Indian Stamp Act, 1899	This Act prescribes the rates of stamp duty for various types of documents and also prescribes the mechanism for collection of stamp duty.
3.	Tamil Nadu Societies Registration Act, 1975	The State Act provides a mechanism for registration of societies started for various purposes like literary, scientific, educational, sports, etc. Besides, it stipulates the documents to be filed periodically, procedure for functioning of societies etc.
4.	Chit Funds Act, 1982	Chit Fund is used as an instrument for saving money by public. The Act provides a mechanism for registration of Chit Fund companies, procedure for conduct of Chits and for redressal of disputes between subscriber and Chit Fund company etc.

2.2 Acts administered partially by the Registration Department

The various Acts administered by the Department partially are given below:

1. The Births, Deaths and Marriages Act, 1886
2. The Indian Partnership Act, 1932
3. The Indian Christian Marriage Act, 1872
4. The Parsi Marriage and Divorce Act, 1932
5. The Special Marriage Act, 1954
6. The Hindu Marriage Act, 1955
7. Tamil Nadu Registration of Marriages Act, 2009
8. Dowry Prohibition Act, 1961
9. Births and Deaths Act, 1969

3. Structure of the Department

The Registration Department is headed by the Inspector General of Registration. The Department comprises of 10 Registration Zones, 54 Registration Districts, 583 Sub Registrar offices including camp offices.

3.1 Inspector General of Registration

Inspector General of Registration is the Chief Controlling Revenue Authority under the Indian Stamp Act, 1899. He is also the Registrar under the Chit Funds Act, 1982 and the Tamil Nadu Societies Registration Act, 1975.

Four Additional Inspectors General of Registration assist the Inspector General of Registration in various functional areas. The details of the subject allotted to each Additional Inspector General of Registration are given below:

Sl. No.	Post	Subject
1	Additional Inspector General of Registration (Stamps and Registration)	Registration of documents, collection of Stamp Duty, appeals under section 56 of Indian Stamp Act, 1899, refund of Stamp Duty, Accountant General audit, etc.

2	Additional Inspector General of Registration (Guideline)	Fixation and administration of Market Value Guidelines, appeal under 47A(5) and 47A(6) of Indian Stamp Act, 1899, etc.
3	Additional Inspector General of Registration (Intelligence)	Audit, Registration of marriages under various Acts, matters relating to jurisdiction of Sub Registrar offices, etc.
4	Additional Inspector General of Registration (Chits and Societies) / Additional Registrar of Chits	Registration of Societies, Chit Funds, Partnership Firms, Office buildings, Construction and maintenance, Reconciliation of receipts, etc.

3.2 Deputy Inspector General of Registration

Ten zonal offices of the Department are headed by Deputy Inspector General of

Registration. The zones are divided into many Registration Districts. Deputy Inspector General of Registration monitors the work of District Registrar and Sub Registrar under his/her jurisdiction.

Details of zones along with the constituent Registration Districts are provided as below:

Sl. No.	Zone	Constituent Registration District
1	Chennai	1. Chengalpattu 2. Chennai (Central) 3. Chennai (North) 4. Chennai (South) 5. Kancheepuram 6. Tiruvallur
2	Coimbatore	1. Coimbatore 2. Erode 3. Gobichettipalayam 4. Tiruppur 5. Udthagamandalam
3	Cuddalore	1. Chidambaram 2. Cuddalore 3. Kallakurichi 4. Tindivanam 5. Villupuram 6. Virudhachalam

4	Madurai	<ol style="list-style-type: none"> 1. Dindigul 2. Madurai (North) 3. Madurai (South) 4. Palani 5. Periyakulam
5	Ramanathapuram	<ol style="list-style-type: none"> 1. Karaikudi 2. Ramanathapuram 3. Sivagangai 4. Virudhunagar
6	Salem	<ol style="list-style-type: none"> 1. Dharmapuri 2. Krishnagiri 3. Namakkal 4. Salem (East) 5. Salem (West)
7	Thanjavur	<ol style="list-style-type: none"> 1. Kumbakonam 2. Mayiladuthurai 3. Nagapattinam 4. Pattukottai 5. Thanjavur 6. Tiruvarur
8	Tiruchirappalli	<ol style="list-style-type: none"> 1. Ariyalur 2. Karur 3. Perambalur 4. Pudukottai 5. Tiruchirappalli

9	Tirunelveli	<ol style="list-style-type: none"> 1. Cheranmahadevi 2. Kanniyakumari 3. Marthandam 4. Palayamkottai 5. Tenkasi 6. Thoothukudi 7. Tirunelveli
10	Vellore	<ol style="list-style-type: none"> 1. Cheyyar 2. Ranipet 3. Tirupathur 4. Tiruvannamalai 5. Vellore

A new zone with headquarters at Ramanathapuram has been created on 29.12.2022 by bifurcating Madurai zone vide G.O.(Ms) No.181, Commercial Taxes and Registration Department, dated 09.12.2022. The Chennai zone has been bifurcated into two zones viz., Chennai North and Chennai South, vide G.O.(Ms) No.179, Commercial Taxes and Registration Department, dated 09.12.2022 and the new zone will be made operation shortly.

3.3 Assistant Inspector General of Registration (Zone)

At Chennai, Coimbatore, Tiruchirappalli and Madurai, the Assistant Inspectors General of Registration (Zones) are conducting test audits in the Sub-Registrar Offices under their jurisdiction.

3.4 District Registrars (Administration)

Registration District is headed by the District Registrar (Administration). Including the newly created districts of Tiruvarur, Tiruvallur, Tirupathur and Perambalur, total number of registration districts are 54.

Apart from monitoring the work of Sub Registrar offices, District Registrar (Administration) registers Societies under Tamil Nadu Societies Registration Act, 1975; registers Chit groups under the Chit Funds Act, 1982 and Partnership Firms under Indian Partnership Act, 1932. Besides, they conduct enquiry under

section 77A of Registration Act, 1908 on fraudulent registration of documents.

To ensure smooth administration, it has been decided to upgrade the post of District Registrars in Revenue District Headquarters as Assistant Inspectors General of Registration for which additionally 26 District Registrar posts have been upgraded as Assistant Inspector General of Registration vide G.O.(Ms) No.160, Commercial Taxes and Registration Department, dated 08.11.2022. Action is being taken to fill up these posts.

3.5 Sub Registrar Offices

Total number of Sub Registrar offices is 583 including camp offices. The staff attached to the main offices visit camp offices on Tuesdays and Thursdays and register the documents.

3.5.1 Duties of Sub Registrars are given below:

1. Registration of documents under the Registration Act, 1908.
2. Registration of marriages under the Hindu Marriage Act, 1955 and the Tamil Nadu Registration of Marriages Act, 2009.
3. Solemnisation of marriage under the Special Marriage Act, 1954.
4. Issuing of Encumbrance Certificates and certified copies of documents.
5. Custodian of birth and death records and issuing of extracts.

3.6 Registration Training Institute

To impart training to new recruits as well as providing refresher courses to the incumbents on various Acts and rules dealt by the Registration Department, a Training Institute was established in 1996. It is functioning in Chennai with

accommodation facilities for the trainees. The institute is headed by a Director in the cadre of Deputy Inspector General of Registration.

3.7 District Revenue Officers (Stamps) / Special Deputy Collectors (Stamps)

The District Revenue Officer (Stamps) / Special Deputy Collector (Stamps) is fixing market value to the documents of conveyance, exchange, gift, release of benami right and settlement referred by the registering officer under Section 47(A)(1) of Indian Stamp Act, 1899. The registering officer refers the registered documents to them if the stated value in the documents is less than the prevailing market value. The District Revenue Officer (Stamps) / Special Deputy Collector (Stamps) following the procedures laid down under the Tamil Nadu Stamp (Prevention of Undervaluation of Instruments) Rules, 1968 determines the correct market value of the

property. If the purchaser / executant pays the deficit stamp duty for the value determined by the District Revenue Officer (Stamps) / Special Deputy Collector (Stamps), the document will be returned by the registering officer after collecting deficit registration fee. If the purchasers / executants do not pay the deficit stamp duty for the value determined by the District Revenue Officer (Stamps) / Special Deputy Collector (Stamps), then action will be taken under Revenue Recovery Act to collect the deficit stamp duty. Besides interest at the rate of 1% per month for the entire period of default will be collected if the deficit amount is not paid within two months of the order.

There are 11 District Revenue Officer (Stamps) / Special Deputy Collector (Stamps)

offices spread throughout the State. The details are given below:

Sl. No.	District Revenue Officer (Stamps) / Special Deputy Collector (Stamps)	Name of the office
1	District Revenue Officer (Stamps)	Chennai Coimbatore
2	Special Deputy Collector (Stamps)	Cuddalore Kancheepuram Madurai Salem Thanjavur Tiruchirappalli Tirunelveli Vellore Virudhunagar

Any registrant aggrieved by an order of District Revenue Officer (Stamps) / Special Deputy Collector (Stamps) may prefer an appeal under Section 47A(5) of Indian Stamp Act, 1899 before the Inspector General of Registration.

The Chief Controlling Revenue Authority cum Inspector General of Registration may suo-motu revise, modify or set aside the order passed by District Revenue Officer (Stamps) / Special Deputy Collector (Stamps) under section 47A(6) of Indian Stamp Act, 1899, if such order is prejudicial to the interest of the revenue.

Under Section 47A(10) of Indian Stamp Act, 1899, the registrant may appeal to the High Court against the order passed by the Inspector General of Registration under sections 47A(5) and 47A(6) of Indian Stamp Act, 1899.

3.8 District Registrar (Audit)

The Department has Internal Audit Wing headed by District Registrar (Audit) which conducts 100% audit of the documents registered in Sub Registrar offices. The Audit Wing verifies all the documents to find out any revenue loss and procedural lapses. Audit Wing besides ensuring no leakage of revenue go unnoticed,

takes effective measures to stop the leakage of revenue. There are 49 Audit Wings in Registration Department.

Once the loss is found, statutory action to collect the loss is taken under sections 33(A) and 47(A)(3) of the Indian Stamp Act, 1899 and section 80(A) of the Registration Act, 1908. Besides, by making relevant entries in Encumbrance Certificate, further registration is prohibited till the deficit amount is collected. Deputy Inspector General of Registration monitors the work of District Registrar (Audit) under his/her jurisdiction.

The creation of 5 new District Registrar (Audit) posts for the districts of Salem (East), Karaikudi, Gobichettipalayam, Tambaram and Coimbatore (South) has been approved by the Government and the new offices will be made operation shortly.

3.9 Building Inspection

An immovable property includes land and building. As per rule 3(1-A) of The Tamil Nadu Stamp (Prevention of Undervaluation of Instruments) Rules, 1968, the details of the building like age, type, floor, area etc., have to be set forth in the instruments. Building inspections are carried out by Sub Registrars if value of building is less than Rs.50 lakhs. Building inspection is not required in the following cases:

1. If the building is approved by the proper authority
2. If the value of building is less than Rs.1 lakh in rural areas
3. If the value of building is less than Rs.2 lakhs in urban areas

Two Assistant Executive Engineers from Public Works Department on deputation each in Chennai and Madurai assess the value of special type of buildings like Industry, Commercial

complex and Multi-storey buildings and buildings having value of more than Rs.50 lakhs. The value of the building is assessed based on the rates published by the Public Works Department.

4. Revenue Generation

The Registration Department generates revenue by collecting Stamp Duty and Registration Fee for registration of documents, fee for issuing Encumbrance Certificates and certified copies, fee for registration of Marriages, Societies, Chits, Partnership Firms etc. Around 83% of revenue is generated by registration of sale documents. Chennai zone alone contributes around 45% of total revenue.

Registration Department is the third most contributor of revenue to the State exchequer. During the financial year 2022-2023, the Department earned a revenue of Rs.17,296.84 Crore by registering 34,41,248 number of documents. This is 24.32% increase in revenue

and 14.78% increase in number of documents registered comparing to the last financial year.

4.1 Total revenue earned from all sources and documents registered during the past ten years

Financial Year	Revenue (Rs. in Crore)	Percentage of increase over the previous Financial Year	No. of documents registered	Percentage of increase over the previous Financial Year
2013-14	8,055.74	8.05%	26,53,291	-1.38%
2014-15	8,279.64	2.78%	25,73,931	-2.99%
2015-16	8,562.38	3.41%	25,28,561	-1.76%
2016-17	7,007.74	-18.16%	20,27,916	-19.80%
2017-18	9,121.53	30.16%	22,10,595	9.01%
2018-19	11,071.02	21.37%	25,73,478	16.42%
2019-20	11,028.23	-0.39%	25,87,816	0.56%
2020-21	10,643.08	-3.49%	26,95,650	4.17%
2021-22	13,913.65	30.73%	29,98,048	11.22%
2022-23	17,296.84	24.32%	34,41,248	14.78%

4.2 Stamp Duty on Marketable Securities

The stamp duty on issue and transfer of shares and debentures is collected by concerned stock exchanges and depositories. If the

transaction is done by a resident of Tamil Nadu, it is transferred to Registration Department on monthly basis. The details of stamp duty collected for the past three years are given below:

Sl. No.	Financial Year	Stamp Duty Collected (in Crore)
1	2020-2021	238.61
2	2021-2022	366.60
3	2022-2023	199.60

4.3 Revenue from other sources

For registration of marriages, Societies, Chits, Partnership Firms etc., various fees are collected. During financial year 2022-2023, the collected fee details are given as below:

Sl. No.	Revenue Details	Revenue collected (Rs.in Crore)
1.	Marriage Registration	3.62
2.	Societies Registration	9.70
3.	Chits Registration	16.43
4.	Partnership Firm Registration	1.40

4.	Other charges (birth and death certificates and other charges)	19.89
5.	Marketable Securities	199.60
	Total	250.64

5. Market Value Guidelines Committee

Section 47AA inserted in Indian Stamp Act, 1899 by Tamil Nadu Act 13 of 2008 which came into force from 01.06.2010 empowers the State Government to constitute a Valuation Committee under the chairmanship of Inspector General of Registration. The Valuation Committee frames policy and methodology and also administers the market value guidelines in the State. In addition to that, at the district level, the sub-committees headed by respective District Collectors are constituted. The sub-committees are functioning under the Valuation Committee and shall follow procedures prescribed by the Valuation Committee.

Sub-committees are empowered to increase the market value guidelines and Valuation Committee is empowered to reduce the market value guidelines on the recommendations of the sub-committees.

The guideline value is fixed for survey numbers in rural areas and for streets in urban areas. The guideline value is available in the Registration Department website <https://tnreginet.gov.in>

5.1 Rationalisation of Guideline Value

Market value guidelines were revised based on recommendations of sub-committees from 01.04.2012. However the Valuation Committee reduced market value guidelines by 33% uniformly throughout the State with effect from 09.06.2017.

Market value of properties tends to either increase or decrease over a period of time. This

will create anomaly in the guideline values. So, to rectify the anomalies and to fix correct market value guidelines, the Government issued orders for constitution of a 'Guideline Value Rationalization Committee' vide G.O.(Ms) No.180, Commercial Taxes and Registration Department, dated 27.12.2021. This High Level Committee will function under the supervision of Steering Committee headed by the Honourable Minister for Commercial Taxes and Registration. The recommendations of High Level Committee will be placed before the Valuation Committee as well as sub-committee for approval and implementation as per the existing procedure.

5.2 Guideline Value and Registration Fee Revision

In the recent years, the market value has risen very steeply and representations have been received to revise the guideline value so as to make the guideline value reflect the market value.

The survey number wise revision is expected to take time and so, as an interim measure, the Government have announced to revise the guideline value to the rates prevailing till 08.06.2017 in the Budget for the year 2023-2024. While reducing the guideline value by 33 per cent with effect from 09.06.2017, the registration fee had been increased from 1 per cent to 4 per cent for the deeds of sale, gift, exchange and non-family member settlement. Now, the registration fee has been reduced from 4 per cent to 2 per cent in the Budget 2023-2024 in response to the requests from various quarters. This measure is expected to greatly benefit the poor and middle class especially those who avail bank loans to buy homes.

6. Stamp Duty exemption

The State Government is empowered to provide concession on stamp duty under Section 9(1)(a) of Indian Stamp Act, 1899. To

promote industries, the Government have provided concession on stamp duty under the policies mentioned below, for the instruments of sale or lease or lease-cum-sale of land / shed / buildings to start industrial unit:

1. Aerospace and Defence Industrial Policy, 2019.
2. The Tamil Nadu Electric Vehicle Policy, 2019.
3. Tamil Nadu Electronics Hardware Manufacturing Policy, 2020.
4. Tamil Nadu Industrial Policy, 2021.

7. Curtailing Fraudulent Registrations

The present Government have taken many laudable initiatives to curtail fraudulent registrations.

7.1 Real time verification of Identification using Aadhaar

Aadhaar authentication of the registrant's finger print during registration of documents has been enabled. Besides, the KYC information of

registrant is downloaded from UIDAI database and along with the endorsement printed copy is taken. This facility has curtailed impersonation drastically. If finger prints do not match due to old age, finger cut etc., facility to compare the iris of the executants with Aadhaar database is also available. Although this Aadhaar Authentication facility is consent based, most of the executants come forward to use this facility because two identifying witnesses are not insisted for those who avail this facility.

7.2 Pasting of photo of document writer or advocate who prepares the document

To curtail fraudulent registration, to instill a fear in the minds of fraudsters and to find-out the culprits easily, a circular has been issued to print the image of document writers or advocates in addition to printing their licence number or bar council registration number and affixing their signature.

7.3 Insertion of Rule 55A in Registration Rules

To curtail fraudulent registration, previously registered original document is being verified. If previous original document is lost, the seller has to produce 'non-traceable certificate' from police as well as paper advertisement in this regard. If the property is an ancestral one, then the owner of the property has to produce patta, tax receipt, etc. to prove ownership. Further, Encumbrance Certificate upto 10 days before the registration is being verified during registration.

Since, all the above verifications were done by the registering officers based only on executive instructions, in order to give a legal backup to the above verification, the Government have inserted Rule 55A after due process and notified it in the Official Government Gazette Extraordinary No.SRO A-16(a)/2022 on 05.09.2022. The inserted Rule 55A of the

Registration Rules acts as a deterrent against impersonation and fraud in registration of immovable properties and brings propriety in the registration process and it safeguards the interest of innocent original owners and purchasers.

7.4 Special Investigation Team for probing fraudulent registrations

A Special Investigation Team has been ordered to be formed to probe the registration violations happened during the past vide G.O.(Ms.) No.174, Commercial Taxes and Registration Department, dated 15.12.2021. The team will identify the registration of fraudulent documents and based on the report submitted by this team, the mistakes crept in the registration of documents will be set right. Appropriate legal steps will also be taken to revert the property back to its genuine owner and thus to mitigate the plight of the public in retrieving their property from the land grabbers.

7.5 Empowering the Inspector General of Registration to order cancellation of a forged and fraudulent document

Earlier ordinary people were forced to approach jurisdictional Civil Courts to cancel any fraudulent and forged registration.

Hence, to alleviate the sufferings of such persons, a Bill was passed in the Tamil Nadu Legislative Assembly to bring suitable amendments in the Registration Act, 1908 to order for cancellation of any fraudulent and forged registration. The Bill has been assented by the Honourable President of India in August 2022 and the same has been implemented.

Accordingly, Section 77A has been inserted in the Registration Act, 1908 including some other sections in Tamil Nadu Act No.41/2022 to empower the District Registrar or the Inspector General of Registration to order for cancellation of a forged and fraudulent document, if a document

is found to be fraudulent. Either suo-motu or upon complaints received in this regard with regard to documents registered in violation of Section 22A and Section 22B of the Registration Act the District Registrar or Inspector General of Registration can order for cancellation of document after due enquiry.

Moreover the amendment empowers the Inspector General of Registration to enquire the appeals against the orders of District Registrar and the Government to take up the appeals against the original orders of the Inspector General of Registration in this regard.

This Act has come into force with effect from 16.08.2022. Through the implementation of the above Act, persons who have been affected by the fraudulent or forged registration on their properties can represent to the respective District Registrar for redressal of their grievance without approaching the jurisdictional Civil Courts.

8. Societies

Societies are registered under the Tamil Nadu Societies Registration Act, 1975. The Tamil Nadu Societies Registration Act, 1975 provides for the registration of Literary, Scientific, Religious, Charitable, Sports and other categories of societies in the State. A group of people who serve with useful and similar objectives form a society and register the same under the Tamil Nadu Societies Registration Act, 1975.

A society can be formed by a minimum of seven or more than seven persons. At the time of registration of a society, the memorandum and bye-laws signed by at least seven members shall be filed.

Societies are registered in the districts where they are formed. Societies are registered with the District Registrar concerned. The application of new society registration can be uploaded through online. The District Registrar

verifies the documents and if found to be in order, registers the Society and issues a digitally signed certificate of registration. The Society can download the digitally signed certificate through its user login.

Every society is required to have an Executive Committee of not less than three members for managing its affairs and the term of office cannot exceed three years. Election for Executive Committee shall be conducted as per the term of office.

All Societies registered under the Act should conduct at least one General Body Meeting every year and audited accounts have to be filed with the District Registrar every year. Delay in filing of annual returns is condoned by the District Registrar for a period upto 10 years, by the Inspector General of Registration for a period upto 20 years and by the Government beyond the period of 20 years.

If any registered society is not functioning properly or the affairs are mismanaged or its activities are not in furtherance of its objects or it has contravened any of the provisions of the Societies Registration Act or Rules, the Government may appoint a Special Officer under Section 34-A of the Tamil Nadu Societies Registration Act, 1975 to manage the affairs of the society for a specific period.

As on date, there are 2,35,700 registered societies functioning in the State and during the year 2022-2023 for the period from 01.04.2022 to 31.03.2023, a sum of Rs.9.70 Crore has been collected from the societies.

No.of Societies registered and functioning as on 31.03.2023

Sl. No.	Name of the Zone	No of Societies
1.	Chennai	54,950
2.	Coimbatore	17,608
3.	Cuddalore	14,275

4.	Madurai	27,564
5.	Ramanathapuram	18,165
6.	Salem	25,792
7.	Thanjavur	16,557
8.	Tiruchirapalli	18,509
9.	Tirunelveli	15,732
10.	Vellore	26,548
	Total	2,35,700

9. Chits

The Chit business and functioning of Chit Fund companies are regulated and monitored under the Chit Funds Act, 1982 and the Tamil Nadu Chit Fund Rules, 1984.

At the State level, the Inspector General of Registration is the Registrar of Chits and Additional Inspector General of Registration is designated as Additional Registrar of Chits. Deputy Inspector General of Registration is designated as Joint Registrar of Chits, District Registrar is designated as Deputy Registrar of

Chits and Sub Registrar (Chit and Society) as Assistant Registrar of Chits.

Registration of Chits, commencement and conduct of Chit business are governed by this Department. Security Deposits are collected from the Chit companies for issuing Previous Sanction Order before starting a chit.

As on **31.03.2023**, there are **2650** registered Chit Companies functioning in the State and during the year 2022-2023 (01.04.2022 to 31.03.2023) a sum of **Rs.16.43 Crore** has been collected.

Chit Companies as on 31.03.2023

Sl. No.	Name of the Zone	No of Chit Companies
1.	Chennai	339
2.	Coimbatore	558
3.	Cuddalore	124
4.	Madurai	163

5.	Ramanathapuram	61
6.	Salem	149
7.	Thanjavur	123
8.	Tiruchirapalli	297
9.	Tirunelveli	736
10.	Vellore	100
	Total	2650

10. Chit Arbitration

Any disputes touching the management of Chit business are referred by any of the parties either the subscriber or the foreman to the District Registrar cum Deputy Registrar of Chits for arbitration. There are independent Chit Arbitrators at Chennai (North and South), Chennai (Central) and Coimbatore. In other Districts, District Registrar (Administration) acts as Chit Arbitrator. Chit Arbitrators hear and pass decrees on the disputes arising in the functioning of chits and chit groups. Appeal can be preferred with the Government against the orders of the Chit

Arbitrator. No Civil Court has powers to entertain any suits in respect of disputes arising under this Act.

11. Partnership Firms

Under the Indian Partnership Act, 1932, all District Registrars (Administration) are designated as the 'Registrar of Firms'.

With the advent of STAR 2.0 software, Partnership Firms are provided with the login ID and also, the application for new Partnership Firm registration is submitted through online and after due verification of the application submitted by the Partnership Firm, District Registrar registers the Partnership Firm and issues a digitally signed certificate of registration which can be downloaded by the applicants. Hence for new registration of the Firms, the registrants need not visit the office of the Registrar of Firms.

Every registered Firm has to file declaration within 3 months from the date of closing of every financial year that the Firm is in operation during the financial year.

Any change in the constitution of the registered Partnership Firm has to be filed with the Registrar of Firms. Fees are collected from the Partnership Firms for the registration and filing of annual declaration, change of address of the Firm, change in constitution of the Firm, alteration in partners' name or address, etc.

As on **31.03.2023**, there are **6,06,298** registered Partnership Firms in Tamil Nadu and during the year 2022-2023 (01.04.2022 to 31.03.2023) a sum of **Rs.1.40 Crore** has been collected from the Partnership Firms.

Partnership Firms (as on 31.03.2023)

Sl. No.	Name of the Zone	No. of Firms
1.	Chennai	2,64,502
2.	Coimbatore	67,664
3.	Cuddalore	13,039
4.	Madurai	32,386
5.	Ramanathapuram	23,046
6.	Salem	84,372
7.	Thanjavur	14,706
8.	Tiruchirapalli	58,201
9.	Tirunelveli	21,702
10.	Vellore	26,680
	Total	6,06,298

12. Registration of Marriages

Marriages solemnized in the State are to be registered compulsorily under the Tamil Nadu Registration of Marriages Act, 2009. The Sub Registrars are Marriage Registrars under various Marriage Acts. The registering officers are also registering already solemnized marriages

under Hindu Marriage Act, 1955, the Tamil Nadu Registration of Marriages Act, 2009 and the Special Marriage Act, 1954.

Besides, the registering officers are empowered to solemnize the marriages under the Special Marriage Act, 1954. Suyamariyathai (Self-Respect) marriages or Seerthirutha (Reformative) marriages solemnized between two Hindus, Sikhs, Jains and Buddhists are registered under Section 7A of the Hindu Marriage Act, 1955.

Details of Marriages registered under various Acts during the financial year 2022-2023 are given below:

The Tamil Nadu Registration of Marriages Act, 2009	77,738
The Hindu Marriage Act, 1955	38,809
The Special Marriage Act, 1954	7,755

13. Stamp Vendors

Appointment of licensed stamp vendor is being made by District Registrar concerned as per

Rule 25 of Tamil Nadu Stamp Rules under Section 76-A of Indian Stamp Act, 1899. Number of stamp vendor post is determined based on the population of the locality viz., in the ratio of one stamp vendor for ten thousand population. There are 3,504 active stamp vendors in Tamil Nadu.

Licensed stamp vendor shall sell stamps within such geographical limits as indicated in their licences. The accounts of the stamp vendors are verified by the District Registrars every month and by the Sub Registrars every week.

14. Document Writers

In Tamil Nadu, most of the documents presented for registration are usually prepared by licensed document writers. Document writers are issued with the licence for drafting documents by licensing authority under the Tamil Nadu Document Writers Rules, 1982.

There are three types of Licences namely:

- I. State Level Licence (A Licence) issued by the Inspector General of Registration or Deputy Inspector General of Registration of the respective zone.
- II. District Level Licence (B Licence) issued by the District Registrar concerned and
- III. Sub-District Level Licence (C Licence) issued by the District Registrar concerned

As on **31.03.2023**, there are **5,141** licensed Document writers in the State. Category wise details are given below:

Document writers with State Level Licence	2836
Document writers with District Level Licence	1988
Document writers with Sub-District Level Licence	317
Total licensed document writers	5141

The general public can prepare their documents by themselves. In order to facilitate

them in preparing the documents, model forms have been uploaded in the Registration Department Website.

14.1 Tamil Nadu Document Writers' Welfare Fund

The Tamil Nadu Document Writers' Welfare Fund has been established by the Government from 02.12.2022 for the welfare of document writers and their families vide G.O. (Ms) No.175, Commercial Taxes and Registration Department, dated 01.12.2022. A document writer who wants to become a member of this Fund can become a member by paying a one-time entry fee of Rs.1000/-.

Provision has been made to provide the welfare schemes such as accident assistance, death assistance to the members and educational assistance for the children of the members, etc., from welfare fund on the same lines of other welfare boards. A sum of Rs.10/- collected for

each document presented for registration in Sub Registrar offices is credited to the Tamil Nadu Document Writers' Welfare Fund.

15. ICT initiatives of the Department

Registration Department is a pioneer in computerization and digitization.

Computerization emerged as 'Project STAR' – Simplified and Transparent Administration of Registration (Phase – I) initially with 14 Sub Registrar Offices and 9 District Registrar Offices was inaugurated by the then **Honourable Chief Minister Dr.Kalaingar M.Karunanidhi** on 06.02.2000 and then in a phased manner achieved 100% computerization in the Department. To cope up with the technological advancements in e-Governance, many services have been digitalized.

Under Project STAR 2.0, a comprehensive online portal has been facilitated initially for

document registration, issuance of Encumbrance Certificate and certified copy of documents and then extended for services related to Societies, Chits, Partnership Firms and Marriage registration activities.

15.1 Services offered and facilities available in Project STAR 2.0

Separate logins are provided for public, document writers and advocates. Besides Societies, Chits and Partnership Firms can create separate logins for their use.

1. Using the login, citizen can themselves create a document and can book convenient date and time for registration of document / marriage. They can apply for Encumbrance Certificate and certified copy of documents online and can also make online payments.
2. Status of the registered documents can be known from the portal.

3. Encumbrance Certificate can be viewed and downloaded through the portal without any cost.
4. They have instant SMS facility to know the status of their application.
5. By a special amendment in Registration Act, 1908, it has been enabled to register the agreements relating to deposit of title deeds to get loans from banks, receipts and lease deeds upto 5 years for residential purposes through online.
6. Online registration of Societies and Partnership Firms and eliminating physical presence.
7. Online filing of minutes of Chit Funds.

15.2 Data Repository

Data storage at three different places viz., M/s ELCOT State Data Centre, Perungudi, Nearline Data Recovery Centre at the office of Inspector General of Registration, Santhome and Disaster

Recovery Centre at National Informatics Centre, Pune has been enabled which drastically curtails tampering and damage of documents.

15.3 Audit Module

A separate module has been developed catering to the need of Audit Wing. This module facilitates activities like generation of audit report, getting reply from registering officers, passing final orders, appeal, taking legal action, collection of loss etc.

16. Prominent Projects of Registration Department for Public Benefit

16.1 Capturing Thumb Impression using Biometric Device

During registration of documents, registrants' photo using web camera and their thumb impression using biometric device are being captured. If digital impression of an executant is available from the previously

registered document, finger print comparison is made to curtail impersonation.

16.2 Enabling registration of certain documents by Electronic means on Online mode

To enable certain types of instruments to present in electronic form, the Registration Act, 1908 has been amended vide Tamil Nadu Act No.24/2022 in respect of Sections 32, 52 and 69 of the Act which came into force from 12.09.2022 vide G.O.(Ms) No.130, Commercial Taxes and Registration Department, dated 12.09.2022.

As a first step, the online registration has been introduced for the following nature of documents:

1. Agreement relating to Deposit of Title Deeds to obtain loan from Banks and other Financial Institutions.

2. Receipt Deed executed by Banks and other Financial Institutions after repayment of loan.
3. Rental or Lease Agreement upto five years relating to residential purposes.

Through the implementation of the said facility, a citizen need not physically visit Sub Registrar offices for submission and registration of the above mentioned documents. The citizen can execute the document by electronic means through online sitting at home. His/her identity will be verified by comparing the fingerprint with Aadhaar database maintained with UIDAI. The document will be sent to the concerned Sub Registrar Office through online and after registration, the citizen can download the registered document in his/her login.

16.3 e-Sign in online services

Certificates like Encumbrance Certificates, certified copies of Registered Documents,

Marriage Certificate extracts, Society Registration Certificates, Partnership Firm Registration Certificates etc., are provided online by affixing Aadhaar enabled e-Sign of registering officers eliminating physical visits. Users can download these certificates at their convenient place and time through their login.

16.4 Automatic application facility for name change in documents related to Tamil Nadu Generation and Distribution Corporation, Greater Chennai Corporation and Chennai Metro Water Supply and Sewerage Board

The facility of sending automatic application for name change in documents related to Tamil Nadu Generation and Distribution Corporation, Greater Chennai Corporation and Chennai Metro Water Supply and Sewerage Board, once the registration of document is completed, was inaugurated by the Honourable Chief Minister on 07.12.2021.

16.5 Automatic Patta transfer

'STAR 2.0' of Registration Department and 'Tamil Nilam' of Revenue Department have been integrated and applications for patta transfer for not involving sub division cases and involving sub division cases are being sent online, once the registration of document is over. Sub division fee is collected by the registering officer for the cases involving sub division. With respect to cases not involving sub division, if seller's name is found in patta, automatic patta transfer in 'Tamil Nilam' software is enabled.

16.6 Preference in registration for Senior Citizens

Chronological registration of documents is being done in the Sub Registrar offices. Keeping in view of welfare of senior citizens, if any of the executants or claimants has crossed the age of 70, the software is enabled to prioritize

registration of the document without making them wait in Sub Registrar's office.

16.7 Tatkal Scheme

Most of the registrants like to register their documents on auspicious date and time. To enable them to get tokens on the days of their preference, Tatkal token scheme has been introduced in 100 heavy registration offices vide G.O.(Ms)No.92, Commercial Taxes and Registration Department, dated 30.05.2022. Those who want to register on auspicious days, even if the normal tokens are fully booked, can use the Tatkal scheme by paying Rs.5000/- as Tatkal charges. The scheme has been inaugurated by the Honourable Chief Minister on 28.09.2022.

16.8 Online Index correction and Marriage Certificate correction

Online sending of necessary correction details to the concerned Sub Registrar office has been enabled if any mistakes are found in

Encumbrance Certificates or Marriage Certificates. This saves time and prevents the common public from unnecessarily visiting the Sub Registrar Offices. The corrected encumbrance details are being sent by the Sub Registrar after due verification to the District Registrar for approval and after District Registrar's approval, the corrected details will reflect in portal.

16.9 Prohibition of registration of Government Lands

In order to automatically curb registration of Government lands at the entry level itself, a software module has been created. The module compares the Government land details in 'Tamil Nilam' database of Revenue Department in real time and if the survey number is marked as belonging to Government, 'STAR 2.0' software of Registration Department automatically prohibits registration of these properties. This module will

help in preventing registration of Government land, land of local bodies, water bodies etc.

Besides, a separate module to input the details of prohibited lands has been created. Since the properties belonging to Hindu Religious and Charitable Endowment, Wakf Board, properties prohibited from registration by Judicial Courts etc., are shown as prohibited lands in the portal itself, the software will not allow to book tokens. The purchasers can get the details of prohibited lands through this facility.

16.10 Unified Call Centre

The Government have accorded sanction in G.O.(Ms.)No.128, Commercial Taxes and Registration Department, dated 26.08.2022 for providing details of services rendered by Registration Department by all means of communication including WhatsApp, Chatbot, You tube videos, etc. The work is under progress.

16.11 Unified Service Centre

In order to provide registration services viz., creation of document, issuance of Encumbrance Certificate, certified copy, booking slot, online payment etc., at a reasonable rate to common citizens, the Government have accorded administrative sanction to set up Unified Service Centre at Chennai and Coimbatore on a pilot basis vide G.O.(Ms)No.162, Commercial Taxes and Registration Department, dated 10.11.2022. This service will be provided shortly.

16.12 Online payments through Banks

Keeping in view of safe and secured payment of departmental charges, either online or online linked branch payment through approved banks viz., State Bank of India, Indian Overseas Bank, Indian Bank, Industrial Development Bank of India (IDBI), Central Bank of India, Punjab National Bank, Bank of Baroda, Union Bank of India has been enabled.

Besides, State Bank of India acts as an aggregator of other banks wherein payments via 58 scheduled banks by way of Net banking, UPI, RTGS, NEFT, Debit Card and Credit Card could be made. Moreover, PoS machines have been installed at Sub Registrar offices for the payment of departmental charges within Rs.1,000/-.

16.13 Installation of IP Camera and issuance of DVD

To ensure transparent services at Sub Registrar office, three IP Cameras have been installed at each Sub Registrar office and remote monitoring from Inspector General of Registration Office and Zonal Deputy General of Registration office has been enabled. Further, two more additional cameras to monitor record rooms of each Sub Registrar office have also been installed.

DVD is being issued to the registrant public with the IP Camera recordings of registration of

their document/marriage by collecting Rs. 100/-.

16.14 Online viewing of Encumbrance Certificate

Public can view and download Encumbrance Certificate of their property from portal of the Registration Department anywhere anytime at free of cost. The details are available for the period from 01.01.1975 to till date in the website of this Department. Daily around 80,000 Encumbrance Certificates are getting downloaded.

The Department is a repository of legally valuable documents since 1864. Encumbrance Certificates for the period prior to 1975 are being issued manually. The Government have accorded administrative sanction for digitization of Index II records for the period from 01.01.1950 to 31.12.1974 in G.O.(Ms.)No.162, Commercial Taxes and Registration Department, dated 26.11.2021. Tender process is in progress.

16.15 e-Stamping

As an alternate mode of stamp duty payment and as per the guidance of the Central Government, e-Stamping through M/s. Stock Holding Corporation of India Limited (SHCIL) has been implemented. Initially, the Project has been implemented at 9 Sub Registrar offices on a pilot basis from 27.05.2010. As on date, e-Stamping has been implemented in all Sub Registrar offices.

The e-Stamping could be used for any document similar to stamp papers. One e-Stamp paper can be used for any value. Both Judicial and non-Judicial e-Stamp papers are being issued.

Many nationalized and private banks act as authorized collection centres of M/s.SHCIL.

17. Transfer duty to Local Bodies

Registration Department collects transfer duty at the rate of 2% on market value for

instruments of Sale, Exchange and Gift. The transfer duty is collected at the rate of 1% to the instrument of mortgage with possession. The transfer duty thus collected is transferred by this Department to the concerned local bodies as per the provisions of various Local Body Acts. Registration Department retains 3% of transfer duty as collection charges and transfers 97% transfer duty to the concerned local body on a quarterly basis.

During the financial year 2021-2022, Rs.1971.62 Crore was transferred to local bodies, out of total transfer duty of Rs.2032.60 Crore collected and the remaining amount was retained by the Department as collection charges.

18. Right to Information Act, 2005

Applications received for providing information under the Right to Information Act, 2005 are promptly dealt within stipulated time by the Department. Last year, 27,602 Right to

Information petitions were received from the applicants and prompt replies were provided to the public and a sum of Rs.3,15,782/- was collected as fee.

19. Reorganisation of Offices

19.1 Creation of New Registration Zones

- 1) A new zone with headquarters at Ramanathapuram has been carved out of Madurai Zone and it is functioning from 29.12.2022.
- 2) The Government have accorded administrative and financial sanction for creation of new Chennai (South) Registration Zone by bifurcating the Chennai Zone. This new zone will be created soon.

19.2 Creation of New Registration Districts

The Government have accorded administrative and financial sanction for creation

of new Tambaram Registration District by bifurcating the Chennai (South) Registration District vide G.O.(Ms)No.183, Commercial Taxes and Registration Department, dated 09.12.2022 and creation of new Coimbatore (North) and Coimbatore (South) Registration Districts by bifurcating Coimbatore Registration District vide G.O.(Ms) No.185, Commercial Taxes and Registration Department, dated 09.12.2022. This will be implemented soon.

19.3 Creation of New Audit Wings

The Government have accorded administrative and financial sanction for creation of new District Registrar (Audit) offices in Salem (East), Gobichettipalayam and Karaikudi Registration Districts vide G.O.(Ms)No.24, Commercial Taxes and Registration Department, dated 13.03.2023.

19.4 Upgradation of District Registrar (Admin) Posts

The posts of 26 District Registrars (Admin) functioning in the Revenue District headquarters have been upgraded to Assistant Inspector General of Registration level to increase the efficiency of functioning vide G.O.(Ms) No.160, Commercial Taxes and Registration Department, dated 08.11.2022.

19.5 Creation of New Sub Registrar Offices

During the year 2022-2023, the following six new Sub Registrar Offices were created for the convenience of the public:

Sl. No.	Registration District	Newly Created Sub Registrar Offices	Date of Creation
1	Tirupathur	Joint 2 Sub Registrar Office	26.04.2022
2	Madurai (South)	Samanatham	29.12.2022
3	Madurai (North)	1.Pothumbu 2.Melur (East) 3.Chettikulam 4.Kathakkinaru	29.12.2022

Further, administrative and financial sanction for creation of Thillai Nagar Sub Registrar Office in Tiruchirapalli Registration District has been issued in G.O.(Ms.)No.13, Commercial Taxes and Registration Department, dated 27.02.2023. It will be inaugurated soon.

19.6 Reorganization of Sub Registrar Offices' territorial jurisdiction

The Government have issued orders to reorganise the territorial jurisdiction of the Sub Registrar Offices in tune with the Revenue Districts. During the year 2022-2023, the territorial jurisdiction of Sub Registrar Offices in Madurai (South) and Madurai (North) Registration Districts of Madurai Revenue District have been reorganized on the basis of Revenue Taluks and Panchayat Unions vide G.O.(Ms)No.137, Commercial Taxes and Registration Department, dated 03.10.2022 and G.O.(Ms)No.138,

Commercial Taxes and Registration Department,
dated 03.10.2022.

19.7 Merging of Hamlets with Revenue Villages

During the current year, as ordered by the Government vide G.O.(Ms) No.147, Commercial Taxes and Registration Department, dated 28.10.2021, hamlets were merged with revenue villages in Madurai (North), Madurai (South), Krishnagiri, Tuticorin, Virudhunagar, Palayamkottai, Chengalpattu, Kancheepuram, Tiruvallur, Ramanathapuram, Nagapattinam, Karaikudi, Pudukottai and Ariyalur Registration Districts so that all hamlets of a revenue village come under one Sub Registrar Office. The merger of hamlets with revenue villages in Sivagangai District is under progress.

19.8 Construction of new buildings replacing very old buildings of Sub Registrar Offices

In Registration Department, totally 148 Sub Registrar offices and one District Registrar office are functioning in very old Government buildings. During the Demand 2022-2023, the Government announced that 50 such Sub Registrar office buildings will be reconstructed with modern facilities in the first phase and a sum of Rs.96.64 Crore was allotted for this purpose. Action is being taken for construction of new buildings by obtaining detailed cost estimates from Public Works Department.

19.9 Providing Modern Facilities and Infrastructure for Sub Registrar Offices having heavy registration

The Government announced that during the Financial Year 2022-2023, modern facilities and infrastructure will be provided to cater to the needs of public in two Sub Registrar offices in the

first phase at the cost of Rs.50 lakhs and these offices will function as model offices. Accordingly, Government have issued orders for providing modern facilities in Sub Registrar offices at Kundrathur in Chennai (South) District and Gandhipuram in Coimbatore District at the cost of Rs.25 lakhs each and work is in progress.

20. Other new initiatives taken by the Government for the welfare of Registrant Public.

20.1 Control Room in the office of Inspector General of Registration

To sort out the grievance of public immediately, a control room was established in the office of Inspector General of Registration. Three cell numbers are provided to the control room. The public can call and lodge their complaints by phone or complaints can be sent either by whatsapp or by mail.

20.2 Grievance day on Mondays

On all Mondays, Deputy Inspectors General of Registration and District Registrars are conducting grievance day in their offices as per orders issued in G.O.(Ms) No.118, Commercial Taxes and Registration Department, dated 29.09.2021. The petitions or complaints received are processed immediately in order to solve the grievance of public as early as possible.

20.3 Functioning of Sub Registrar Offices on Saturdays

To cater to the needs of the public, particularly office goers, Government have permitted the Sub Registrar Offices where more documents are registered to function on all Saturdays vide G.O.(Ms) No.64, Commercial Taxes and Registration Department, dated 28.04.2022. Accordingly, top 100 Sub Registrar offices based on the number of registration have been selected and instructed to function full day

on Saturdays to carry out all kinds of registrations. For the registration being made during Saturdays, an additional fee of Rs.1,000/- for each document is being collected in addition to Stamp Duty and Registration Fee. This scheme has been well received by the public.

20.4 New facility for Christian Marriage Registration

A new flow to apply for solemnization and registration of the Christian marriages under Indian Christian Marriage Act, 1872 by Christian Priests, Government licensed Marriage Registrars through online was inaugurated and implemented by Honourable Chief Minister on 28.09.2022.

20.5 Issuing of True Copies of Christian Marriage certificate extracts by Deputy Inspector General of Registration

As per Indian Christian Marriage Act, 1872, Inspector General of Registration is the sole authority to archive the records and issue true

copies of extracts of Christian marriage certificates. Previously, a Christian individual was expected to visit the office of Inspector General of Registration situated in Chennai to obtain true copy of extract of marriage certificate. For the benefit of the Christian public, powers have been delegated to the Deputy Inspectors General of Registration of the ten zones to issue true copies of the marriage certificates vide G.O.(Ms.) No.148, Commercial Taxes and Registration Department, dated 28.10.2021 and this facility was implemented from 26.04.2022.

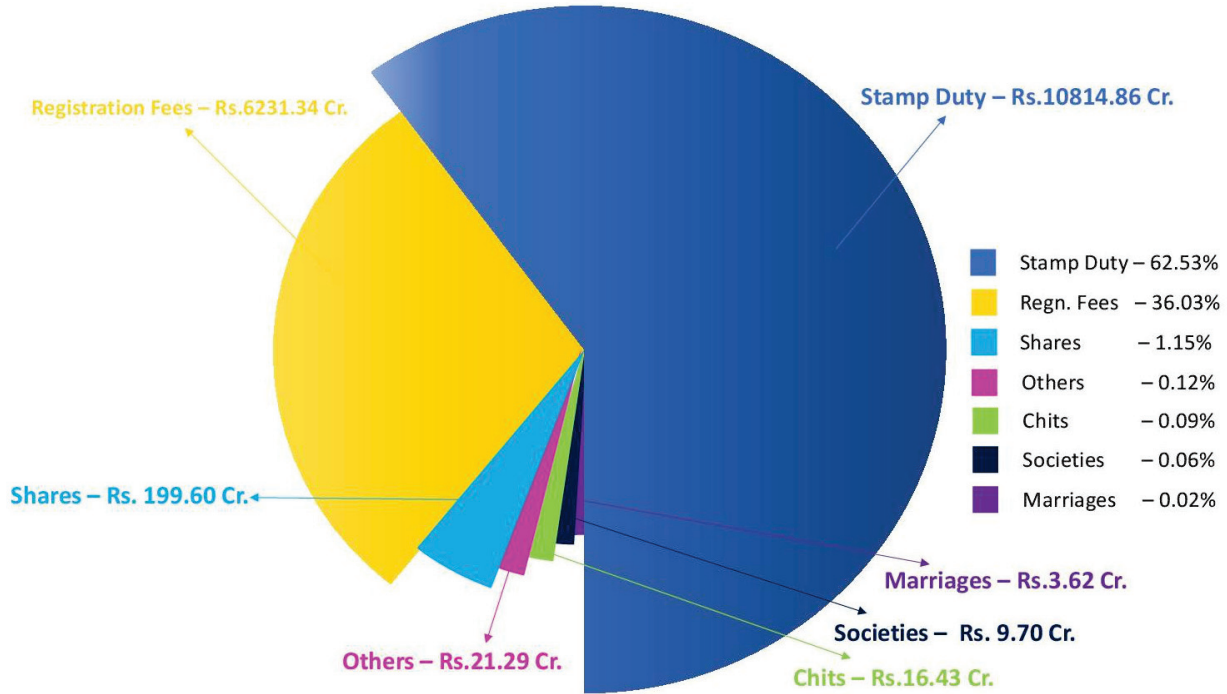
21. Conclusion

Various reforms have been initiated by this Government to maximise registrants' satisfaction by providing many number of services by the Registration Department at the door step of registrant public using modern technology. Return of documents on the same day saves the valuable time of registrants. The Department is also taking

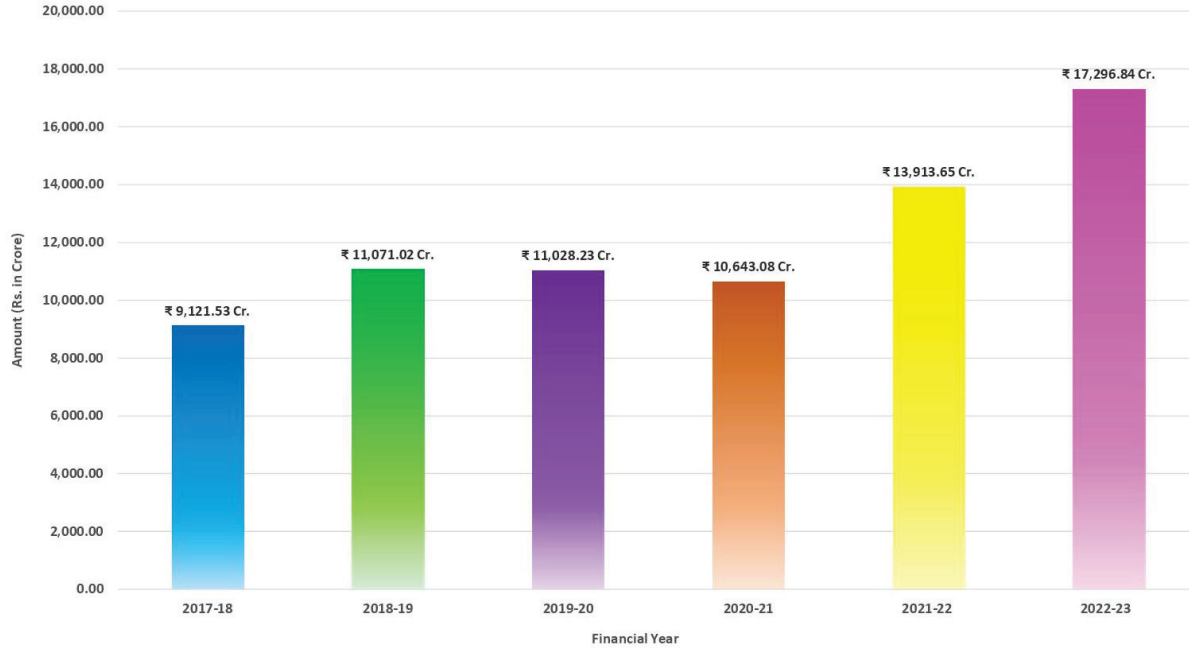
steps to reduce the human footprints at the Sub-Registrar offices by introducing online facilities for auxiliary services like issue of Encumbrance Certificates, certified copies, Marriage extracts, Birth and Death extracts, activities of Societies, Chit Funds, Partnership Firms, etc. The various new reformative procedures introduced in Registration Department have not only received laurels from the registrant public but also increased the revenue to the State exchequer in an unforeseen range as a result of their satisfaction.

P. MOORTHY
Minister for
Commercial Taxes and Registration

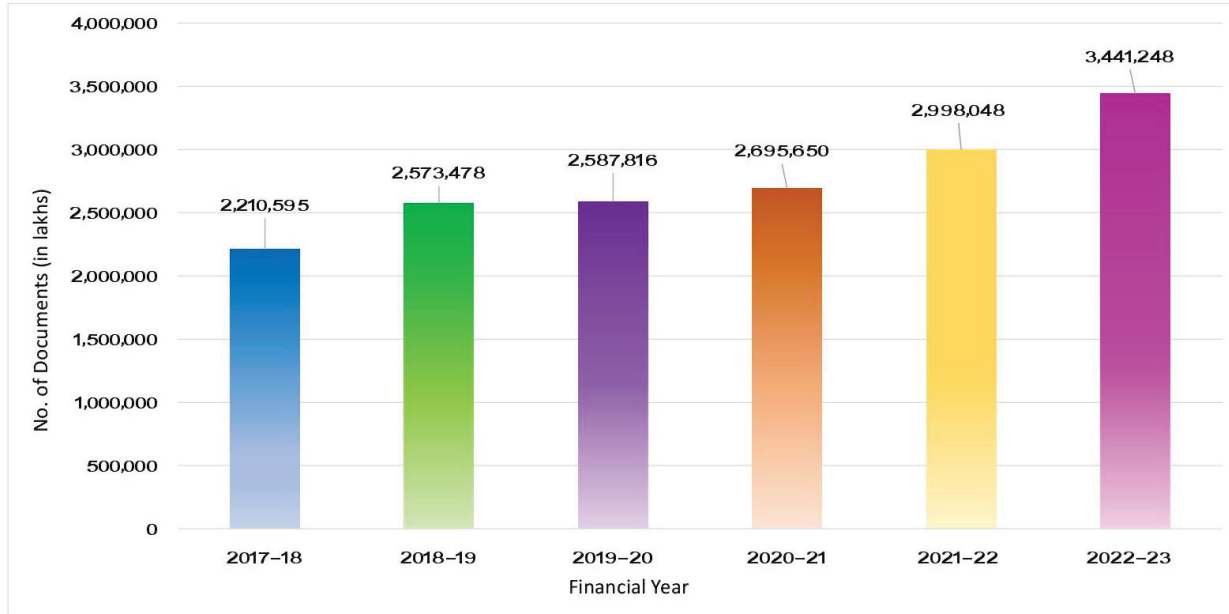
Revenue Collection under various Acts in Registration Department for the Financial Year 2022-23



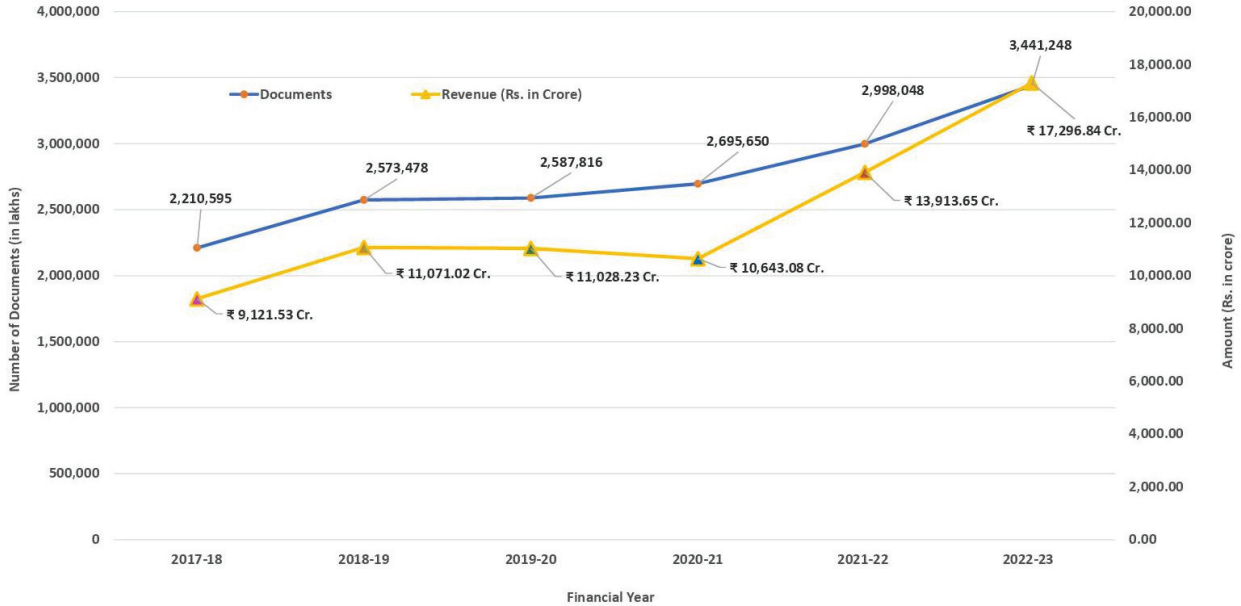
Registration Department - Comparison of Revenue Collections from 2017-18 to 2022-23



Registration Department - Comparison of Document Registration from 2017-18 to 2022-23



Registration Department - Trend of Document Registration and Revenue Collections for Six Years





Honourable Tamil Nadu Chief Minister gave orders to five beneficiaries at Secretariat on 28.09.2022 as a token of initiation of powers to Registration Department to cancel the forged documents as per the newly enacted Tamil Nadu Act brought for the purpose of curbing fraudulent registrations.




பதிவுத் துறை
உடனடி (டூட்கல்) டோக்கன் வசதி

- ❖ அதிக ஆலோசனைகள் பதிவு செய்யும் நூறு சார்பினங்கள் அலுவலகங்களில் உடனடி (டூட்கல்) டோக்கன் வசதி அறிமுகம்.
- ❖ ஒன்பெரு வேலை நாள்க்கும் அனுமதிக்கப்பட்ட அளவை விட கூடுதலாக டோக்கன்கள்.

டூட்கல் டட்டணம் ரூ.5000/-


பதிவுத் துறை
திருமணங்களாக சான்றுகளில் இணையையழி திருத்தம் விண்ணப்பிக்கும் வசதி
 பதிவுத்துறையில் திருத்தம். திருமண பதிவுச் சட்டங்களிக்கு திருமணங்கள் பதிவு செய்யப்பட்டு திருமண சான்று வழங்கப்படுகிறது.

1. இந்து திருமணச் சட்டம், 1955
2. தமிழ்நாடு திருமண பதிவுச் சட்டம், 2009
3. சிறுத்த திருமணச் சட்டம், 1954
4. இந்திய கிறித்தவ திருமணச் சட்டம், 1874

- ❖ திருமணப்பதிவு விண்ணப்பங்களில் மாற்றிக்கொண்ட விவரங்களில் இருந்து வழங்கப்படும் திருமணச் சான்றுகளில் திருத்தம் ஏதும் தேவையான இணைய வழியாகவே விண்ணப்பித்து திருத்திய சான்று பெறும் வசதி கொடுக்கப்படுகிறது.

Honourable Tamil Nadu Chief Minister inaugurated the Tatkal Token facility in Registration Department and online facility for application for correction in Marriage Certificate at Secretariat on 28.09.2022.



Honourable Tamil Nadu Chief Minister inaugurated Tamil Nadu Document Writers' Welfare Fund at Secretariat on 02.12.2022 and distributed Identity Cards to the members of the Welfare Fund.



Honourable Minister for Commercial Taxes and Registration gave away Certificates of Appreciation for best performing officers of Registration Department on 06.07.2022 at the Registration Zonal Officers review meeting held at Krishnagiri. In the said event, Secretary to Government, Commercial Taxes and Registration Department, Tmt.B.Jothi Nirmaladasamy, I.A.S., Inspector General of Registration Thiru.M.P.Sivanarulu, I.A.S., District Collector, Krishnagiri Dr.V.Jayachandrabanu Reddy, I.A.S., participated.



On 29.12.2022, Honourable Minister for Commercial Taxes and Registration inaugurated newly formed Ramanathapuram Registration Zone with headquarters at Ramanathapuram bifurcated from Madurai Registration Zone. In the said inauguration, Secretary to Government, Commercial Taxes and Registration Department, Tmt.B.Jothi Nirmalasamy, I.A.S., Inspector General of Registration Thiru.M.P.Sivanarul, I.A.S., District Collector, Madurai Dr.S.Aneesh Sekar, I.A.S., and higher officials of Government participated.

New Office Buildings inaugurated in Registration Department in 2022-2023.



New Sub Registrar Office Building
at Nazareth, Tirunelveli Zone.



New Sub Registrar Office Building at Punjai
Puliampatti, Coimbatore Zone.

