

IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CWP No.26497 of 2018

Decided on : 19.11.2018

Sewak Ram

... Petitioner

Versus

Union of India & others

... Respondents

CORAM : HON'BLE MR.JUSTICE G.S. SANDHAWALIA

Present : Mr.J.S.Hooda, Advocate, for the petitioner.

G.S. Sandhawal, J. (Oral)

Prayer in the present writ petition, filed under Articles 226/227 of the Constitution of India, is for release of the arrears of solatium and interest on the award from the date of the notification till its realization, for the land measuring 22 kanals, situated within the revenue estate of Village Maujpur, Sub Tehsil Mohana District Faridabad. The claim, as such, is based on the judgment of the Division Bench in **M/s Golden Iron & Steel Forgings Vs. Union of India & others 2011 (4) RCR (Civil) 375.**

The award in question was passed by the Arbitrator on 18.02.2016 (Annexure P-1), whereby for the said village, market value has been assessed @ Rs.69,35,000/- per acre, by enhancing the same, apart from assessing the market value of 8 other villages, for the acquisition under the National Highway Act, 1956.

In similar circumstances, against this award dated 18.02.2016 also, landowners had come to this Court in CWP-29431-2017 titled *Phool Singh Vs. National Highway Authority of India & others*, decided on 12.03.2018 and have been relegated to their alternate remedy, by noticing that on an earlier occasion also, they had successfully approached the Addl.District Judge twice, under Section 34 of the

Arbitration & Conciliation Act, 1996. Relevant portion of the judgment reads as under:

“As noticed, the remedy would be under [Section 3G\(5\)](#), to the Arbitrator, firstly and thereafter, if not satisfied, to the District Judge, in view of the provisions of the 1956 Act. Once having done so, the land- owners, as such, cannot be permitted to shift the track and approach this Court now claiming that solatium and interest have not been paid. It is to be noticed that the argument, as such, was also raised before the Arbitrator regarding the said claim, which would be clear from para 13 of the award of the Arbitrator. If the amount has not been awarded, as such, the land-owners have always an opportunity of impugning the award, in accordance with law. The Writ Court, as such, cannot be approached, in view of the fact that there is a specific statutory remedy available. It is settled principle that once there is an alternative and efficacious remedy available, the Writ Court cannot be approached, at the first instance.

The argument that the matter is covered by the judgment of the Division Bench rendered in CWP-25006-2016 titled Sadhna & another Vs. National Highway Authority of India & others, dated 03.12.2016 (Annexure P-2), does not help the petitioners, as the award was passed in the year 2016 and the land-owners had approached this Court immediately thereafter, claiming the benefits as granted by the Division Bench in Golden Iron & Steel Forging's case (supra) and in such circumstances, the directions had been issued, that the petitioners could apply to the competent authority-cum-Land Acquisition Collector, who was to further determine and pass a supplementary award.

As noticed, the petitioners have resorted to challenging the awards before the Arbitrator, firstly and thereafter, to the District Judge and now, cannot be allowed to come to this Court, directly. The position would lead to a very anomalous situation, in as much as the other land- owners would have

remedy and would have approached the District Judge also and therefore, it would only lead to orders being passed by this Court, directing a decision, as such, whereas other land-owners would have preferred their statutory remedy.

Once a procedure has been prescribed under the statute, the same has to be followed and merely because the petitioners have approached this Court, the discretionary relief under [Article 226](#) of the Constitution of India, needless to say, is not liable to be invoked. Counsel for the respondents is well justified in holding out that for necessary relief, applications under [Section 34](#) have to be filed within a fixed time- frame, as per the provisions of the Act. If the land-owners have chosen not to file such petitions, they cannot overcome the issue of limitation only on account of the fact that they have approached the Writ Court, to get over this legal impediment. Thus, in view of the alternative remedy as such available, it is always open to the petitioner to seek recourse to his alternative remedy for the statutory benefits which are due as it is settled principle that recourse to the writ court cannot be made if there is efficacious and alternative remedy available. The Apex Court in **United Bank of India Vs. Satyawati Tondon and others, 2010 (8) SCC 110** has noticed the principles of alternative remedy. It was observed that it was a self imposed restraint and the alternative remedy was a rule of discretion and not one of compulsion. The relevant observations read as under:-

"44. While expressing the aforesaid view, we are conscious that the powers conferred upon the High Court under [Article 226](#) of the Constitution to issue to any person or authority, including in appropriate cases, any Government, directions, orders or writs including the five prerogative writs for the enforcement of any of the rights conferred by Part III or for any other purpose are very wide and there is no express limitation on exercise of that power but, at the same time, we cannot be oblivious of the rules of self imposed restraint

evolved by this Court, which every High Court is bound to keep in view while exercising power under [Article 226](#) of the Constitution.

45. It is true that the rule of exhaustion of alternative remedy is a rule of discretion and not one of compulsion, but it is difficult to fathom any reason why the High Court should entertain a petition filed under [Article 226](#) of the Constitution and pass interim order ignoring the fact that the petitioner can avail effective alternative remedy by filing application, appeal, revision, etc. and the particular legislation contains a detailed mechanism for redressal of his grievance."

Further, the argument raised that the District Judge would not have jurisdiction, as such, in the absence of the right of solatium under the Act, is also without any basis. Once the Division Bench has held that the land-owners, as such, are entitled for the benefits and has declared the law, as such, the argument raised that the District Judge would not have jurisdiction, is without any basis.

Accordingly, the writ petitions are disposed of, as not maintainable. Needless to say that it is open to the petitioners to avail their alternative remedies, in accordance with law, as observed above."

Faced with this situation, counsel does not press the present writ petition and submits that he may be given liberty in the same terms.

Dismissed as not pressed, with the aforesaid liberty.

November 19th, 2018
sailesh

(G.S.SANDHAWALIA)
JUDGE

Whether speaking/reasoned:
Whether Reportable:

Yes/No
Yes/No