



FALCON CREST ASSOCIATION OF ALLOTTEES

Regd. No: 0070/BDA/2024 Dated. 27/09/2024

Regd. under Sub-section (2) of Section 15 of OAOMA Act 2023

Pet Policy of Falcon Crest Association of Allottees

Introduction

Falcon Crest Association of Allottees recognizes the companionship and joy pets can bring to residents. To promote a peaceful and respectful environment for everyone in our community, it's essential to consider that some residents may not share our love for pets or may have animal allergies or fears. This policy outlines the guidelines for responsible pet ownership within the community to ensure a safe, clean, and enjoyable environment for all residents.

General Pet Guidelines

1. Wild and dangerous animals are disallowed to be kept as pets, so are all animals which may not legally be kept in captivity as per the Wildlife Protection Act 1972 and Cruelty to Animals Act 1960.
2. Pets should not be kept, bred, and used for commercial purposes while in Falcon crest.
3. Pet owner must complete the Pet registration form before having a pet at his/her flat in Falcon Crest. Pets already present before the implementation of the policy must register their pets within 15 days of publication of the policy. Registration forms will be available at the estate manager office.
4. Pet Details must be updated in the Society management app.
5. Residents are responsible for the pets of the guests who visit their unit, such pets are subject to the same guidelines as those of residents
6. Vaccinations & Registration: All pets must be current on vaccinations and registered with the local authority vaccination of pet is a prime responsibility of pet owner and an integral part of their care. Pet owners must ensure that all pets are vaccinated and must maintain full vaccination record and must be able to submit the latest vaccination records on demand.
7. Pet Supervision: Pets must be always supervised within the community. Leaving pets unattended outdoors or allowing them to roam freely is prohibited.
8. Pets must always be carried and leashed when within the apartment building and during travel. While your pet might be amiable toward you, he might not be as amiable or overly friendly toward strangers.
9. Pets are allowed only in the service lifts and not in the passenger lifts. Pets may be taken in passenger elevators when the service lift is unavailable, such as during maintenance or repair. Pet owners are urged to wait their turn if it inconveniences other users.
10. Feeding of pets in common areas must be avoided.
11. Pet owners should ensure that the pet relieves itself ONLY outside the campus, keeping the surroundings and their cleanliness in mind.
12. If the pet relieves itself in any other common area, it is the responsibility of pet owner to have the area cleaned and washed and disinfected.
13. Pet Owners must use only the paved driveway for walking their pets and strictly avoid front side lawn, Children play area, Basement, Club house, Swimming Pool, Gym.
14. Residents are responsible for training their pets to minimize disturbances to their neighbours.
15. Pet owners are responsible for any damage or injury caused by their pet inside the premises of Falcon Crest and are liable for recovery of damages. Association of Allottees bears no responsibility for damages or injury caused by a pet.
16. Pet owners must maintain a clean and sanitary living environment for their pet.
17. Pets should not be allowed to go near the garbage bins or collection areas either in the corridors or in the common areas.
18. Each resident should de-register your pet from the society management app while moving out of Falcon Crest or moving your pet out from Falcon Crest.

Regd. Address: Society Room, Ground Floor, A Block, Falcon Crest, Sampur, Bhubaneswar-751029

Phone: 0674-3160982, E-mail: secretary@falconcrest.in, URL: www.falconcrest.in

19. Enforcement

Violations of this pet policy may result in warnings, fines, as listed below.

Violation of Clause	Fines
No. 7 & 8	<ul style="list-style-type: none">• First two instances – Warning only• First Instance with Injury to other residents: Rs. 2000.00 and the entire medical expenses of the injured 3rd party.• Subsequent instance – Rs. 4000.00 and the entire medical expenses of the injured 3rd party.
No. 9	<ul style="list-style-type: none">• First 1 instance: Warning only.• Next instance: Fine of Rs. 500.00.
No. 11,12 &13(failure to comply)	<ul style="list-style-type: none">• First instance: Warning only• Subsequent instances: Rs. 1000.00

Repeated violations of the rules will lead to a formal complaint with BMC.

20. Enforcement Ladder

1. Reporting of an instance of violation: Security Personnel, Security officer, Supervisor, Estate manager, housekeeping staff, maintenance staff or residents.
2. The E.M will notify the Violation to the concerned resident.
3. For disputes, a Query may be raised to the Executive committee via email.

