

GUIDELINES FOR KEEPING AND MANAGING PETS IN THE SOCIETY

Siddha Town Madhyamgram Association of Apartment Owners (STMAAO)

1. Objective

These guidelines are framed to ensure:

- A) Responsible ownership and humane treatment of pets.
- B) Safety and convenience of all residents, visitors, security personnel and facility staff.
- C) Cleanliness and hygiene in common areas.
- D) Prevention of nuisance, uncontrolled movement and avoidable conflicts.
- E) Proper use of lifts, parking areas, corridors, parks, driveways and other common facilities.
- F) Compliance with applicable laws, directions of the Government of India, Animal welfare board of India (AWBI), local municipal authority and other competent authorities.

2. Registration / Declaration of Pets

- A) Every resident keeping a pet in the society is requested/required to furnish basic details to the Society Office for emergency and administrative purposes.
- B) The information may include:
 - Flat number and owner's name
 - Name/type of pet
 - Species and approximate age
 - Emergency contact number
 - Vaccination details, where applicable
- C) Registration with the Society shall not be treated as permission to keep a pet; it is primarily for safety, emergency management and administrative records only.

3. Responsibility of Pet Owners

The pet owner shall be fully responsible for the behaviour, health, safety and hygiene of the pet.

The owner shall:

- Keep the pet properly supervised.
- Take reasonable precautions to prevent biting, jumping upon, chasing or frightening residents.
- Ensure that the pet does not create continuous noise or disturbance.
- Prevent the pet from damaging society property.

- Take immediate action if the pet becomes aggressive or uncontrollable.
- Ensure timely veterinary care and vaccination as recommended/required.
- Not abandon a pet within or around the society premises.

4. Movement Through Common Areas

- Pets shall not be allowed to roam unattended in the rooftop, corridors, lobbies, parking areas, gardens, driveways or other common areas.
- Dogs shall be accompanied by an adult, and responsible person while being taken outside the flat.
- Dogs shall not be accompanied by children to any common areas of the society.
- The owner should use a leash/harness in common areas wherever appropriate for the safety of residents and the animal.
- For dogs known to be difficult to control, additional reasonable safety measures should be taken.
- Pet owners shall not allow pets to chase vehicles, cyclists, children, domestic workers, security guards or other residents.
- Pets shall not be permitted to enter areas where their presence is prohibited by law like big gatherings, puja pandals and various functions of the society.

5. Use of Lifts

- Pets may use the society's lifts subject to reasonable safety and hygiene precautions.
- The pet owner should preferably use a lift in which other occupants are comfortable, when reasonably possible.
- If another resident objects due to fear or discomfort, the pet owner should, as a matter of courtesy, consider using the next available Lift.

6. Cleaning of Pet Excreta

This should be one of the strictest requirements.

- Pet owners shall immediately clean up urine, faeces, vomit or any other waste caused by their pets in common areas.
- Owners should carry suitable waste-disposal bags while taking dogs outside.
- Used bags shall be properly disposed of in the designated waste receptacle.
- Pet owners shall not leave animal waste in gardens, lawns, staircases, lifts, corridors, parking areas, walkways or children's play areas.
- If a pet urinates in a common area, the owner should immediately rinse/clean the affected area wherever practicable.
- Repeated failure to maintain cleanliness may be dealt with under the Society's general sanitation and nuisance rules, subject to applicable law

7. Designated Pet Relief Area

- There is no designated or suitable pet walking and relief area in this society.

- Avoid using driveways, children's playgrounds, rooftops, food service areas and swimming pool areas etc as pet relief areas.

8. Gardens, Children's Play Areas and Recreational Facilities.

- Pets should not be allowed inside children's play areas.
- Pets should not be allowed on play equipment.
- Pet owners should avoid allowing pets to disturb children or elderly residents.
- Pets should not be allowed inside swimming pools or pool-deck areas where prohibited for hygiene/safety reasons.

9. Barking, Aggressive Behaviour and Nuisance

- Pet owners shall take reasonable steps to prevent persistent and excessive barking or other disturbance.
- A pet should not be deliberately kept in a manner that causes continuous distress to the pet or disturbance to neighbours.
- If a genuine complaint is received, the Society should first attempt an amicable resolution.
- In cases involving repeated aggression, biting or danger to residents, the Society may request the owner to take appropriate veterinary/behavioural measures.
- Serious incidents should be documented by the Society and, where necessary, referred to the appropriate municipal, veterinary, police or other competent authority.

10. Dog Bite or Other Injury

In the event of a bite, scratch or other injury.

- The owner must immediately assist the injured person provide him available medical and financial help. provide contact details.
- The incident should be reported to the Society Office/security office.
- The owner should cooperate with medical/veterinary authorities and any investigation.
- The injured person should seek appropriate medical attention without delay.
- The Society should maintain an incident record.
- No resident or staff member should attempt to punish, injure, poison, abandon or otherwise harm the animal.
- Government advisories emphasise proper recording and management of animal-bite cases and availability of anti-rabies treatment.

11. Vaccination and Health

- Pet owners should ensure that pets receive vaccinations and veterinary care appropriate to their species, age and health condition.

- For dogs, anti-rabies vaccination should be kept current in accordance with veterinary advice and applicable local requirements.
- Where a public-health or veterinary authority requires production of vaccination/health records following an incident, the pet owner shall cooperate with the authority.

12. Pet Feeding.

- Pet feeding should be carried out responsibly and without creating litter, foul smell or obstruction.
- Food and water should not be placed in entrances, staircases, lift lobbies, children's play areas, parking areas or locations where they obstruct movement or create hygiene.
- Pet lovers must not throw food leftovers in any common areas of the society.
- Feeding should not attract pests or create a sanitation problem

13. Responsibility for Damage

- If a pet causes damage to society property, the Society may assess the actual damage and seek reasonable recovery from the responsible owner in accordance with the Society's applicable rules and laws.

14. Commercial Breeding/Boarding

- Keeping ordinary household pets as companions should be distinguished from running a commercial breeding, boarding, trading or pet-related business from a residential flat.
- Commercial breeding and sale of dogs are subject to the Prevention of Cruelty to Animals (Dog Breeding and Marketing) Rules, 2017 and applicable registration requirements.
- No resident shall conduct a commercial pet-breeding/boarding/trading activity from the flat in violation of law, municipal regulations, sanctioned use of premises or Society rules.
- The Society may require the resident to produce appropriate statutory registration/licences where such activity is being carried out.

15. Abandonment and Cruelty

No resident shall:

- Abandon a pet in the society premises. Lot of cats are abandoned in the society and they are creating problems for the residents. Pet owners are requested not to abandon their pets specially the cats.
- Don't encourage children or other people to tease or provoke animals.

16. Complaints Against Pet Owners

- Complaints should preferably be made in writing to the Society Office/FMO with:
- Date and time of incident
- Location
- Nature of complaint
- Description of the incident

- Available photographs/video/CCTV reference, where relevant
- Names of witnesses, if any

The Society should:

- Verify the complaint.
- Give the concerned pet owner an opportunity to explain.
- Attempt mediation where appropriate.
- Take reasonable corrective measures for genuine nuisance/safety violations.
- Refer serious matters to the appropriate statutory authority where necessary.

17. Role of Security Personnel

- Security personnel shall report aggressive animals or genuine safety incidents to the Facility Manager/Society Office.
- Assist in emergencies.
- Maintain incident records where required.
- Follow the Society's approved pet-management SOP.
- Security staff should not make their own rules regarding pets

18. Dispute Resolution

- Pet-related disputes between residents should not be allowed to turn into personal arguments.
- The Society may constitute a small Pet Management/Animal Welfare Committee consisting of representatives of the Board of Managers, residents and, where appropriate, a veterinary/animal-welfare representative.

The Committee may:

- Examine complaints.
- Suggest corrective measures.
- Maintain pet-related records.
- Coordinate with municipal/veterinary authorities if required.
- Give a resolution and Conduct awareness programmes.
- Recommend amendments to the guidelines if required.

19. General Principle

The Society shall follow a “Responsible Pet Ownership – Safe and Clean Society” policy rather than a “Pet Ban” policy. Pet owners must ensure that their animals do not cause avoidable nuisance, danger, damage or unhygienic conditions. At the same time, other residents must respect the lawful keeping and humane treatment of pets.

The objective should be: > “Safety of Residents + Cleanliness of Common Areas + Responsible Pet Ownership + Humane Treatment of Animals.”