

Rating Rationale

Brickwork Ratings assigns “BWR-KA-C ” (BWR Karnataka C) for the Tourism – Homestay Rating of Dandeli Kingfisher Jungle Stay (DKFJS) Bamangi , Gavegali grama Joida Taluk ,Uttar Kannada, Karnataka.

Brickwork Ratings India Pvt Ltd (BWR) has assigned “**BWR-KA-C ” #*** (Pronounced **BWR Karnataka C) (Provisional) Tourism – Homestay** rating to **Dandeli Kingfisher Jungle Stay, Bamangi, Gavegali Gram, Joida Taluk Uttar Kannada, Karnataka.** which indicates that the organization provides/delivers Moderate Quality of Facility. This Provisional Rating is valid for 6 months and will be considered as a regular rating at the discretion of BWR, upon submission of the Original Homestay Registration Certificate issued by the Department of Tourism, Government of Karnataka.

HOMESTAY PROFILE:

Dandeli Kingfisher Jungle Stay (DKFJS), Joida, Uttara Kannada was established by Mrs.Balanagamma Omanna Dandgall and her family. DKFJS commenced operations in November 2014 as a homestay to offer accommodation to tourists .Dandeli Kingfisher Jungle Stay is located at #208, Bamangi , Gavegali Gram, Joida Taluk Uttar Kannada District Karnataka. DKFJS is located around 8 Kms from Dandeli town, approx. 60 meters from Bamangi main road and the approach road is motorable. The home stay is built on land area of ~2 Acres and the built up area is ~ 0.5 Acres. DKFJS is a budget homestay and suitable for singles, couples, groups and travelers.

OPERATIONS, FACILITIES AND SERVICES:

Dandeli Kingfisher Jungle Stay enjoys locational advantages, as it is situated near Dandeli with tourist attractions like Sintheri Rocks, Cavala Caves, Ullavi Temple and Back Water Sunset Point. DKFJS offers five cottages for tourist accommodation. Mrs. Balanagamma Omanna Dandgall and her family reside within the same compound in another cottage. Each Cottage has a single bed room with attached toilet and a separate dining hall is available. The property is properly fenced. DKFJS has sufficient space for car parking.

KA stands for Karnataka

**Please refer to www.brickworkratings.com for definition of the rating & rating scale. The rating assigned is not a credit rating.*

DKFJS provides assistance with luggage, wakeup call on request, paid transportation on call, information on nearby tourist destinations etc. The rooms are suitable for single and double accommodation and are clean and well-ventilated, with wardrobes. Sizes of the rooms and bathrooms in the Homestay are adequate. DKFJS provides complimentary Breakfast, Lunch and dinner, coffee/tea, towels and basic toiletries.

The standard tariff is Rs.2000 per person/day. The doors of the rooms are fitted with ordinary locks and first aid kit is available. The home stay has a UPS to address power issues. There are 4 CCTVs for monitoring the entrance /exit/common areas and DKFJS has one security guard as security arrangements. Bookings would be made through word of mouth and telephone. Guest register book is maintained. The homestay property has natural fencing. Generator is available to address power supply issues and each cottage has Geyser facility for hot water. The bookings are made through word of mouth, emails, telephone and online booking. The home stay has maintained registers like guest register, bill book and Complaint/ suggestion book. Digital locks/ safety lockers are not provided.

DKFJS has a second dining hall, a recreational hut and also offers fun activities like water adventure sports, swimming pool, nature walk, bird watching etc.

The nearest police station, post office, government hospital, medical dispensary/pharmacy, local government office, bank, ATM etc. are available in Dandeli town, which is around 8 kms from the homestay. Nearest bus stand Bamangi bus stand is 0.5 kms from Home stay, nearest Railway Station is Alanvar Railway station 40 Kms and nearest airport is Hubballi-80 Kms.

MANAGEMENT:

Mrs.Balanagamma Omanna Dandgall (aged ~67 years) is the proprietor of the home stay. She and her sons, Mr.Mahesh Omanna Dandgall and Mr. Suresh Omanna Dandgall take care of the day to day operations.

STATUTORY COMPLIANCES

Dandeli Kingfisher Jungle Stay has the following documents viz., Land Use Permit dt. August 8, 2012, Police verification certificate dt. November 12th 2016 issued in the name of the promoter, No Objection Certificate from the Gram Panchayat dt. August 28th 2016 and Property tax paid receipts for FY 16. DKFJS is yet to obtain original Registration Certificate of the homestay from Department of Tourism – Government of Karnataka. However, DKFJS has submitted an online application for Homestay Registration and received the acknowledgement from Department of Tourism, Government of Karnataka, which states that DKFJS's Application number is 16110269 and that they would be notified by the department officials in case they need clarifications or if they find discrepancies in the submitted application.

RATING RATIONALE

The Tourism-Homestay rating assigned for Dandeli Kingfisher Jungle Stay positively factors the nearby tourist attractions, proprietor's experience in homestay business , clean rooms and adequate security arrangements in the homestay. However, the rating is constrained by inherent seasonality risk associated with the cash flows of the homestay industry and competition from other homestay players in the vicinity.

Dandeli Kingfisher Jungle Stay's ability to cater to the requirements of guests by offering services of reasonable quality and security thereby providing secure, value for money stay options would be the key rating sensitivities. Establishment of good communication facilities and ensuring better services for differently abled guests with special needs is necessary.

METHODOLOGY ADOPTED

BWR Tourism Ratings reflects BWR's current opinion on the quality of the specific Tourism Product or Service in Karnataka. Department of Tourism (DoT), Government of Karnataka has issued Tourism Products Rating Guide – Karnataka 2015 (http://karnatakaturism.org/policy/Tourism_Products_Rating_Guide-Accomodation.pdf) which has defined the Quality Standards which shall be applied by the empanelled Rating Agencies for assessing the quality of tourism products in Karnataka. Guidelines for registration of Homestays in Karnataka have been issued vide GO (Government order)

No. TD 429 TTT2015 Bengaluru, dated 31-3-2016. (<http://karnatakaturism.org/policy/godated-31.03.2016-kan-eng-agency-address-parameters.pdf>), ಸಂಖ್ಯೆ : ಪ್ರಇ 201 ಪ್ರವಾಯೋ 2016, ಬೆಂಗಳೂರು , ದಿನಾಂಕ : 24-6-2016, ಸಂಖ್ಯೆ : ಪ್ರಇ 201 ಪ್ರವಾಯೋ 2016, ಬೆಂಗಳೂರು , ದಿನಾಂಕ : 27/08/2016 and GO (Government order) ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ : ಪ್ರಇ 201 ಪ್ರವಾಯೋ 2016, ಬೆಂಗಳೂರು ದಿನಾಂಕ 13/10/2016 (<http://karnatakaturism.org/policy/HomestayGovernmentorder.pdf>) . In addition, BWR has drawn up several qualitative and quantitative parameters, based on its own research and in consultation with various experts in this field and in the “user industries”, to make a comprehensive assessment of the quality of Tourism Products/Services. The DoT parameters constitute 80% weightage of the Rating while BWR parameters constitute 20% weightage. The rating is carried out on a scale of A to E with (+) or (-) modifiers for A through C except D and E, to reflect comparative standing within the category. Rating Parameters are broadly categorized as Infrastructure, Services, Safety and Security, Statutory Compliances, Good Design Practices, Evaluation of business model, Promoters/Management analysis, Location analysis, Scale, diversification and coverage, Brand strength and Networking and Developmental efforts.

Important Note: Brickwork Ratings (BWR) has assigned the rating based on the information and documents provided by the homestay management. BWR has taken considerable steps to avoid any data distortion; however, it does not examine the precision or completeness of the information obtained. And hence, the information in this report is presented “as is” without any express or implied warranty of any kind. BWR has not verified the authenticity of the documents submitted by the homestay and does not make any representation in respect to the truth or accuracy of any such information. The rating assigned by BWR should be treated as an opinion and not a recommendation to use or not to use the specified homestay facility and BWR shall not be liable for any damages/losses of any kind suffered by users of the homestay facility or users of this report or from any use of this report or its contents. BWR has the right to change, suspend or withdraw the rating at its discretion, at any time for any reasons.

Analysts

analyst@brickworkratings.com

Media

media@brickworkratings.com

Relationship Contact

bd@brickworkratings.com