

## **Rating Rationale**

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### **Brickwork Ratings assigns ‘BWR-KA-B-’ for the Tourism– Homestay Rating of Indian Garden Home Stay, Gotagodi, Haveri District, Karnataka.**

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Brickwork Ratings India Pvt Ltd (BWR) has assigned “**BWR-KA-B-**” #\* (Pronounced **BWR Karnataka B Minus**) **Tourism – Homestay** rating to **Indian Garden Home Stay, Gotagodi, Haveri District, Karnataka**, which indicates that the organization provides/delivers **Adequate Quality of Facility**. The rating assigned is valid for three years and is subject to an annual surveillance.

#### **HOMESTAY PROFILE:**

Indian Garden Home Stay (IGHS), Gotagodi was established by Mr. Tippanna Ulavappa Dasanur and his family in 2015. IGHS is a private home which proposes to offer accommodation to guests on rent. Indian Garden Home Stay is located at Gotagodi, Shiggaon (Shiggavi) Taluk, Haveri District, Karnataka on NH4, joining Mumbai and Bengaluru. Gotagodi Village is 45 kms from Hubli and around 10 kms from Shiggaon in Karnataka. IGHS is located in the North-East corner of Utsav Rock Garden – an art village and sculptural museum owned by Mr. Prakash Dasanur (Son of Mr. Tippanna Dasanur). The homestay proposes to start its operations shortly.

#### **OPERATIONS, FACILITIES AND SERVICES:**

Indian Garden Home Stay enjoys locational advantages, as it is situated in the Utsav Rock Garden promoted by Mr. Prakash Dasanur, and his father in law Prof T.B. Solabakkanavar. Utsav Rock Garden is a self-sustaining art village in Haveri district. It is an Indoor and Outdoor Sculptural museum which has been awarded various world records. The brainchild of senior artist, art teacher and folklore scholar, Professor T.B. Solabakkanavar, the rock garden, is an attempt at preserving Kannada culture and traditions. Apart from an amusement park, it is a centre of art, culture and education with cement sculptures depicting rural culture, tradition and their lifestyle. IGHS is located 0.5 kms from NH4 and the approach roads are motorable.

The main building of the homestay is around 50 metres from the entrance gate. Utsav Rock Garden is adjacent to Karnataka Folklore University. The key USP of IGHS is the showcasing of Kannada rural culture and tradition. There are tourist attractions like Gayatri Tapobhumi Tadas, Kaginele, Varur navagraha teertha, Attiveri birds’ sanctuary, Bankapura Peacock Sanctuary, Tarakeshwara Temple, Haveri etc in the vicinity of IGHS.

Indian Garden Home Stay proposes to offers homely, cost effective tourist accommodation by way of 3 A/c and non a/c rooms. The rooms would offer double accommodation with adequate amenities like attached bathroom, tables, wardrobes, fans, towels, basic toiletries etc.

#### **# KA stands for Karnataka**

*\*Please refer to [www.brickworkratings.com](http://www.brickworkratings.com) for definition of the rating & rating scale. The rating assigned is not a credit rating.*

The rooms are clean, airy and well maintained. The sizes of the rooms and bathrooms in the Homestay are adequate. Home Stay has Televisions (TV) in all rooms and a TV in the common lounge. The doors of the rooms are fitted with ordinary locks. IGHS offers two furnished rooms in the main building of the homestay and another room in front of the main building for Guest accommodation. IGHS is also creating an artificial lake with an aesthetic building in the centre of the lake, which would be offered for accommodation for guests.

IGHS proposes to offer Breakfast/Lunch/Dinner, Yoga, and provide a platform to guests to understand Folklore, Sculpture, access to Utsav Rock Garden, Horse riding, Cycling, Sightseeing, Boating and outdoor games. The pricing of the packages are expected to be decided once operations commence.

IGHS proposes to serve Uttar Karnataka style vegetarian cuisine. Alcohol will not be served and smoking is prohibited. IGHS is also expected to provide assistance with luggage, wakeup call service on request, paid transportation on call, information on near-by tourist destinations etc. Activities to be offered are horse riding, boating, sightseeing, nature walks etc.

The property is well fenced. CCTVs are fixed at the entrance and main hall of the homestay. Generator is available to address power supply issues. The homestay website is under construction and bookings will be made through Website, Emails and on telephone. The home stay is yet to maintain registers like Complaint/ suggestion book, Guest register, Bill book, Receipt book etc. Digital locks/ safety lockers are not provided. First aid facilities, fire safety measures are not in place presently.

The nearest police station, post office, government hospital, medical dispensary/pharmacy, local government office, bank, ATM etc are available in Shiggaon, which is around 10 km from Indian Garden Home Stay.

**MANAGEMENT:**

Mr. Tippanna Ulavappa Dasanur (aged ~ 83 Years) is the proprietor. The family hails from an agricultural and business background. Mr. Prakash Dasanur, s/o Mr. Tippanna Ulavappa Dasanur promoted the Hubli based Dasanur Group, engaged in dealership and servicing of agricultural equipments. Mr Tipanna Dasanur, Mr Prakash Dasanur and family and Prof. T.B. Solabakkanavar (Mr Prakash Dasanur's Father in Law) & family reside in Indian Garden Homestay and manage the day to day operations. The promoter and the management of IGHS enjoy a good reputation in the North Karnataka cultural world.

Utsav Rock Garden, Dasanur Motors, Dasanur & Company, Dasanur Agro & Automobiles Private Limited are the various business entities of the Dasanur Group.

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The Dasanur group reported total Operating Income of Rs. 43.35 Crs and PAT of Rs. 0.95 Crs for FY15. As on 31 March 2015, the Group had a networth of around Rs. 8 Crs.

### **STATUTORY COMPLIANCES**

Indian Garden Home Stay has the following documents viz., Land Use Permit dt. February 24, 2016 from Gram Panchayat, Police verification certificate dt. March 16, 2016 issued in the name of the proprietor Mr. Tippanna Dasanur and the Home Stay, approval from Gram Panchayat dt February 23, 2016 for operating a homestay and Property Tax paid receipts for 1 year i.e for 2015-16.

### **RATING RATIONALE**

The Tourism-Homestay rating assigned for Indian Garden Home Stay positively factors the favourable location with Utsav Rock Garden being a tourist and picnic hotspot, good reputation of the management, nearby tourist attractions, accessibility to railway station and bus stand, promoters' financial capability, clean and spacious rooms and adequate facilities. It also factors the proximity of the Karnataka Folklore University and keen demand/interest already evinced by various people for stay in IGHS to enjoy the unique cultural experience. However, the rating is constrained by the limited track record as the home stay is yet to commence operations and inherent seasonality risk associated with the cash flows of the homestay industry.

Indian Garden Home Stay's ability to start its operations as proposed and cater to the requirements of guests by offering services of good quality and security thereby providing secure, value for money stay options would be the key rating sensitivities. Adoption of adequate, fire safety measures 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](http://karnatakaturism.org/policy/Tourism_Products_Rating_Guide-Accomodation.pdf)) and Guidelines for registration of Homestays in Karnataka vide GO (Government order) No. TD 429 TTT2015 Bengaluru, dated 31-3-2016. (<http://karnatakaturism.org/policy/go-dated-31.03.2016-kan-eng-agency-address-parameters.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. 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.

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**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.