

## **Rating Rationale**

### **Brickwork Ratings assigns “BWR-KA-C” (Provisional) for the Tourism – Homestay Rating of Kaadumane Home Stay, Potoli Village, Pradani Post, Joida Taluk, Uttar Kannada, Karnataka**

Brickwork Ratings India Pvt Ltd (BWR) has assigned “BWR-KA-C”#\* (Provisional) (Pronounced BWR Karnataka C) Tourism – Homestay rating to Kaadumane Home Stay, Potoli Village, Pradani Post, 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:**

**Kaadumane Home Stay (KHS)**, Joida Taluk, Uttar Kannada, Karnataka was established by Mr. Narasimha Bhat and his family. KHS is located at Potoli Village, Pradani Post, S Joida Taluk, Uttar Kannada, Karnataka and spread over 3.00 acres. The built up area of the homestay is approx 3500 Sq ft. KHS started its operations on June 6, 2006 and has 3 cottages (two cottages have two rooms each and one cottage has one room, hence a total of 5 rooms) to accommodate families and friends. KHS is around 12 km from Dandeli city town center, 98 kms from Belgaum and around 142 kms from Gadag in Karnataka. KHS is suitable for groups who wish to experience trekking, sightseeing and nature walks. The Homestay has earlier been approved under 'Gold Category' by Karnataka Tourism Department under 'Athithi' Karnataka Homestay Scheme in March 2016.

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

**Kaadumane Home Stay (KHS)** enjoys locational advantages, as it is situated near Dandeli(12 kms) with tourist attractions like Kali Tiger Reserve (2 kms from KHS), Syntheri Rock (16 kms from KHS), Kavala Caves (17 kms from KHS), Sykes Point (30 kms from KHS) and Supa Dam (16 kms from KHS). The nearest police station, post office, government hospital, medical dispensary/pharmacy, local government office, bank, ATM etc are available in Dandeli (12 kms from KHS). Nearest bus stand is 100 mts from KHS, nearest Railway Station is Alnavar Junction (45 Kms), Nearest Airports is Hubli Airport (85 kms).

#### **# 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.**

Mr. Narasimha Bhat and his family reside in the same building. KHS has 3 cottages (two cottages have two rooms each and one cottage has one room, hence a total of 5 rooms) with common dining hall and kitchen. Each room offers single/double accommodation. The homestay is suitable for couples, double and group accommodation with amenities like double bed, wardrobe, dressing mirror, attached bathroom with 24 hours hot water, tables, fans, towels and basic toiletries etc. The rooms are clean and well maintained. The sizes of the rooms and bathrooms in the homestay are adequate. The doors of the rooms are fitted with ordinary locks. KHS has parking space for around 13 cars. KHS provides complimentary tea/ coffee, toiletries and breakfast, lunch and dinner. The owners are also engaged in beekeeping.

The standard tariff is Rs. 2500 per head which includes food for all 3 times in a day for 23 hours of stay. KHS takes copies of ID proofs of guests during check in time. The identification proof accepted is driver's license/ voter identity card or passport. KHS provides assistance with luggage, wakeup call service on request, paid transportation on call, information on nearby tourist destinations and critical information like nearby hospital contact details etc.

The homestay property has wire fencing with lockable gate. 4 CCTV's are fixed in the homestay. The bookings are made through word of mouth, emails, telephone and online booking. Guest register book, complaint/suggestion book/bill book, fire safety measures are in place presently but at present there are no security guards appointed at the Home Stay.

#### **MANAGEMENT:**

Mr. Narasimha Bhat is the proprietor of Kaadumane Home Stay. The proprietor stays in the same building with his family. The day to day operations of the homestay are taken care of by the proprietor and his family.

#### **STATUTORY COMPLIANCES:**

Kaadumane Home stay has the following documents viz., Land Use Permit dt. August 10, 2016 from Gram Panchayat, Police verification certificate dt. November 14, 2016 issued in the name of the proprietor Mr. Narasimha Bhat, approval from Gram Panchayat dt August 10, 2016 for operating a homestay. KHS is yet to obtain original Registration Certificate of the homestay from Department of Tourism – Government of Karnataka. However, KHS has submitted an online application for Homestay Registration and received the acknowledgement from Department of Tourism, Government of Karnataka dated March 27, 2017, which states that KHS's application number is 16110256 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 Kaadumane Home Stay positively factors the established track record of operations, favourable location, nearby tourist attractions, clean rooms and satisfactory facilities. However, the rating is constrained by the need for improvement in security measures, inherent seasonality risk associated with the cash flows of the homestay industry and competition from other homestay players in the vicinity.

Kaadumane Home Stay's ability to provide good quality services and secure, value for money stay options would be the key rating sensitivities. Provision of additional amenities including better fire safety measures and ensuring good 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-Accommodation.pdf](http://karnatakaturism.org/policy/Tourism_Products_Rating_Guide-Accommodation.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/go-dated-31.03.2016-kan-eng-agency-address-parameters.pdf>), ಸಂಖ್ಯೆ : ಪುಇ 201 ಪ್ರವಾಯೋ 2016, ಬೆಂಗಳೂರು , ದಿನಾಂಕ : 24-6-2016, ಸಂಖ್ಯೆ : ಪುಇ 201 ಪ್ರವಾಯೋ 2016, ಬೆಂಗಳೂರು , ದಿನಾಂಕ : 27/08/2016 and GO (Government order) ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ : ಪುಇ 201 ಪ್ರವಾಯೋ 2016, ಬೆಂಗಳೂರು , ದಿನಾಂಕ :13/10/2016 ([http://karnatakaturism.org/policy/Homestay\\_Governmentorder.pdf](http://karnatakaturism.org/policy/Homestay_Governmentorder.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.

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**Important Note:** Brickwork Ratings (BWR) has assigned the rating based on the information and documents provided by the Home Stay 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 home Stay 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 home Stay facility and BWR shall not be liable for any damages/losses of any kind suffered by users of the home stay 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.