

Rating Rationale

Brickwork Ratings assigns “BWR-KA-D” (Provisional) for the Tourism – Homestay Rating of Sakthigiri Estate Home Stay, Suntikoppa, Somwarpet Taluk, Kodagu, Karnataka

Brickwork Ratings India Pvt Ltd (BWR) has assigned “**BWR-KA- D**”^{##} (**Provisional**) (**Pronounced BWR Karnataka D**) **Tourism – Homestay rating to Sakthigiri Estate Homestay, Suntikoppa, Somwarpet Taluk, Kodagu, Karnataka**, which indicates that the organization provides/delivers **Average 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:

Sakthigiri Estate Homestay (SEH), Suntikoppa, Somwarpet Taluk, Kodagu District was established by Smt. Umayal Achi. N and her family. SEH is located in a coffee estate (~1.54 acres) at survey number 116 in Suntikoppa, Somwarpet Taluk, Kodagu District, Karnataka. The built up area of the homestay is ~4000 Square feet. SEH is yet to commence operations. SEH is around 1 Km from Suntikoppa and 15 Kms from Madikeri town. Suntikoppa is ~80 kms from Mysore and around 14 kms from Madikeri town in Karnataka. Sakthigiri Estate Home stay is around 500 meters away from the main road connecting Suntikoppa and is suitable for single, couples and groups.

OPERATIONS, FACILITIES AND SERVICES:

SEH has locational advantages, as it is situated in Somwarpet, Kodagu District in Western Ghats. The nearest police station, post office, government hospital, medical dispensary/pharmacy, local government office, bank, ATM etc. are available in Suntikoppa. Suntikoppa is 2748 feet above sea level and attracts tourists throughout the year. Harangi reservoir (15km), Abbey falls (22km), Mandalpatti hill (37kms), Talacauvery (62kms), Golden Temple (20kms), Dubare River rafting (23kms), Nisargadhama (10kms) are nearby tourist attractions.

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.**

SEH has 3 rooms (non a/c), attached bathroom and common sit out. Each room has amenities like 24 hours hot water, television, tables, wardrobe, dressing mirror, pedestal fans, towels, newspapers and basic toiletries etc. The rooms are spacious, clean and well maintained. The sizes of the rooms in the homestay are adequate. SEH has parking space for around 5 cars. SH offers homemade Kodava cuisine breakfast with complimentary tea/coffee and dinner. Lunch is provided on request at extra cost. SEH also offers other facilities like campfires, chess, carom, and play area for kids.

The standard tariff is Rs. 1,500 per person for 23 hours of stay. SEH also takes copies of ID proofs of guests during check in time. The identification proof accepted is driver's license/ voter's card or passport. SEH provides assistance with luggage, wakeup call service on request and critical information like nearby Government Hospital and local Police station contact details etc. SEH provides paid transportation facilities to tourists.

The homestay property has natural fencing with lockable gate. The doors of the rooms are fitted with ordinary locks. There is only 1 CCTV for monitoring the entrance/ exit areas. The homestay also offers uninterrupted power supply with genset backup and each room has geysers facility for hot water.

The home stay is yet to maintain registers like guest register, bill book and complaint/ suggestion book. Bookings are made through word of mouth/ e mails/ telephone. The homestay would accept payments in cash only.

MANAGEMENT:

Smt. Umayal Achi.N is the proprietor of Sakthigiri Estate Homestay. The proprietor along with her grandson, Mr. N.R. Sundaram and Manager Mr. M.B. Nanjappa take care of the day to day operations.

STATUTORY COMPLIANCES

Sakthigiri Estate Homestay has the following documents viz., Land Use Permit dt. June 29, 2016, Police verification certificate dated January 23, 2017, No Objection Certificate from the village panchayat Suntikoppa dt. July 8 2015 and Property tax paid receipts for FY16. SEH is yet to obtain original Registration Certificate of the homestay from Department of Tourism –

Government of Karnataka. However, SEH has submitted an online application for Homestay Registration and received the acknowledgement from Department of Tourism, Government of Karnataka, which states that SEH's Application number is 16120809 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 Sakthigiri Estate Homestay positively factors the nearby tourist attractions and the average facilities offered. However, the homestay is yet to commence operations. The homestay should ensure adequate fire safety and security measures. Inherent seasonality risk associated with the homestay industry and competition from other homestays in the vicinity are the rating constraints.

Sakthigiri Estate Homestay's ability to cater to the requirements of guests by offering services of good quality with emphasis on guest comfort and security thereby providing value for money stay options would be the key rating sensitivities. Adoption of fire safety measures, first aid kit, fire extinguisher 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)) 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 : 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/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.

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.

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