

Rating Rationale

Brickwork Ratings assigns “BWR-KA-C” (Provisional) for the Tourism – Homestay Rating of Shanthi Homestay, Somwarpet Taluk, Kodagu District, Karnataka

Brickwork Ratings India Pvt Ltd (BWR) has assigned “**BWR-KA-C**”#* (**Provisional (Pronounced BWR Karnataka C) Tourism – Homestay rating to Shanthi Homestay, Somwarpet Taluk, Kodagu District, 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:

Shanthi Homestay (SH), Somwarpet Taluk, Kodagu District, Karnataka was established by Mr. D. M. Bopaiah and his family. SH is located at survey number 1/20 near Harangi Backwaters, Hadre Herur, Herur Post, Kushalnagar, Somwarpet Taluk, Kodagu District Karnataka. Surrounded by dense forests and coffee estate spread over 4 acres near the backwaters of Harangi river, the homestay provides opportunities to view birds and wild life. The built up area of the homestay is 10 cents. SH commenced operations on January 1 2015 and has well designed cottages to accommodate families and friends with comforts of homestay, traditional food, indoor games and outdoor activities. SH is around 8-9 Km from Kushalnagar town center, 5 kms from Basavanahalli Village and around 100 kms from Mysore and 160 Kms from Mangalore in Karnataka. SH is suitable for groups who wish to experience trekking, sightseeing and nature walks.

OPERATIONS, FACILITIES AND SERVICES:

Kushalnagar Town (9 Km) is located near the homestay. Cauvery Nisargadhama, Tibetan Golden Temple, Dubare Forest Reserve Dubare Elephant Camp, Chicklihole Dam, Valnoor Fishing Camp, Harangi Reservoir is located in and around Kushalnagar town. The nearest Police Station, Government hospital, Medical dispensary/ pharmacy, local government office, convenience stores, post office and, bank, ATM etc are also available in Kushalnagar town. Nearest bus stand is available in Basavanahalli Village (9 Km) and Shopping center is available in Guddehosur (7 Km)

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.**

The cottages at the homestay are well designed and comfortable. SH has 5 cottages, common dining hall with 5 tables, 20 chairs and Kitchen. Each cottage offers single/double accommodation with amenities like Double bed, Television, attached bathroom with 24 hours hot water, tables, wardrobe, dressing mirror, fans, towels, newspapers 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. SH has parking space for around 10 cars. SH provides complimentary tea/ coffee, toiletries, home food style breakfast and dinner (Vegetarian and Non vegetarian food) and a cook is appointed. SH also provides items required for camp fire at night and outdoor & indoor games like trekking, cricket and volleyball.

The standard tariff is Rs. 1,200 per head for 23 hours of stay. SH also takes copies of ID proofs of guests during check in time. The identification proof accepted is Driver's License/ Voters Card or Passport. SH 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 natural fencing with lockable gate. CCTV's (1 nos) are fixed in the homestay and a security guard is appointed. Generator is available to address power supply issues and each cottage has Geyser facility for hot water. The bookings would be 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. First aid facility is available and fire safety measures are not in place presently.

MANAGEMENT:

Mr. D.M. Bopaiah is an agriculturist and the proprietor of Shanthi Homestay. The proprietor stays approx 200 meters away from the homestay with his family. The day to day operations of the homestay are taken care of by the proprietor and his wife, Ms. D.B. Shalini. A cook and a security guard are appointed.

STATUTORY COMPLIANCES:

Shanthi Homestay has the following documents viz., Land Use Permit dt. September 04, 2015 from Gram Panchayat, Police verification certificate dt. October 24, 2016 issued in the name of the proprietor Mr. D.M. Bopaiah and the homestay, approval from Gram Panchayat dt April 22, 2016 for operating a homestay and Property Tax paid receipts for 2014-15 and 2015- 16. SH is yet to obtain original Registration Certificate of the homestay from Department of Tourism –

Government of Karnataka. However, SH has submitted an online application for Homestay Registration and received the acknowledgement from Department of Tourism, Government of Karnataka, which states that SH's Application number is 16110151 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 Shanthi Homestay positively factors the track record of the homestay, proprietor's experience in homestay business, nearby tourist attractions, clean, spacious rooms and adequate facilities. However, the rating is constrained by the poor approach road to the homestay, need for improvement in security and fire safety measure, inherent seasonality risk associated with the cash flows of the homestay industry and competition from other homestay players in the vicinity.

Shanthi Homestay's ability to provide good quality services and secure, value for money stay options would be the key rating sensitivities. Provision of additional amenities, ensure 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) 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.

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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.